

The City of Hanford
CALIFORNIA



City Council Meeting Agenda

November 2, 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/>

5:30 PM CALL TO ORDER STUDY AND 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.*

STUDY SESSION:

Presentation on outsourcing of Fire Department Dispatch services and discussion of the benefits to the organization and the public through Fire Specific dispatching services.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

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

Property: 1964, 1972, and 1894 Idlewood Way
APNs: 011-490-001, 002, and 003
Agency Negotiators: Mario Cifuentez and Ty Mizote
Negotiating Party: Betsy-McGovern Garcia (Self-Help Enterprises)

Property: 1956 Idlewood Way
APN: 011-490-004

Agency Negotiators: Mario Cifuentez and Ty Mizote
Negotiating Party: Denise Marchant and Josh Fox (Habitat for Humanity of Tulare/Kings Counties, Inc.)

Property: 109 E. Eighth Street
APN: 012-041-017
Agency Negotiating Party: Mario Cifuentez and Ty Mizote
Negotiating Party: Carnegie Museum of Kings County (CMKC) and Carnegie Museum Inc.

Property: 113 Court Street
APN: 010-265-001
Agency Negotiating Party: Mario Cifuentez, Ty Mizote, and Brad Albert
Negotiating Party: Jerry Irons

CALL TO ORDER REGULAR SESSION:

ROLL CALL:

INVOCATION:

Pastor Stan Plooy

FLAG SALUTE:

CLOSED SESSION ACTION REPORT :

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 18, 2021 Meeting
- C. City Clerk: Approval of the Minutes of the May 27, 2021 Special Meeting

- D. City Attorney: Approval of a Purchase and Sale Agreement between the City of Hanford and Self-Help Enterprises, for three (3) City-owned Parcels on Idlewood Way, for a purchase price of \$15,000 to facilitate the construction of affordable housing.
- E. Public Works: Approval of a payment to Kings Petroleum, for the purchase of diesel fuel for Fleet Operations, in the amount is \$30,934.19.
- F. Public Works: Approval of a Quitclaim Deed in favor of The City of Hanford, California as it relates to the San Joaquin Valley Homes Tract 928 Unit II, and Authorization for the Mayor to execute and the City Clerk to attest to said Quitclaim Deed and file with the Kings County Recorder's Office..
- G. Police: Approval of a Sole Source Purchase to Sun Ridge Systems, Inc, of El Dorado Hills Ca, in the amount of \$40,300, to cover the cost of IRIMS Software and four (4) years of annual subscription fees for the Hanford Police Department; Appropriate \$40,300 in the Police Department Budget to cover the cost of the purchase, and Approve the use of ARPA funds to cover the expenditure.
- H. Finance: Receive and File the City of Hanford's Quarterly Investment Portfolio and Transactions Reports

PUBLIC HEARINGS:

- A. Annexation No. 160, Parts 1- 3 and 5 - 8: A proposal to annex seven (7) separate county islands with a combined total of 279 acres into the City of Hanford, from the Kings County jurisdiction. Prezone No. 2021-01 thru 2021-03 and 2021-05 thru 2021-08, a request to prezone the various county islands, in accordance with their General Plan designation. The projects are located in existing county islands, fully surrounded by the City of Hanford.
- B. Zone Text Amendment No. 2021-01: a request by the City of Hanford to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections in order to: 1. Create size breakdowns for “Office; medical, dental, or optometry” and allow limited office uses in the C-R Regional Commercial zone district; and 2. Create size breakdowns for “Office; professional or commercial” and allow limited office uses in the C-R Regional Commercial zone district; and 3. Eliminate size breakdowns for “Furniture stores” and allow furniture stores (any size) as a permitted use in the C-R Regional Commercial, MX-C Corridor Mixed Use, and MX-D Downtown Mixed Use zone districts; and 4. Add “Laboratory; general, medical, or dental” as a conditionally permitted use in the C-R Regional Commercial zone district; and 5. Add “Food catering” as a permitted use in C-N Neighborhood Commercial, C-R Regional Commercial, and MX-N Neighborhood Mixed Use zone district.

GENERAL BUSINESS:

- A. Community Development: Historic Resources Permit 2021-06 A: a request, by the Carnegie Museum of Kings County, to hang a five-feet by 11-feet (55 square foot) banner on the exterior of the Carnegie Library Building from November 3 to January 7, 2022, in order to advertise an upcoming exhibit. Historic Resources Permit 2021-06 B: a request, by staff, to allow future approvals of similar banners for the Carnegie Museum of Kings County administratively through the banner permit process. The project is located at 109 E. Eighth Street (APN 012-041-017).

- B. Police: Approval of one (1) additional allocated position, within the Hanford Police Department, to finalize the creation of the Park Resource Officer position and Appropriate \$74,020 to fund hiring one officer and the one-time purchase of the standard equipment needed to outfit a new officer in fiscal year 21/22 and for fiscal year 22/23 \$131,500 in annual ongoing personnel costs.
- C. Administration: Discussion of future development of Hidden Valley Park, including Council review and direction on the alignment of Rodgers Road extension, between Mallard Way and Cortner Street, and consideration of a Ballot Measure to allow the Citizens of Hanford to determine the future of the vacant property located adjacent to the existing park

COUNCIL FUTURE AGENDA ITEMS:

Council Future Agenda Items

Upcoming Events and Important Dates:

November 4: Town Hall Meeting Fire Station 1 – Council Member Saltray
November 11: City offices closed/Veterans Day
November 16: Regular City Council Meeting
November 16: 8:00 pm Second Redistricting Public Hearing during the City Council meeting
November 20: Opening of the Winter Wonderland Ice Rink in Civic Park
November 27: Holiday Boutique at Civic Auditorium 9:00 am – 3:00 pm

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: 11/2/2021	AGENDA SECTION:
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SUBJECT:

Fire: Presentation on outsourcing of Fire Department Dispatch services and discussion of the benefits to the organization and the public through Fire Specific dispatching services.

RECOMMENDATION:

That the City Council review this report, receive the presentation from staff, and provide direction to the Fire Chief.

BACKGROUND:

The Hanford Fire Department (HFD) has been dispatched by the same dispatch that provides services to the Hanford Police Department for more than 20 years. The City's current dispatchers are highly trained professionals and competent in their duties. However, their primary discipline and training is in Police dispatch. The City's dispatch center is not an accredited Emergency Medical Dispatch (EMD) center, therefore, the Emergency Medical Services Authority (EMSA) does not allow them to provide medical direction to a caller. While the current dispatchers have received training and information in dispatching fire resources to all risk incidents, the rarity of specific incidents prevents fluency in the practice when compared to the tens of thousands of police calls for service (CFS). In the last decade Emergency Fire Dispatch (EFD) has emerged as a significant deficit in fire and disaster management and has been identified as a critical factor in Mayday situations across the country.

Central CA Emergency Medical Services Agency (CCEMSA), is the regulatory body for prehospital medicine, including EMD, for our region. Their authority is derived from the State Emergency Medical Services Authority (EMSA) through a variety of government codes. Emergency Communications Specialists are certified through Peace Officers Standards and Training (POST) for law enforcement dispatch and/or IAED or the National Academies of Emergency Dispatch (NAED) for EMD and EFD. As dispatch has grown and improved, a clear delineation of the disciplines has evolved to provide for safety, improved customer service, and program efficiency.

A 911 caller can only be transferred twice in the course of their call. The primary Public Safety Answering Point (PSAP) will always be local or state law enforcement. The secondary PSAP must therefore be an accredited dispatch center in EMD to begin prearrival instructions to the caller. As our regulatory agency, CCEMSA dictates that all medical calls will receive a full response from the fire department until the call has been EMD'd by a certified dispatch center. Once the call has been deemed "Code 2, Ambulance Only", fire resources are cancelled to the call. This has already occurred more than 1000 times this year, with estimate of nearly 1500 for by the end of 2021.

Dispatch is one of the most stressful jobs for first responders. Our police and fire dispatch center receives over 70,000 calls for service per year. Of those CFS, approximately 10% are fire department calls. Therefore, the City's dispatchers do not have the time to become trained in multiple disciplines and maintain proficiency in them all. National turnover rates for dispatchers floats between 15% and 20%, contributing to the increased stress and need to specialize. The current number of positions in dispatch is barely able to meet the current call volume. Adding additional accreditation and certification to the dispatch center and dispatcher could only be accomplished with increased staffing.

CCEMSA currently provides EMD and EFD to numerous agencies in Fresno, Tulare, and Kings Counties. Because the service that they provide would provide improvements to Hanford's emergency medical response, staff reached out to them to look at options to reduce the CFS handled by the City's dispatch center and increase service to the citizens of Hanford. While CCEMSA owns and manages the dispatch center, American Ambulance provides the dispatchers and supervisors for daily operations, which greatly reduces the costs to member agencies that employ public employees with pension costs. Currently CCEMSA dispatches for Fresno City, Clovis, Selma, Sanger, Laton, and North Central Fire Departments and all ambulance service in Fresno and Kings County. Aside from the EMD and EFD benefit, all these resources are now dispatched via automatic vehicle locator (AVL) to guarantee the closest resource is always sent to the call, regardless of the department that they are providing service for. AVL utilizes tracking software in the mobile data terminal (MDT) assigned to each resource. Through AVL and the MDT, radio communications are reduced creating additional efficiency.

EMD is a requirement to triage calls and provide prearrival medical direction to the caller. This value alone is critical to reduce morbidity and mortality for those we serve. EMD's remain in contact with the caller until help arrives. As information is gathered, it is immediately passed along to the responders through data terminals or over the radio. It is also a requirement in order to provide any definitive prearrival care.

EFD provides for proper incident classification for fire response. The dispatcher is able to quickly identify special hazards and provide direction to the caller, specific to the incident. This establishes the appropriate response and creates a more efficient use of resources. Scripted protocols and flow charts prevent lost information.

HFD have been exploring CCEMSA as a dispatch option for the last few months. In doing so, it was discovered that there are significant benefits for the City of Hanford to make this change. HFD has responded to over 6000 calls in 2021. Of those calls, we have already been cancelled on over 1000 EMS calls, but only after leaving the station and incurring costs of operating. Switching to an EMD service would reduce call volumes up to 20%; reduce exposure for the city, firefighters, and drivers from code 3 driving; and reduce wear on apparatus, stations, and

personnel. Additionally, overlapping calls will be reduced in accordance with the reduction in call volume. Allowing dispatchers to focus on a primary discipline will enhance efficiency and improve customer service on the Police response side.

Calculating a monetary value to efficiency can be estimated, but would be difficult to establish a fiscal savings. When calculating cost recovery, an engine company would invoice at \$233 per hour, for personnel and apparatus. The average cancelled call still takes approximately 15 minutes to complete. The value of each of those calls would account for nearly \$60,000 if a monetary cost was established. Additional savings in fuel and wear on equipment will contribute to the value of shifting dispatch centers. Dividing call volume by the overall apparatus maintenance budget retrieves a cost of about \$31 per call. This is an extremely simplified method to calculate costs, but demonstrates the ability to save on maintenance and fuel through reduced responses. Further information would need to be gathered from our Fleet division for more accurate data. In FY21, the City spent \$15,000 on maintenance and repairs to station bay doors and gates. This unanticipated expense is part of the cost of doing business, but the more use equipment gets, the less life it can expect from it.

Establishing a dollar figure in savings is difficult in emergency response. However, doing nothing does not remove our need to increase efficiency and reduce exposure. Training and increasing staffing within our dispatch center is the most expensive option. Contracting services with CCEMSA to meet all the needs for EMS and fire dispatch is the best option. The total annual cost to contract with CCEMSA is \$202,600, with a potential 3% markup each year. Additionally, a service for data between Hanford and Fresno is estimated at \$6,000 per year for up to 500 MHz. Radio technicians advise that we only need approximately 100 MHz, so this estimate may be reduced.

FISCAL IMPACT:

There is no Fiscal Impact tied to Council's review of this matter. However, should Council support a Contract for outside dispatching services, staff will bring back a contract proposal with an annual cost to the General Fund of approximately \$220k per year.

ATTACHMENTS:



**AGENDA
STAFF REPORT**

MEETING DATE: 11/2/2021

AGENDA SECTION: B

SUBJECT:

City Clerk: Approval of the Minutes of the May 18, 2021 Meeting

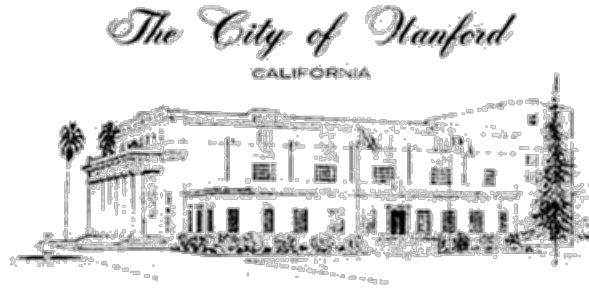
Recommendation:

Approve the minutes of the May 18, 2021 Special Meeting.

FISCAL IMPACT:

ATTACHMENTS:

5.18.2021



CITY COUNCIL MEETING MINUTES

**May 18, 2021 7:00 PM
Council Chambers
400 N. Douty St.**

4:00 PM CALL TO ORDER STUDY AND CLOSED SESSION:

Mayor Ramirez called the study and closed session to order at 4:00 p.m.

ROLL CALL BY THE CITY CLERK :

Francisco Ramirez, Diane Sharp, Art Brieno, John Draxler

Late: Kalish Morrow

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.*

None.

STUDY SESSION:

A. Presentation by the Kings County Human Services Agency on the Project Home Key Application

Kings County Director of Human Services Sanja Bugay, and Kings Tulare Homeless Alliance Executive Director Michelle Smith provided an update on homeless services and two current permanent housing projects (Project Roomkey and Sunrise Apartments). Ms. Bugay discussed the CDBG - CV2 application for Project Homekey. Ms. Bugay and Ms. Smith answered questions from the Council and thanked the city for their partnership.

B. Finance: Receive a presentation on the outlook for the 2021/2022 and 2022/2023 fiscal year budget development for the City's General Fund and other key areas of consideration

Finance Director Chris Tavaréz recognized the Finance Department staff for their hard work during the budget process. Dir. Tavaréz provided a financial outlook for FY 2021/22 and 2022/23. He discussed the current fiscal year, major revenues, and how the pandemic affected the budget. He also provided an overview of increasing costs and an impartial view of the fiscal health of California Cities and CalPERS pension costs. The Council provided feedback. Dir. Tavaréz and City Manager Cifuentes answered questions from the Council. No formal action was taken.

C. Presentation of the 2020 Parks and Recreation Master Plan for Council Review and Comment

Parks and Community Services Director Brad Albert presented the final Parks Master Plan presentation. Dir. Albert discussed the Council's vision for the future, strategic implementation, funding recommendations, and

cost recovery. He also provided an overview of the Council's goals and objectives with the staff's recommendations:

1. Develop a relationship with the Hanford Elementary School District to explore the possibility of increasing public access to school open space.
2. Conduct a cost-of-service analysis and fee study to adjust fees to appropriate standards leading to a 15% increase of the cost-recovery rate.
3. Update the 2016 Pedestrian and Bicycle Plan to include a short and long-range trails plan.
4. Submit a proposal to the Peoples Ditch Company to develop a Class 1 walking/biking trail between Flint and Fargo Avenues.
5. Schedule quarterly study session presentations with the Ad-Hoc Committee for updates and progress towards goals and objectives.

Park and Recreation Commissioner Greg Kelly concluded the presentation with an introduction of himself and he shared his background of his experience in the community.

Staff answered questions from the Council. The Council directed staff to move forward with the presented recommendations.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING::

Before Mayor Ramirez adjourned to the closed session, City Attorney Ty Mizote announced that the City received one additional proposal for the Bastille property (APN: 010-265-001). It was a consensus of the Council to allow the proposal from Four Creeks, Inc. for review and consideration during the closed session.

CONFERENCE WITH LEGAL COUNSEL-REAL PROPERTY NEGOTIATIONS

(GC54956.8):

Property: Bastille
 APN: 010-265-001
 Agency Negotiators: Mario Cifuentez and Ty Mizote
 Negotiating Party: Jerry Irons and Greg Enloe

Property: 109 E. Eighth Street
 APN: 012-041-017-000
 Agency Negotiators: Mario Cifuentez and Ty Mizote
 Negotiating Party: Carnegie Museum of Kings County (CMKC)

CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (GC54956.9

(d)(2)):

- A. City Attorney: Settlement demand received on January 21, 2021 for excessive force and wrongful arrest of Nathan Rodriguez.

CONFERENCE WITH LEGAL COUNSEL-PUBLIC EMPLOYEE PERFORMANCE

EVALUATION (GC 54957(b)(1)):

Title: City Manager

7:00 PM CALL TO ORDER REGULAR SESSION:

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

ROLL CALL:

Attendee Name	Title	Status	Arrived
John Draxler	Council Member	Present	3:24 PM
Diane Sharp	Vice Mayor	Present	3:40 PM
Art Brieno	Council Member	Present	3:57 PM
Kalish Morrow	Council Member	Late	4:18 PM
Francisco Ramirez	Mayor	Present	3:45 PM

INVOCATION:

The invocation was led by Vice Mayor Sharp.

FLAG SALUTE:

The flag salute was led by Mayor Ramirez.

CLOSED SESSION ACTION REPORT:

City Attorney Ty Mizote reported that the Council authorized the City Manager to execute a letter of intent to Four Creeks, Inc. for the Bastille property (APN: 010-265-001).

RECOGNITIONS/PROCLAMATIONS:

Police Department staff recognition:

Chief Sever introduced the new officers and announced the recent promotions for the police department.

Officer Victor Medina
Officer Brandon Pontecorvo
Corporal Ryan Tomey
Sergeant Christopher Barker
Sergeant Jason Gustin

STAFF COMMUNICATIONS:

City Manager Cifuentez provided project updates for the Public Works department. He also discussed the Adopt-A-Highway Program, the 130th Anniversary for the City of Hanford event, and the COVID State and Local Federal fiscal funds for recovery.

COUNCIL REPORTS/COMMENTS:

Vice Mayor Sharp discussed the meetings and events that she attended.

Council Member Morrow discussed the meetings and events that she attended.

Council Member Brieno had nothing to report.

Council Member Draxler discussed the Homeless Committee Meeting that he attended.

Mayor Ramirez commented on the Council Member updates.

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.*

Kenneth Silva commented on his hanger lease eviction notice and provided a handout for each of the Council Members.

Dennis Ham thanked the Fire Department for their services and commented on the homeless issue in downtown Hanford.

David Ayers commented on an event he attended with Vice Mayor Sharp. He also announced that he will not be able to attend the Special Meeting scheduled for May 27, 2021.

Jeff Linden, the owner of HerbNJoy, provided an update for the cannabis dispensary.

Lou Martinez thanked the Police Department for their service. He also asked the Council to consider rezoning the 18 acres west of Hidden Valley Park.

Bob Ramos commented on cannabis dispensaries and the warrant register. He also expressed his concerns regarding the proposed Lacey Park pickleball courts.

Mark Pratter thanked the Council members for considering rezoning the 18 acres west of Hidden Valley Park. He also commented on the Parks Master Plan.

Onan Champi commented on the proposed Lacey Park pickleball courts.

Greg Enloe thanked the Council for their service, and he commented on the Bastille. He also shared his concerns regarding the proposed Lacey Park pickleball courts.

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 Brieno pulled Item F [Authorization to Advertise the FY18/19 CDBG Pedestrian and Safety Lighting Improvements Project (Scott Street at Phillips Street)].

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Diane Sharp, Vice Mayor
SECONDER:	Art Brieno, 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. City Clerk: Approval of the Minutes of the March 2, 2021 Meeting
- C. City Clerk: Appointment of Paul Rodarmal to fill an unscheduled vacancy on the Parks and Recreation Commission.
- D. Administration: Authorization to award a contract to Koff & Associates of Berkeley, California, for an amount not to exceed \$59,520, for the preparation and submittal of a total compensation study for the City of Hanford
- E. Community Development: Adopt Resolution 21-19-R Supporting an application for funding from the California Department of Housing and Community Development (HCD) State of California's 2020 Community Development Block Grant program Corona Virus Response (CDBG-CV2)

ITEMS PULLED: :

- 1. Public Works: Authorization to Advertise the FY18/19 CDBG Pedestrian and Safety Lighting Improvements Project (Scott Street at Phillips Street)

[Item F]

Public Works Director John Doyel briefly discussed the project and answered questions from Council Member Brieno.

Motion to approve.

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

GENERAL BUSINESS:

- A. Community Development: Historic Resources Permit 2021-01: a request to replace the existing ceramic tile with red brick and the existing aluminum window frame with a dark brown vinyl frame. The property is designated as a contributing building within the Historic Overlay Zone. The project is located at 119 N. Douty St. (APN 012-046-018).

Senior Planner Gabrielle Myers presented the Historic Resources Permit 2021-01 for the Councils review and consideration. Staff also presented a second recommendation should the Council decide to approve the permit. Mayor Ramirez invited the applicant to comment on their plans for the site. The Council provided their feedback. Staff and the applicant answered questions from the Council.

Motion to approve the alternate recommendation with one added condition: If the brick cannot be preserved; the permit would need to be reviewed for staff's approval.

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

B. Public Works: Authorization to Advertise for bids for the Lacey Pickleball Court Project

Public Works Director John Doyel provided the background of the project, and he discussed the layout of the proposed placement of the pickleball courts. The Council expressed their concerns regarding the budget and the layout of the project. The Council also discussed alternate locations for the project. Parks and Community Services Brad Albert discussed the background of the project and answered questions from the Council. The Council directed staff to bring back the project with alternate location options for the Council's review and consideration.

Motion to table the project for a future meeting.

RESULT:	APPROVED [3 TO 2]
MOVER:	Kalish Morrow, Council Member
SECONDER:	Art Brieno, Council Member
AYES:	Brieno, Morrow, Ramirez
NAYS:	Draxler, Sharp

C. Public Works: Approval of Resolution 21-18-R identifying a "Project List" for RMRA gas tax funding for Fiscal Year 2021/22.

Public Works Director John Doyel discussed the RMRA gas tax funding for Fiscal Year 2021/22. He also requested to add the E. Lacey Blvd Widening/Reconstruction Project to the Project List. Dir. Doyel invited questions from the Council.

Motion to approve with the addition of the E. Lacey Park Widening/Reconstruction Project (10th Ave. to Sierra Drive).

RESULT:	APPROVED [4 TO 0]
MOVER:	John Draxler, Council Member
SECONDER:	Kalish Morrow, Council Member
AYES:	Draxler, Brieno, Morrow, Ramirez
ABSTAIN:	Sharp

COUNCIL FUTURE AGENDA ITEMS:

Council Future Agenda Items

Vice Mayor Sharp asked Fire Chief Pendergrass to comment on the China Alley fire incident. Police Chief Sever responded to Council Member Brieno's concerns regarding the homeless issues in the downtown east area.

The Council directed staff to prepare two future agenda items:

1. The discussion of amending Title 17, Section 17.080.30 (Commercial, Office, and Industrial Zone), brought forth by Council Member Morrow.
2. The discussion of cannabis cultivation, brought forth by Mayor Ramirez.

ADJOURNMENT:

Mayor Ramirez adjourned the meeting at 8:37 p.m.

Respectfully,

Natalie Corral
City Clerk



**AGENDA
STAFF REPORT**

MEETING DATE: 11/2/2021

AGENDA SECTION: C

SUBJECT:

City Clerk: Approval of the Minutes of the May 27, 2021 Special Meeting

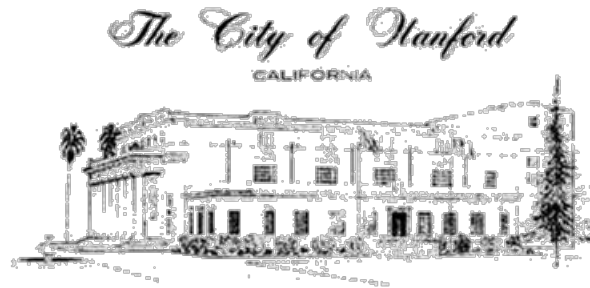
Recommendation:

Approve the minutes of the May 27, 2021 Special Meeting.

FISCAL IMPACT:

ATTACHMENTS:

5.27.2021 Special Meeting



CITY COUNCIL MEETING MINUTES

May 27, 2021 5:00 PM

Council Chambers

400 N. Douty St.

5:00 PM CALL TO ORDER SPECIAL SESSION:

Mayor Ramirez called the special meeting to order at 5:00 p.m.

ROLL CALL BY THE CITY CLERK:

Attendee Name	Title	Status	Arrived
John Draxler	Council Member	Present	4:55 PM
Diane Sharp	Vice Mayor	Present	4:55 PM
Art Brieno	Council Member	Present	4:55 PM
Kalish Morrow	Council Member	Present	4:50 PM
Francisco Ramirez	Mayor	Present	4:40 PM

FLAG SALUTE:

Mayor Ramirez led the flag salute.

PUBLIC COMMENT:

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

None.

GENERAL BUSINESS:

A. City Council District A Appointment - Selection of Applicants to Formal Interview Stage

City Manager Cifuentez provided an overview of the approved appointment process. Each Council Member selected one eligible candidate to be interviewed by the City Council at the special meeting scheduled for June 3, 2021.

Mayor Ramirez invited the public to comment, and he answered questions from Renee Irons.

Vice Mayor Sharp selected Ruben Veliz.

Mayor Ramirez and Council Member Morrow selected Amanda Sultray.

Council Member Draxler selected Travis Paden.

Council Member Brieno selected Todd Cotta.

Staff will notify the selected applicants. With no further discussion Mayor Ramirez concluded the meeting.

ADJOURNMENT:

Mayor Ramirez adjourned the meeting at 5:11 p.m.

Respectfully submitted,

Natalie Corral
City Clerk



AGENDA STAFF REPORT

MEETING DATE: 11/2/2021	AGENDA SECTION: D
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SUBJECT:

City Attorney: Approval of a Purchase and Sale Agreement between the City of Hanford and Self-Help Enterprises, for three (3) City-owned Parcels on Idlewood Way, for a purchase price of \$15,000 to facilitate the construction of affordable housing.

RECOMMENDATION:

It is recommended that the Council, by motion, approve the Purchase and Sale Agreement and related Development Covenant documents for the sale of three (3) parcels on Idlewood Way to Self-Help Enterprises.

Recommended Motion #1: I move to approve and authorize the Mayor to sign the Purchase and Sale Agreement for the sale of three (3) undeveloped parcels on Idlewood Way (APNs 011-490-001, 002, and 003) to Self-Help Enterprises.

Recommended Motion #2: I move to approve and authorize the Mayor to sign the Development Covenant and documents attached thereto as exhibits, which outline the conditions under which Self-Help Enterprises will develop affordable housing on the three (3) Idlewood Way parcels.

BACKGROUND:

As a condition of approval of Vesting Tract Map 876, the City required the subdivider to dedicate four (4) buildable parcels to the City for use in its affordable housing program. Following the transfer of the four properties (APNs 011-490-001, 002, 003, and 004), Self-Help Enterprises (SHE) and Habitat for Humanity of Tulare-Kings Counties, Inc. (Habitat) each expressed an interest in constructing affordable homes on the four parcels.

The City Council declared the four (4) parcels surplus on April 6, 2021. Per Government Code requirements, City staff subsequently mailed a notice of availability to local agencies and

“housing sponsors” recognized by the California Department of Housing and Community Development.

SHE, an HCD-recognized “housing sponsor,” responded to the notice of availability and expressed an interest in three (3) of the four (4) - APNs 011-490-001, 002, and 003. City staff and the City Attorney subsequently negotiated the attached Purchase and Sale Agreement (PSA) with SHE.

Since no local agency or “housing sponsor” expressed a desire to purchase the fourth (4th) parcel, sales terms were negotiated with Habitat, and a Purchase and Sale Agreement for the sale of that property will be submitted to the City Council at a later date.

The terms of SHE’s PSA for the three (3) parcels are summarized as follows:

- **Total Purchase Price:** \$15,000.00.
- **Escrow Period:** Forty-five (45) days.
- **Development Conditions:** The sale is conditioned on SHE developing an affordable single family residence on each of the three (3) parcels.

The development and affordability conditions are contained in the attached Development Covenant and associated documents, including a Declaration of Restrictions. The Development Covenant and related documents are summarized as follows:

- **Construction of Homes:** SHE will construct three (3) new single-family homes that are approximately one thousand, five hundred (1,500) square feet in size, each consisting of four (4) bedrooms, two (2) bathrooms, and a two (2) car garage.
- **Affordability:** The three (3) homes will be initially sold to households earning not more than eighty percent (80%) of the most recent annual median income and at affordable prices that allow monthly housing payments of not more than thirty percent (30%) of each household’s gross income. The U.S. Department of Housing and Urban Development (HUD) has identified the median income for Hanford as \$65,800.00 in 2021.
- **Performance Schedule:** An estimated performance schedule is included in Exhibit C to the Development Covenant. SHE projects that the completed homes will be sold by June 1, 2024.
- **Ongoing Restrictions:** The three (3) parcels will be subject to the following restrictions:
 - o Thirty (30) year affordability period.

- o During the affordability period, a parcel must be occupied by an owner as his/her/their primary residence.
- o During the affordability period, each purchaser, at the time of purchase, must have an annual household income that does not exceed eighty percent (80%) of the annual median income published by HUD and each sale must be at an affordable price that allows monthly housing payments of not more than thirty percent (30%) of the household's gross income.
- o If an owner intends to sell their home and the sale does not satisfy the affordability requirements, the selling party may permanently eliminate such requirements by paying to the City an equity share amount equal to twenty percent (20%) of the net sales price. The net sales price will be calculated based upon the gross sales price at the time of sale, minus existing mortgages and loans, the reasonable costs of sale, and the reasonable costs of improvements made by the owner.

ATTACHMENTS: Purchase and Sale Agreement, Development Covenant, and related documents.

FISCAL IMPACT:

ATTACHMENTS:

2021.10.26 PSA 3 Lots Idlewood to SHE - FINAL

2021.10.26 Development Covenant - FINAL

PURCHASE AND SALE AGREEMENT
(APNs 011-490-001, 011-490-002, and 011-490-003 Hanford, CA)

This Purchase and Sale Agreement (the "Agreement") is made as of November 2, 2021 ("Effective Date") by and between **City of Hanford**, a municipal corporation ("Seller"), and **Self-Help Enterprises**, a California nonprofit public benefit corporation ("Buyer") with reference to the following facts and purposes.

RECITALS

A. Seller is the owner of certain real property (the "Property") identified as APNs 011-490-001, 011-490-002, and 011-490-003 Hanford, California as further described in Exhibit A attached hereto and incorporated herein by reference.

B. Buyer desires to purchase from Seller and Seller desires to sell to Buyer Seller's right, title and interest in and to the Property.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, Buyer and Seller (the "Parties") agree as follows:

1. Purchase and Sale of the Property.

Subject to the terms and conditions set forth below, Seller agrees to sell its right, title and interest in and to the Property to Buyer.

2. Purchase Price.

The purchase price for the Properties shall be Fifteen Thousand Dollars and Zero Cents (\$15,000.00) (the "Purchase Price"). The purchase price shall be paid in cash by the Buyer at Closing (defined below).

3. Opening Escrow.

Prior to Closing, the Parties shall establish an escrow ("Escrow") with Old Republic Title Company ("Escrow Holder") or a mutually acceptable title company.

4. Escrow and Closing.

4.1 The date for Closing shall be no later than forty-five (45) calendar days from the Effective Date.

4.2 Subject to satisfaction of the contingencies hereinafter described, Escrow Holder shall close this Escrow (the "Closing") by:

- (a) recording the Grant Deed (defined below) and other documents required to be recorded in the Official Records of Kings County; and
- (b) disbursing the Purchase Price to Seller and other funds in accordance with the escrow instructions to be provided by Buyer and Seller.

5. Conditions to Close.

Each of the following conditions must be met or waived by the Parties prior to close of escrow:

- (a) Buyer must demonstrate to Seller's reasonable satisfaction Buyer's adequate funding to complete the construction of a single-family home of approximately 1,500 square feet on each of the three lots.
- (b) Buyer must demonstrate secondary financing is available for the final sale of each finished home to a Qualifying Buyer as defined in Section 9.
- (c) Buyer and Seller shall execute a Development Covenant, the terms of which are incorporated herein by reference, for Buyer's development of affordable homes on the Property.
- (d) Buyer and Seller shall execute a Declaration of Restrictions, the terms of which are incorporated herein by reference, regarding ongoing affordability requirements to which the Property will be subject.

6. Costs of Escrow.

All fees and costs of Escrow shall be paid by Buyer, including but not limited to the premium for Buyer's owner's policy of title insurance.

7. Representations and Warranties.

The Seller represents, warrants and covenants to the Buyer, as of the date of this Agreement and as of the date of Closing, as follows:

- (a) No Condemnation. To the best of the Seller's actual knowledge, there is no pending or threatened condemnation or similar proceeding affecting the Property, or any portion thereof, nor does the Seller have any actual knowledge that any such action is contemplated.
- (b) No Proceedings. To the best of Seller's actual knowledge, there are no legal actions, suits, or other legal or administrative proceedings, including condemnation cases, pending or threatened against or affecting the Property or Seller's title to the Property. Seller has not received notice from any public agency or entity with respect to any future proceeding or basis for any future proceeding against or affecting the Property or any part of the Property, or

concerning any existing or potential, past, present or future toxic or hazardous material or conditions at the Property.

(c) Clear Title. Seller is the owner of the Property and, to the best of Seller's actual knowledge, Seller has marketable and insurable fee simple title to the Property free of restrictions, leases, liens and other encumbrances except for such items reflected in Buyer's title policy. Prior to the Closing, Seller shall not convey or accept any offer to convey the Property or any portion of the Property nor shall Seller encumber or permit encumbrance of the Property in any way nor grant any property, contract or occupancy right relating to the Property or any portion thereof without the prior written consent of Buyer which may be withheld in Buyer's sole and absolute discretion.

(d) Environmental Status. Seller has not received notice from any public agency or entity with respect to any future proceeding or basis for any future proceeding against or affecting the Property or any part of the Property, or concerning any existing or potential, past, present or future Hazardous Materials (as defined below) or conditions on, in, under or otherwise affecting the Property. Seller possesses no environmental reports for the Property. Seller does not use, treat, store or dispose of, and has not permitted anyone else to use, treat, store or dispose of, whether temporarily or permanently, any Hazardous Materials at the Property in violation of any federal, state, or local law, regulation or ordinance, and to the best of Seller's actual knowledge there are no Hazardous Materials located on or about the Property; provided however, Seller makes no representations or warranties regarding the use of Hazardous Materials at the Property by Seller's predecessors in interest. The term "Hazardous Material(s)" shall mean (1) any oil or any fraction thereof or petroleum products or "hazardous substance" as defined in Section 101(14) of CERCLA (42 U.S.C. Section 9601(14) or Section 25281(h) or 25316 of the California Health and Safety Code at such time; any "hazardous waste," "infectious waste" or "hazardous material" as defined in Section 25117, 25117.5 or 25501 (j) of the California Health and Safety Code at such time; any other waste, substance or material designated or regulated in any way as "toxic" or "hazardous" in the RCRA (42 U.S.C. Section 6901 et seq.), CERCLA Federal Water Pollution Control Act (33 U.S.C. Section 1251 et seq.), Safe Drinking Water Act (42 U.S.C. Section 300 (f) et seq.), Toxic Substances Control Act (15 U.S.C. Section 2601 et seq.), Clean Air Act (42 U.S.C. Section 7401 et seq.), California Health and Safety Code (Section 25100 et seq. Section 39000 et seq.), or California Water Code (Section 13000 et seq.) at such time, or any other federal, state or local statute, law, ordinance, resolution, code, rule, regulation, order or decree regulating, relating to, or imposing criminal or civil liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect; (2) any additional wastes, substances or material which at such time are classified, considered or regulated as hazardous or toxic under any other present or future environmental or other similar laws relating to the Property; and (3) any substance, product, waste or other material of any nature whatsoever which may give rise to liability under any of the above statutes or under any statutory or common law theory based on negligence, trespass, intentional tort, nuisance or strict liability or under any reported decisions of a state or federal court.

(e) Right to Possession. Except as reflected in Buyer's title policy, to the best of Seller's actual knowledge, no person, firm, or corporation has a right to possession or is in

possession of the Property or any portion thereof, as a lessee or tenant of Seller or otherwise except as approved by the Buyer in writing.

Seller makes the above representations with the understanding that each of said representations and warranties is material, notwithstanding any investigations, inspections or examinations made by or on behalf of Buyer, and has been relied upon by Buyer in connection herewith and shall be accurate, to the best of Seller's actual knowledge, at Closing. Seller shall indemnify, defend and hold Buyer and its partners, officers, directors, employees and agents harmless from and against any and all claims, demands, liabilities, costs, expenses, penalties and damages, (including reasonable attorneys' fees) arising out of, resulting or related in any manner to a breach of any of these representations by Seller.

8. Conveyance by Deed.

At the Closing, the Seller shall convey title to the Property from the Seller to the Buyer by grant deed in a form approved by the Buyer and subject only to those exceptions to title approved by Buyer (the "Grant Deed"), and deliver possession of the Property to Buyer.

9. Development of the site by the Buyer.

(a) Each of the Properties will be developed in accordance with a Development Covenant, the terms of which are incorporated herein by reference, executed by the parties.

(b) Buyer shall be solely responsible for: (i) determining whether development of the Property will be subject to prevailing laws (California Labor Code § 1720, *et seq.*); and (ii) adhering to all prevailing wage laws governing the development of the Property. Buyer will indemnify, defend, and hold Seller and Seller's officials, officers, employees, and agents harmless from Buyer's violation of any prevailing wage laws applicable to the development of the Property.

(b) The Properties will be sold to qualified low income households so that the Property will be utilized for affordable housing. The initial sale of each house constructed shall be sold to an income qualified low-income household. Income qualified households ("Qualifying Buyers") shall be "Low Income" which means persons whose income does not exceed the limits set forth in Section 50079.5 of the California Health and Safety Code or any successor statute thereto. The Parties shall execute a Declaration of Restrictions, the terms of which are incorporated herein by reference, regarding ongoing affordability requirements to which the Property will be subject.

10. Property Taxes and Assessments.

Property taxes, assessments, utilities and all other charges related to the Property shall be prorated between the Seller and the Buyer as of the date of closing. Such prorations shall be made on the basis of a 365-day year.

11. "As Is".

(a) Seller hereby represents and warrants that it has no actual knowledge of any hazardous substances located on or contained within or below the Property. Notwithstanding the representations contained herein, Buyer is purchasing the Property "as is" and Seller makes no representations as to the condition of the Property or its suitability for the purpose for which Buyer is acquiring the Property. Buyer waives all implied warranties associated with the Property, including, without limitation, the implied warranty of marketability and fitness for particular purpose.

(b) Except as expressly set forth in this Agreement, Buyer will indemnify, defend, and will hold Seller and Seller's officials, officers, employees, and agents (collectively "Seller Parties") harmless and hereby waives, releases, remises, acquits and forever discharges Seller and the Seller Parties of and from any and all suits, causes of action, legal, equitable or administrative proceedings, claims, demands, actual damages, punitive damages, losses, costs, liabilities, interest, attorneys' fees and expenses of whatever kind and nature, in law or in equity, known or unknown, arising on the date of Closing or thereafter, and arising out of or in any way connected with, directly or indirectly, or based upon or arising out of the physical or environmental condition, status, quality, nature, or state of the Property; provided however, such duty to indemnify, defend, and hold Seller harmless shall not apply with respect to Seller's gross negligence or intentional misconduct. It is the intention of this Agreement that, except for Seller's gross negligence and intentional misconduct and except as otherwise expressly set forth herein, any and all responsibilities and obligations of Seller to Buyer, and any and all rights or claims of Buyer, its successors and assigns and affiliated entities, with respect to, or as against Seller arising by virtue of, the physical or environmental condition of the Property are by this release provision declared to be, from and after Closing, null and void and of no present or future effect as to such Parties. With respect to the matters released by Buyer pursuant to this Section 11, Buyer waives the benefits of Section 1542 of the Civil Code of the State of California, which provides as follows:

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

12. No Brokers.

Each party represents to the other that it has not had any contact or dealings regarding the Property, or any communication in connection with the subject matter of this transaction, through any real estate broker or other person who can claim a right to a commission or finder's fee. If any broker or finder makes a claim for a commission or finder's fee based upon a contact, dealings, or communications, the party through whom the broker or finder makes this claim shall indemnify the other party, defend with counsel of the indemnified party's choice, and hold the indemnified party harmless from all expense, loss, damage and claims, including the indemnified party's attorneys' fees, if necessary, arising out of the broker's or finder's claim.

13. Notices.

Unless otherwise provided herein, any notice, tender or delivery to be given pursuant to this Agreement by either party may be accomplished by personal delivery in writing or by first class certified mail, return receipt requested. Any notice by such mailing shall be deemed received three (3) after the date of mailing. Mailed notices shall be addressed as set forth below, but each party may change its address by written notice in accordance with this Section 12.

To Seller: City of Hanford
319 N. Douty
Hanford, CA 93230
Attn: City Manager

To the Buyer: Self-Help Enterprises
P.O. Box 6520
Visalia, CA 93290
Attn: Program Director – Real Estate Development

13. Assignment.

The Buyer shall have the right to assign this Agreement and its rights hereunder at any time prior to Closing without the consent of Seller to any entity in which Buyer is the controlling party. In the event of such a transfer, the transferee shall assume the rights of the Buyer and the Buyer shall remain liable hereunder. Any other assignment shall not be made without Seller's consent, which shall not be unreasonably withheld.

14. General Provisions.

(a) Headings. The title and headings of the various sections hereof are intended for means of reference and are not intended to place any construction on the provisions hereof.

(b) Invalidity. If any provision of this Agreement shall be invalid or unenforceable the remaining provisions shall not be affected thereby, and every provision hereof shall be valid and enforceable to the fullest extent permitted by law.

(c) Attorneys' Fees. In the event of any litigation between the parties hereto to enforce any of the provisions of this Agreement, the unsuccessful party to such litigation agrees to pay to the successful party all costs and expenses, including reasonable attorneys' fees incurred by the successful party, all of which may be included as part of the judgment rendered in such litigation.

(d) Entire Agreement. The terms of this Agreement and the documents referenced herein are intended by the Parties as a final expression of their agreement and may not be contradicted by evidence of any prior or contemporaneous agreement. The parties further intend that this Agreement constitute the exclusive statement of its terms and that no extrinsic

evidence whatsoever may be introduced in any judicial proceedings involving this Agreement. No provision of this Agreement may be amended except by an agreement in writing signed by the parties hereto or their respective successors in interest. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

(e) Successors. This Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto.

(f) Time of the Essence. Time is of the essence in this Agreement.

(g) Cooperation of Parties. The Seller and the Buyer shall, during the Escrow period, execute any and all documents reasonably necessary or appropriate to close the purchase and sale pursuant to the terms of this Agreement.

(h) Counterparts. This Agreement may be executed in counterparts.

IN WITNESS WHEREOF, the Parties have executed this Agreement on or as of the date first above written.

SELLER:

City of Hanford,
a municipal corporation

By: _____
Name: Francisco Ramirez
Title: Mayor

BUYER:

Self-Help Enterprises,
a California nonprofit public benefit corporation,

By: _____
Thomas J. Collishaw,
President and CEO

By: _____
Elizabeth M. Garcia,
Assistant Secretary

EXHIBIT A

Legal Description

The following described real property in the City of Hanford, Kings County, State of California:

Lots 1, 2, and 3, as shown on that certain map entitled “County Tract No. 876 – Greenbrier Garden”, which map was filed in the office of the County Recorder of the County of Kings, State of California on May 16, 2014, in Book 24 of Tract Maps at Page 88.

(APNs 011-490-001, 011-490-002, and 011-490-003).

NO FEE REQUIRED PURSUANT
TO CODE SECTION 27383
CODE 6103

RECORDING REQUESTED BY
AND MAIL RESPONSE TO:

CITY OF HANFORD
COMMUNITY DEVELOPMENT

317 North Douty Street
HANFORD, CA 93230

DEVELOPMENT COVENANT

This DEVELOPMENT COVENANT ("Agreement") is entered into as of the Effective Date (defined below), between the CITY OF HANFORD, a municipal corporation ("City") and Self-Help Enterprises, a California non-profit corporation (the "Developer").

RECITALS

The parties enter into this Agreement based on the following facts, understandings, and intentions:

- A. Pursuant to the Purchase Agreement (defined below) Developer has acquired those certain vacant lots located in Hanford, California that are more particularly described in Exhibit "A" (the "Property"), which is incorporated herein by reference.
- B. In connection with Developer's purchase of the Property from City, Developer has agreed to construct three (3) new single family homes, that are approximately one thousand, five hundred (1,500) square feet in size consisting of four (4) bedrooms, two (2) bathrooms and a two-car garage (the "Project") to be marketed and sold to households earning not greater than eighty percent (80%) of the most recent annual median income ("AMI") calculated and published by HUD for the Hanford Metropolitan Statistical Area applicable to such household's size and at affordable prices which allow monthly housing payments (principal, interest, taxes and insurance) of not more than thirty percent (30%) of each household's gross income, in accordance with the terms and conditions set forth herein.
- C. This project has been provided with a finding of Categorical Exemption pursuant to Article 19, Section 15332 (Class 32/infill) of the California Environmental Quality Act (CEQA).

AGREEMENT

In consideration of the mutual promises and covenants and upon the terms and conditions set forth in this Agreement, the parties agree as follows:

1. **DEFINITIONS** Besides definitions contained elsewhere in this Agreement, the following definitions will govern the construction, meaning, application and interpretation of the defined terms, as used in this Agreement.

1.1 ADA. "ADA" means the Americans with Disabilities Act of 1990.

- 1.2 Agreement. "Agreement" means this Development Covenant between City and Developer.
- 1.3 Certificate of Completion. "Certificate of Completion" means that Certificate issued in the form attached as Exhibit "E" to Developer by City evidencing completion of the Project for purposes of this Agreement.
- 1.4 City. "City" means the City of Hanford, a municipal corporation, having its offices at 319 N. Douty Street, Hanford, California 93230, and operating through its Council and its various departments.
- 1.5 Day. "Day," whether or not capitalized, means a calendar day, unless otherwise stated.
- 1.6 Default. "Default" means a party's failure to timely perform any action or covenant required by this Agreement following notice and opportunity to cure.
- 1.7 Developer. "Developer" means Self-Help Enterprises, a California non-profit corporation.
- 1.8 Effective Date. "Effective Date" means the date that City signs this Agreement (including attestation by the Clerk), after Developer signs it.
- 1.9 Environmental Laws. "Environmental Laws" means any federal, state, or local law, statute, ordinance or regulation concerning environmental regulation, contamination or cleanup of any Hazardous Materials or Waste including, without limitation, any state or federal lien or "super lien" law, any environmental cleanup statute or regulation, or any governmentally required permit, approval, authorization, license, variance or permission.
- 1.10 Hazardous Materials. "Hazardous Materials" means any substance, material, or waste, which is or becomes regulated by any local governmental authority, the State of California, or the United States Government including, without limitation, any material or substance, which is: (a) defined as a "hazardous waste," "extremely hazardous waste," or "restricted hazardous waste" under Sections 25115, 25117, or 25122.7, or listed pursuant to Section 25140 of the California Health and Safety Code, (b) defined as a "hazardous substance" under Section 25316 of the California Health and Safety Code, (c) defined as a "hazardous material," "hazardous substance," or "hazardous waste" under Section 25501 of the California Health and Safety Code, (d) defined as a "hazardous substance" under Section 25281 of the California Health and Safety Code, (e) petroleum, (f) friable asbestos, (g) polychlorinated biphenyl, (h) listed under Article 9 or defined as "hazardous" or "extremely hazardous" under Article 11 of Title 22, California Code of Regulations, (i) designated as "hazardous substances" pursuant to Section 311 of the Clean Water Act (33 U.S.C. §1317), (j) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act (42 U.S.C. §6901 *et seq.*, or (k) defined as "hazardous substances" pursuant to Section of the Comprehensive Environmental Response, Compensation, and Liability Act (42 U.S.C. §9601, *et seq.*); provided, however, hazardous materials shall not include: (1) construction materials, gardening materials, household products, office supply products or janitorial supply products customarily used in the construction, maintenance, rehabilitation, or management of residential rental housing, mixed-use, or commercial developments or associated buildings or grounds, or typically used in household activities in a manner typical of other

residential, mixed-use or commercial developments which are comparable to the Improvements; and (2) certain substances which may contain chemicals listed by the State of California pursuant to Health and Safety Code Section 25249, et seq., which substances are commonly used by a significant portion of the population living within the region of the Property, including, but not limited to, alcoholic beverages, aspirin, tobacco products, NutraSweet, and saccharine.

- 1.12 Improvements. "Improvements" means the construction of the Project on the Property.
- 1.13 Performance Schedule. "Performance Schedule" means the schedule attached as Exhibit "C," setting forth the dates and times by which the parties must accomplish certain obligations under this Agreement. The parties may revise the Schedule from time to time on mutual written agreement of Developer and City, but any delay or extension of the completion date is subject to the requirements in this Agreement.
- 1.14 Project. "Project" means the development that Developer is to complete on the Property and any off-site improvements, as generally described in the Scope of Development, attached as Exhibit "B." The Project includes construction of three (3) new single family homes that are approximately one thousand, five hundred (1,500) square feet in size consisting of four (4) bedrooms, two (2) bathrooms and a two-car garage to be marketed and sold to households earning not greater than eighty percent (80%) of the most recent annual median income ("AMI") calculated and published by HUD for the Hanford Metropolitan Statistical Area applicable to such household's size and at affordable prices which allow monthly housing payments (principal, interest, taxes and insurance) of not more than thirty percent (30%) of each household's gross income. Each of the homes will be similar in architectural style and design to the homes in the vicinity of the Project, and the design of the homes will be subject to approval by the City prior to construction.
- 1.15 Project Budget. "Project Budget" shall mean the schedule of sources and uses of funds attached hereto as Exhibit "D."
- 1.16 Project Completion Date. "Project Completion Date" means the date that City shall have determined the Project has reached completion in accordance with the plans and specifications in the Development Schedule, as evidenced by City's issuance of a Certificate of Completion.
- 1.17 Property. "Property" means the real property described in Exhibit "A."
- 1.18 Security Financing Interest. "Security Financing Interest" means a security interest, which Developer grants in its interest in the Property, to secure a debt, the proceeds of which Developer uses to construct the Project.

2. CITY ASSISTANCE & DEVELOPMENT LOAN

- 2.1 City will not be required, nor shall City provide, any financial assistance to Developer for construction of the Project.
- 2.2 Developer agrees to provide construction financing for the development of the Project to be repaid upon the sale of the Project to a household earning not greater

than eighty percent (80%) AMI.

3. PROJECT DEVELOPMENT

- 3.1 Private Development Project; Revision of Project. Developer will complete the Project as described in the Scope of Development using contractors licensed to do business in California except where provision of state code allows for owner-builder exemptions.
- 3.2 Time for Completion of the Project. Developer will begin construction by the date provided in the Performance Schedule, and will diligently complete the Project according to the Performance Schedule, or by any other date as the parties may agree in a written extension signed by the parties and subject to any extension of time provided for in Section 3.3.
- 3.3 Extension of Time for Completion. In addition to the specific provisions of this Agreement, performance by any party hereunder shall not be deemed to be in default where delays or defaults are due to war; insurrection; strikes; lock-outs; riots; floods; earthquakes; fires; casualties; acts of God; acts of the public enemy; epidemics; quarantine restrictions; freight embargoes; lack of transportation; governmental restrictions or priority; litigation; unusually severe weather; inability to secure necessary labor, materials or tools; delays of any contractor, subcontractor or supplier; acts of another party; acts or the failure to act of any public or governmental agency or entity or any other causes beyond the control or without the fault of the party claiming an extension of time to perform. An extension of time for any such cause shall only be for the period of the enforced delay, which period shall commence to run from the time of the commencement of the cause. If, however, notice by the party claiming such extension is sent to the other party more than thirty days after the commencement of the cause, the period shall commence to run only thirty days prior to the giving of such notice. Times of performance under this Agreement may also be extended in writing by City and the Developer. Executive Director, on behalf of City, may grant extension(s) which cumulatively do not exceed one hundred eighty (180) days; any additional extension shall require City Council approval.
- 3.4 Certificate of Completion. After Developer has satisfactorily completed the Project according to this Agreement, Developer may ask The City to record a Certificate of Completion indicating that the Project is complete, substantially in the form attached as Exhibit "E." For purposes of this section, Developer's submission of a "Safe to Occupy" Certificate or Certificate of Occupancy for the Improvements of the Project shall be conclusive evidence that Developer has satisfactorily completed those Improvements. Subject to the satisfaction of the conditions to its issuance (see next subsection) and within ten days of such request, the City shall provide an instrument certifying Developer's completion of the Project, by preparing and recording the Certificate of Completion. This release, when recorded, will evidence the City's conclusive determination that Developer has satisfied the construction covenants in this Agreement for the Project. The release will not be evidence that Developer has complied with or satisfied any obligation to any person holding a deed of trust or Security Financing Interest. The release shall not terminate Developer's indemnification or other obligations, which by their nature are intended to survive Project completion. After the release is recorded in the Official Records of Kings County, any party then owning or after that

purchasing the project shall not (because of such ownership or purchase) incur any obligation or liability under this Agreement regarding the construction requirements or Project development of the completed project.

- 3.5 Conditions to Issuing the Certificate of Completion. The following are all conditions precedent to the City issuing the Certificate of Completion for the project, or any phase thereof, and each submission will be in a form and substance satisfactory to the City:
 - 3.5.1. Evidence that all mechanics' liens or material men's liens and claims recorded against the Property, or any Phase thereof, and the Project Improvements that are the subject of the Certificate of Completion have been unconditionally and finally released or, if not released, sufficiently bonded against as required by law.
- 3.6 Liens and Stop Notices. If a claim of lien or bonded stop notice is recorded against the Property or any Project improvements, the Developer, within 91 days after that, or within five days after the City's demand, whichever occurs last, will do the following:
 - 3.6.1. Pay or discharge the same;
 - 3.6.2. Effect the release of it by recording and delivering to the City a surety's release bond in sufficient form and amount, or otherwise; or
 - 3.6.3. Give the City other assurance that the City, in its sole discretion, deems satisfactory to protect the City from the effect of the lien, claim or bonded stop notice.
- 3.7 Proof of Insurance. Annually, beginning with commencement of construction of the Project, and continuing until the issuance of a Certificate of Completion for the Project, Developer shall submit proof of insurance as required by this Agreement.
- 3.8 Taxes and Assessments. The Developer will pay before delinquency all ad valorem real estate taxes and assessments on the Property, subject to the Developer's right to contest any taxes or assessments in good faith. The Developer will remove any levy or attachment on the Property or any part of it, or assure the satisfaction of the levy or attachment within a reasonable time.
- 3.9 Compliance with Laws. In performing its obligations hereunder, Developer shall comply with all applicable laws, regulations, and rules of the governmental agencies having jurisdiction, including, without limitation, applicable federal and state labor standards and environmental laws and regulations. Developer, not City, is responsible for determining applicability of and compliance with all local, state and federal laws including, without limitation, the California Labor Code, Public Contract Code, Public Resources Code, Health & Safety Code, Government Code, and Hanford Municipal Code. The City makes no representations regarding the applicability of any such laws to this Agreement, the Project, or the parties' respective rights or obligations hereunder including, without limitation, payment of prevailing wages, competitive bidding, subcontractor listing, or other matters. The City shall not be liable or responsible, in law or equity, to any person for Developer's failure to comply with any such laws, whether the City knew or should have known of the need for Developer to comply, or whether the City failed to notify Developer of the need to comply.

4. SALE OF COMPLETED PROJECT TO A HOUSEHOLD EARNING NOT GREATER THAN EIGHTY (80%) AMI

- 4.1 Developer Obligations. Developer shall be responsible for all aspects of the marketing and selling of the completed Project to households earning not greater than eighty percent (80%) AMI and at an affordable price which allows monthly housing payments (principal, interest, taxes and insurance) of not more than thirty percent (30%) of the household's gross income, including but not limited to, the coordination of all potential sales and income qualifications for all buyers to confirm that such income and affordability requirements are satisfied and coordination with all mortgage lenders, preparation of purchase documents and loan documents necessary for secondary financing.

5. INDEMNITY; INSURANCE

- 5.1 Indemnity. To the furthest extent allowed by law, Developer shall indemnify, hold harmless and defend, with qualified counsel of Developer's choice, the City, and each of its officers, officials, employees and agents from any loss, liability, fines, penalties, forfeitures, costs and damages (whether in contract, tort or strict liability including, without limitation, personal injury, death at any time and property damage) incurred by the City, Developer or any other person, and from any claims, demands and actions in law or equity (including reasonable attorneys' fees, litigation and legal expenses incurred by the City or held to be the liability of the City, including plaintiff's or petitioner's attorneys' fees if awarded, in connection with the City's defense of its actions in any proceeding), arising or alleged to have arisen directly or indirectly out of performance or in any way connected with: (i) the making of this Agreement; (ii) the performance of this Agreement; (iii) the performance or installation of the work or Improvements by the Developer and Developer's employees, officers, agents, contractors or subcontractors; (iv) the design, installation, operation and removal or maintenance of the work and Improvements; or (v) the City's granting, issuing or approving use of this Agreement.

Developer's obligations under the preceding sentence shall apply regardless of whether the City or any of its officers, officials, employees or agents are negligent, but shall not apply to any loss, liability, fines, penalties, forfeitures, costs or damages caused solely by the gross negligence, or caused by the willful misconduct, of the City or any of its officers, officials, employees, agents or authorized volunteers.

This indemnity shall also cover, without limitation the following: (i) any act, error or omission of Developer as to the City or any of their officers, employees, contractors, subcontractors, invitees, agents or representatives in connection with this Agreement, the Project or the Property; (ii) any use of the Property, the Project by Developer or any of its officers, employees, contractors, subcontractors, invitees, agents or representatives, successors or assigns; (iii) the design, construction, operation or maintenance of the Project; or (iv) failure of Developer or any of its officers, employees, contractors, subcontractors, invitees, agents or representatives to comply with any Federal, State or local law, code, ordinance or regulation applicable to this Agreement or the Project, including, but not limited to, claims based upon failure to comply fully with prevailing wage laws as may be determined by any court or agency of the State of California or United States

Government; with respect to any and all claims related to prevailing wage, Developer, as provided herein and otherwise in this Agreement, assumes all responsibility for payment of prevailing wage and complying with prevailing wage laws, if required, and specifically waives any and all rights against the City, as well as the City and agents, employees, agencies, and consultants, pursuant to California Labor Code section 1726(c) and analogous federal law, if any, and agrees to defend and fully indemnify the City, as well as City agents, employees, agencies, and consultants, for any claims based upon failure to pay prevailing wage, including, without limitation, claims for damages, fines, penalties, litigation expenses, costs, attorneys' fees, and interest. Developer and/or the City have the right to contest or challenge any finding that prevailing wage applies.

This section shall survive termination or expiration of this Agreement and the potential recordation of the Grant Deeds.

- 5.1.1 Action Arising Out of Approval of This Agreement. The Developer shall indemnify, defend and hold the City and each of their respective officers, officials, employees, agents, boards and volunteers harmless from any judicial action filed against the City by any third party arising out of the City's approval of this Agreement or any permit, entitlement or other action required to implement this Agreement, including without limitation approvals under the Law, CEQA or the City's Municipal Code. The City will promptly notify the Developer of the action. Within fifteen (15) days after receipt of the notice, the Developer shall take all steps necessary and appropriate to assume defense of the action; provided however, the City may utilize the attorneys of its choice for its defense and Developer shall be responsible for the legal fees and costs incurred by the City in such action. The City will cooperate with the Developer in the defense of the action (at no cost to City). Neither the Developer nor City will compromise the defense of such action or permit a default judgment to be taken against the City without the prior written approval of the other party(ies).
- 5.1.2 Survival of Indemnification Provisions. Except as otherwise specifically stated herein, the indemnification provisions in this subsection and every other indemnification in this Agreement will survive any termination of this Agreement, will survive any Closing, will survive the expiration of any covenant herein and will not merge with any other document evidencing an interest in real property.
- 5.2 Insurance. Until the City issues the Certificate of Completion and records it in the Official Records of Kings County, Developer shall pay for and maintain, or cause to be paid and maintained, in effect all insurance policies required hereunder with insurance companies either (i) admitted by the California Insurance Commissioner to do business in the State of California and rated not less than "A: VII" in Best's Insurance Rating Guide; or (ii) authorized by the City's Risk Manager. The following policies of insurance are required, and Developer will deliver proof of these policies before starting construction:
 - 5.2.1 Commercial General Liability Insurance. Commercial general liability Insurance, which shall be at least as broad as the most current version of Insurance Services Office (ISO) Commercial General Liability Coverage Form CG 00 01 and shall include insurance for bodily injury, property damage, and personal and advertising

injury with coverage for premises and operations (including the use of owned and non-owned equipment), products and completed operations, contractual liability (including indemnity obligations under this Agreement), with limits of liability of not less than five million dollars (\$5,000,000) per occurrence for bodily injury and property damage, one million dollars (\$1,000,000) per occurrence for personal and advertising injury and five million dollars (\$5,000,000) aggregate for products and completed operations, and five million dollars (\$5,000,000) general aggregate.

- 5.2.2 Commercial Automobile Liability Insurance. Commercial automobile liability insurance, which shall be at least as broad as the most current version of Insurance Services Office (ISO) Business Auto Coverage Form CA 00 01 (Section 1, subsection A.1 entitled "Any Auto"), with combined single limits of liability of not less than one million dollars (\$1,000,000) per accident for bodily injury and property damage.
- 5.2.3 Workers' Compensation Insurance. Workers' compensation insurance, as required under the California Labor Code.
- 5.2.4 Employer's Liability. Employer's liability coverage with minimum limits of liability of not less than one million dollars (\$1,000,000) each accident, one million dollars (\$1,000,000) disease policy limit and one million dollars (\$1,000,000) disease each employee.
- 5.2.5 Fire and Extended Coverage Insurance. Fire and extended coverage insurance for at least the full replacement cost of the Developer Improvements on the Property, excluding foundations, footings and excavations and tenant improvements, fixtures and personal property.
- 5.2.6 Builders Risk Insurance. Builders risk insurance sufficient to cover one hundred (100) percent of the replacement value of all improvements made on the Property including, without limitation, terms of labor and materials in place or to be used as part of the permanent construction (including, without limitation, surplus miscellaneous materials and supplies incidental to the work, and scaffolding, staging, towers, forms and equipment not owned or rented by Developer, the cost of which is not included in the cost of work). Such coverage shall be written on an "All Risk" (Special Perils) coverage form.

Developer shall be responsible for payment of any deductibles contained in any insurance policies required hereunder and Developer shall also be responsible for payment of any self-insured retentions.

The above-described policies of insurance shall be endorsed to provide an unrestricted thirty calendar day written notice in favor of the City, of policy cancellation, change or reduction of coverage, except the Workers' Compensation policy that shall provide a ten-calendar day written notice of such cancellation, change or reduction of coverage. If any policy is due to expire during the term of this Agreement, Developer shall provide a new certificate evidencing policy renewal not less than fifteen calendar days before the expiration date of the policy. When an insurer, broker, or agent issues a notice of cancellation, change or reduction in coverage, Developer shall immediately obtain and file a certified copy of a new or renewal policy and certificates for such policy with the City.

The General Liability and Automobile Liability insurance policies shall be written on an occurrence form and shall name the City and the officers, officials, agents

and employees as an additional insured. Each policy shall be endorsed so that Developer's insurance is primary and no contribution is required of the City. All insurance policies required hereunder shall contain a waiver of subrogation as to City, its officers, officials, agents, employees and volunteers. Developer shall, upon the parties' execution of this Agreement, furnish the City with a Certificate(s) of insurance and endorsements evidencing that all requirements of this Agreement have been satisfied, and Developer will provide copies of the actual policies upon the City's request.

The fact that insurance is obtained by Developer or its subcontractors shall not be deemed to release or diminish the liability of Developer or its subcontractors including without limitation, liability under the indemnity provisions of this Agreement. The duty to indemnify City, and their officers, officials, agents, employees and volunteers, shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by Developer or its subcontractors. Approval or purchase of any insurance contracts or policies shall in no way relieve from liability nor limit the liability of Developer, its principals, officers, agents, employees, persons under the supervision of Developer, vendors, suppliers, invitees, subcontractors, consultants or anyone employed directly or indirectly by any of them.

If Developer fails to maintain the required insurance in full force and effect, Developer shall immediately discontinue all work under this Agreement, and take all necessary actions to secure the work site to insure that public health and safety is protected, until City receives notice that the required insurance has been restored to full effect and that the premiums for the insurance have been paid for a period satisfactory to City. Developer's failure to maintain any required insurance shall be sufficient cause for City to terminate this Agreement after notice and the right to cure as provided in Section 9.5.

If Developer subcontracts all or any portion of the work under this Agreement, Developer shall require each subcontractor to provide insurance protection in favor of Developer and the City, and their officers, officials, employees, agents and volunteers according to the terms of each of the preceding paragraphs, except that the subcontractors' certificates and endorsements shall be on file with Developer and City before the subcontractor begins any work.

6. SECURITY FINANCING INTERESTS AND RIGHTS OF HOLDERS

- 6.1 Prohibition Against Transfer of Property, the Buildings or Structures Thereon and Assignment of Agreement. Prior to the issuance by City of a Certificate of Completion for the Project, the Developer shall not, except as expressly permitted by this Agreement, sell, transfer, convey, assign, or lease the whole or any part of the Property or the buildings or improvements thereon without the prior written approval of City. This prohibition shall not be deemed to prevent the granting of easements or permits to facilitate the development of the Property or to prohibit or restrict the leasing of any part or parts of a building or structure when said improvements are completed.

6.1.1 Permitted Transfers. Notwithstanding the foregoing, the following events ("Permitted Transfers") shall not be deemed a transfer for the purposes of requiring City's consent:

- A. Creation of Security Financing Interests;
- B. A sale, conveyance, or transfer of the Property at foreclosure (or a deed in lieu of foreclosure) resulting from a Security Financing Interest;
- C. The conveyance or dedication of parts of the Property to the City or the grant of easements or permits solely to facilitate the development of the Property before the Certificate of Completion is recorded;
- D. Sale or rental of Project units/space in accordance with this Agreement;
- E. Sale or assignment to an entity controlled by or in common control with Developer;
- F. Assignments resulting from the death or mental or physical incapacity of an individual;
- G. Assignments in trust for the benefit of a partner's spouse, children, grandchildren or other family members.

6.2 Approval or Consent of City. When a request for transfer or assignment is submitted to City for consideration, approval will be conditioned on the following:

6.2.1 Financial Strength and Business Experience. The proposed transferee will demonstrate to City's reasonable satisfaction that the proposed transferee has sufficient financial strength and the business experience in planning, financing, development, ownership, and operation of similar projects to complete the Project, or portion thereof, competently.

6.2.2 Assumption Agreement. Any transferee, by recordable instrument acceptable to the City, shall expressly assume all the unfulfilled or ongoing obligations of the Developer under this Agreement, and agree to be subject to all the conditions and restrictions to which the Developer is subject with respect to the Property or applicable portion thereof.

6.2.3 Transfer Documents. The Developer or its successors shall submit all documents, proposed to affect any transfer or assignment, to the City for review and approval.

6.2.4 Other Information. Developer or its successors shall deliver all information to City that City may reasonably request to enable it to evaluate the proposed transfer or assignment. City shall approve, conditionally approve, or disapprove a request for assignment within 15 days after receiving the request and all supporting documentation.

6.2.5 Developer's Release. City's approval of any transfer, assignment, or sale will not relieve the Developer or any successor from any unfulfilled or ongoing obligations of Developer under this Agreement with respect to any portion of the Property not transferred. The provisions of this subsection are intended to discourage land speculation, and these provisions shall be liberally interpreted to accomplish that end.

6.3 Security Financing; Rights of Holders.

- 6.3.1 No Encumbrances Except Mortgages, Deeds of Trust, Sales and Lease-Backs or Other Financing for Development. Notwithstanding Section 6.1 of this Agreement, mortgages, deeds of trust, sales and lease-backs or any other form of conveyance required for any reasonable method of financing are permitted before issuance of a Certificate of Completion but only for the purpose of securing loans of funds to be used for financing the acquisition of the Property, the construction of improvements on the Property and any other expenditures necessary and appropriate to develop the Property under this Agreement. The Developer shall promptly notify City of any mortgage, deed of trust, sale and lease-back or other financing conveyance, encumbrance or lien that has been created or attached thereto prior to completion of the construction of the improvements on the Property whether by voluntary act of the Developer or otherwise. The words "mortgage" and "deed of trust," as used herein, include all other appropriate modes of financing real estate acquisition, construction and land development.
- 6.3.2 Holder Not Obligated To Construct Improvements. The holder of any mortgage, deed of trust or other security interest authorized by this Agreement shall in no way be obligated by the provisions of this Agreement to construct or complete the improvements or to guarantee such construction or completion, nor shall any covenant or any other provision in the grant deed for the Property be construed so to obligate such holder; provided however, such interest shall be subject to the use limitations identified in Section 7.3 below. Nothing in this Agreement shall be deemed to construe, permit or authorize any such holder to devote the Property to any uses or to construct any improvements thereon other than those uses or improvements provided for or authorized by this Agreement.
- 6.3.3 Notice of Default to Mortgage, Deed of Trust, or Other Security Interest Holders; Right to Cure. Whenever City shall deliver any notice or demand to the Developer with respect to any breach or default by the Developer in completion of construction of the improvements, City shall at the same time deliver a copy of such notice or demand to each holder of record of any mortgage, deed of trust, or other security interest authorized by this Agreement who has previously made a written request to City therefor default of the Developer under this Section 6.3.3. Nothing contained in this Agreement shall be deemed to permit or authorize such holder to undertake or continue the construction or completion of the improvements (beyond the extent necessary to conserve or protect the improvements or construction already made) without first having expressly assumed the Developer's obligations to City by written agreement reasonably satisfactory to City. The holder in that event must agree to complete, in the manner provided in this Agreement, the improvements to which the lien or title of such holder relates and submit evidence reasonably satisfactory to the City that it has the qualifications and financial responsibility necessary to perform such obligations. Any such holder properly completing such improvements shall be entitled, upon written request made to the City, to a Certificate of Completion from the City.
- 6.3.4 Failure of Holder to Complete Improvements. In any case where, six months after default by the Developer in completion of construction of improvements under this Agreement, the holder of any mortgage, deed of trust, or other security interest creating a lien or encumbrance upon the Property has not exercised the option to construct, or if it has exercised the option and has not proceeded diligently with

construction, the City may, but shall not be required to, purchase the mortgage, deed of trust, or other security interest, including the underlying debt, by payment to the holder of the amount of the unpaid debt, plus any accrued and unpaid interest. If the ownership of the Property has vested in the holder, City, if it so desires, shall be entitled to a conveyance of the Property from the holder to the City upon payment to the holder of an amount equal to the sum of the following:

- A. The unpaid mortgage, deed of trust, or other security interest debt at the time title became vested in the holder (less all appropriate credits, including those resulting from collection and application of rentals and other income received during foreclosure proceedings);
- B. All expenses with respect to foreclosure;
- C. The net expenses, if any (exclusive of general overhead), incurred by the holder as a direct result of the subsequent management of the Property;
- D. The costs of any authorized improvements made by such holder; and
- E. An amount equivalent to the interest that would have accrued on the aggregate of such amounts had all such amounts become part of the mortgage or deed of trust debt and such debt had continued in existence to the date of payment by the City.

- 6.3.5 Right of the City to Cure Mortgage, Deed of Trust or Other Security Interest Default. In the event of a default or breach by the Developer on a mortgage, deed of trust or other security interest with respect to the Property prior to the completion of the Project, and the holder has not exercised its option to complete the Project, the City may, but shall not be required to, cure the default prior to completion of any foreclosure. In any such event, the City shall be entitled to reimbursement from Developer of all costs and expenses incurred by the City in curing the default. the City shall also be entitled to a lien upon the Property to the extent of such costs and disbursements. Any such lien shall be subject to mortgages, deeds of trust or other security interests executed for the sole purpose of obtaining funds to purchase and develop the Property as authorized herein.

7. USE AND MAINTENANCE OF THE PROPERTY

- 7.1 Developer covenants and agrees for itself, its successors and assigns, which covenants shall run with the land and bind every successor or assign in interest of Developer, that during development of the Property pursuant to this Agreement and thereafter, neither the Property nor the improvements, nor any portion thereof, shall be improved, used or occupied in violation of any applicable governmental restrictions or the restrictions of this Agreement. Furthermore, Developer and its successors and assigns shall not initiate, maintain, commit, or permit the maintenance or commission on the Property or in the improvements, or any portion thereof, of any nuisance, public or private, as now or hereafter defined by any statutory or decisional law applicable to the Property or the improvements, or any portion thereof.
- 7.2 Notwithstanding anything to the contrary or that appears to be to the contrary in

this Agreement, Developer hereby covenants, on behalf of itself, and its successors and assigns, which covenants shall run with the land and bind every successor and assign in interest of Developer that, Developer and such successors and assigns shall use the Property solely for the purpose of constructing, maintaining and selling the Project to an income eligible household meeting the requirements and restrictions of this Agreement and the Declaration of Restrictions ("Declaration of Restrictions") attached hereto as Exhibit "F," which is incorporated herein by reference.

7.3 Affordable Housing.

- 7.3.1 Construction of Affordable Housing Unit. The Developer covenants and agrees to construct three (3) single-family units to be sold to income eligible households at affordable prices in accordance with the Declaration of Restrictions. This Agreement and the City's sale of the Property to Developer are expressly conditioned on the parties' execution of the Declaration of Restrictions concurrently herewith.
- 7.3.2 Obligation to Refrain from Discrimination. There shall be no discrimination against, or segregation of, any persons, or group of persons, on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the rental, sale, lease, sublease, transfer, use, occupancy or enjoyment of the Property, or any portion thereof, nor shall Developer, or any person claiming under or through Developer, establish or permit any such practice, or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the Property or any portion thereof (except as permitted by this Agreement). The nondiscrimination and non-segregation covenants herein shall remain in effect in perpetuity.
- 7.3.3 Maintenance of Improvements. Developer covenants and agrees for itself, its successors and assigns, and every successor in interest to the Property or any part thereof, that, after the City's issuance of its Certificate of Completion the Developer, its successors and assigns, and every successor in interest to the Site Property, shall be responsible for the maintenance of all improvements that may exist on the Property (except for maintenance of improvements within the public right of way which fall under the purview of the City) from time to time, including without limitation buildings, parking lots, lighting, signs, and walls, in good condition and repair, and shall keep the Property free from any accumulation of debris or waste materials. The Developer shall also maintain all landscaping required pursuant to Developer's approved landscaping plan in a healthy condition, including replacement of any dead or deceased plants. The foregoing maintenance obligations shall run with the land in accordance with and for the term of the Declaration of Restrictions. Developer hereby waives any notice, public hearing, and other requirements of the public nuisance laws and ordinances of the City that would otherwise apply, except as specified in the Declaration of Restrictions. Upon the sale of the Project, Developer (but not Developer's successor) shall be released from the requirements imposed by this subsection 7.3.3, and the financial liability therefor.

7.3.4 Effect of Covenants.

7.3.4.1 The City is deemed the beneficiary of the terms and provisions of this Agreement and of the restrictions and covenants running with the land appearing in the Declaration of Restrictions, for and in its own right for the purposes of protecting the interests of the community in whose favor and for whose benefit the covenants running with the land have been provided. The covenants in favor of the City shall run without regard to whether the City has been remains or is an owner of any land or interest in the Property, and shall be effective as both covenants and equitable servitudes against the Property. The City shall have the right, if any of the covenants set forth in this Agreement which are provided for its benefit are breached, to exercise all rights and remedies available and to maintain any actions or suits at law or in equity or other and proper proceedings to enforce the curing of such breaches to which it may be entitled. No other person or entity shall have any right to enforce the terms of this Agreement under a theory of third-party beneficiary or otherwise. The covenants running with the land and their duration are set forth in the Declaration of Restrictions.

7.3.4.2 The affordable housing provisions of this Section 7.3 are a material condition of the City's sale of the Property to Developer. Should Developer offer the Property as security for mortgages, deeds of trust, sales and lease-backs or any other form of conveyance required for any reasonable method of financing, Developer shall cause the secured party to execute a non-disturbance and attornment agreement as to this Agreement, the Memorandum of Development Covenant attached hereto as Exhibit "G," and the Declaration of Restrictions. Such non-disturbance and attornment agreement shall in a form acceptable to the City.

8. REPRESENTATIONS AND WARRANTIES

8.1 Developer Representations and Warranties.

8.1.1 Representations and Warranties of Developer. Developer represents and warrants that:

- A. Developer is a California nonprofit corporation duly formed and existing under the laws of the State of California, in good standing, and authorized to do business in the State of California, County of Kings, and the City of Hanford.
- B. Developer has all requisite power and authority to carry out its business as now and hereafter conducted and to enter and perform its obligations under this Agreement.
- C. The person or persons signing this Agreement for Developer have been duly authorized to execute and deliver this Agreement and to legally bind Developer to its terms and conditions.

- D. Developer's execution and performance of this Agreement does not violate any provision of any other agreement to which Developer is a party.
- E. Except as may be specifically set forth in this Agreement, no approvals or consents not heretofore obtained by Developer are necessary to Developer's execution of this Agreement.
- F. Developer has or will have sufficient funds available to fund the Project and to pay all costs assumed by Developer hereunder.
- G. This Agreement is valid, binding, and enforceable against Developer in accordance with its terms, except as such enforceability may be limited by principals of public policy and subject to the laws of general application relating to bankruptcy, insolvency and the relief of debtors, and rules of law governing specific performance, injunctive relief or other equitable remedies.
- H. Developer has made no contract or arrangement of any kind the performance of which by the other party thereto would give rise to a lien on the Property.

8.1.2 Survival of Representations and Warranties. The parties are relying upon the above representations and warranties in entering this Agreement. The foregoing representations are and shall be continuing in nature and shall remain in full force and effect until all obligations under this Agreement are met or this Agreements terminated in a manner provided herein.

9. DEFAULT, REMEDIES AND TERMINATION

- 9.1 Default. Failure or delay by either party to perform any term of this Agreement shall be a default under this Agreement if not cured within the time set forth herein. Any failure or delay by a party in asserting any right or remedy will not constitute a waiver and will not deprive the party of its right to institute and maintain any action or proceeding necessary to protect or enforce any right or remedy.
- 9.2 Legal Actions. A party may institute a legal action to cure, correct or remedy any default, to recover damages for any default, or to obtain any other remedy consistent with the purposes of this Agreement. Such legal action shall be brought in the Kings County Superior Court or the Fresno Division of the Federal District Court for the Eastern District of California.
- 9.3 Rights and Remedies are Cumulative. Except as may be expressly stated otherwise in this Agreement, the rights and remedies of the parties are cumulative. The exercise by either party of one or more of its rights or remedies shall not preclude the exercise by it, at the same or a different time, of any other rights or remedies for the same default or any other default. In addition to the specific rights and remedies herein, the parties may resort to any other rights or remedies available at law or in equity, including, without limitation, specific performance.
- 9.4 Notice and Cure Periods. If either party fails to perform under any provision of this Agreement including documents incorporated herein, the non-defaulting party shall serve written notice of the default on the defaulting party, describing the default, and the actions necessary to cure the default. A defaulting party will have thirty (30) days from the date of the notice to cure the breach or failure unless a

different time period is provided in this Agreement in which case the latter shall apply. If the default is not susceptible to cure within the thirty (30) days, the defaulting party shall begin to cure the default within the thirty (30) days and after that diligently prosecute the cure to completion. Failure of the defaulting party to cure within these times shall entitle the non-defaulting party to enforce any right or remedy provided in this Agreement, at law, or in equity. This provision is not intended to modify or extend any other notice or cure period specifically provided for in this Agreement. Failure or delay in giving such notice shall not constitute a waiver of any default, nor shall it change the time of default.

- 9.5 Right of Re-entry (Power of Termination) and Reverter. The City may reenter and take possession of the Property, or part of it, and all improvements on it, terminate the estate conveyed to Developer by the Grant Deed and revest the estate in the City if, after the Closing, but before recording a Certificate of Completion, any of the following occurs:

- 9.21.1. Developer does not begin and complete construction of the Project within the time specified in the Performance Schedule or this Agreement unless otherwise extended by the terms herein; or
- 9.21.2. Developer abandons or substantially suspends construction of the Project for sixty (60) days after the City gives written notice of the abandonment or suspension; or
- 9.21.3. Developer assigns or transfers, or suffers an involuntary transfer of, any rights or obligations under this Agreement, or in the Property, in violation of the assignment provision of this Agreement, except for permitted Security Financing Interests allowed pursuant to 6.1.1.

The provisions of Section 9.5 shall automatically terminate on the recordation of a Certificate of Completion for the Project (or applicable phase).

10. GENERAL PROVISIONS

- 10.1 Notice, Demands and Communication. All notices, elections, requests, acceptances, demands, instructions or other communications ("notice" or "notices") to be given to any party under this Agreement shall be in writing and shall be deemed to have been duly given (i) on the date of service if personally served on the party to whom notice is to be given; (ii) within forty-eight (48) hours after mailing, if mailed to the party to whom notice is to be given, by first class mail which is either registered or certified, postage prepaid, return receipt requested; (iii) within twenty-four (24) hours after being deposited with a recognized private courier service (e.g. Federal Express), if delivered by a private courier service to the party to whom notice is to be given, all charges prepaid; or (iv) when sent, if given by electronic format that provides verification of successful transmission. All notices shall be properly addressed to the party receiving notice as follows:

City of Hanford:
Hanford Housing Division
317 N. Douty Street
Hanford, CA 93230

WITH COPIES TO:

City Manager
319 N. Douty Street
Hanford CA 93230

City Attorney
111 E. 7th Street
Hanford CA 93230

DEVELOPER:
Self Help Enterprises
Attention: Director of Real Estate Development
P.O. Box 6520
Visalia, CA 93290

A party may change its address by notice given according to this subsection.

- 10.2 Conflict of Interests. No member, official, officer or employee of the Developer or the City shall have any direct or indirect interest in this Agreement, or shall participate in any decision relating to this Agreement where such interest or participation is prohibited by law. No officer, employee, or agent of the City who exercises any function or responsibility concerning the planning and carrying out of the Project, or any other person who exercises any function or responsibility concerning any aspect of this Agreement or the Project, shall have any personal financial interest, direct or indirect, in this Agreement or the Project.
- 10.2.1 Developer represents and warrants that it has not paid or given, and will not pay or give, to any third party any money or other consideration for obtaining this Agreement, other than normal costs of conducting business and costs of professional services such as architects, consultants, engineers and attorneys.
- 10.2.2 No contractor, subcontractor, mechanic, material man, laborer, vendor or other person hired or retained by Developer shall be, nor shall any of them be deemed to be, third-party beneficiaries of this Agreement, rather each such person shall be deemed to have agreed (a) that they shall look to Developer as their sole source of recovery if not paid; and (b) except as otherwise agreed to by the City and any such person in writing, they may not enter any claim or bring any such action against the City under any circumstances. Except as provided by law, or as otherwise agreed to in writing between the City and any such person, each such person shall be deemed to have waived in writing all right to seek redress from the City under any circumstances whatsoever.
- 10.3 Nonliability of Officials, Employees and Agents. No member, official, officer, employee or agent of the City shall be personally liable to the Developer, or any successor in interest, for any default or breach by the City.
- 10.4 Counterparts. This Agreement may be executed in counterparts, and together each executed counterpart shall constitute one Agreement.

- 10.5 Waiver. A party's waiver of the other's breach of any provision of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or a different provision of this Agreement. No provision of this Agreement may be waived except in a writing signed by all the parties. Waiver of any one provision shall not be deemed to be a waiver of any other provision herein.
- 10.6 Attorneys' Fees. If a party initiates or defends litigation or any legal proceeding regarding the enforcement of this Agreement, the prevailing party in such litigation or proceeding, in addition to any other relief that may be granted, shall be entitled to reasonable attorneys' fees. Attorneys' fees shall include attorneys' fees on any appeal. A party entitled to attorneys' fees shall be entitled to all other reasonable costs for investigating the action, retaining expert witnesses, taking depositions and discovery, and all other necessary costs incurred with respect to the action. All such fees shall be deemed to have accrued on commencement of the action and shall be enforceable whether or not such action is prosecuted to judgment.
- 10.7 Governing Law. This Agreement shall be interpreted and enforced, and the rights and duties of the parties under this Agreement (both procedural and substantive) shall be determined according to California law.
- 10.8 Further Assurances. Each party will take any further acts and will sign and deliver any further instruments required to carry out the intent and purposes of this Agreement.
- 10.9 Entire Understanding of the Parties. The exhibits referenced as attached are by such references incorporated into this Agreement. This Agreement, including exhibits and other documents referenced herein, are the entire understanding and agreement of the parties. All prior discussions, understandings, and written agreements are superseded by this Agreement. This Agreement shall not be modified except by written instrument duly approved as required by law and executed by authorized representatives of the parties. Should the terms of any exhibit conflict with the body of this Agreement, the body of this Agreement shall govern.
- 10.10 Consent, Reasonableness. Unless this Agreement specifically authorizes a party to withhold its approval, consent or satisfaction in its sole discretion, any consent, or approval, or satisfaction to be requested or required of a party, shall not be unreasonably withheld, conditioned or delayed.
- 10.11 Recordation. The parties hereto agree to record a memorandum of this Agreement, fully executed, in the real property records of the county in which the Property is located, in the form as shown on Exhibit "G" hereto.
- 10.12 Partial Invalidity. If any part of this Agreement is held to be invalid, void or unenforceable in any legal, equitable or arbitration proceeding, the remainder of the Agreement shall continue in effect, unless not giving effect to the invalid or unenforceable part would prevent effecting the purposes of the Project and this Agreement.
- 10.13 Ambiguity. This Agreement is the result of the combined efforts of the parties. Should any provision of this Agreement be found ambiguous, the ambiguity shall not be resolved by construing this Agreement in favor of or against any party, but by construing the terms according to their generally accepted meaning, considering the objective of the Agreement.

- 10.14 Number and Gender. Masculine, feminine or neuter gender terms and singular or plural numbers will include others when the context so indicates.
- 10.15 Headings. All headings are for convenience only, are not a part of this Agreement, and are not to be used in construing this Agreement.
- 10.16 Binding Upon Successors. This Agreement shall bind and inure to the benefit of the successors in interest, personal representatives, and assigns of each party, subject to the limitation on transfer and assignment contained in this Agreement. Any reference in this Agreement to a specifically named party shall be deemed to apply to any successor, heir, administrator, executor, representative, or assign of the party who has acquired an interest in compliance with the terms of this Agreement, or under law.
- 10.17 Relationship of the Parties. Nothing in this Agreement, the Grant Deed, or any other document executed in connection with this Agreement shall be construed as creating a partnership, joint venture, agency, employment relationship, or similar relationship between the City and the Developer or any of the Developer's contractors, subcontractors, employees, agents, representatives, transferees, successors-in-interest or assigns. Nothing in this Agreement establishes a principal and agent relationship between the parties.
- 10.18 Nature of the Project. The Project is a private undertaking of the Developer. After the City conveys title or possession of the property to Developer, the Developer shall have exclusive control over the Property, subject to the terms of this Agreement and all applicable Federal, State and local laws, ordinances, codes, regulations, standards and policies.
- 10.19 Time of Essence. Time is of the essence of each term, condition, and covenant contained in this Agreement.
- 10.20 Survival of Provisions. Those provisions expressly surviving expiration or earlier termination, including each indemnification provision, shall survive the Closing and expiration or earlier termination of this Agreement, and shall not merge with the Grant Deed or other document evidencing any interest in real property.

SIGNATURES APPEAR ON NEXT PAGE

IN WITNESS WHEREOF, the City and Developer have executed this Agreement on the dates set forth below.

DEVELOPER:
SELF HELP ENTERPRISES
 A California Non-Profit Corporation

CITY:
CITY OF HANFORD ,
 A Municipal Corporation

By _____
 Thomas J. Collishaw, President/CEO

By _____
 Francisco Ramirez, Mayor

Dated:

Dated:

By _____
 Elizabeth M. Garcia, Asst. Secretary

Dated:

The above persons to execute this agreement before a Notary Public and attach the notary acknowledgments.

ATTEST:

City Attorney

City Clerk

By _____

By _____

APPROVED AS TO FORM:

Attachments:	Exhibit A	Legal Description
	Exhibit B	Scope of Development and Basic Design
	Exhibit C	Performance Schedule
	Exhibit D	Project Budget
	Exhibit E	Certificate of Completion
	Exhibit F	Declaration of Restrictions
	Exhibit G	Memorandum of Development Covenant

EXHIBIT A**LEGAL DESCRIPTION**

The following described real property in the City of Hanford, Kings County, State of California:

Lots 1, 2 and 3, as shown on that certain map entitled "County Tract No. 876 – Greenbrier Garden", which map was filed in the office of the County Recorder of the County of Kings, State of California on May 16, 2014, in Book 24 of Tract Maps at Page 88.

(APNs 011-490-001, 011-490-002, and 011-490-003.).

EXHIBIT B**Scope of Development
And Basic Design**

Self-Help Enterprises proposes to construct three (3) new approximately one thousand, five hundred (1,500) square foot single family homes consisting of four (4) bedrooms, two (2) bathrooms and a two-car garage (the "Project") to be marketed and sold to households earning not greater than eighty percent (80%) of the most recent annual median income ("AMI") calculated and published by HUD for the Hanford Metropolitan Statistical Area applicable to such household's size.

EXHIBIT C

Estimated Performance Schedule

Idlewood Housing Project - Self-Help Enterprises			
Task	Start Date	Completion Date	Duration [days]
Develop Contract with the City of Hanford	6/15/2021	12/1/2021	169
Site Engineering/Infrastructure Design	N/A	N/A	
Develop Elevations/Site Plans for City Review	12/1/2021	7/1/2022	212
Final Construction Documents/Plan Check	7/1/2022	12/1/2022	153
Open Pre-Sales	12/1/2022	10/1/2023	304
General Contractor Selection	9/1/2022	12/1/2022	91
Execute Construction Contract	12/1/2022	12/31/2022	30
Commence Construction	2/1/2023	2/1/2024	365
Final Sale	10/1/2023	6/1/2024	244

EXHIBIT D
[Sources & Uses]

Idlewood Housing Project Estimated Sources and Uses Of Funds

	Budget
	With
SOURCE(S)	Concessions
FHA Loan	\$ 180,000
Secondary Financing (PLHA)	\$ 60,000
Secondary Financing (TBD)	\$ 30,000
Total	\$ 270,000

USES (\$)	AMOUNT
Land	\$ 7,500
Site/Off-Site Improvements (Street, etc)	\$ -
Title, Escrow and Resell	\$ 10,000
House Plans/Architecture	\$ 5,000
Construction Costs	\$ 192,256
Permits	\$ 15,000
Utilities	\$ 6,484
Contractor OH&P	\$ 12,000
Contingency	\$ 11,260
Construction Management	\$ 10,000
Insurance During Construction	\$ 500
Total	\$270,000

EXHIBIT E

Certificate of Completion

RECORDED AT THE REQUEST
OF:

City of Hanford
Attention: City Manager
319 N. Douty Street
Hanford, CA 93230

WHEN RECORDED RETURN TO:

City of Hanford
317 N. Douty Street
Hanford, CA 93230
Attn:

No Fee-Govt. Code Sections 6103- (SPACE ABOVE THIS LINE FOR RECORDER'S USE)
27383
APNs: [011-490-001,
011-490-002, and 011-490-003]

This **Release of Construction Covenants and Certificate of Completion** is recorded at the request and for the benefit of the City of Hanford.

- A. As agreed in a Development Covenant including covenants, conditions and restrictions, ("COVENANT") dated [], 20 20 entered by the CITY OF HANFORD, a municipal corporation ("City"), and SELF-HELP ENTERPRISES ("DEVELOPER"), The City conveyed certain real property to DEVELOPER under a Grant Deed, dated [], recorded in the Official Records of Kings County on [] as Document No. [] (the "DEED"), and the DEVELOPER agreed to complete/cause the completion of the of construction of certain improvements described therein (the "Project") upon the premises described therein as the "Property" according to the terms and conditions of the COVENANT and the documents and instruments referenced therein, incorporated herein.

A Memorandum of the COVENANT was recorded on [] 20 [] as Instrument No. [] in the Official Records of Kings County, California.

Under the terms of the COVENANT, after DEVELOPER completes/causes completion of construction of the Project on the Property, DEVELOPER may ask the City to record an instrument certifying that DEVELOPER has completed the required improvements for

Attachment: 2021.10.26 Development Covenant - FINAL (City Att: Idlewood Way Purchase and Sale Agreement)

such development in the form of a Release of Construction Covenants and Certificate of Completion.

DEVELOPER has asked the City to furnish DEVELOPER with a recordable Release of Construction Covenants and Certificate of Completion for the development.

The City's issuance of this Release of Construction Covenants and Certificate of Completion is conclusive evidence that DEVELOPER has completed the construction and development of the Property for purposes of releasing DEVELOPER from the construction/improvement covenants in the Covenant.

NOW THEREFORE:

1. As provided in Section 3.4 of the COVENANT, THE CITY does hereby certify that construction of all of the improvements required by the COVENANT have been satisfactorily completed.
2. This Release of Construction Covenants and Certificate of Completion shall not be deemed or construed to constitute evidence of compliance with or satisfaction of any obligation of the Developer to any holder of a mortgage, or any insurer of a mortgage, securing money loaned to finance the construction of the improvements on the Property. This Release of Construction Covenants and Certificate of Completion, is not a notice of completion as referred to in Section 3093 of the California Civil Code.
3. This Release of Construction Covenants and Certificate of Completion does not terminate, amend, or affect: (i) the affordable housing covenants described in Section 7.3 (and subsections thereof) of the COVENANT; or (ii) the Declaration of Restrictions recorded on [REDACTED] 20 [REDACTED] as Instrument No. [REDACTED] in the Official Records of Kings County, California.

IN WITNESS WHEREOF, THE CITY has executed this Release of Construction Covenants and
 Certificate of Completion as of this ____ day of [_____, 20__.]

CITY OF HANFORD,
 A municipal corporation,

By: _____
 Its: _____

Owner hereby consents to recording this Certificate of Completion against the Property described herein.

Dated: _____, 201__

Self-Help Enterprises

By: _____
 Name: Thomas J. Collishaw
 Title: President/CEO

Self-Help Enterprises

By: _____
 Name: Elizabeth M. Garcia
 Title: Asst. Secretary

THE ABOVE PARTIES ARE TO SIGN THIS INSTRUMENT BEFORE A NOTARY PUBLIC.

ATTEST:
 CITY CLERK

APPROVED AS TO FORM:
 CITY ATTORNEY

By: _____

By: _____

Dated: _____

Dated: _____

EXHIBIT F

Affordability Restrictions

FREE RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

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

(Space Above This Line for Recorder's Office)

DECLARATION OF RESTRICTIONS

THIS DECLARATION OF RESTRICTIONS, ("Declaration"), is executed as of this _____, 2021 by Self-Help Enterprises, a California non-profit corporation ("Declarant") in favor of the City of Hanford, a public body corporate and politic, ("Agency").

WHEREAS, Declarant is the owner of real estate in the City of Hanford, County of Kings, State of California located at: _____, which is more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property"); and

WHEREAS, Declarant acquired the Property from Agency for the purpose of constructing affordable housing; and

WHEREAS, as a condition of Agency's sale of the Property to Declarant, Declarant agreed that the Property will be subject to the restrictions contained herein; and

WHEREAS, these restrictions are intended to bind all purchasers of the homes constructed on the Property and their successors pursuant the terms contained herein.

NOW THEREFORE, in consideration of the economic benefits inuring to the Declarant and the public purposes to be achieved through the creation of affordable housing, Declarant declares that the Property is held and will be held, transferred, encumbered, used, sold, conveyed and occupied subject to the covenants, restrictions, and limitations set forth in this Declaration, all of which are declared and agreed to be in furtherance of the plan for development and sale of the Property. All of the restrictions, covenants and limitations will run with the land and will be binding on all parties having or acquiring any right, title or interest in the Property or any part thereof, will inure to the benefit of the Agency and will be enforceable by the Agency. Any purchaser under a contract of sale covering any right, title or interest in any part of the Property, by accepting a deed or a contract of sale or agreement of purchase, accepts the document subject to, and agrees to be bound by, any and all restrictions, covenant, and limitations set forth in this Declaration for the period of thirty (30) years commencing on date first shown above ("Affordability Period").

1. Declarations. Declarant hereby declares that the Property is and shall be subject to the covenants and restrictions hereinafter set forth, all of which are declared to be in furtherance of affordable housing purposes and use and are established and agreed upon for the purpose of enhancing and protecting the value of the Property and in consideration for the economic benefits inuring to Declarant.

2. Restrictions. The following covenants and restrictions ("Covenants and Restrictions") on the use and enjoyment of the Property shall be in addition to any other covenants and restrictions affecting the Property, and all such covenants and restrictions are for the benefit and protection of Agency, and shall run with the Property and be binding on any future owners of the Property and inure to the benefit of and be enforceable by the Agency. These covenants and restrictions are as follows:

a. Declarant covenants and agrees that from the completion date of construction until the expiration of the Affordability Period it shall cause the Property to be used for Affordable Housing. Unless otherwise provided in the Agreement, the term Affordable Housing shall include without limitation compliance with the following requirements:

b. Nondiscrimination. There shall be no discrimination against nor segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, ancestry, or handicap in the sale, transfer, use, occupancy, tenure, or enjoyment of any of the Property, nor shall Declarant or any person claiming under the Declarant, establish or permit any practice of discrimination or segregation with reference to the selection, location, number, use or occupancy of owners or vendees of the Property.

c. Principal Residence. The Property shall be sold or otherwise transferred only to natural persons, who shall occupy the Property as the transferee's principal residence. The foregoing requirement that the purchaser of each home constituting the Property occupy the home as the purchaser's principal residence does not apply to: (i) Declarant; (ii) persons, other than natural persons, who acquire the Property or portion thereof by foreclosure or deed in lieu of foreclosure; or (iii) qualified entities that acquire the Property or portion thereof, with the consent of Agency.

d. Homeowner Income and Affordability Requirements.

(1) During the Affordability Period, each residence located on the Property may be conveyed to and occupied only by natural person(s) whose annual household income at the time is not greater than eighty percent (80%) of the most recent annual median income calculated and published by HUD for the Hanford Metropolitan Statistical Area applicable to such household's size ("Low Income Households"), and at an affordable price which allows monthly housing payments (principal, interest, taxes and insurance) of not more than thirty percent (30%) of the household's gross income ("Affordability Restrictions"). Except as otherwise provided herein, any transfer of a residence in violation of the Affordability Restrictions shall be void

(2) At least fifteen (15) days prior to the sale of a residence located on the Property, the seller shall submit to Agency documents and information confirming that the proposed sale and the purchaser conform to the Affordability Restrictions. Such material will include, without limitation, the following:

- Name, age, and contact information for the purchaser(s).
- Name and age of other household members who will occupy the residence and description of each member's relationship to the purchaser(s).

- Annual gross income and the source(s) of income for each member of the household.
- Description and value of the household's liquid assets, including, without limitation, checking accounts, savings accounts, investment accounts, interest income, dividends, and rental income.
- Copies of most recent three years of federal income tax returns and W-2s for each adult member of the household.
- Copies of check stubs for the past two months for adult members of the household.
- Statements for savings, checking, and investments accounts for the most recent six months.
- Proof of other types of recurring income (e.g., child and/or spousal support payments, VA benefits, and SSA benefits).

(3) If, during the term of this Declaration of Restrictions, an owner desires to sell his/her residence on terms that would violate the Affordability Restrictions, the seller may terminate this Declaration of Restrictions as to the owner's home by paying an equity share amount to Agency equal to twenty percent (20%) of the net sales price on the date title to the residence is transferred or the date of close of escrow for the transfer, whichever is earlier. The net sales price shall be calculated based on the gross sales price at the time of the transfer, less existing mortgages, financing instruments from unrelated parties, the value of deferred secondary loans, the reasonable costs of sale, the reasonable costs of improvements made by the owner, and other amounts that the owner is allowed to recover pursuant to 24 CFR § 203.41(d)(1).

Upon payment of the equity share to Agency, this Declaration of Restrictions shall cease to apply to the residence for which the equity share was paid; provided however, this Declaration of Restrictions shall continue in effect with respect to the remainder of the Property.

3. Enforcement of Restriction. Without waiver or limitation, in the event Declarant or any of its successors breaches this Declaration and such default is not cured within thirty (30) days after the date of written notice from Agency, the remedies of Agency shall include, but are not limited to, any of the following:

- a. Applying to any court for specific performance of any of the obligations herein set forth;
- b. Suit against the defaulting party for damages;
- c. If a residence is occupied by a household in violation of this Declaration of Restrictions,

Agency reserves the right to refuse and may terminate City-provided utility services to such residence and may declare the residence a public nuisance under Title 17 of the Hanford Municipal Code until such time as the breach is eliminated; and/or

d. Such other relief as may be appropriate.

4. Exceptions. The following transfers of title to any lot comprising the Property or any interest therein are not subject to the Affordability Restriction:

a. Transfer by gift, devise or inheritance to the spouse, issue or adopted child of the owner of the Property;

b. Transfer resulting from the death of an owner when the transfer is to a co-owner or joint tenant;

c. Transfer by an owner to any person who becomes a co-owner of the Property provided the transferor retains at least a thirty-three percent (33%) interest in the residence and the co-owner is income eligible in accordance with this Declaration and acknowledges in writing that he/she/they are subject to this Declaration;

d. Transfer of title to a spouse resulting from divorce, decree of dissolution or legal separation or from a property settlement agreement incidental to such a decree in which one of the owners becomes the sole owner; or acquisition of title to the Property or interest therein in conjunction with marriage; a transfer between co-owners or a transfer by an owner into an inter vivos trust in which the owner is a beneficiary and the owner continues to occupy the residence.

Notwithstanding the foregoing exceptions, a residence transferred in accordance with this Section 4, including all interests held therein, will remain subject to this Declaration of Restrictions for the duration of the Affordability Period and future sales will be subject to the Covenants and Restrictions identified above.

5. Acceptance and Ratification. All present and future owners of the Property and other persons claiming by, through, or under them shall be subject to and shall comply with the Covenant and Restrictions. The acceptance of a deed of conveyance to the Property shall constitute an agreement that the Covenants and Restrictions, as may be amended or supplemented from time to time, are accepted and ratified by such future owner, tenant or occupant, and such Covenants and Restrictions shall be covenants running with the land and shall bind any person having, at any time, any interest or estate in the Property, all as though such Covenants and Restrictions were recited and stipulated at length in each and every deed, conveyance, mortgage, or lease thereof.

7. Benefit and Subordination.

a. This Declaration shall run with and bind the Property for a term commencing on the date this Declaration is recorded in the Office of the Recorder of the County of Kings, State of California, and expiring upon the expiration of the Affordability Period. The failure or delay at any time of Agency or any other person entitled to enforce this Declaration shall in no event be deemed a waiver of the same, or of the right to enforce the same at any time or from time to time thereafter, or an estoppel against the enforcement thereof.

b. Upon an owner's request, Agency may subordinate this Declaration to a Deed of Trust or other instrument securing any debt insured by the Federal Housing Administration. Agency shall not unreasonably withhold its consent to a request for subordination.

8. Costs and Attorneys' Fees. In any proceeding arising because of failure of Declarant or any future owner of the Property to comply with the Covenants and Restrictions, as may be amended from time to time, Agency shall be entitled to recover its costs and reasonable attorneys' fees incurred in connection with such default or failure.

9. Waiver. Neither Declarant nor any future owner of the Property may exempt itself from liability for failure to comply with the Covenants and Restrictions required in the Declaration.

10. Severability. The invalidity of the Covenants and Restrictions or any other covenant, restriction, condition, limitation, or other provision of this Declaration shall not impair or affect in any manner the validity, enforceability, or effect of the rest of this Declaration and each shall be enforceable to the greatest extent permitted by law.

11. Pronouns. Any reference to the masculine, feminine, or neuter gender herein shall, unless the context clearly requires the contrary, be deemed to refer to and include all genders. Words in the singular shall include and refer to the plural, and vice versa, as appropriate.

12. Interpretation. The captions and titles of the various articles, sections, subsections, paragraphs, and subparagraphs of this Declaration are inserted herein for ease and convenience of reference only and shall not be used as an aid in interpreting or construing this Declaration or any provision hereof.

13. Amendment. No amendment or modification of this Declaration shall be permitted without the prior written consent of Agency.

14. Recordation. Declarant acknowledges that this Declaration will be filed of record in the Office of the Recorder of the County of Kings, State of California.

15. Capitalized Terms. All capitalized terms used in this Declaration, unless otherwise defined herein, shall have the meanings assigned to such terms in that certain Agreement by and between Declarant and Agency, of even date.

16. Heading. The headings of the articles, sections, and paragraphs used in this Agreement are for convenience only and shall not be read or construed to affect the meaning or construction of any provision.

17. Conflict. Should the terms of this Declaration of Restrictions conflict with the Development Covenant executed by Declarant and Agency or any other document executed by the parties, the provisions of this Declaration of Restrictions shall control.

18. Notices. All notices, elections, requests, acceptances, demands, instructions or other communications ("notice" or "notices") to be given to any party under this Agreement shall be in writing and shall be deemed to have been duly given (i) on the date of service if personally served on the party to whom notice is to be given; (ii) within forty-eight (48) hours after mailing, if mailed to the party to whom notice is to be given, by first class mail which is either registered or certified, postage prepaid, return receipt requested; (iii) within twenty-four (24) hours after being deposited

with a recognized private courier service (e.g. Federal Express), if delivered by a private courier service to the party to whom notice is to be given, all charges prepaid; or (iv) when sent, if given by electronic format that provides verification of successful transmission. All notices shall be properly addressed to the party receiving notice as follows:

To AGENCY:

City of Hanford
Hanford Housing Division
317 N. Douty Street
Hanford, CA 93230

WITH COPIES TO:

City Manager
319 N. Douty Street
Hanford CA 93230

City Attorney
111 E. 7th Street
Hanford CA 93230

To DEVELOPER:

Self Help Enterprises
Attention: Director of Real Estate Development
P.O. Box 6520
Visalia, CA 93290

IN WITNESS WHEREOF, Declarant and Agency have executed this Declaration of Restrictions on the date first written above.

DECLARANT:

SELF HELP ENTERPRISES

A California Non-Profit Corporation

AGENCY:

CITY OF HANFORD ,

A Municipal Corporation

By _____
Thomas J. Collishaw, President/CEO

By _____
Francisco Ramirez, Mayor

Dated: Dated:

By _____
Elizabeth M. Garcia, Asst. Secretary

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

STATE OF CALIFORNIA)
) SS
COUNTY OF _____)

On _____, 2021, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the persons, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

(SEAL)

NOTARY PUBLIC

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

STATE OF CALIFORNIA)
)
) SS
COUNTY OF _____)

On _____, 2021, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the persons, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

(SEAL)

NOTARY PUBLIC

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

STATE OF CALIFORNIA)
) SS
COUNTY OF _____)

On _____, 2021, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the persons, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

(SEAL)

NOTARY PUBLIC

EXHIBIT G

MEMORANDUM OF DEVELOPMENT COVENANT

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

City of Hanford
319 N. Douty Street
Hanford, CA 93230

(space ABOVE LINE reserved for RECORDER's USE ONLY)

MEMORANDUM OF DEVELOPMENT COVENANT

This Memorandum of Development Covenant ("**Memorandum**") is made as of month __, year __, by and between City of Hanford, a municipal corporation, ("**City**"), and Self-Help Enterprises, a California non-profit corporation ("**Developer**").

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

1. THE CITY and Developer have entered into that certain Development Covenant dated as of even date herewith (the "**Covenant**"), pursuant to which, *inter alia*, Developer has agreed to complete certain development obligations, as more particularly described in the Covenant.
2. The sole purpose of this Memorandum is to give notice of the Covenant in the public records. This Memorandum does not provide a complete summary of the Covenant and in no way modifies the provisions of the Covenant, all of which provisions are specifically made a part hereof as fully and completely as if set out in full herein.
3. This Memorandum shall be binding upon, and shall inure to the benefit of, the parties hereto, and their respective legal representatives, successors and assigns.
4. This Memorandum shall be recorded in the real property records of the County of Kings, California.
5. This Memorandum may be executed in counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.
6. This Memorandum shall terminate upon Completion of Construction in accordance with the provisions of Section 3.4 of the Covenant and the sale of the completed Project to households earning not greater than eighty percent (80%) AMI in accordance with the provisions of Section 4.1 of the Covenant.

IN WITNESS WHEREOF, the parties have executed this Memorandum on the day and year first above written.

CITY:

CITY OF HANFORD, a municipal corporation,

By: _____

Name: Francisco Ramirez

Its: Mayor

DEVELOPER:

SELF HELP ENTERPRISES, a California non-profit corporation

By: _____

Thomas J. Collishaw, President/CEO

Dated: _____

By: _____

Elizabeth M. Garcia, Asst. Secretary

Dated: _____

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

STATE OF CALIFORNIA)
)ss
COUNTY OF _____)

On _____, 2021, before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the persons whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the persons or the entity(ies) upon behalf of which the persons acted, executed the instrument.

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

WITNESS my hand and official seal.

(SEAL)

Notary Public

Attachment: 2021.10.26 Development Covenant - FINAL (City Att: Idlewood Way Purchase and Sale Agreement)

STATE OF CALIFORNIA)
)ss
COUNTY OF _____)

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

(SEAL)

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

STATE OF CALIFORNIA)
)ss
COUNTY OF _____)

On _____, 2021, before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the persons whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the persons or the entity(ies) upon behalf of which the persons acted, executed the instrument.

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

WITNESS my hand and official seal.

(SEAL)

Notary Public

Attachment: 2021.10.26 Development Covenant - FINAL (City Att: Idlewood Way Purchase and Sale Agreement)



AGENDA STAFF REPORT

MEETING DATE: 11/2/2021

AGENDA SECTION: E

SUBJECT:

Public Works: Approval of a payment to Kings Petroleum, for the purchase of diesel fuel for Fleet Operations, in the amount is \$30,934.19.

RECOMMENDATION:

That the City Council, by motion, approve a payment to Kings Petroleum, for the purchase of diesel fuel for Fleet Operations, in the amount is \$30,934.19.

BACKGROUND:

Section 2.48.060 of the Hanford Municipal Code governs how the City must process the purchase of any goods or services that exceed \$20,000. As stated below, it requires that Council approve all purchases over that threshold. For the purpose of this invoice, it sets a different limit for Council's approval of fuels and other specific items:

Purchases exceeding twenty thousand dollars (\$20,000.00) may be made either on an informal basis or on a formal competitive basis as identified below. In either case, however, the decision as to the acceptance or rejection of any bid shall be the responsibility of the council. The provisions of this section 2.48.060 shall not apply to the purchase of fuels, bituminous materials, and aggregate base for street purposes and related delivery costs provided that any such purchase shall not exceed the sum of thirty thousand dollars (\$30,000.00).

With the implementation of new and updated Purchasing policies for the City, it is necessary for Council to individually approve this outstanding invoice. Due to the increase in fuel costs, this purchase exceeds the maximum \$30,000 threshold for fuel purchases referenced in the municipal code. Moving forward, staff will have Council approve annual contracts with vendors, based on negotiated prices, that will allow Council to approve "not to exceed" amounts for the Contract year. Tonight's approval is necessary to ensure the fleet vehicles can continue to operate until the new process can be fully implemented and contracts can be put in place.

FISCAL IMPACT:

Quotes were received from local vendors. There are sufficient funds available in the Fleet Operations account to fund this purchase.

ATTACHMENTS:

FUEL INVOICE

KING'S PETROLEUM LLC

PROPANE • GASOLINE • DIESEL • OIL
559.733.4717 • VISALIA, CA

City Of Hanford Corp

900 S 10th Ave
 Hanford, CA 93230

INVOICE

Customer #:	800350
Payment Terms:	Net 10
Invoice #:	85154
PO #:	222000485
Invoice Date:	2021-10-21
Due Date:	Net 10th of the month
Total Due	\$30,934.19

Make Check Payable to: King's Petroleum LLC

Amount Enclosed: \$

Remit To:

King's Petroleum LLC
 PO BOX 841318
 LOS ANGELES, CA 90084-131

00008003500000085154000309341900030934192

Customer Name		Delivery/Service Address		Cust #	Invoice #	Inv Date
City Of Hanford Corp		900 S 10th Ave - Hanford, CA 93230		800350	85154	2021-10-21
Quantity	Item Number	Description	Unit Price	TOTAL		
7950.00	Clear Diesel Ultra Low	Clear Diesel Ultra Low Sulfur Diesel #2 PO #: 222000485 Delivered By: Mark S on 10/21/2021	\$3.0900	\$24,565.50		
1.00	Regulatory Compliance	Regulatory Compliance Fee	\$9.5000	\$9.50		
		AB 32 - .005/Gal:		\$39.75		
		California State - Diesel - 13%:		\$3201.93		
		California State Excise - Diesel - .389/Gal:		\$3092.55		
		Federal L.U.S.T - .001/Gal:		\$7.95		
		Kings County - Standard:		\$0.00		
		Spill Fee - Diesel - .00214/Gal:		\$17.01		

Tank/Equipment: Bulk Tank - Clear Diesel Tank - 910 S 10th Ave.

For Fuel or Service At:

900 S 10th Ave - Hanford, CA 93230

Sub Total	\$24,575.00
Charges	\$0.00
Tax Total	\$6,359.19
TOTAL DUE	\$30,934.19

City Of Hanford - 10/21/21
 BOL #2687135
 PO #222000485

King's Petroleum LLC
 PO BOX 841318
 LOS ANGELES, CA 90084-131

Attachment: FUEL INVOICE (PW: Approve Fuel Purchase)



PROPANE • GASOLINE • DIESEL • OIL
559.733.4717 • VISALIA, CA

Date	10-21-21
BOL#	2687135
Ref#	
PO#	
Customer	King's

CIRCLE THE NUMBERS THAT APPLY

- #1 Excessive Load/Unload Time #4 Split Load
 #2 Split Delivery #5 Retain
 #3 Pump Out #6 Pump Charge

Loading Information

Arrival Time 10:15 AM
 Departure Time 12:00 PM
 Total Time 1 HR 45 min
 Explanation 4 Trucks Waiting

Unloading Information

Arrival Time 12:45 PM
 Departure Time _____
 Total Time _____
 Explanation _____

	PRODUCT CLR USD	PRODUCT CLR USD	PRODUCT CLR USD	PRODUCT /
	GALS LOADED 3800	GALS LOADED 1500	GALS LOADED 2700	GALS LOADED /

Date: 10-21-21 Truck No: 14 Trailer No: 14A

THANK YOU FOR YOUR BUSINESS!

Delivered To: City of Hanford

Address: Hanford CA

Product	Gallons		Before		After	
	Gross	Net	Inch	Gals	Inch	Gal
87						
89						
91						
Clear	8000	7950	26 1/4"		80"	
Red						
Total	8000	7950	Rack			
Gallon			KM Fresno			

Retain/Diversion

From: _____
 To: _____
 Gallons: _____

Explanation of Additional Charges

Drivers Printed Name:
Mark Sublita

Customer Signature:

Attachment: FUEL INVOICE (PW: Approve Fuel Purchase)

HIGHWAY TRANSPORTATION RECEIPT**KINDER MORGAN 4149 S. Maple Ave, Fresno, CA, 93725****ORIGINAL BILL OF LADING - NOT NEGOTIABLE****(LOADING TICKET)**

RECEIVED. THE PROPERTY DESCRIBED BELOW, IN APPARENT GOOD ORDER WHICH SAID TRANSPORTATION COMPANY (THE WORD "COMPANY" BEING UNDERSTOOD AS INCLUDING ANY PERSON OR CORPORATION IN POSSESSION OF THE PROPERTY) AGREES TO TRANSPORT AND DELIVER TO CONSIGNEE AT HIS USUAL PLACE OF DELIVERY (IF ON ITS OWN LONE ROUTE). OTHERWISE TO DELIVER TO ANOTHER CARRIER ON THE ROUTE TO SAID DESTINATION. IT IS MUTUALLY AGREED THAT THE TRANSPORTATION SERVICES HEREUNDER ARE SUBJECT TO ALL THE PRINTED TERMS AND CONDITIONS NOT PROHIBITED BY LAW, OF THE "TRANSPORTATION COMPANY'S" UNIFORM BILL OF LADING. "CONTRACT" OR "ANYWHERE-FOR-HIRE" SERVICES WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. SERVICE ORDER OR OTHER AGREEMENT EXECUTED OR AGREED TO BETWEEN PARTIES HERETO WHEN NOT IN CONTRAVENTION OF ANY EXISTING LAW. WHEN MOVEMENT IS IN A VEHICLE OPERATED BY SHIPPER, OR OWNER OF PRODUCT, THIS DOCUMENT SERVES ONLY AS A RECEIPT FOR PRODUCT LOADED.

STATE EXCISE TAX, IF ANY, ON MOTOR VEHICLE FUEL COVERED BY THIS LOADING TICKET HAS BEEN ASSUMED AND WILL BE PAID BY THE SHIPPER.

CARRIER CERTIFIES THAT THE CARGO TANK SUPPLIED FOR THIS SHIPMENT IS A PROPER CONTAINER FOR THE TRANSPORTATION OF THIS COMMODITY AND COMPLIES WITH THE DEPT. OF TRANSPORTATION SPECIFICATIONS AND REGULATIONS FOR THE TRANSPORTATION OF EXPLOSIVES AND OTHER DANGEROUS ARTICLES.

THIS IS TO CERTIFY THAT THE BELOW-NAMED MATERIALS ARE PROPERLY CLASSIFIED, DESCRIBED, PACKAGED, MARKED, AND LABELED, AND ARE IN PROPER CONDITION FOR TRANSPORTATION, ACCORDING TO THE APPLICABLE REGULATIONS OF THE DEPT. OF TRANSPORTATION.

NOTE: NET VOLUME HAS BEEN ADJUSTED TO 60 F

Destination 0000001025
King's Petroleum LLC
Visalia, CA 93292-6632

FOR PRODUCT EMERGENCY
Spill, Leak, Fire, Exposure or Accident
CALL CHEMTREC-DAY OR NIGHT

800-424-9300

KINDER MORGAN
CCN12469

TRUCK NO. 14		TRUCK LICENSE NO. 99170A1		TRAILER 1 NO. 14A		TRAILER 1 LICENSE NO. 4EG3643		TRAILER 2 NO.		TRAILER 2 LICENSE NO.	
TERM NO.		HTR. NO.		TIME		DATE		DRIVER NO.		CARRIER	
FR		0002687135		Card IN: 11:39 Card OUT: 11:50		10/21/2021 10/21/2021		11800001		KINGS PETROLEUM	

SHIPPER 0000000144
JACO OIL COMPANY
PO BOX 82515
BAKERSFIELD, CA 93380 2515

CONSIGNEE 0000000146
Wholesale Fuels Inc.
2200 Brundage Lane
Bakersfield, CA 93307

BAY NO: 8W

PRODUCT CODE	PRODUCT NAME	OCT.	TEMP.	GRAVITY	GROSS GALLONS	NET GALLONS
NA1993 DIESEL FUEL, 3, PG III / 1 CARGO TANK QQQ108	CARB ULS DIESEL	0.0	73.4	38.0	8000	7950

UNDYED CARB ULTRA LOW SULFUR DIESEL, 15 PPM OR LESS SULFUR, MAY CONTAIN UP TO 5% BIODIESEL

EPA DIESEL FACILITY ID - #4453-81834

SIGNATURE OF DRIVER:

MARK SUFLITA

Packet Pg. 75

Attachment: FUEL INVOICE (PW: Approve Fuel Purchase)

FUEL QUOTE SHEET

14.E.a

Date: 10/21/2021

Quote For: Diesel

Base Price						
Company	Contact	Phone Number	FAX Number		Unlead	Diesel
G.V. Burrows Inc	Darryl	924-2064	924-9316	\$		Left msg /per gal
J C Lansdowne	Ryan ryan@jclansdowne.com	651-1760	651-8156	\$		Left msg /per gal
Buford Oil	John/Leah	582-9028 / 816-2637/ 816-2638	582-1902	\$		3.105 /per gal
Silvas Oil	Carl carl.mccain@silvasoil.com fueldispatch@silvasoil.com	Small Loads / Big Loads 582-0221 / 445-1908	445-1910			3.14 /per gal
Interstate Oil	Roland	233-3221/ 349-8514	233-1532	\$		3.215 /per gal
Kings Petroleum	Shanoor shirani@kingspetro.com	909-6330		\$		3.09 /per gal
Gregs Petroleum Srvc	Bob patricia@gregspetro.com	661-535-4900	661-535-4990	\$		3.22 /per gal

(Call Silva's Fresno number for truck/trailer loads (FLEET); Use the Hanford number for other Departments.)

REQUISITION NUMBER: _____

P.O. NUMBER: _____

Ordering Information

Company	Vendor No.	PO No.
G.V. Burrows, Inc	105591	
J C Lansdowne	105635	22100751
Buford Oil	105006	22100734
Silvas Oil	105011	22100766
Interstate Oil	104486	22100749
Kings Petroleum	105551	
Gregs Petroleum	106520	

ORG	OBJECT
Fleet	20400000-743300
Utilities	20810000-778500
WWTP	20710000-778500

1 Load =
8,500 Gallons Unleaded
7,500 Gallons Diesel
2,000 WWTP Gallons

Road Tax:

Is added to every truck/trailer load as a separate entry.

(Do not add sales tax to road tax.)

(Do not add road tax to WWTP or Utilities.)

If they should ask:

\$.18 State Excise Tax (we pay)

\$.243 Federal Tax (we don't pay)

Locations: Tank 5 Grangeville / Centennial

Tank 6 Fargo / RR Tracks

Gas Type	Amount of Road Tax to Add
Diesel	\$1,265.40
Unleaded	\$1,504.80

ALWAYS ORDER:

- CLEAR DIESEL FOR FLEET
- RED DIESEL FOR GENERATORS

Attachment: FUEL INVOICE (PW: Approve Fuel Purchase)

CITY OF HANFORD
 900 S. 10TH AVE.
 HANFORD, CA. 93230
 559-585-2553

OCT 21, 2021 6:20 AM

SYSTEM STATUS REPORT

ALL FUNCTIONS NORMAL

INVENTORY REPORT

1: UNLEADED

VOLUME = 8972 GALS
 ULLAGE = 3060 GALS
 90% ULLAGE = 1856 GALS
 TC VOLUME = 8801 GALS
 HEIGHT = 67.04 INCH
 WATER VOL = 15 GALS
 WATER = 0.79 INCH
 TEMP = 87.1 DEG F

2: PREMIUM

VOLUME = 5948 GALS
 ULLAGE = 6084 GALS
 90% ULLAGE = 4880 GALS
 TC VOLUME = 5841 GALS
 HEIGHT = 47.58 INCH
 WATER VOL = 0 GALS
 WATER = 0.00 INCH
 TEMP = 85.7 DEG F

3: DIESEL

VOLUME = 2868 GALS
 ULLAGE = 9164 GALS
 90% ULLAGE = 7960 GALS
 TC VOLUME = 2835 GALS
 HEIGHT = 27.65 INCHES
 WATER VOL = 19 GALS
 WATER = 0.94 INCHES
 TEMP = 84.9 DEG F

***** END *****

Attachment: FUEL INVOICE (PW: Approve Fuel Purchase)



FUEL PRICE QUOTE REQUEST

City of Hanford – Public Works
900 S. 10th Avenue
Hanford, CA 93230
P: (559) 585-2551
F: (559) 583-1529
vreitsma@cityofhanfordca.com

October 21, 2021

Kings Petroleum
Attn: Shanoor
F: (559) 909-6330
shirani@kingspetro.com
PO #222000485

Please send a price quote on the following Fuel:

- ☐ Unleaded Fuel
- ☒ Clear Diesel
- ☐ Red Diesel (for Generators)

BASE PRICE:

Unleaded \$ / per gal.

Diesel \$ /per gal.

DELIVERY DATE:

October 21, 2021

Please fax fuel quote to: (559) 583-1529; or email to: vreitsma@cityofhanfordca.com

Thank you!

Attachment: FUEL INVOICE (PW: Approve Fuel Purchase)



AGENDA STAFF REPORT

MEETING DATE: 11/2/2021	AGENDA SECTION: F
--------------------------------	--------------------------

SUBJECT:

Public Works: Approval of a Quitclaim Deed in favor of The City of Hanford, California as it relates to the San Joaquin Valley Homes Tract 928 Unit II, and Authorization for the Mayor to execute and the City Clerk to attest to said Quitclaim Deed and file with the Kings County Recorder's Office..

RECOMMENDATION:

That the Council, by motion, approve the attached Quitclaim Deed in favor of The City of Hanford, California for property located as shown on the attached map and authorize the Mayor to execute and the City Clerk to attest said Quitclaim Deed and file with the Kings County Recorder's Office.

BACKGROUND:

As part of the development of Tract 928 Unit II the Surveyors identified an area of property that was not clearly owned by the developer. As a result, the developer is quit claiming their interest of that portion of land to the City of Hanford. Since that property is located within the landscape buffer adjacent to Vintage Estates, the City will maintain it as part of the Landscape Assessment District

A copy of the final map previously approved by Council and a Quit Claim Deed are attached for your review.

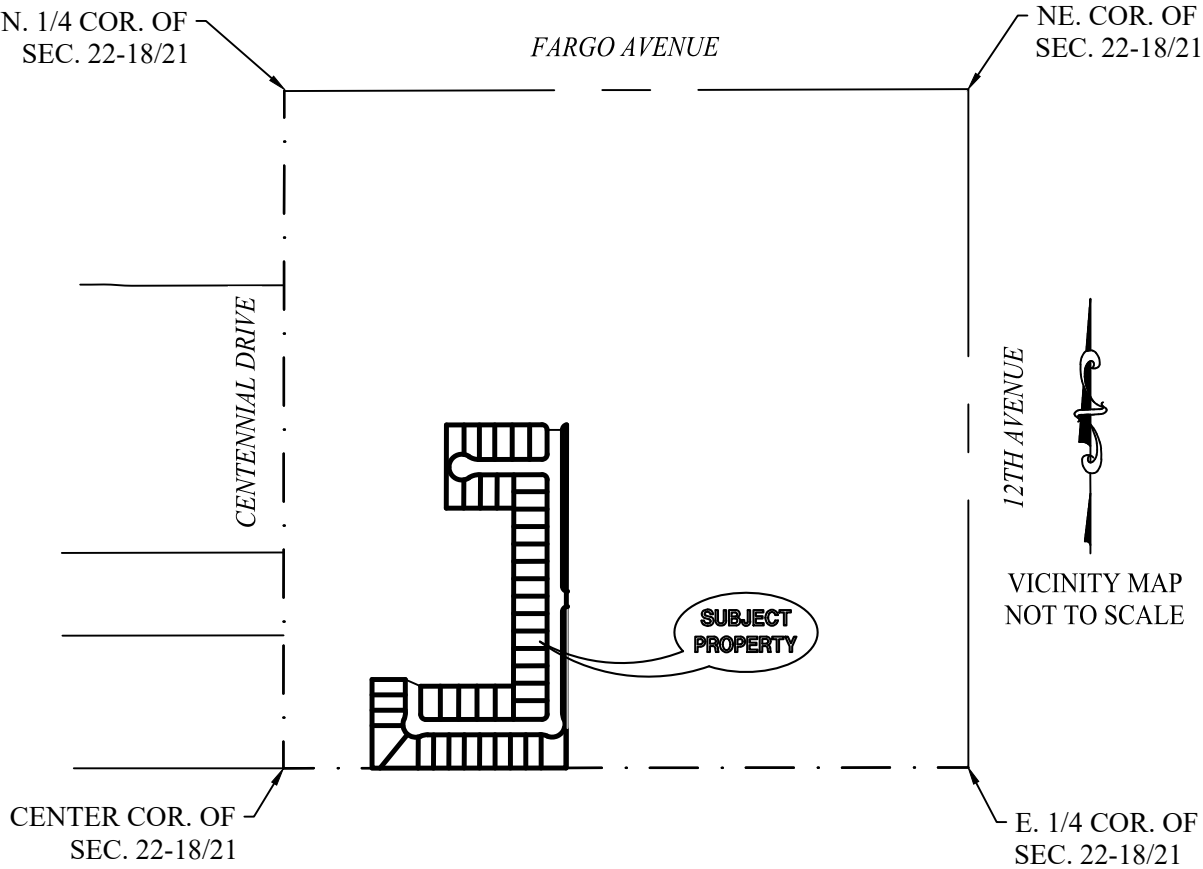
FISCAL IMPACT:

There is no fiscal impact for processing this quitclaim deed.

ATTACHMENTS:

Final Map - Council Approved Tract 928 Unit II
Quit Claim

COUNTY TRACT No. 928
UNIT II
CITY OF HANFORD, COUNTY OF KINGS
STATE OF CALIFORNIA

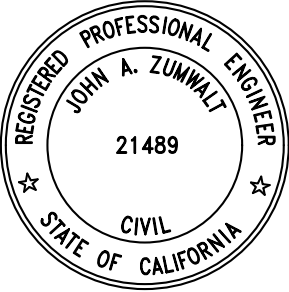


ENGINEER'S STATEMENT

THIS MAP CONSISTING OF FOUR SHEETS WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JIM ROBINSON OF SAN JOAQUIN VALLEY HOMES IN THE MONTH OF MAY 2021 I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS ____ DAY OF _____, 20 ____.

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



ACTING CITY SURVEYOR

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

DATED THIS ____ DAY OF _____, 20 ____.

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



CITY ENGINEER'S STATEMENT

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

DATED THIS ____ DAY OF _____, 20 ____.

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



TAX COLLECTOR'S STATEMENT

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

DATE: _____

JAMES P. ERB, CPA; DIRECTOR OF FINANCE

BY: _____

CITY CLERK'S CERTIFICATE

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

DATED THIS ____ DAY OF _____, 20 ____.

NATALIE CORRAL, CITY CLERK

PLANNING COMMISSION CERTIFICATE

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

GABRIELLE MYERS, ACTING COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

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

KRISTINE LEE, KINGS COUNTY RECORDER

BY: _____
DEPUTY

COUNTY TRACT No. 928
UNIT II
____CITY OF HANFORD, COUNTY OF KINGS,____
STATE OF CALIFORNIA

OWNER'S STATEMENT

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

PRESIDIO JJR BELLA VISTA II 150, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
JJR MANAGEMENT SERVICES, INC. A CALIFORNIA CORPORATION, ITS OPERATING MANAGER
JOSEPH A. LEAL, PRESIDENT

PRESIDIO JJR BONTERRA II 160, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS FEE TITLE OWNERS

BY: _____
JJR MANAGEMENT SERVICES, INC. A CALIFORNIA CORPORATION, ITS OPERATING MANAGER
JOSEPH A. LEAL, PRESIDENT

FARMERS AND MERCHANTS BANK OF LONG BEACH, A CALIFORNIA CORPORATION, AS BENEFICIARY
UNDER DEED OF TRUST DATED JUNE 21, 2021 AND RECORDED JUNE 30, 2021 AS DOCUMENT NO. 2114772

BY: _____

NAME: _____

TITLE: _____

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

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STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____,

NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

(PRINT NAME) _____

MY COMMISSION NO. _____ MY COMMISSION EXPIRES _____

PRINCIPAL OFFICE IN COUNTY OF _____

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____,

NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

(PRINT NAME) _____

MY COMMISSION NO. _____ MY COMMISSION EXPIRES _____

PRINCIPAL OFFICE IN COUNTY OF _____

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____,

NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

(PRINT NAME) _____

MY COMMISSION NO. _____ MY COMMISSION EXPIRES _____

PRINCIPAL OFFICE IN COUNTY OF _____

CIVIL ENGINEERS

ZUMWALT
HANSEN &

LAND SURVEYORS

609 N. IRWIN ST.

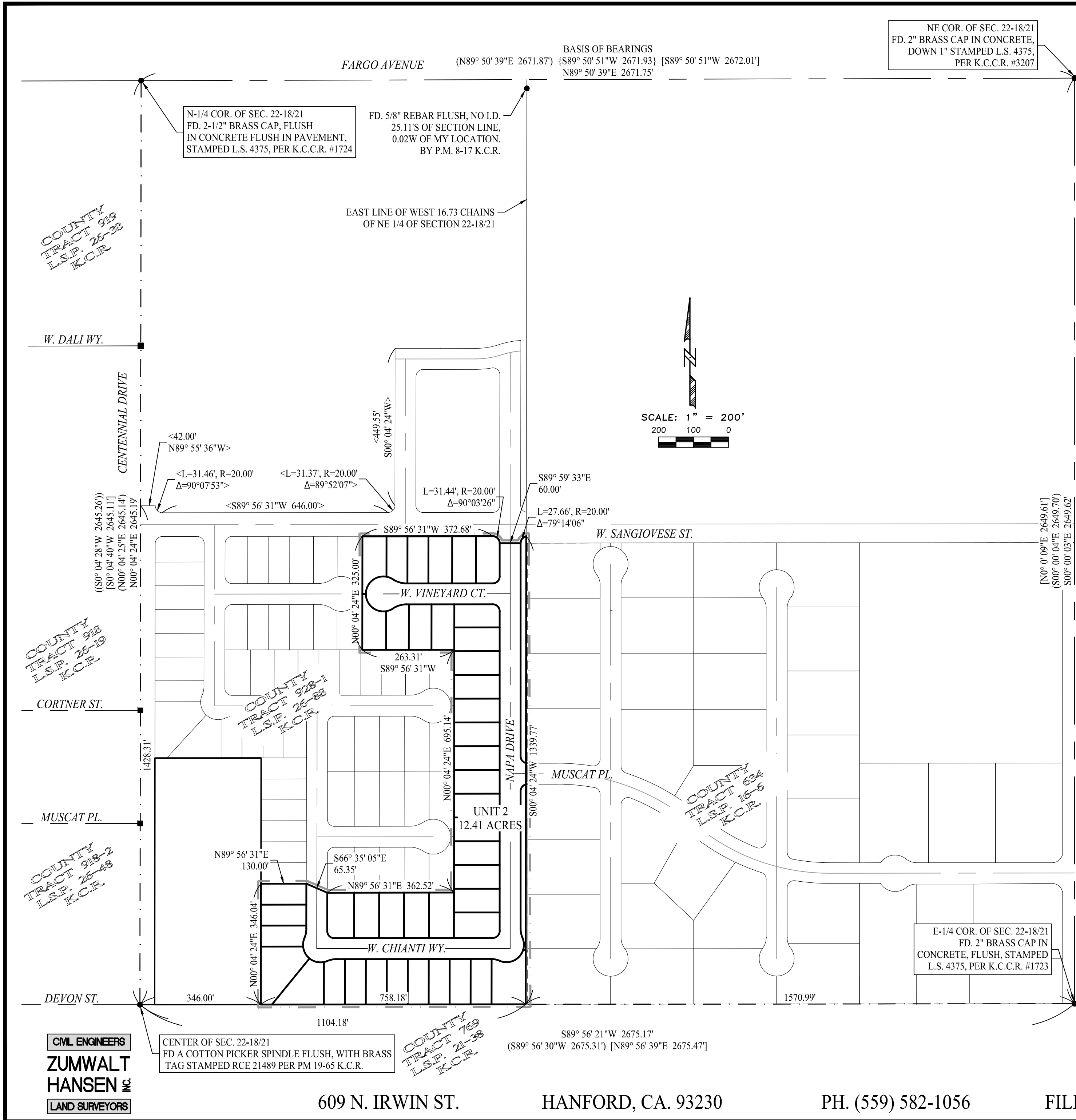
HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0606353

SHEET TWO OF FIVE SHEETS

Attachment: Final Map - Council Approved Tract 928 Unit II (PW: Approval of Quitclaim Deed for Tract 928 Unit II)



COUNTY TRACT No. 928 UNIT II

CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

REMAINDER PARCEL OF COUNTY TRACT NO. 928, UNIT I, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED JUNE 8, 2021, IN BOOK 26 PAGE 88 OF LICENSED SURVEYORS' PLATS, KINGS COUNTY RECORDS.

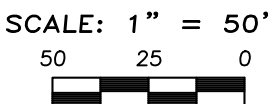
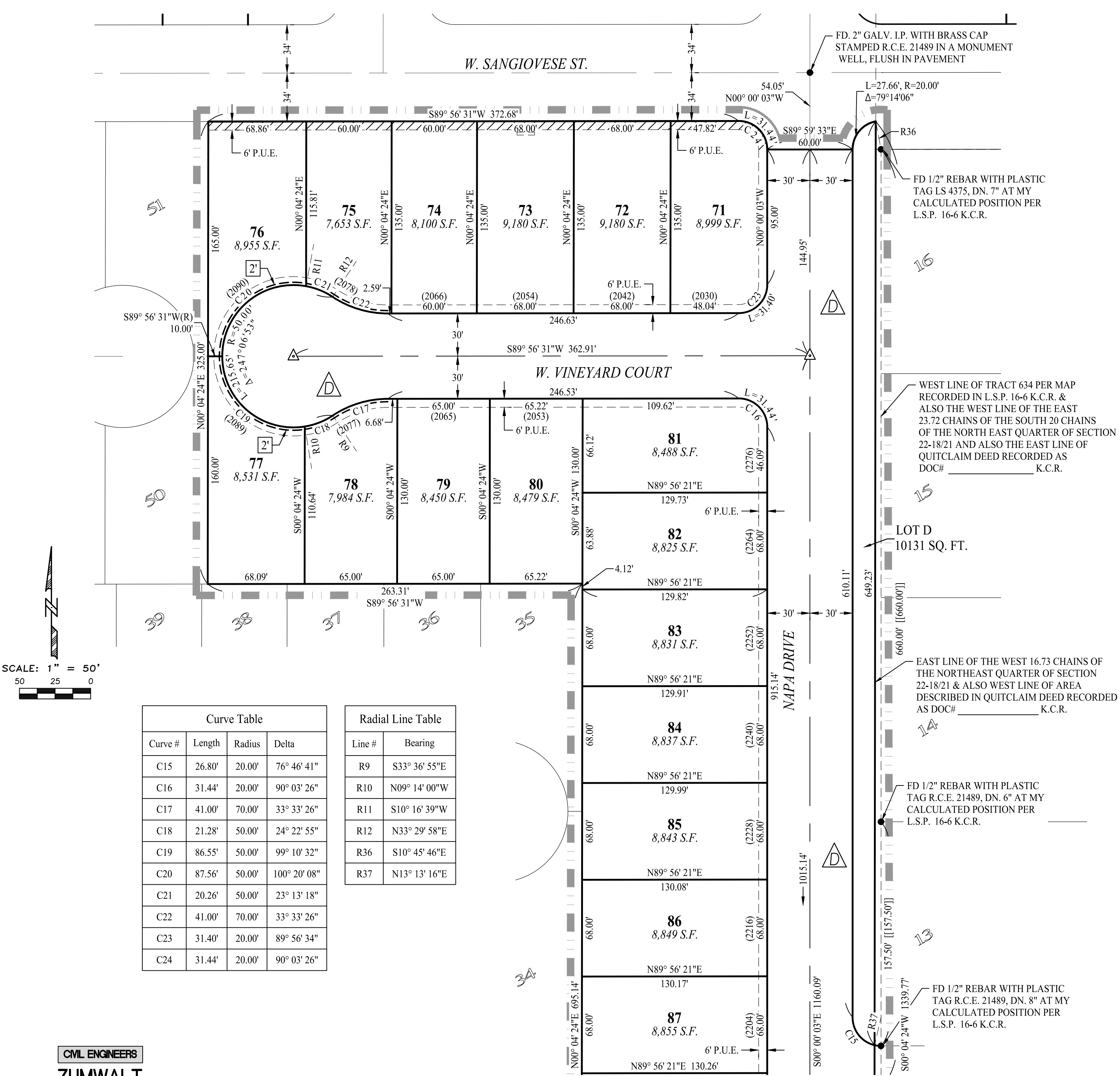
BASIS OF BEARINGS
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., BEARS S 89° 50' 39" W PER L.S.P. 21-53, K.C.R.

SURVEYOR'S NOTE
ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:
THE REAR CORNERS OF LOTS 71-76 ADJACENT TO SANGIOVESE ST. ARE MONUMENTED WITH 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED RCE 21489, SET 6" DEEP ON THE SIDE LOT LINE A DISTANCE OF 9.00 FEET (PERPENDICULAR) FROM THE REAR CORNER. THE REAR CORNERS OF LOTS 57-70 ARE OF THE SAME CHARACTER BUT 4.00 FEET (PERPENDICULAR) FROM THE REAR CORNER.

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

- LEGEND**
- FOUND AND ACCEPTED MONUMENT AS NOTED
 - FD. 2" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN A MONUMENT WELL, FLUSH IN PAVEMENT
 - SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
 - △ SET 2"x24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT
 - LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, SET 6" DEEP, SEE SPECIAL MONUMENTATION NOTE
 - INDICATES 6' PUBLIC UTILITY EASEMENT, EXCEPT AS NOTED
 - △ NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
 - () RECORD DATA PER L.S.P. 21-53, K.C.R.
 - { } RECORD DATA PER P.M. 17-5, K.C.R.
 - { { } RECORD DATA PER DEED BK. 1149, PG 495, O.R.
 - [] RECORD DATA PER P.M. 8-17, K.C.R. (OR CALCULATED THEREFROM)
 - [[] RECORD DATA PER L.S.P. 16-6, K.C.R.
 - (()) RECORD DATA PER L.S.P. 26-19, K.C.R.
 - < > RECORD DATA PER L.S.P. 26-88, K.C.R.
 - (1234) INDICATES STREET ADDRESSES
 - ACCESS DENIED TO W. SANGIOVESE ST.
 - DISTINCTIVE BORDER
 - 2' PEDESTRIAN ACCESS EASEMENT
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF



Curve Table			
Curve #	Length	Radius	Delta
C15	26.80'	20.00'	76° 46' 41"
C16	31.44'	20.00'	90° 03' 26"
C17	41.00'	70.00'	33° 33' 26"
C18	21.28'	50.00'	24° 22' 55"
C19	86.55'	50.00'	99° 10' 32"
C20	87.56'	50.00'	100° 20' 08"
C21	20.26'	50.00'	23° 13' 18"
C22	41.00'	70.00'	33° 33' 26"
C23	31.40'	20.00'	89° 56' 34"
C24	31.44'	20.00'	90° 03' 26"

Radial Line Table	
Line #	Bearing
R9	S33° 36' 55"E
R10	N09° 14' 00"W
R11	S10° 16' 39"W
R12	N33° 29' 58"E
R36	S10° 45' 46"E
R37	N13° 13' 16"E

CIVIL ENGINEERS
**ZUMWALT
HANSEN &**
LAND SURVEYORS

COUNTY TRACT No. 928
UNIT II
CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

BASIS OF BEARINGS
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., BEARS S 89° 50' 39" W PER L.S.P. 21-53, K.C.R.

SURVEYOR'S NOTE
ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:
THE REAR CORNERS OF LOTS 71-76 ADJACENT TO SANGIOVESE ST. ARE MONUMENTED WITH 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED RCE 21489, SET 6" DEEP ON THE SIDE LOT LINE A DISTANCE OF 9.00 FEET (PERPENDICULAR) FROM THE REAR CORNER. THE REAR CORNERS OF LOTS 57-70 ARE OF THE SAME CHARACTER BUT 4.00 FEET (PERPENDICULAR) FROM THE REAR CORNER.

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 - (1234) INDICATES STREET ADDRESSES
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- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

WEST LINE OF TRACT 634 PER MAP RECORDED IN L.S.P. 16-6 K.C.R. & ALSO THE WEST LINE OF THE EAST 23.72 CHAINS OF THE SOUTH 20 CHAINS OF THE NORTH EAST QUARTER OF SECTION 22-18/21 AND ALSO THE EAST LINE OF QUITCLAIM DEED RECORDED AS DOC# K.C.R.

EAST LINE OF THE WEST 16.73 CHAINS OF THE NORTHEAST QUARTER OF SECTION 22-18/21 & ALSO WEST LINE OF AREA DESCRIBED IN QUITCLAIM DEED RECORDED AS DOC# K.C.R.

FD 1/2" REBAR WITH PLASTIC TAG R.C.E. 21489, DN. 8" AT MY CALCULATED POSITION PER L.S.P. 16-6 K.C.R.

FD. 2" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN A MONUMENT WELL, FLUSH IN PAVEMENT

FD 1/2" REBAR WITH PLASTIC TAG LS 4375, DN. 7" AT MY CALCULATED POSITION PER L.S.P. 16-6 K.C.R.

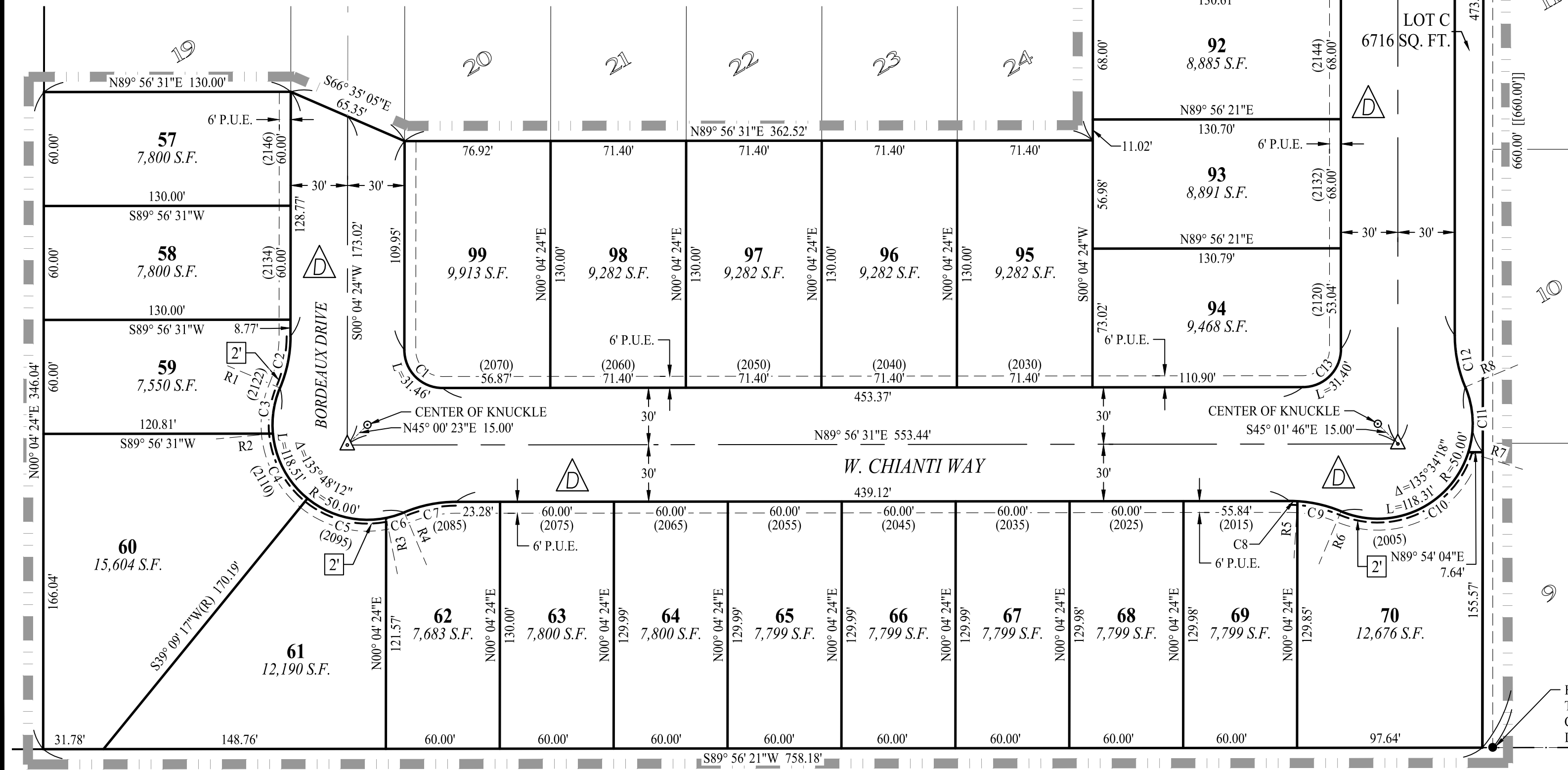
FOR CONTINUATION SEE SHEET 4

LEGEND

- FOUND AND ACCEPTED MONUMENT AS NOTED
- FD. 2" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN A MONUMENT WELL, FLUSH IN PAVEMENT
- SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
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- DISTINCTIVE BORDER
- 2' PEDESTRIAN ACCESS EASEMENT

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

SCALE: 1" = 50'



FOR CONTINUATION SEE SHEET 3

COUNTY TRACT No. 928
UNIT II
CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

Curve Table			
Curve #	Length	Radius	Delta
C1	31.46'	20.00'	90° 07' 53"
C2	27.90'	70.00'	22° 50' 10"
C3	24.61'	50.00'	28° 12' 22"
C4	39.75'	50.00'	45° 32' 55"
C5	44.12'	50.00'	50° 33' 25"
C6	10.03'	50.00'	11° 29' 29"
C7	27.90'	70.00'	22° 50' 08"
C8	4.17'	70.00'	3° 24' 34"
C9	23.71'	70.00'	19° 24' 18"
C10	83.19'	50.00'	95° 19' 49"
C11	35.12'	50.00'	40° 14' 29"
C12	27.87'	70.00'	22° 48' 52"
C13	31.40'	20.00'	89° 56' 34"
C14	26.72'	20.00'	76° 32' 43"
C15	26.80'	20.00'	76° 46' 41"

Radial Line Table	
Line #	Bearing
R1	N67° 05' 25"W
R2	N84° 42' 12"E
R3	S11° 24' 08"E
R4	S22° 53' 37"E
R5	S03° 21' 05"W
R6	S22° 45' 23"W
R7	S72° 34' 26"E
R8	N67° 11' 05"E
R37	N13° 13' 16"E
R38	S13° 27' 20"E

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., BEARS S 89° 50' 39" W PER L.S.P. 21-53, K.C.R.

SURVEYOR'S NOTE

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:

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CIVIL ENGINEERS
ZUMWALT
HANSEN
LAND SURVEYORS

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0606353

SHEET FIVE OF FIVE SHEETS

LETTER OF TRANSMITTAL

TO:

City of Hanford Public Works

Date 06/22/2021 Job No. 0606353

Attn: John Doyel

Re: Quitclaim Deed: SJVH TR 928 Unit 2

We are sending you ☒ Attached ☐ Under separate cover via hand the following items:

ORIGINAL	COPIES	# OF PGS	DESCRIPTION
1		5	Quitclaim deed

THESE ARE BEING TRANSMITTED as checked below:

- ☐ For approval ☐ For your use ☐ As requested
☐ 1st Submittal ☒ For recording ☐ For review and comment
☐ 2nd Submittal ☒ For Signature
☐ Re-Submittal ☐ For bids due _____, 20____

REMARKS _____

COPY TO _____ with Enclosures ☐ Yes ☐ No
 _____ with Enclosures ☐ Yes ☐ No
 _____ with Enclosures ☐ Yes ☐ No
 _____ with Enclosures ☐ Yes ☐ No

SIGNED _____

If enclosures are not as noted, kindly notify us at once.

RECORDING REQUESTED BY:

When Recorded Mail Document and Tax
Statement To:

Name: City of Hanford
319 N. Douty St.
Hanford, CA 93230

APN: 011-020-031 (Portion)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ None

- ☐ computed on the full value of property conveyed, or
☐ computed on the full value less value of liens or encumbrances remaining at time of sale,
☒ Unincorporated Area (X) City of Hanford

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

Presidio JJR Bonterra II 160, LLC, a Delaware Limited Liability Company and
 Presidio JJR Bella Vista II 150, LLC, a Delaware Limited Liability Company

hereby Quitclaims to:

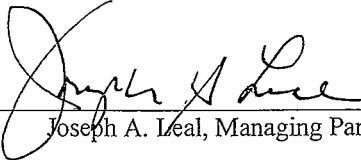
CITY OF HANFORD, a Municipal Corporation,

The real property in the City of Hanford, County of Kings, State of California, described as follows:

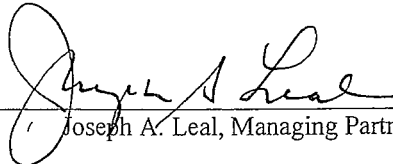
SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION AND PLAT, and CERTIFICATE OF ACCEPTANCE,
 attached hereto and made a part hereof.

DATE: JUNE 18, 2021

Presidio JJR Bonterra II 160, LLC, Delaware Limited Liability Company

By: 
 Joseph A. Leal, Managing Partner

Presidio JJR Bella Vista II 150, LLC, Delaware Limited Liability Company

By: 
 Joseph A. Leal, Managing Partner

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Quitclaim Deed

Attachment: Quit Claim (PW: Approval of Quitclaim Deed for Tract 928 Unit II)

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

STATE OF CALIFORNIA
COUNTY OF TULARE

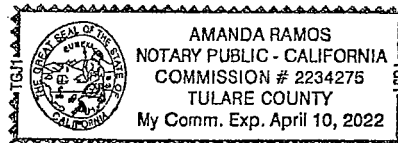
On JUNE 18, 2021 before me, AMANDA RAMOS, Notary Public, personally appeared JOSEPH A. LEAL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS MY HAND AND OFFICIAL SEAL.

Signature

Amanda Ramos



Attachment: Quit Claim (PW: Approval of Quitclaim Deed for Tract 928 Unit II)

EXHIBIT A

A portion of the Northeast Quarter of Section 22, Township 18 South, Range 21 East, MDB&M according to approved government Township Plats thereof, in the City of Hanford, County of Kings, State of California described as follows:

Beginning at the Southeast corner of said Northeast quarter;

Thence South $89^{\circ}56'21''$ West along the south line of said Northeast Quarter, a distance of 1565.52 feet to the West line of the East 23.72 chains of said Northeast Quarter, being the True Point of Beginning;

Thence continuing South $89^{\circ}56'21''$ West, along last said south line, a distance of 5.47 feet to the East line of the West 16.73 chains of said Northeast Quarter;

Thence North $00^{\circ}04'24''$ East, along the East line of last said West 16.73 chains, a distance of 1320.00 feet to the North line of the South 20.00 chains of said Northeast Quarter;

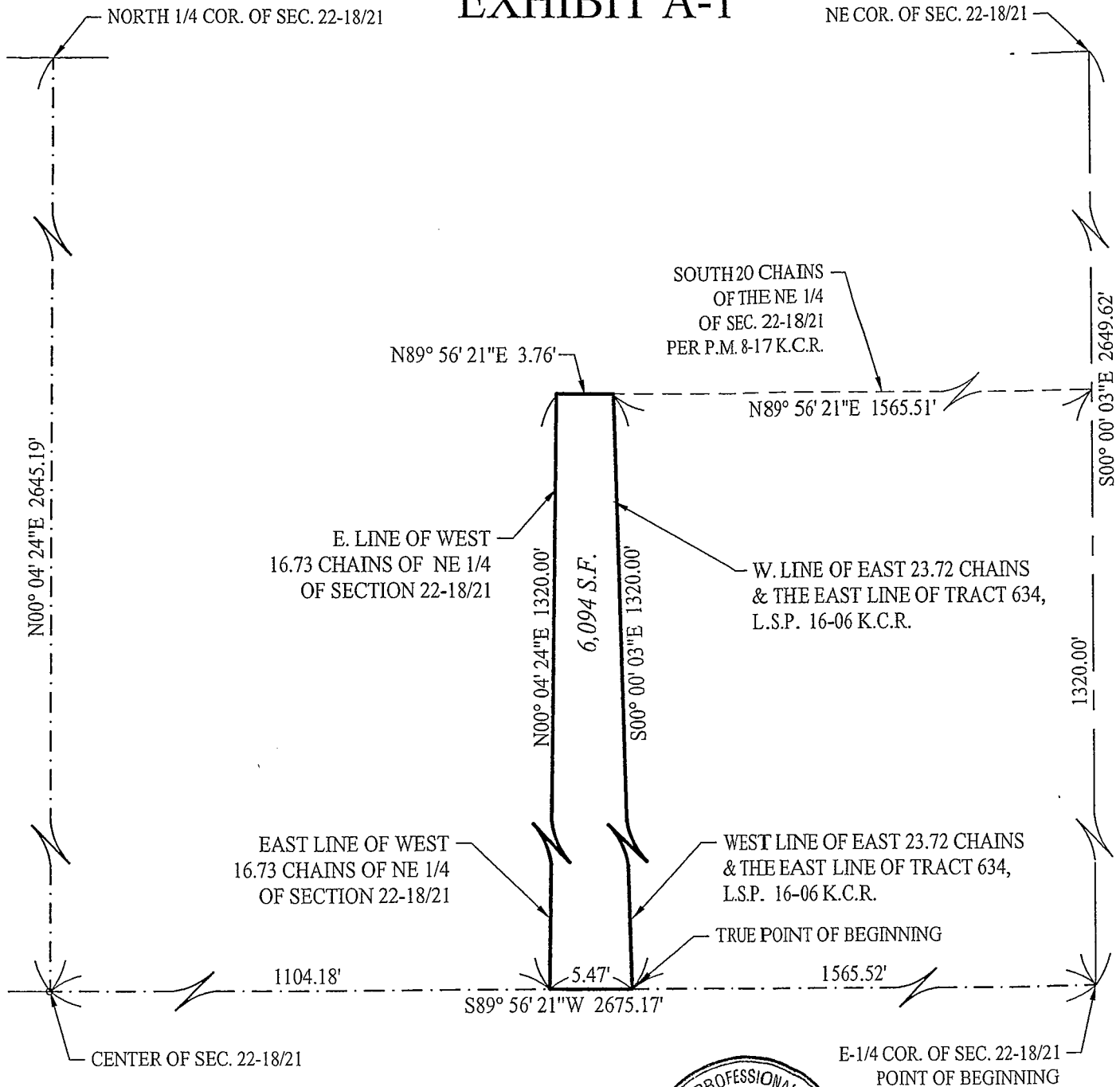
Thence North $89^{\circ}56'21''$ East, along last said North line of the South 20.00 chains, a distance of 3.76 feet to the said West line of the East 23.72 chains;

Thence South $00^{\circ}00'03''$ East, along last said West line, a distance of 1320.00 feet to the True Point of Beginning;

Containing 6,094 square feet more or less



"EXHIBIT A-1"



Attachment: Quit Claim (PW: Approval of Quitclaim Deed for Tract 928 Unit II)



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

Quitclaim Plat
Portion of the NE 1/4
of Section 22-18/21

Job No. 0606352
Drawn By: JB
Checked By: JZ
Indexed By:
Date: 4/30/2021

Sheet No.

1 of 1

DEED CERTIFICATION

This is to certify that the interest in real property conveyed by the Quitclaim Deed dated _____, 2021 from Presidio JJR Bonterra II 160, LLC, a Delaware Limited Liability Company and Presidio JJR Bella Vista II 150, LLC, a Delaware Limited Liability Company to the CITY OF HANFORD, a municipal corporation, is hereby accepted by order of the City Council of the City of Hanford and the Grantee consents to recordation by its duly authorized officer.

DATED: _____, 2021

CITY OF HANFORD,
a municipal corporation

By: _____
For: Mario Cifuentes, City Manager

Attest: _____
Natalie Corral, Interim City Clerk

Attachment: Quit Claim (PW: Approval of Quitclaim Deed for Tract 928 Unit II)



AGENDA STAFF REPORT

MEETING DATE: 11/2/2021

AGENDA SECTION: G

SUBJECT:

Police: Approval of a Sole Source Purchase to Sun Ridge Systems, Inc, of El Dorado Hills Ca, in the amount of \$40,300, to cover the cost of IRIMS Software and four (4) years of annual subscription fees for the Hanford Police Department; Appropriate \$40,300 in the Police Department Budget to cover the cost of the purchase, and Approve the use of ARPA funds to cover the expenditure.

RECOMMENDATION:

That the Hanford City Council, by Motion, approve a Sole Source Purchase to Sun Ridge Systems, Inc, of El Dorado Hills Ca, in the amount of \$40,300, to cover the cost of IRIMS Software and four (4) years of annual subscription fees for the Hanford Police Department; Appropriate \$40,300 in the Police Department Budget to cover the cost of the purchase, and Approve the use of ARPA funds to cover the expenditure.

BACKGROUND:

Several years back, the State of California passed the Racial Identity and Profiling A (RIPA), which was aimed at eliminating racial and identity profiling, and improving diversity and racial and identity sensitivity in law enforcement. State wide implementation is required by RIPA and was based upon the size of each agency. The Hanford Police Department is in the 3rd phase of the implementatoin, with a requirement that the department be fully compliant by January 1, 2022. The Act requires officers to document all law enforcement contacts by the end of each of their shifts. As Council can imagine, this requirement will result in tens of thousands of these mandated reports.

To ensure that the Department stays in compliance with RIPA, we have added a RIPA compliant report to our existing software system and we have the ability to now make these reports right after the incident on a mobile data terminal. We have also been in a testing phase with one of our shifts and we went live last month with the entire department. This will ensure we will iron out any problems with the system in advance of the state mandated deadlines.

Due to the number of reports being taken and the private, persona nature of the data being collected, immediate and remote reporting is necessary to ensure a proper and accurate report. While most of the officers on patrol have mobile data terminals, there are other assignments that leave officers with limited access to their vehicles, despite the fact that they have frequent contacts with the public. This includes the Traffic Officers, Problem Oriented Policing Officers, Major Crimes Task Force members, School Resource Officers and Detectives. The Department has tested the use of tablets by the Traffic Officers and they work well but the cost per unit is almost \$3,400 for each of the rugged tablets.

As an alternative to outfitting many units with the expensive tablets, which are sure to be damaged during the day to day activities of police work, staff believes that a better solution is the purchase IRIMS software. This product would be supplied by our current CAD/RMS vendor and, via an app, allow the officers phone to act as their mobile data terminal. It allows them remote access(outside of vehicles) to many of the functions they can only normally access via a computer and this includes the mobile RIPA reports. This product will also allow many other positive features such as real time communication with dispatch and information about calls for service for managers and supervisors without access to a remote terminal. IRIMS will also provide tracking of incidents, notification to all units and immediate routing to critical incidents.

All of the officers at the Hanford Police Department are already issued department cell phones so there will be no additional cost and compliance with the City's Computer Policy is not an issue. Currently, we are able to access more information on IRIMS than on a mobile data terminal.

The IRIMS platform is our current vendor's future direction to providing information to the officers and will eventually see a price increase over the quote that we have received at this time. The cost is \$27,100.00 the first year for the software and \$3,300.00 each year after for on-going maintenance. Staff has confirmed with the City's Federal Lobbyist that this purchase and maintenance can be paid for with ARPA funds through 2026, which will put the total cost at \$40,300.00. Moving forward, this software platform may also provide the City with the opportunity to purchase fewer Mobile Data Terminals in the future.

FISCAL IMPACT:

Appropriate \$40,300.00 from Federal ARPA (American Rescue Plan Act) funds.

ATTACHMENTS:

Irimis quote



To: Sergeant Chris Barker, Hanford Police Department
From: Tamera Melrose
Subject: Quotation for RIMS Software
Date: September 22, 2021

The following is a quotation for RIMS software based upon your recent request.

Item	Price
iRIMS Law iOS/Android App Software	\$22,000
Installation Completed via Remote Access and Phone.	\$1,800
First Year Support and Updates	\$3,300
TOTAL	\$27,100

iRIMS/Law will run on the Apple iPhone and iPad plus, Android phones and tablet computers. iRIMS is not a substitute for Mobile RIMS nor is it "RIMS" running on an iPhone or iPad device. iRIMS is a iOS/Android software App with a rapidly expanding portfolio of RIMS functionality.

If you plan to purchase via a purchase order, Sun Ridge Systems may require customers to make some minor modifications to the purchase order's Standard Terms and Conditions. Specifically, sections related to Warranty and Indemnification may require modification. Examples of these modifications can be provided upon request.

This quotation is valid for 90 days and may change thereafter. If you have any questions, please call me at 800-474-2565. Thank you for your continued interest in RIMS.



AGENDA STAFF REPORT

MEETING DATE: 11/2/2021	AGENDA SECTION: H
--------------------------------	--------------------------

SUBJECT:

Finance: Receive and File the City of Hanford's Quarterly Investment Portfolio and Transactions Reports

Quarterly Investment Report. The City has approximately \$88.4 million in investments and cash as of 09/30/21.

Recent Activity. The City actively maintains its Wells Fargo cash accounts at a minimum of \$2.5 million while investing excess cash in either the Local Agency Investments Fund (LAIF), Tulare County Investment Pool or up to 3.5 year term securities. Certificate of Deposit's interest rates for 3 year securities have been in the range of .45-.55%

Current Investment Environment. Interest rates remain low. The Federal Reserve continues to hold interest rates near zero, but indicated that rate hikes could be coming sooner than expected, and significantly cut its economic outlook for this year (CNBC). The 10 year Treasury Note interest rate has slightly increased since last quarter to 1.53%, however it's still below the high of this year of 1.72% at the end of March.

Proposed Actions. The City will continue to maintain a short investment maturity horizon of 3 years for securities. With LAIF currently at a low rate of .206%, deposits will settle for now and a withdrawal of \$3 million will be processed in order to diversify the City's portfolio holdings by purchasing higher interest bearing securities with Wells Fargo's (WF) Investment subsidiary. An additional \$2 million will be transferred from the City's Wells Fargo bank account to the WF Investment subsidiary for a total of \$5 million available to invest.

Summary. The primary purpose of the City's cash is to provide residents of Hanford with services. In order to maximize the earnings potential on the City's idle cash, the City utilizes registered securities dealers to purchase low-risk investments which will provide a higher return

versus allowing the cash to be held in savings accounts earning little to no interest. Additionally, idle cash is also held with government pools including Tulare County Investment Pool and LAIF. It is the policy of the City to invest public funds in a manner that will provide a high investment return with a high level of security while meeting the daily cash flow demands of the entity and conforming to all state and local statutes governing the investment of public funds.

Attachments: Quarterly Treasurer's Report- As of September 30, 2021
 Quarterly Investment Detail Report- As of September 30, 2021
 Quarterly Transactions Report- 07/01/21-09/30/21

FISCAL IMPACT:

ATTACHMENTS:

Quarterly Transactions Report
Quarterly Investment Detail Report 09.30.21
Quarterly Treasurer's Report 09.30.21

City of Hanford
 Quarterly Transactions Report
 07/01/21-09/30/21

Description	CUSIP/Ticker	Settlement Date	Face Amount/Shares	Principal	Interest/Dividends	Total	Portfolio Name
Buy							
Greenstate Credit Union 0.5 7/30/2024	39573LBQ0	7/30/2021	250,000.00	250,000.00	0.00	250,000.00	Brokerage Higgins Capital
TEXAS EXCHANGE BANK 0.5 7/30/2024	88241TLS7	7/30/2021	249,000.00	249,000.00	0.00	249,000.00	Brokerage Higgins Capital
Toyota Motor Credit 0.45 1/11/2024	89236THU2	9/20/2021	1,000,000.00	1,000,000.00	862.50	1,000,862.50	Brokerage Higgins Capital
Pentagon Federal Credit Union 0.55 9/30/2024	70962LAR3	9/29/2021	250,000.00	250,000.00	0.00	250,000.00	Brokerage Higgins Capital
Called							
Texas Exchange Bank TX 0.85 5/20/2024-20	88241THF0	7/20/2021	249,000.00	249,000.00	0.00	249,000.00	Brokerage Higgins Capital
FHLMC 0.55 5/28/2024-21	3134GVYU6	8/28/2021	2,000,000.00	2,000,000.00	2,750.00	2,002,750.00	Brokerage Higgins Capital
Matured							
Wells Fargo Bank 1.65 9/14/2021	949763AZ9	9/14/2021	230,000.00	230,000.00	0.00	230,000.00	Brokerage Higgins Capital
Deposit							
Local Agency Investment Fund LGIP	LAIF6352	7/8/2021	1,000,000.00	1,000,000.00	0.00	1,000,000.00	LGIP LAIF
Local Agency Investment Fund LGIP	LAIF6352	7/23/2021	10,000,000.00	10,000,000.00	0.00	10,000,000.00	LGIP LAIF
Local Agency Investment Fund LGIP	LAIF6352	8/6/2021	1,000,000.00	1,000,000.00	0.00	1,000,000.00	LGIP LAIF
Local Agency Investment Fund LGIP	LAIF6352	9/15/2021	3,000,000.00	3,000,000.00	0.00	3,000,000.00	LGIP LAIF
Withdraw							
Local Agency Investment Fund LGIP	LAIF6352	7/13/2021	2,000,000.00	2,000,000.00	0.00	2,000,000.00	LGIP LAIF
Local Agency Investment Fund LGIP	LAIF6352	8/26/2021	1,000,000.00	1,000,000.00	0.00	1,000,000.00	LGIP LAIF
Local Agency Investment Fund LGIP	LAIF6352	9/21/2021	2,000,000.00	2,000,000.00	0.00	2,000,000.00	LGIP LAIF

City of Hanford
Investment Portfolio Detail Report
As of 9/30/2021

Description	CUSIP/Ticker	Security Sector	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	Maturity Date	Days To Maturity	% of Portfolio
Brokerage Higgins Capital										
Insbank TN 1 9/27/2022	45776NDN3	Certificate Of Deposit	3/27/2020	1.000	250,000.00	250,000.00	252,215.00	9/27/2022	362	0.28
Synchrony Bank UT 2.05 12/2/2021	87165HQB9	Certificate Of Deposit	12/2/2016	2.050	100,000.00	100,000.00	100,341.00	12/2/2021	63	0.11
Capital One 2.25 9/20/2022	14042RHW4	Certificate Of Deposit	9/20/2017	2.250	250,000.00	250,000.00	255,230.00	9/20/2022	355	0.28
Pentagon Federal Credit Union 0.55 9/30/2024	70962LAR3	Certificate Of Deposit	9/29/2021	0.550	250,000.00	250,000.00	249,257.50	9/30/2024	1,096	0.28
BMW Bank UT 3 4/20/2023	05580AMJ0	Certificate Of Deposit	4/20/2018	3.000	250,000.00	250,000.00	260,670.00	4/20/2023	567	0.28
Northstar Bank MI 1.15 3/31/2023	66704MEQ0	Certificate Of Deposit	3/31/2020	1.150	250,000.00	250,000.00	253,430.00	3/31/2023	547	0.28
Peoples Bank CT 2 1/25/2022	71270QQM1	Certificate Of Deposit	1/25/2017	2.000	200,000.00	200,000.00	201,234.00	1/25/2022	117	0.23
Citibank National SD 3.55 11/24/2023	17312QW47	Certificate Of Deposit	11/23/2018	3.550	250,000.00	250,000.00	266,822.50	11/24/2023	785	0.28
West Michigan Bank MI 1 4/24/2023	954444BW4	Certificate Of Deposit	4/24/2020	1.000	250,000.00	250,000.00	252,922.50	4/24/2023	571	0.28
Sterling Bank MO 1.05 4/27/2023	85916VDR3	Certificate Of Deposit	4/27/2020	1.050	250,000.00	250,000.00	253,125.00	4/27/2023	574	0.28
Synchrony Bank UT 1.7 10/21/2021	87165HPU8	Certificate Of Deposit	10/21/2016	1.700	150,000.00	150,000.00	150,117.00	10/21/2021	21	0.17
Centerstate Bank FL 1.2 4/17/2023	15201QDC8	Certificate Of Deposit	4/17/2020	1.200	250,000.00	250,000.00	253,677.50	4/17/2023	564	0.28
Flagstar Bank MI 1.15 4/17/2023	33847E2Z9	Certificate Of Deposit	4/17/2020	1.150	250,000.00	250,000.00	253,482.50	4/17/2023	564	0.28
Jonesboro State Bank LA 0.8 5/29/2025-20	48040PGX7	Certificate Of Deposit	5/29/2020	0.800	249,000.00	249,000.00	249,144.42	5/29/2025	1,337	0.28
UBS Bank UT 3.15 5/30/2023	90348JCR9	Certificate Of Deposit	5/30/2018	3.150	249,000.00	249,000.00	260,912.16	5/30/2023	607	0.28
Merrick Bank UT 1.85 12/31/2024	59013KEP7	Certificate Of Deposit	12/31/2019	1.850	250,000.00	250,000.00	259,447.50	12/31/2024	1,188	0.28
Morthwest Bank ID 1 4/28/2023	66736ABS7	Certificate Of Deposit	4/30/2020	1.000	250,000.00	250,000.00	252,937.50	4/28/2023	575	0.28
Lakeside Bank IL 1.1 9/30/2022	51210SRZ2	Certificate Of Deposit	3/30/2020	1.100	250,000.00	250,000.00	252,487.50	9/30/2022	365	0.28
Bank Baroda NY 0.65 7/22/2025	06063HMT7	Certificate Of Deposit	7/22/2020	0.650	198,000.00	198,000.00	197,398.08	7/22/2025	1,391	0.22
Genoa Banking OH 2.25 12/29/2022	372348BY7	Certificate Of Deposit	12/29/2017	2.250	250,000.00	250,000.00	256,477.50	12/29/2022	455	0.28
State Bank of India GA 0.95 6/26/2025	856283N69	Certificate Of Deposit	6/26/2020	0.950	250,000.00	250,000.00	249,690.00	6/26/2025	1,365	0.28
Luana Savings Bank IA 0.45 7/29/2025	549104RJ8	Certificate Of Deposit	7/29/2020	0.450	250,000.00	250,000.00	247,330.00	7/29/2025	1,398	0.28
CD Bank of Ruston 2.3 12/29/2022	06427LCH6	Certificate Of Deposit	12/29/2017	2.300	250,000.00	250,000.00	256,632.50	12/29/2022	455	0.28
Pinnacle Bank TN 0.7 5/8/2023	72345SKU4	Certificate Of Deposit	5/8/2020	0.700	250,000.00	250,000.00	251,757.50	5/8/2023	585	0.28
Continental Bank UT 0.55 6/26/2025	211163KK5	Certificate Of Deposit	6/26/2020	0.550	175,000.00	175,000.00	173,880.00	6/26/2025	1,365	0.20
Sallie Mae Bank UT 1.9 10/30/2024	7954504Z5	Certificate Of Deposit	10/30/2019	1.900	100,000.00	100,000.00	103,797.00	10/30/2024	1,126	0.11
First Choice Bank CA 0.4 9/30/2025-21	319461DB2	Certificate Of Deposit	9/30/2020	0.400	249,000.00	249,000.00	245,566.29	9/30/2025	1,461	0.28
First National Bank TX 1.8 12/30/2024	32112UDJ7	Certificate Of Deposit	12/30/2019	1.800	250,000.00	250,000.00	259,040.00	12/30/2024	1,187	0.28
Wells Fargo NV 1.85 12/30/2022	949495AF2	Certificate Of Deposit	12/30/2019	1.850	245,000.00	245,000.00	250,135.20	12/30/2022	456	0.28
Medallion Bank UT 0.55 7/30/2025	58404DHQ7	Certificate Of Deposit	7/30/2020	0.550	250,000.00	250,000.00	248,270.00	7/30/2025	1,399	0.28
Pacific Western Bank CA 1.2 4/17/2023	69506YRJ0	Certificate Of Deposit	4/16/2020	1.200	250,000.00	250,000.00	253,677.50	4/17/2023	564	0.28
Nicolet National Bank WI 1.2 4/17/2023	654062KJ6	Certificate Of Deposit	4/17/2020	1.200	250,000.00	250,000.00	253,677.50	4/17/2023	564	0.28
Nebraska State Bank NE 1 9/29/2023	63970BAK5	Certificate Of Deposit	3/30/2020	1.000	250,000.00	250,000.00	253,167.50	9/29/2023	729	0.28
Citadel Federal PA 1.65 2/27/2025	17286TAG0	Certificate Of Deposit	2/27/2020	1.650	250,000.00	250,000.00	258,075.00	2/27/2025	1,246	0.28
Barclays Bank 2.25 9/27/2022	06740KKY2	Certificate Of Deposit	9/27/2017	2.250	250,000.00	250,000.00	255,327.50	9/27/2022	362	0.28
TEXAS EXCHANGE BANK 0.5 7/30/2024	88241TLS7	Certificate Of Deposit	7/30/2021	0.500	249,000.00	249,000.00	248,290.35	7/30/2024	1,034	0.28
BMO Harris Bank IL 0.5 3/28/2025-21	05600XAY6	Certificate Of Deposit	9/28/2020	0.500	249,000.00	249,000.00	247,289.37	3/28/2025	1,275	0.28
Capital One VA 2.25 9/20/2022	1404204Z0	Certificate Of Deposit	9/20/2017	2.250	250,000.00	250,000.00	255,230.00	9/20/2022	355	0.28
Morgan Stanley UT 3 4/19/2023	61747MV32	Certificate Of Deposit	4/19/2018	3.000	186,000.00	186,000.00	193,927.32	4/19/2023	566	0.21
Partners Bank AK 0.6 6/30/2025	70212VAB4	Certificate Of Deposit	6/30/2020	0.600	250,000.00	250,000.00	248,847.50	6/30/2025	1,369	0.28
Enerbank UT 0.5 8/29/2025	29278TRA0	Certificate Of Deposit	8/31/2020	0.500	245,000.00	245,000.00	242,719.05	8/29/2025	1,429	0.28
Morgan Stanley UT 2.65 1/25/2023	61747MH46	Certificate Of Deposit	1/25/2018	2.650	64,000.00	64,000.00	66,083.20	1/25/2023	482	0.07
American Express Bank UT 2.05 12/1/2021	02587DM70	Certificate Of Deposit	12/1/2016	2.050	150,000.00	150,000.00	150,504.00	12/1/2021	62	0.17
Goldman Sacs NY 2.3 10/11/2022	38148PRA7	Certificate Of Deposit	10/11/2017	2.300	200,000.00	200,000.00	204,416.00	10/11/2022	376	0.23
Greenstate Credit Union 0.5 7/30/2024	39573LBQ0	Certificate Of Deposit	7/30/2021	0.500	250,000.00	250,000.00	249,287.50	7/30/2024	1,034	0.28
Citibank NA 3.65 1/23/2024-23	17325FAS7	Corporate	5/22/2020	1.183	1,000,000.00	1,088,310.00	1,067,800.00	1/23/2024	845	1.13
Toyota Motor Credit 0.45 1/11/2024	89236THU2	Corporate	9/20/2021	0.450	1,000,000.00	1,000,000.00	997,620.00	1/11/2024	833	1.13
John Deer Capital 2.6 3/7/2024	24422EUX5	Corporate	5/15/2020	1.160	700,000.00	737,464.00	734,608.00	3/7/2024	889	0.79
Caterpillar Financial 3.75 12/24/2023	14912L5X5	Corporate	11/23/2020	0.466	1,000,000.00	1,100,500.00	1,072,500.00	12/24/2023	815	1.13

Attachment: Quarterly Investment Detail Report 09.30.21 (Finance: Quarterly Investment Portfolio and

Bank of New York Mellon 1.6 4/24/2025-25	06406RAN7	Corporate	5/13/2020	1.216	1,000,000.00	1,018,368.00	1,021,690.00	4/24/2025	1,302	1.13
Higgins Capital MM	HIGGINS	Money Market	10/31/2011	0.030	1,231,014.04	1,231,014.04	1,231,014.04	N/A	1	1.39
FHLB 0.5 9/24/2024-21	3130ALKN3	US Agency	3/24/2021	0.500	2,000,000.00	2,000,000.00	1,997,440.00	9/24/2024	1,090	2.26
FHLB 0.57 10/15/2024-22	3130ALWW0	US Agency	4/15/2021	0.570	1,000,000.00	1,000,000.00	999,350.00	10/15/2024	1,111	1.13
Sub Total / Average Brokerage Higgins Capital				1.057	19,189,014.04	19,433,656.04	19,519,968.98		822	21.69
LGIP LAIF										
Local Agency Investment Fund LGIP	LAIF6352	Local Gov. Investment Pool	2/28/2009	0.206	30,538,486.77	30,538,486.77	30,538,486.77	N/A	1	34.52
Sub Total / Average LGIP LAIF				0.206	30,538,486.77	30,538,486.77	30,538,486.77		1	34.52
LGIP Tulare County										
Tulare County Pool LGIP-Quarterly	TULARE860	Local Gov. Investment Pool	5/5/2017	1.076	34,385,442.52	34,385,442.52	34,385,442.52	N/A	1	38.86
Sub Total / Average LGIP Tulare County				1.076	34,385,442.52	34,385,442.52	34,385,442.52		1	38.86
Wells Fargo Operating Accounts										
Wells Fargo Self Insurance Cash	WFSELFINS1892	Cash	6/30/2020	0.000	95,482.31	95,482.31	95,482.31	N/A	1	0.11
Wells Fargo Sweep Cash	WFSWEEP5186	Cash	6/30/2020	0.000	4,223,608.78	4,223,608.78	4,223,608.78	N/A	1	4.77
Wells Fargo General Account Cash	WFGENERAL5186	Cash	10/31/2007	0.000	43,469.00	43,469.00	43,469.00	N/A	1	0.05
Sub Total / Average Wells Fargo Operating Accounts				0.000	4,362,560.09	4,362,560.09	4,362,560.09		1	4.93
Total / Average				0.719	88,475,503.42	88,720,145.42	88,806,458.36		179	100

CITY OF HANFORD, CALIFORNIA

Quarterly Treasurer's Report

September 30, 2021



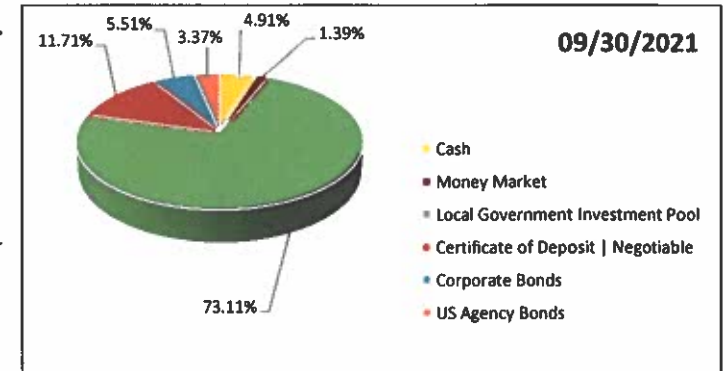
Performance

9/30/2021

Weighted Average Yield 0.722%

Diversification Security Sector	% of Portfolio	YTM @Cost	Days to Maturity	Face Amount / Shares	Cost Value	Market Value
Cash	4.91%	0.00%	1	4,362,560	4,362,560	4,362,560
Money Market	1.39%	0.03%	1	1,231,014	1,231,014	1,231,014
Local Government Investment Pool	73.11%	0.67%	1	64,923,929	64,923,929	64,923,929
Certificate of Deposit Negotiable	11.71%	1.43%	783	10,258,000	10,258,000	10,397,947
Corporate Bonds	5.51%	0.88%	938	4,700,000	4,944,642	4,894,218
US Agency Bonds	3.37%	0.52%	1097	3,000,000	3,000,000	2,996,790
	100.00%	0.722%	181	88,475,503	88,720,145	88,806,458

Interest Income Received \$ 172,508



We certify that the City's investment conforms to the City's Investment Policy and that 6 month cash needs can be met.


Chris Tavaraz, Finance Director


Destiny Borba, Financial Analyst



AGENDA STAFF REPORT

MEETING DATE: 11/2/2021	AGENDA SECTION: A
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SUBJECT:

Annexation No. 160, Parts 1- 3 and 5 - 8: A proposal to annex seven (7) separate county islands with a combined total of 279 acres into the City of Hanford, from the Kings County jurisdiction. Prezone No. 2021-01 thru 2021-03 and 2021-05 thru 2021-08, a request to prezone the various county islands, in accordance with their General Plan designation. The projects are located in existing county islands, fully surrounded by the City of Hanford.

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - City Council Annexation 160
 Ordinance 21-07 Prezone 2021-01
 Ordinance 21-08 Prezone 2021-02
 Ordinance 21-09 Prezone 2021-03
 Ordinance 21-10 Prezone 2021-05
 Ordinance 21-11 Prezone 2021-06
 Ordinance 21-12 Prezone 2021-07
 Ordinance 21-13 Prezone 2021-08
 Attachment 1 - Annexation Maps
 Attachment 2 - Municipal Service Review
 Attachment 3 - FAQ: Island Annexations
 Attachment 4 - Notices of Exemption
 Resolution 21-48-R

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, November 2, 2021**

PROJECT:

Annexation No. 160, Parts 1-3, 5-8: A proposal to annex approximately 276 acres into the City of Hanford from the Kings County jurisdiction.

Prezone No. 2021-01: A proposal to prezone Annexation No. 160, Part 1 as R-L-12, Low Density Residential, in accordance with the General Plan designation for the project site, Low Density residential. The project is located north of Fargo Avenue and south of Highway 43.

Prezone No. 2021-02: A proposal to prezone Annexation No. 160, Part 2 as, R-M Medium Density Residential, accordance with the general plan designation for the project site, Medium Density residential. The project is located east of 10th Avenue, Carey Drive, Crass Avenue, and Hardcastle Lane.

Prezone No. 2021-03: A proposal to prezone Annexation No. 160, Part 3 as R-L-5 Low Density, R-M Medium Density Residential, MX-C Corridor Mixed Use, and PF Public Facilities in accordance with the general plan designation for the project site, Low Density Residential, Medium Density Residential, Corridor Mixed Use, and Public Facilities. The project is located east of 10th Avenue, South of Grangeville Boulevard, Mary Street, Beulah Street, Babe Ruth Road.

Prezone No. 2021-05: A proposal to prezone Annexation No. 160, Part 5 as MX-C Corridor Mixed Use, in accordance with the general plan land use designation the project site, Corridor Mixed Use. The project is located east of 10th Avenue, South of Lacey Boulevard, North of Highway 198.

Prezone No. 2021-06: A proposal to prezone Annexation No. 160, Part 6 as R-L-5 Low Density, and R-M Medium Density Residential, in accordance with the General Plan Designation for the project site, Low Density Residential, and Medium Density Residential. The project is located east of 11th Avenue, South of Thompson Drive, and North of Hume Avenue.

Prezone No. 2021-07: A proposal to prezone Annexation No. 160, Part 7 as R-L-12 Low Density Residential, in accordance with the General Plan Designation for the project site, Low Density Residential. The project is located along Kings Road, north of Grangeville Boulevard, between 11th and 12th Avenues.

Prezone No. 2021-08: A proposal to prezone Annexation No. 160, Part 8 R-L-12 Low Density Residential, in accordance with the General Plan Designation for the project site, Low Density Residential. The project is located along Furlong Drive, east of 11th Avenue, and south of Flint Avenue.

CEQA Determination: The project has been determined to be exempt from the California Environmental Quality Act (CEQA), per Categorical

Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current rezoning) per CEQA Guidelines Section 15319(a), and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3). A Notice of Exemption has been prepared for the project in accordance with CEQA

LOCATION: The location of the seven county islands proposed to be annexed are provided on seven maps in this document. All sites are currently county islands surrounded by the city limits of the City of Hanford.

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Adopt the Notice of Exemption, in accordance with CEQA.
2. Introduce and waive the first reading of Ordinance 21-07, approving Prezone No. 2021-01.
3. Introduce and waive the first reading of Ordinance 21-08, approving Prezone No. 2021-02.
4. Introduce and waive the first reading of Ordinance 21-09, approving Prezone No. 2021-03.
5. Introduce and waive the first reading of Ordinance 21-10, approving Prezone No. 2021-05.
6. Introduce and waive the first reading of Ordinance 21-11, approving Prezone No. 2021-06.
7. Introduce and waive the first reading of Ordinance 21-12, approving Prezone No. 2021-07.
8. Introduce and waive the first reading of Ordinance 21-13, approving Prezone No. 2021-08.
9. Adopt Resolution 21-48-R, initiating proceedings for Annexation 160 (Part 1 -3 and 5-8) and direct staff to file the appropriate forms with the Kings County Local Agency Formation Commission (LAFCo).

RECOMMENDED MOTION

I move to:

1. Adopt the Notice of Exemption, in accordance with CEQA.
2. Introduce and waive the first reading of Ordinance 21-07, approving Prezone No. 2021-01.
3. Introduce and waive the first reading of Ordinance 21-08, approving Prezone No. 2021-02.
4. Introduce and waive the first reading of Ordinance 21-09, approving Prezone No. 2021-03.

5. Introduce and waive the first reading of Ordinance 21-10, approving Prezone No. 2021-05.
6. Introduce and waive the first reading of Ordinance 21-11, approving Prezone No. 2021-06.
7. Introduce and waive the first reading of Ordinance 21-12, approving Prezone No. 2021-07.
8. Introduce and waive the first reading of Ordinance 21-13, approving Prezone No. 2021-08.
9. Adopt Resolution 21-48-R, initiating proceedings for Annexation 160 (Part 1 -3 and 5-8) and direct staff to file the appropriate forms with the Kings County Local Agency Formation Commission (LAFCo).

PROJECT DESCRIPTION

Annexation No. 160, Parts 1-3 and 5-8

There are currently eight separate county islands comprised of a combined total of 372.10 acres. The proposed annexation areas are in the Primary Sphere of Influence. The Overview Map below shows the locations of the eight county islands in the city. Each county island is shown separately in Figures 1 through 8. The parcels to be annexed are shown in white.

Island #4 was excluded from the annexation request, due to a pending General Plan Amendment. Per Government Code § 56375(e), the General Plan and Zoning may not be amended on a property for two years following annexation, unless a substantial change has occurred. For this reason, staff has been advised by Legal Counsel that the proposed General Plan Amendment currently being processed for a portion of Island #4 (from Medium-Density Residential to Corridor Mixed Use) needs to take place prior to annexing the property into the City limits. Therefore, the annexation of Island #4 is on hold until the General Plan Amendment has been finalized.

Overview Map – Location of County Islands

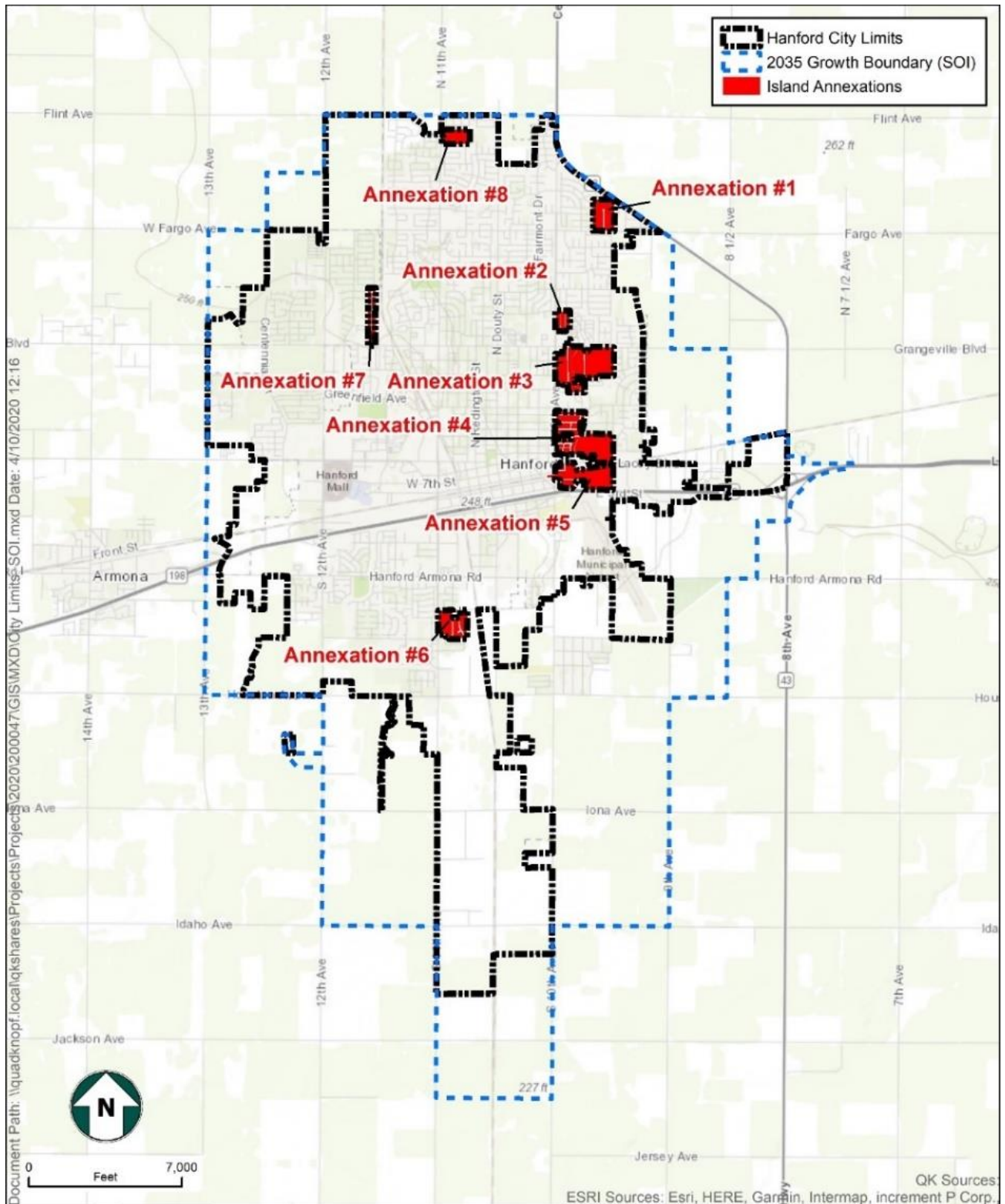


Figure 1: Propose Annexation Area #1 Fargo Place, 32.44+/- acres

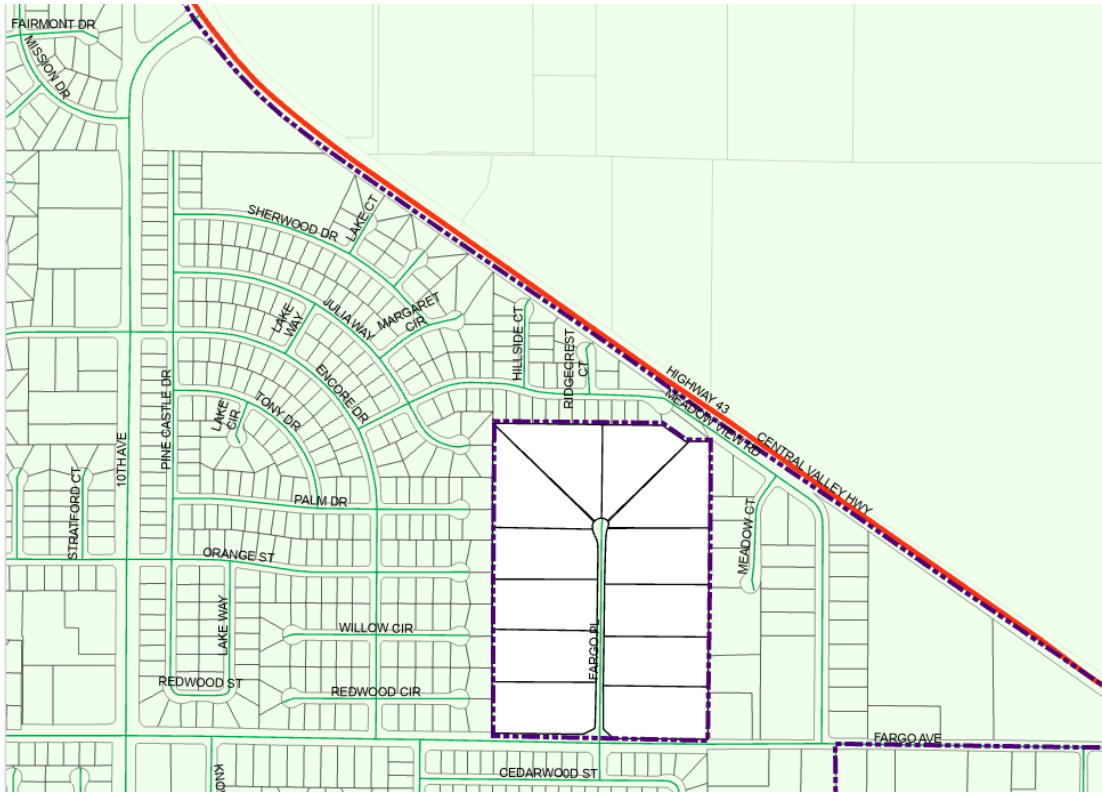


Figure 2: Propose Annexation Area #2 Hazelwood, 13.70+/- acres

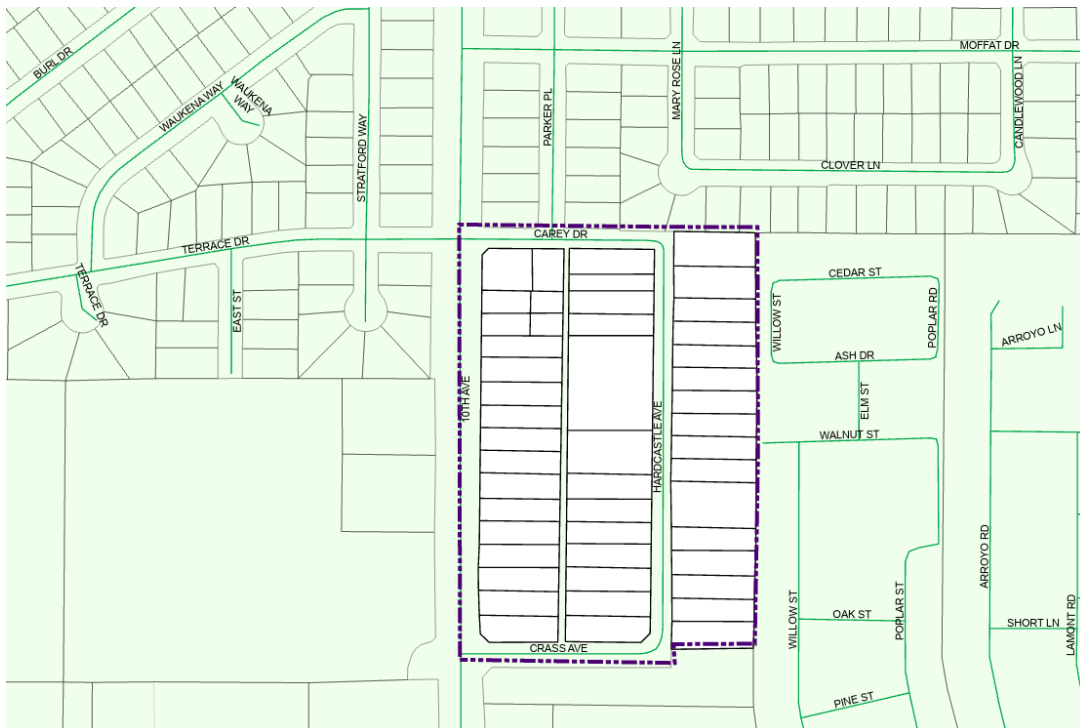


Figure 5: Propose Annexation Area #6 Thompson Colony, 35.40+/- acres

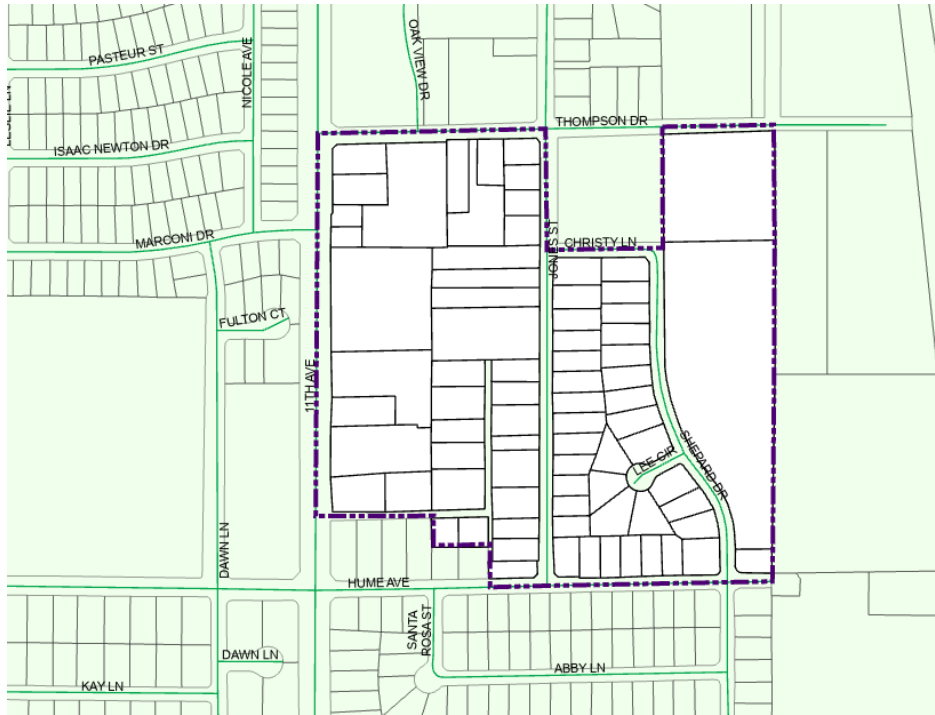


Figure 6: Propose Annexation Area #7 Windsor Estates, 20.50+/- acres

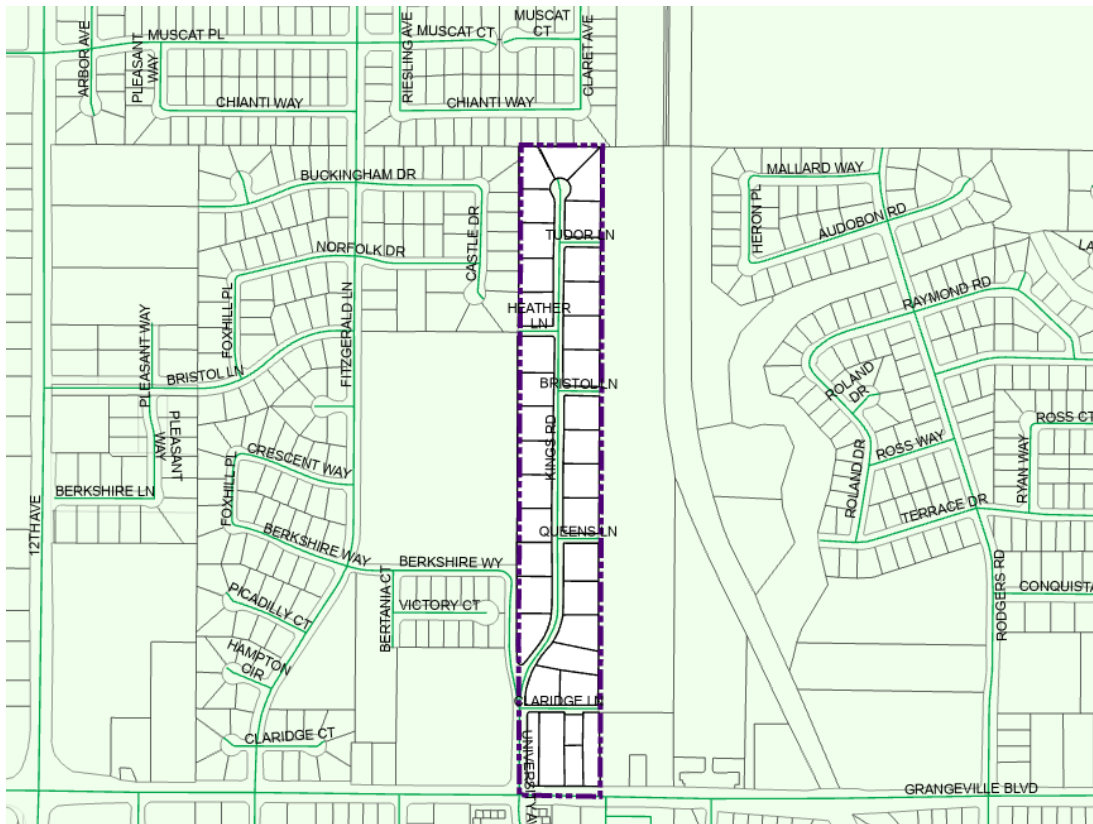
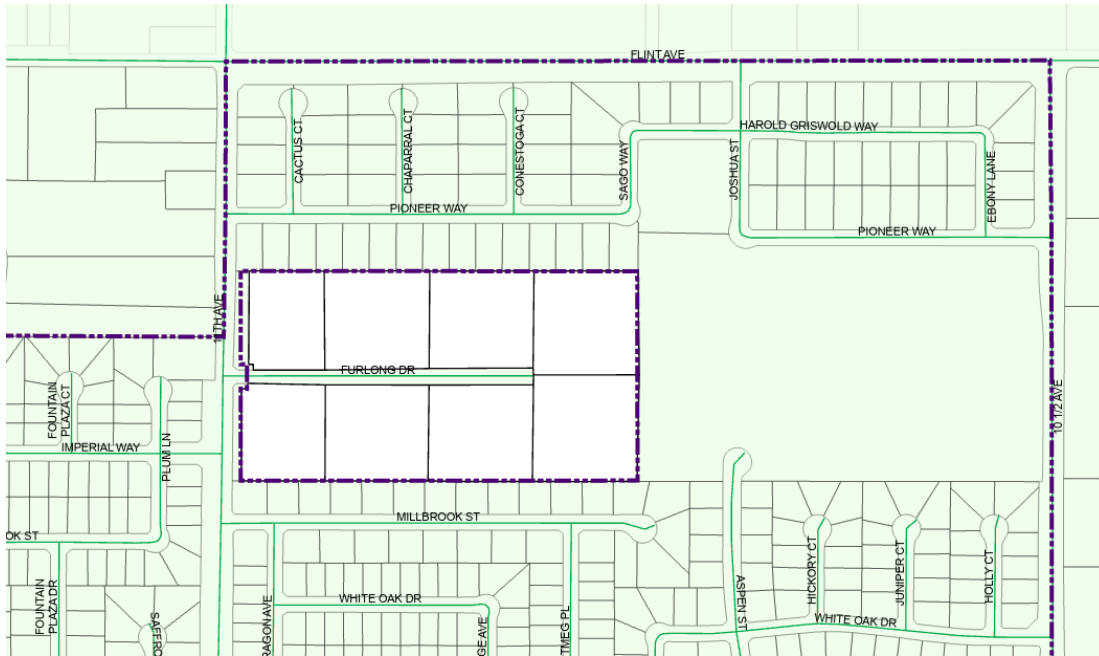


Figure 7: Propose Annexation Area #8 Furlong, 19.60+/- acres



Maps of the proposed Annexation 160 areas, Part 1-3 and 5-8, are attached – **Attachment 1.**

Prezone Nos. 2021-01 to -03 and -05 to -08

Prezone No. 2021-01 to -03 and -05 to -08 are requests to prezone the seven island annexation areas so that future zoning will be consistent with the 2035 Hanford General Plan Land Use Map. The specific proposed prezone is illustrated as they would be shown on the Zoning Map in Figures 8 to 15.

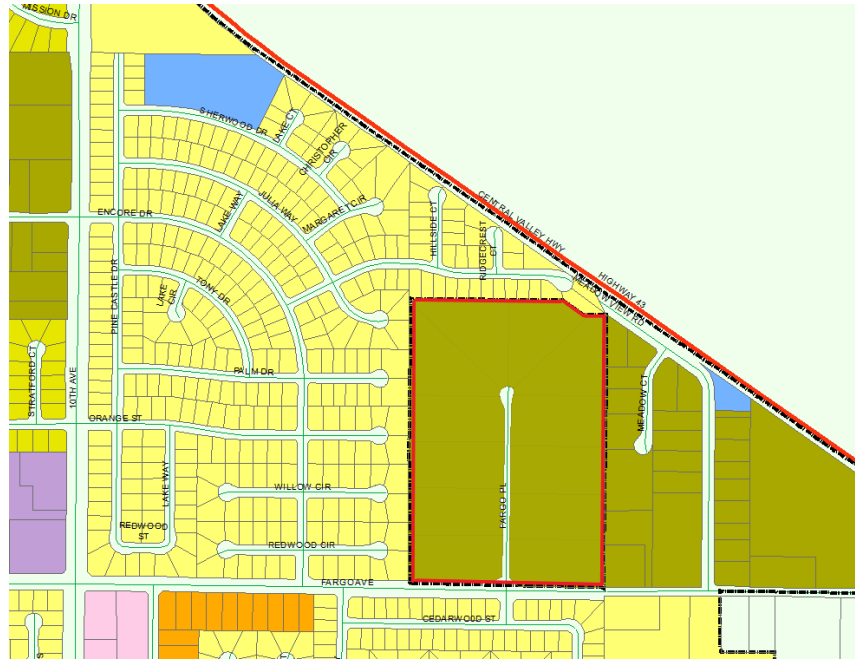
Prezone No. 2021-01

Prezone No. 2021-01 is a request to prezone Island #1, as R-L-12 Low Density Residential, in accordance with the General Plan land use designation for the island, Low Density Residential.

Figure 8: Proposed Prezone Area #1 Fargo Place

General Plan Designation – Low Density Residential

Proposed Prezone to Low Density Residential, 12,000 sq.ft. min. (R-L-12)



Project Location #1 Fargo Place

County island #1 includes 12 parcels located north of Fargo Avenue and south of Highway 43. The assessor's parcel numbers (APNs) are 014-400-001 through -012.

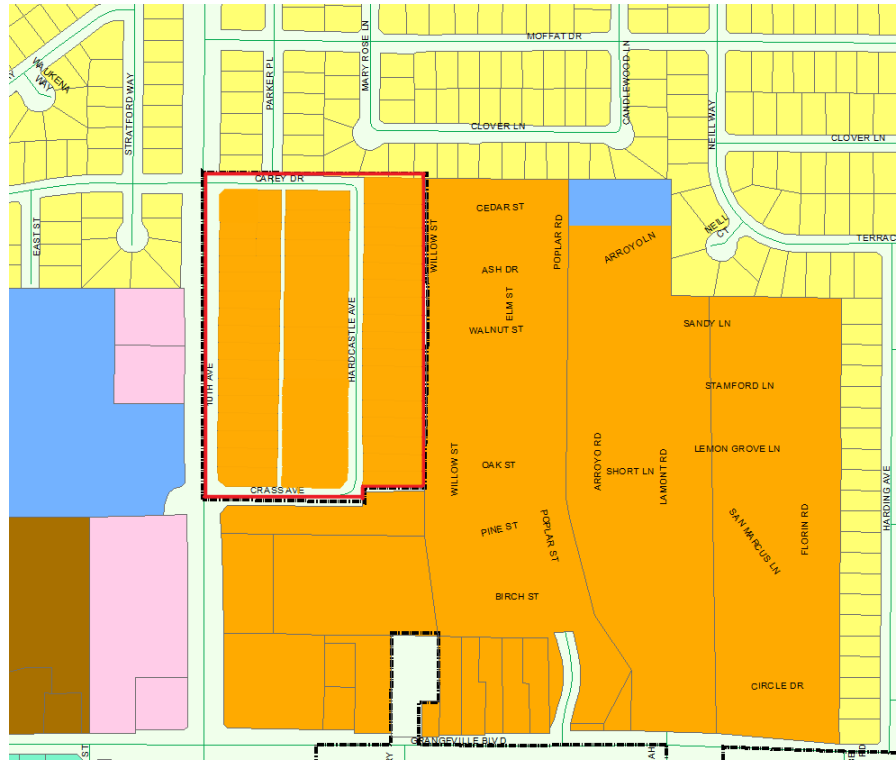
Existing Land Use #1 Fargo Place

The existing land use is rural residential homes on large lots. All 12 parcels are within City Urban Development and the Sphere of Influence. The City considers this area as Low Density Residential, per City of Hanford 2035 General Plan. There are 11 lots developed with a single-family detached residential structures and parcel sizes range from approximately 1.7 to 2.7 acres.

Prezone No. 2021-02

Prezone No. 2021-02 is a request to prezone Island #2, as R-M Medium Density Residential, in accordance with the General Plan land use designation for the island, Medium Density Residential.

Figure 9: Proposed Prezone Area #2 Hazelwood
 General Plan Designation – Medium Density Residential
 Proposed Prezoning to Medium Density Residential (R-M)



Project Location #2 Hazelwood

County island #2 includes 48 parcels located east of 10th Avenue, Carey Drive, Crass Avenue, and Hardcastle Lane. The assessor's parcel numbers (APNs) are:

014-151-001	014-151-022 through -024	014-152-001 through -006
014-151-003	014-151-029	014-152-008 through -014
014-151-006 through -013	014-151-032	014-152-016 through -018
014-151-016 through -020	014-151-038 through -043	

Existing Land Use #2 Hazelwood

The existing land uses are commercial and urban residential. All 48 parcels are within City Urban Development and the Sphere of Influence. The City considers this area as Medium Density Residential, per City of Hanford 2035 General Plan. There are 49 residential structures and parcel sizes range from approximately 0.07 to 0.87 acres.

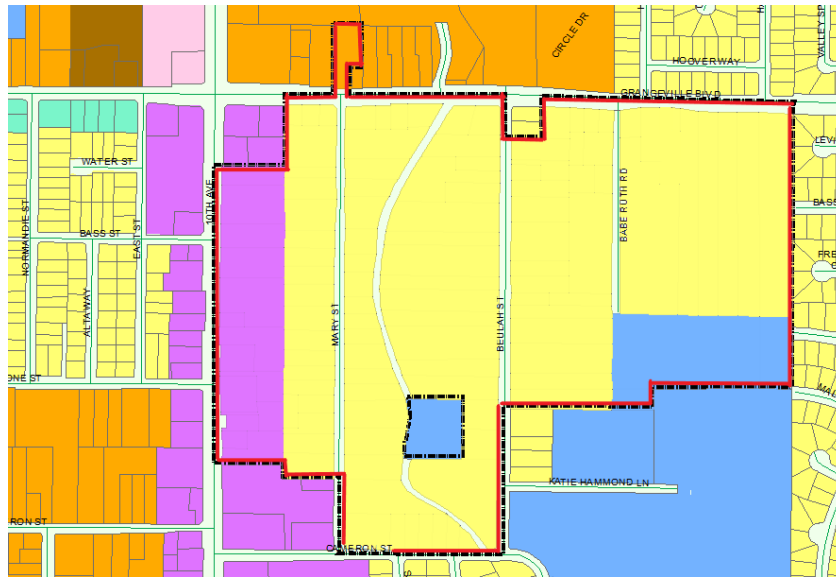
Prezone No. 2021-03

Prezone No. 2021-03 is a request to prezone Island #3, as a combination of R-L-5 Low Density Residential, R-M Medium Density Residential, MX-C Corridor Mixed Use, and P-F Public Facility, in accordance the General Plan land use designation for the island, Low Density Residential, Medium Density Residential, Corridor Mixed Use, and Educational Facilities.

Figure 10: Proposed Prezone Area #3 Crowell's

General Plan Designation - Low Density Residential, Medium Density Residential, Corridor Mixed Use, and Educational Facilities

Proposed Prezoning to Low Density Residential, 5,000 sq. ft. min. (R-L-5), Medium Density Residential (R-M), Corridor Mixed Use (MX-C), and Public Facilities (PF)



Project Location #3 Crowell's

County island #3 includes 119 parcels located east of 10th Avenue, South of Grangeville Boulevard, Mary Street, Beulah Street, Babe Ruth Road. The assessor's parcel numbers (APNs) are:

014-161-002 through -006	014-162-007 through -014	014-171-009
014-161-008 through -010	014-162-017 through -028	014-171-011
014-161-018 through -022	014-162-033 through -040	014-171-014
014-161-026	014-162-042	014-171-018 through -020
014-161-027	014-162-043	014-171-025
014-161-032	014-162-046	014-171-026
014-161-034	014-162-047	014-171-038
014-161-035	014-162-050	014-171-039
014-161-038 through -042	041-162-053 through -064	014-171-041 through -045
014-161-045 through -048	014-162-068 through -070	014-171-047 through -050
014-161-051	014-171-002 through -004	014-171-061 through -070
014-161-055	014-171-006	041-171-072 through -073
014-161-059 through -064	014-171-008	

Existing Land Use #3 Crowell's

The existing land uses are urban and rural residential within the County boundary. All 119 parcels are within City Urban Development and the Sphere of Influence. The City considers this area as Low Density Residential, Medium Density Residential, Corridor Mixed Use, and Educational Facilities, per City of Hanford 2035 General Plan. There are a total of 119 lots with 102 developed residential structures and parcel sizes range from approximately 0.09 to 5.85 acres.

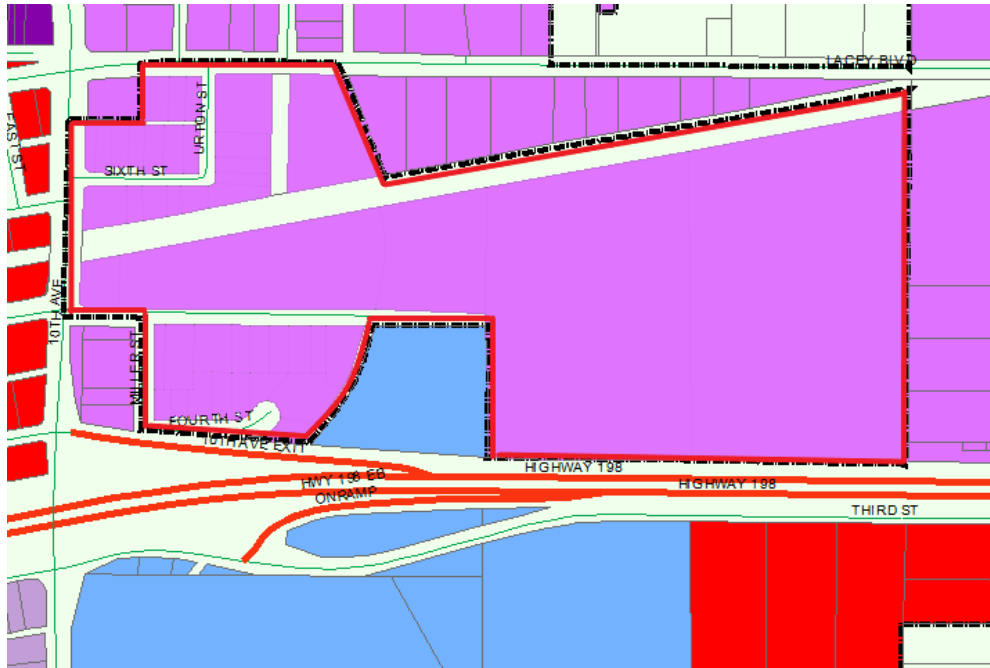
Prezone No. 2021-05

Prezone No. 2021-05 is a request to prezone Island #5, as MX-C Corridor Mixed Use, in

accordance with the General Plan land use designation for the island, Corridor Mixed Use.

Figure 11: Proposed Prezone Area #5 South East Hanford

General Plan Designation – Corridor Mixed Use
 Proposed Prezoning to Corridor Mixed Use (MX-C)



Project Location #5 South East Hanford

County island #5 includes 45 parcels located east of 10th Avenue, South of Lacey Boulevard, North of Highway 198. The assessor's parcel numbers (APNs) are:

016-011-004 through -009	016-013-012	016-032-001
016-011-013 through -016	016-013-013	016-032-010
016-012-008	016-021-003 through -017	016-032-012
016-012-009	016-021-025	016-032-017
016-012-011	016-021-027	016-032-018
016-013-001 through -006	016-031-013	

Existing Land Use #5 South East Hanford

The existing land uses are urban residential, commercial, and vacant land within the County boundary. All 45 parcels are within City Urban Development and the Sphere of Influence. The City considers this area as Corridor Mixed Use per City of Hanford 2035 General Plan. There are a total of 45 lots with 22 residential structures, 20 residential parcels, and average parcel sizes are approximately 1.21 acres with a two large 10 acre lots.

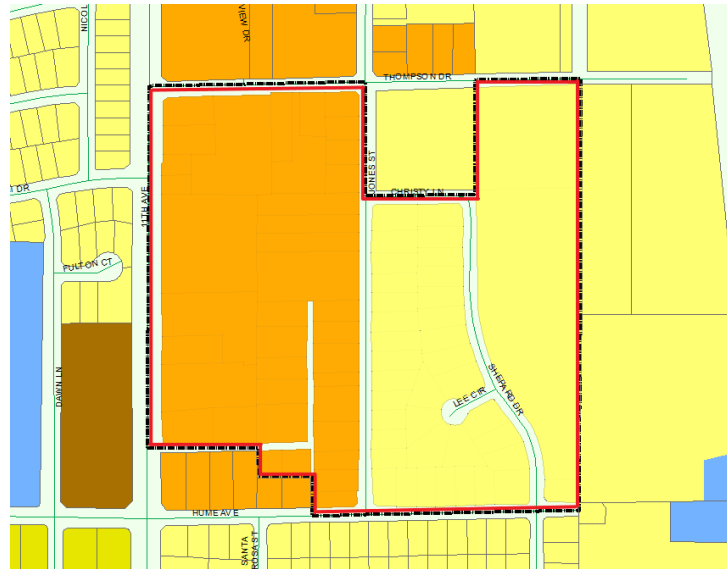
Prezone No. 2021-06

Prezone No. 2021-06 is a request to prezone Island #6, as R-L-5 Low Density and R-M Medium

Density Residential, in accordance with the General Plan land use designation for the island, Low Density Residential and Medium Density Residential.

Figure 12: Proposed Prezone Area #6 Thompson Colony

General Plan Designation – Low Density Residential and Medium Density Residential
 Proposed Prezoning to Low Density Residential, 5,000 sq. ft. min. (R-L-5) and Medium Density Residential (R-M)



Project Location #6 Thompson Colony

The annexation request for county island #6 includes 77 parcels located East of 11th Avenue, South of Thompson Drive, and North of Hume Avenue. The assessor's parcel numbers (APNs) are:

011-380-001 through -017	011-380-026 through -044	011-420-038
011-380-019	011-390-001 through -037	
011-380-020	011-420-037	

Existing Land Use #6 Thompson Colony

The existing land uses is urban residential within the County boundary. All 77 parcels are within City Urban Development and the Sphere of Influence. The City considers this area as Low and Medium Density Residential per City of Hanford 2035 General Plan. There are a total of 77 lots with 72 residential structures, 63 residential parcels, and average parcel sizes are approximately 0.38 acres.

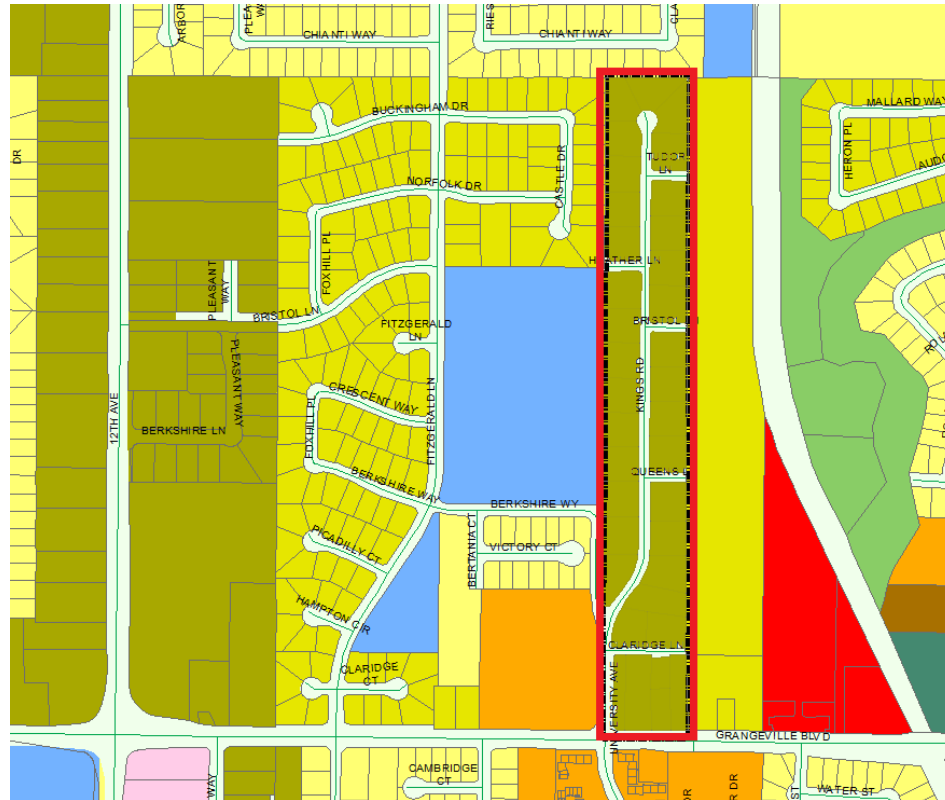
Prezone No. 2021-07

Prezone No. 2021-07 is a request to prezone Island #7, as R-L-12 Medium Density Residential, in accordance with the General Plan land use designation for the island, Low Density Residential.

Figure 13: Proposed Prezone Area #7 Windsor Estates

General Plan Designation – Low Density Residential

Proposed Prezoning to Low Density Residential, 12,000 sq. ft. min. (R-L-12)



Project Location #7 Windsor Estates

County Island #7 includes 36 parcels located along Kings Road, north of Grangeville Boulevard, between 11th and 12th Avenues. The assessor's parcel numbers (APNs) are 008-510-001 through-018, and 008-520-001 through -018.

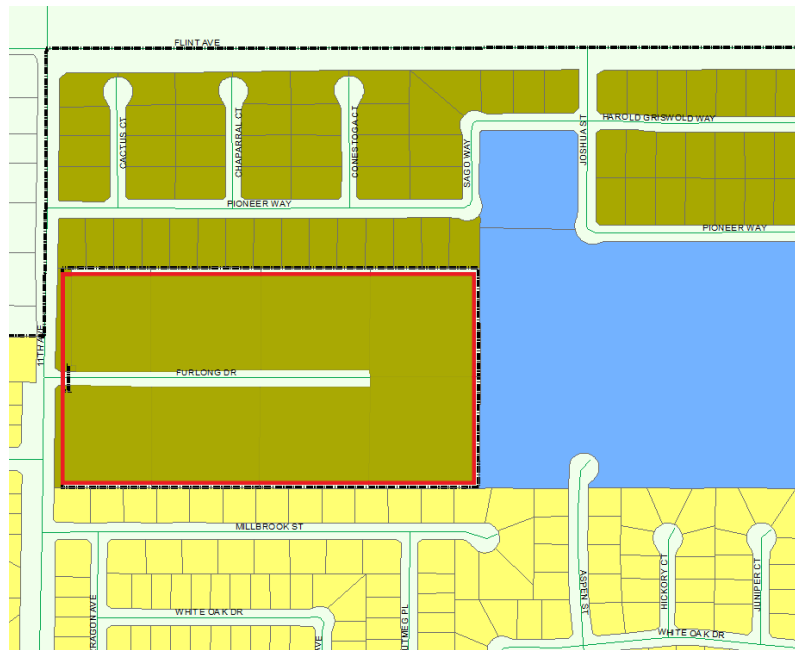
Existing Land Use #7 Windsor Estates

The existing land uses is urban residential within the County boundary. All 36 parcels are within City Urban Development and the Sphere of Influence. The City considers this area as Low Density Residential per City of Hanford 2035 General Plan. There are a total of 36 lots with 36 residential structures, and average parcel sizes range from approximately 0.20 to 0.72 acres.

Prezone No. 2021-08

Prezone No. 2021-08 is a request to prezone Island #8, as R-L-12 Low Density Residential, in accordance with the General Plan land use designation for the island, Low Density Residential.

Figure 14: Proposed Prezone Area #8 Furlong
 General Plan Designation – Low Density Residential
 Proposed Prezoning to Low Density Residential, 12,000 sq.ft. min. (R-L-12)



Project Location #8 Furlong

County island #8 includes eight parcels located along Furlong Drive, east of 11th Avenue, and south of Flint Avenue. The assessor's parcel numbers (APNs) are 007-020-004 through -009, 007-020-019, 007-020-021.

Existing Land Use #8 Furlong

The existing land uses is urban residential within the County boundary. All eight parcels are within City Urban Development and the Sphere of Influence. The City considers this area as Low Density Residential per City of Hanford 2035 General Plan. There are a total of eight lots with eight residential structures, and average parcel sizes are approximately 2.36 acres.

BACKGROUND INFORMATION

General Plan Land Use Designations

The General Plan designates the various island properties as Low Density Residential, Medium Density Residential, Corridor Mixed Use, and Educational Facilities. The following policies apply to these land use designations.

3.4.1 Low Density Residential

The expected density range for Low Density Residential is 2 to 10 units per gross acre with an expected average of 4 units per gross acre.

Policy L31 Purpose of the Low Density Residential Land Use Designation

Establish the Low Density Residential land use designation to provide mainly single-family development on lot sizes typically found in urban settings.

Policy L32 Typical Uses in the Low Density Residential Land Use Designation

Define the uses allowed in the Low Density Residential land use designation to include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood.

Policy L33 Size of Lots in the Low Density Residential Land Use Designation

While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

3.4.2 Medium Density Residential

The expected density range for Medium Density Residential is 7 to 20 units per gross acre with an expected typical density of 9 units per gross acre. 20 units per gross acre may be achieved with density bonuses and conditional use permits.

Policy L34 Purpose of the Medium Density Residential Land Use Designation

Establish the Medium Density Residential land use designation to include residential uses such as duplexes, triplexes, fourplexes, townhomes, and lower density apartment complexes, as well as non-traditional, smaller single-family lots with designs such as zero lot lines, patio homes, and townhomes with lot sizes ranging from 4,500 to 7,500 square feet for single family developments. It is intended that development be conveniently serviced by neighborhood commercial and recreational facilities and have access to major collector or arterial streets.

Policy L35 Typical Uses in the Medium Density Residential Land Use Designation

Define the uses allowed in the Medium Density Residential land use designation to include residential uses such as duplexes, triplexes, fourplexes, townhomes, and lower density apartment complexes, as well as non-traditional, smaller single-family lots. It is intended that development be conveniently serviced by neighborhood commercial and recreational facilities and have access to major collector or arterial streets.

Policy L36 Design of the Medium Residential Land Use Designation

Develop and enforce design policies and/or ordinances for Medium Density Residential developments that ensure high quality construction, design, open space amenities, safety and security, and overall compatibility with the rest of the neighborhood.

3.6.2 Corridor Mixed Use

Policy L65 Purpose of Corridor Mixed Use Land Use Designation

Establish the Corridor Mixed Use land use designation to promote a mix of commercial, office, and multifamily residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses.

Policy L66 Typical Uses in Corridor Mixed Use Land Use Designation

Define the uses allowed in the Corridor Mixed Use land use designation to include small- and medium scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged.

Policy L67 Design of the Corridor Mixed Use Land Use Designation

Require that new development projects and major site reconfigurations in the Corridor Mixed Use land use designation provide site layouts, buildings, landscaping, and walkways that are designed to encourage pedestrian access on the site and between adjacent sites. Strongly encourage buildings to be located near the street corridor with parking to the side of or behind buildings.

3.9.3 Educational Facilities

Hanford has many elementary schools, middle schools, high schools, colleges, and junior colleges to provide education for residents in the Hanford region. The location and design of these educational facilities can significantly enhance the viability and attractiveness of individual neighborhoods. Educational Facilities Land Use Designation Goals

Goal L26: Adequate and accessible educational institutions supporting the needs of Hanford's residents and businesses.

Goal L27: Appropriate sites for educational facilities to serve projected population growth.

Policy L98 Purpose of Educational Facilities Land Use Designation

Establish the Educational Facilities land use designation for existing and future public and private schools (kindergarten through college).

Policy L99 Types of Uses in the Educational Facilities Land Use Designation

Typical uses in the Educational Facilities land use designation include elementary schools, middle schools, high school, and colleges.

Annexation Policies

The General Plan also has policies regarding annexation of land into the city limits. The Planning Commission is charged with reviewing proposed annexations and making a finding that the proposed annexation is consistent with the policies of the General Plan, and then forward that finding to the City Council. The Planning Commission will need to find that Annexation 160, Parts 1 through 8 is consistent with the Hanford General Plan Policies L15, L16, and L17.

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

1. The land is within the Primary Sphere of Influence.
2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.
3. Land for development within the City limits is insufficient to meet the current land use needs.
4. The territory to be annexed is contiguous to existing developed areas.

Policy L16 County Islands

Initiate annexation of County islands when it is found that urban services are needed and can be provided or made available in the near future.

Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

State Law

To facilitate the annexation of county islands to contiguous cities, the state legislature has adopted specific provisions in the Government Code that require LAFCo annexation approval and waiver of protest proceedings if LAFCo makes certain findings and determinations. Those determinations are found in Government Codes 56375(a)(4) and 56375.3.

Government Code Section 56375

(a)(4) A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds any of the following:

(A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city and is not within the sphere of influence of another city.

(B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city.

(C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3.

Government Code Section 56375.3

(a) In addition to those powers enumerated in Section 56375, a commission shall approve, after notice and hearing, the change of organization or reorganization of a city, and waive protest proceedings pursuant to Part 4 (commencing with Section 57000) entirely, if all of the following are true:

- (1) The change of organization or reorganization is initiated on or after January 1, 2000.
- (2) The change of organization or reorganization is proposed by resolution adopted by the affected city.
- (3) The commission finds that the territory contained in the change of organization or reorganization proposal meets all the requirements set forth in subdivision (b).

(b) Subdivision (a) applies to territory that meets all the following requirements:

- (1) It does not exceed 150 acres in area, and that area constitutes the entire island.
- (2) The territory constitutes an entire unincorporated island located within the limits of a city or constitutes a reorganization containing several individual unincorporated islands.
- (3) It is surrounded in either of the following ways:
 - (A) Surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county boundary or the Pacific Ocean.
 - (B) Surrounded by the city to which annexation is proposed and adjacent cities.
- (4) It is substantially developed or developing. The finding required by this paragraph shall be based upon one or more factors, including, but not limited to, any of the following factors:
 - (A) The availability of public utility services.
 - (B) The presence of public improvements.
 - (C) The presence of physical improvements upon the parcel or parcels within the area.
- (5) It is not prime agricultural land, as defined by Section 56064.
- (6) It will benefit from the change of organization or reorganization or is receiving benefits from the annexing city.
- (7) This subdivision does not apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district.

While the final determination will be made by LAFCo, City staff believes that the proposed island annexations meet all the requirements in these two State codes. This means that, if initiated by the City Council, there is a high likelihood that Kings LAFCo will approve the annexations.

Planning Commission Hearing

The annexation and prezone requests were presented to the Planning Commission at two meetings.

Annexation 160, Part 1-6 and 8; Prezone No. 2021-01 through -06 and -08

Annexation 160, Part 1-6 and 8 and Prezone No. 2021-01 through -06 and -08 were presented to the Planning Commission on Tuesday, September 14, 2021.

The Planning Commission voted 4,0 on all items to:

1. Recommend adoption of the Notice of Exemption, in accordance with CEQA, to the City Council.
2. Adopt Resolution No. 2021-09, recommending approval of Prezone No. 2021-01 to the City Council.
3. Adopt Resolution No. 2021-10, recommending approval of Prezone No. 2021-02 to the City Council.
4. Adopt Resolution No. 2021-11, recommending approval of Prezone No. 2021-03 to the City Council.
5. Adopt Resolution No. 2021-12, recommending approval of Prezone No. 2021-04 to the City Council **(excluded from this request)**.
6. Adopt Resolution No. 2021-13, recommending approval of Prezone No. 2021-05 to the City Council.
7. Adopt Resolution Nos. 2021-14, recommending approval of Prezone No. 2021-06 to the City Council.
8. Adopt Resolution Nos. 2021-16, recommending approval of Prezone No. 2021-08 to the City Council.
9. Adopt Resolution No. 2021-17, finding the proposed Annexation No. 160, Parts 1 through 8, except part 7, is consistent with the Hanford General Plan Policies L15, L16, and L17 and forward Annexation No. 160, Parts 1 through 8, except part 7, to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

Public Comments included the following:

Favor:

April Silva (Property Owner in Annexation Area 5) – Question regarding what Corridor Mixed Use is. Question regarding if the City would be installing sewer and sidewalks.

Favor of annexation – due to homeless issues and sheriff response times, favor of zoning if conducive to residential.

Opposed:

Rhona Green (Island 3): said did not receive notice, question: will the island receive sewer service?

Clarence Mattos (Island 3): Septic tanks and leach lines in good shape, not need to install sewer – wants that in writing.

(Name not spoken into microphone) Will there be street lights and sidewalks installed in the area?

(Name not spoken into microphone) Island #1: not surrounded by City, there is a gap. Heard that the only penalty for not annexing is no future annexations permitted to take place. Discussion regarding building on 43 and Fargo.

Howard Smith (Island 5): Going to the county to the city, as far as building permits, will it be the same? Will we have to pay more in the City versus the County? Will there be more restrictions?

Question (not for or against):

Dustin (no last name given): Expansion of area 4 and 5, improvements on Lacey Boulevard.

Staff Responses:

Regarding Corridor-Mixed Use: Corridor-Mixed Use is a combination of residential, as well as commercial (office/retail uses).

Regarding Fargo Place Comments: Fargo Place is surrounded by the City limits.

Regarding the penalties of not annexing County islands: Staff is unaware of the penalties of not annexing the County islands, however this is a directive from the State. LAFCo is favorable of City annexing islands to reduce service inefficiencies.

Regarding the comment about development of triangular portion on Fargo and 43: No proposal for development included in this application.

Regarding the comment about the City vs. County's building permit process and fees: Similar process and fees to the County's building permit process. City and County have agreement in place where the County collects impact fees for the City in the island areas, so impact fees are exactly the same.

Regarding improvements: When the City annexes a property, the City does not start building improvements right away. Taxes have not been collected for this area by the City, therefore the City will not start making improvements right away. Until annexation is finalized, the County collects property taxes for this area.

Regarding sewer connections: Per City ordinance, if a property is within 200 feet of an existing sewer and your septic system fails, you are required to connect to City sewer. If you are further

than 200 feet from a City sewer, you can repair or replace your existing septic system, per City ordinance.

Regarding water connection: There is no regulation when properties need to connect to water service. Several large-lot property owners expressed concerns about their ability to maintain a well when in the City limits. The City's position is that we do not want to extend water services to these large lots to have to irrigate two-acre plus lots, as that would be a poor use of City-treated water. The City prepared a notice to go out to owners of these large-lots which says, as long as the property owner is meeting the standards of the Kings County Environmental Health Department, the City will allow them to drill a new well, should their well fail.

Regarding the Lacey Boulevard expansion: The City is in the process of widening Lacey Boulevard from 10th Avenue to 8 ³/₄ Avenue. The City is finalizing the storm drain master plan and purchasing last two basins, once the Master Plan is finalized, the project will be put out for design. Construction is estimated mid next year.

Commissioner Questions:

Does the City currently provide Fire Services to these areas?

There is a mutual aid agreement, currently. The City will take over Fire service in these areas.

How is trash services provided to the islands?

Currently trash services is provided by private providers. The City will allow 12 months for annexation area residents to switch over their trash service, to allow for contract expiration which is generally 12 months.

Will the County surrender the taxes collected for the islands to the City to take care of improvements in these islands?

There is an estimated \$1.5 million of deferred maintenance on the roads in the County islands. There is a MOU between City and County which states the County will provide \$250,000 of road dollars allocated through State funds and maintain Sherriff service for a two-year period, which is an estimated \$250,000 cost. Therefore, the County is providing approximately \$500,000 to the City to take over maintenance of these areas.

Annexation 160, Part 7; Prezone No. 2021-07

Annexation 160, Part 7 and Prezone No. 2021-07 was presented to the Planning Commission on Tuesday, October 12, 2021.

The Planning Commission voted 4,0 on all items to:

1. Recommend adoption of the Notice of Exemption, in accordance with CEQA.
2. Adopt Resolution No. 2021-15, recommending approval of Prezone No. 2021-07 to the City Council.
3. Adopt Resolution No. 2021-20, finding the proposed Annexation No. 160, Part 7 consistent with the Hanford General Plan Policies L15, L16, and L17 and forward Annexation No. 160, Part 7 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

Commissioner Questions:

Does the property come with 100% consent?

The county island annexation does not come with 100% consent of the landowners. However, State law encourages the annexation of county islands, and waives the protest hearings at LAFCo that determine landowner consent for island annexations like those being proposed here.

What changes can the people in this area expect?

The residents would be under the City's zoning. They would be able to continue their uses, as long as they do not cease those uses for an extended period. They would be subject to the City's code enforcement. The services, curb, gutters, and sidewalks wouldn't change unless the residents wanted to make those improvements for their area, per 1911 Act.

When we were updating the General Plan, we were not dealing with the county islands?

Incorrect. There was a General Plan designation given to the county islands, but zoning was not assigned, which is why pre-zoning is required.

Favor:

Mark Sherman: Favorable of R-L-12 zoning for the area, since lots are mostly 20,000 square feet. The project is consistent with the General Plan and consistent with past practice of designating other large-lot properties as R-L-12.

Opposed:

None.

PROJECT EVALUATION

Annexation No. 160, Parts 1-3 and 5-8

The project is a request to annex the seven county islands into the City of Hanford from the Kings County jurisdiction. The premise and guidance for the proposal is given by State law, which finds that county islands should generally be annexed into a city so they may receive more efficient delivery of services, as a city is usually more equipped to provide urban level services than a county or other entity.

Annexation of land into Hanford allows previously undeveloped land to become available for development and allows the City of Hanford to provide the territory that is annexed with its full range of City services. However, in this case, most land within the seven county islands is already developed and some territory already receive some of the City's services.

The General Plan also has policies regarding annexation of land into the city limits. The Planning Commission reviewed the proposed annexations and making a finding that the proposed annexation was consistent with the policies of the General Plan.

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

1. The land is within the Primary Sphere of Influence.

Analysis: All seven county islands are within the Primary Sphere of Influence.

2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.

Analysis: A Municipal Services Review was conducted for the Sphere of Influence Expansion and 8-Island Annexations – attached as **Attachment 2**. Table 1 shows which services are currently being provided by the City or the County. Island #1 and Island #8 currently receive water from private wells and have individual septic tank/leach line systems.

Table 1
Current Island Annexation Service Providers

Municipal Service Type	Island Annexation #							
	1	2	3	4	5	6	7	8
Law Enforcement	County	County	County	County	County	County	County	County
Fire / Emergency Service	County	County	County	County	County	County	County	County
Water Supply	Private	City	City	City	City	City	City	Private
Water Distribution	Private	City	City	City	City	City	City	Private
Wastewater Collection	Private	City	City	City	City	City	City	Private
Wastewater Disposal	Private	City	City	City	City	City	City	Private
Solid Waste Collection*	County	County	County	County	County	County	County	County
Flood Control/Drainage	County	County	County	County	County	County	County	County
Street Maintenance	County	County	County	County	County	County	County	County
Street Lighting	County	County	County	County	County	County	County	County
Parks and Recreation	County	County	County	County	County	County	County	County

Source: 2017 Water System Master Plan, 2017 Sewer System Master Plan, 2017 Storm Drain Master Plan City of Hanford, and 2035 City of Hanford General Plan

* Solid waste collection in the County islands is currently optional.

Water

The City currently supplies and distributes water to six of the seven County islands proposed to be annexed. The population of the other two islands that currently use private wells is 57. Were the City to annex the islands, the City has the capacity to add 57 more residential units to its water system. The City encourages property owners to hook up the house to city water, but the existing well can be retained long term for watering the property as long as a backflow device is installed on the domestic water service. Residents will only be required to connect to the City water system when major work on their well is needed to provide water. Minor work, such as cleaning or pump replacement, will not trigger a requirement to connect to the City water system.

Sewer

The City currently provides wastewater collection and disposal service to six of the seven County islands proposed to be annexed. The population of the three islands that have private wastewater collection is 57. The City would not require hookup to City sewer service if the home's septic tank is operating properly. If the septic system violates State or local health codes, then both City and County ordinances require connection to the City system if one is available within 200 feet of the property. The City will issue permits for a new septic tank or substantial work on the leach field if a City sewer line is not within 200 feet of the property.

Fire and Police

The County is currently responsible for police, emergency, and fire protection of the seven County islands proposed to be annexed. The population of these islands is 1,293.

The Police Department's current staffing ratio is 1.09 officers per 1,000 residents. The General Plan Background Report suggests a ratio of 1.1 to 1.2 is appropriate for similar cities of the size of Hanford. Annexation of the County islands will result in an increase in population of 1,293 persons who will need to be served by the City's Police Department. This would increase the total population to 58,203. The ratio will then be 1.06 officers per 1,000 residents. The Police Department would need to hire 3 new officers to reach a ratio of 1.1 officers per 1,000 residents.

According to the Memorandum of Understanding between the City of Hanford and County of Kings established in 2019, The County Sheriff's Office will provide police services to the County islands for a two-year period beginning on the date of annexation of the County islands, after which time, the City will be responsible for providing such services in perpetuity.

The City's current ISO rating is 2 (ISO rating is on a scale of 1 to 10, with 1 being best). Due to the City's ability to provide such services to its current population, there is no evidence indicating that the addition of 1,293 residents would be too great for the City to adequately serve. According to the Memorandum of Understanding, signed between the City of Hanford and the County of Kings in 2019, the mutual aid agreement between the fire services executed by the City and the County will not be amended. The City continues to be able to use the County's fire services in times of need, therefore the overall fire service capacity will not be affected.

School

There would be no change to school districts because of the island annexations. Since no new development is proposed, the annexations will not affect school enrollment.

Utilities/Public Services

Natural gas, electricity, and communications public services would not change because of annexation of the county islands.

3. Land for development within the City limits is insufficient to meet the current land use needs.

Analysis: The proposed annexation of the seven county islands is not to accommodate any specific proposed development project. Instead, the purpose of the proposed annexations is to further good local government and make available the full range of City services to both developed and undeveloped county island areas. Therefore, this requirement is not relevant to the proposal.

4. The territory to be annexed is contiguous to existing developed areas.

Analysis: All seven islands are completely surrounded by developed areas within the city limits of Hanford.

Policy L16 County Islands

Initiate annexation of County islands when it is found that urban services are needed and can be provided or made available in the near future.

Analysis: As shown in Table 1, urban service provision is shared between the City and County. The City has the capacity to provide all of the services currently being provided by the County. Because of their proximity inside the city limits, the provision of service within the county islands can be more efficiently provided by the City. Additional water and sewer can be made available to the two island areas currently using individual systems if the property desires City water and/or sewer or if their individual systems fail.

Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

Analysis: The Plan for Services was described in the letter to property owners dated June 28, 2021 – attached as **Attachment 3**. The letter describes the City's intention to provide services to the eight county islands, when the property has the choice to add City services, and when additional City services will be required.

Prezone No. 2021-01 through 2021-08

Prezone No. 2021-01 through -03 and -05 through -08 would be consistent with the land use designations shown on the 2035 General Plan Land Use Map. This will ensure that zoning after annexation is consistent with the General Plan. The specific prezoning is described above and shown on seven maps in Figures 8 through 14. Most land use designations in the General Plan are only consistent with one corresponding zone in the Zoning Ordinance. The Low-Density Residential land use designation found in Annexation Area #1, #3, #6, #7, and #8 can be consistent with the R-L-12, R-L-8, and R-L-5 zones. In these cases, the specific prezoning is recommended based on the size of the existing parcels in the particular annexation area and the adjacent surrounding zoning.

In accordance with the Hanford Municipal Code Section 17.86.030, before a zone change may be approved, all of the following findings shall be made by the reviewing authority:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: Prezone No. 2021-01 through -03 and -05 through -08 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Land Use Policies L15, L16, and L17. There is not a plan for development at this time. Most of the parcels proposed for annexation are already developed at the densities consistent with the proposed rezoning.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community.

ANALYSIS: There is no evidence that annexation of the county islands into the city limits would negatively affect health, safety, or welfare. On the contrary, the coordination of services between the City and County will be improved by reducing inefficiencies through annexation.

3. That the amendment would maintain the appropriate balance of land uses within the City.

Analysis: The proposed rezoning is consistent with the land use designations established in the General Plan.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: It is anticipated that the few undeveloped sites in the county island areas will eventually develop in a manner consistent with the proposed rezoning. Most of the sites are already developed, and those uses appear to be consistent with the proposed rezoning.

Favorable Factors for Annexation

Favorable and unfavorable factors for annexation have been adopted by LAFCO. The existence of favorable or unfavorable factors should not decide approval or denial; however, a substantial number of favorable or unfavorable factors may determine approval or denial of the proposal.

1. The proposed area is close to urban development and municipal-type services and would enhance its potential for full development.

Analysis: The seven islands are mostly developed and are all completely surrounded by urban development. City services are available to each of the island area.

2. The proposed annexation conforms to the adopted General Plan.

Analysis: As discussed above, the Planning Commission determined the request to be consistent with the General Plan Policies L15, L16, and L17. The island areas will be rezoned so that zoning after annexation is consistent with the 2035 General Plan Land Use Designation Map.

3. The proposed area is consistent with the sphere of influence.

Analysis: On April 20, 2021, the City of Hanford City Council initiated a Sphere of Influence Expansion. All county islands are within the existing Sphere of Influence and the proposed new Sphere of Influence.

4. The proposed annexation comes with 100% consent of all landowners.

Analysis: The county island annexations do not come with 100% consent of the landowners. However, as previously stated, State law encourages the annexation of county islands, and waives the protest hearings at LAFCo that determine landowner consent for island annexations like those being proposed here. The City staff held an open-forum community meeting on August 4, 2021, at the Civic Auditorium to address any questions posed by landowners.

FINDINGS FOR APPROVAL

Based on the information and analysis above, City staff recommends that the following findings be made:

1. All county islands are within the Primary Sphere of Influence.
2. Most of the annexation area already received some services from the City of Hanford.
3. There is capacity in the City water and sewer systems to add the parcels currently on individual water and sewer systems if those property either desire to hook up or are required to because their systems fail.
4. Inclusion of the islands in the city limits will not negatively affect the Police or Fire Department's ability to provide their services to the community. There is a memorandum of understanding between the City of Hanford and the County of Kings that allows for a two-year transition from County Sheriff to City Police service in the annexation areas.
5. There would be no change to school districts because of the island annexations.
6. The proposed annexation of the county islands is not to accommodate any specific proposed development project. The purpose of the proposed annexations is to further good local government and make available the full range of City services to both developed and undeveloped county island areas.
7. All islands are completely surrounded by developed areas within the city limits of Hanford.
8. Because of their proximity inside the city limits, the provision of service within the county islands can be more efficiently provided by the City.
9. The rezoning is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.
10. The rezoning would not be detrimental to the public health, safety, or welfare of the community.

11. The rezoning would maintain the appropriate balance of land uses within the City. Annexation would not change most land uses since most parcels are already developed.
12. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.
13. The county islands are mostly developed and are all completely surrounded by urban development. City services are available to each of the island area.
14. State law encourages the annexation of county islands to further the goal of effective and efficient provision of local government services.
15. Based on the above findings, Annexation No. 160, Parts 1-3 and 5-8 is consistent with the Hanford General Plan Policies L15, L16, and L17.

ENVIRONMENTAL ASSESSMENT

In accordance with CEQA Guidelines, Annexation No. 160, Parts 1-3 and 5-8 and Prezone No. 2021-01 through -03 and -05 through -08 were determined to be exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current rezoning) per CEQA Guidelines Section 15319(a), and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3). A Notice of Exemption has been prepared for the project in accordance with CEQA – **Attachment 4**.

Noticing of the project was published in the newspaper on October 22, 2021. Notices were mailed to property owners within the annexation territories and to property owners within 500 feet of the annexation territories on October 21, 2021.

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Adopt the Notice of Exemption, in accordance with CEQA.
2. Introduce and waive the first reading of Ordinance 21-07, approving Prezone No. 2021-01.
3. Introduce and waive the first reading of Ordinance 21-08, approving Prezone No. 2021-02.
4. Introduce and waive the first reading of Ordinance 21-09, approving Prezone No. 2021-03.
5. Introduce and waive the first reading of Ordinance 21-10, approving Prezone No. 2021-05.
6. Introduce and waive the first reading of Ordinance 21-11, approving Prezone No. 2021-06.
7. Introduce and waive the first reading of Ordinance 21-12, approving Prezone No. 2021-07.
8. Introduce and waive the first reading of Ordinance 21-13, approving Prezone No. 2021-08.

9. Adopt Resolution 21-48-R, initiating proceedings for Annexation 160 (Part 1 -3 and 5-8) and direct staff to file the appropriate forms with the Kings County Local Agency Formation Commission (LAFCo).

RECOMMENDED MOTION

I move to:

1. Adopt the Notice of Exemption, in accordance with CEQA.
2. Introduce and waive the first reading of Ordinance 21-07, approving Prezone No. 2021-01.
3. Introduce and waive the first reading of Ordinance 21-08, approving Prezone No. 2021-02.
4. Introduce and waive the first reading of Ordinance 21-09, approving Prezone No. 2021-03.
5. Introduce and waive the first reading of Ordinance 21-10, approving Prezone No. 2021-05.
6. Introduce and waive the first reading of Ordinance 21-11, approving Prezone No. 2021-06.
7. Introduce and waive the first reading of Ordinance 21-12, approving Prezone No. 2021-07.
8. Introduce and waive the first reading of Ordinance 21-13, approving Prezone No. 2021-08.
9. Adopt Resolution 21-48-R, initiating proceedings for Annexation 160 (Part 1 -3 and 5-8) and direct staff to file the appropriate forms with the Kings County Local Agency Formation Commission (LAFCo).

ORDINANCE NO. 21-07
PREZONE NO. 2021-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD PREZONING ANNEXATION 160, PART 1 AS R-L-12, LOW-DENSITY RESIDENTIAL, IN ACCORDANCE WITH THE GENERAL PLAN DESIGNATION FOR THE PROJECT SITE, LOW-DENSITY RESIDENTIAL. THE PROJECT IS LOCATED NORTH OF FARGO AVENUE AND SOUTH OF HIGHWAY 43 (APN 014-400-001 – THROUGH -012)

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

Section 1: The following described territory situated in the City of Hanford is hereby prezoned under the terms of Chapter 17.86 of the Hanford Municipal Code:

Annexation 160, Part 1 filed by the City of Hanford

FROM: County zoning of RR Rural Residential

TO: City zoning R-L-12 Low-Density Residential

On property described as follows:

Approximately 32.44 acres generally located on the north of Fargo Avenue and southwest of Highway 43 (APN 014-400-001 through -012), as depicted in attached **Exhibit A**; and

Section 2: The Council does hereby find as a fact that this Ordinance has been recommended for passage by the Planning Commission of the City of Hanford after public hearing before the Planning Commission after notice required by Section 17.70.100 of the Hanford Municipal Code and Government Code Section 65854. The City Council that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current prezoning) and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3). The City Council hereby finds that the prezoning is required to achieve the objectives of the zoning regulations as set forth in Section 17.06.010 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public hearing held on the 2nd day of November, 2021 at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 3: This Ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage, and the zoning will apply to such property in the event of subsequent annexation to the City under the provisions of Section 65859 of the Government Code.

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

APPROVED

ATTEST:

MAYOR of the City of Hanford

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 ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 2nd day of November, 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.

Dated: _____

Natalie Corral
City Clerk

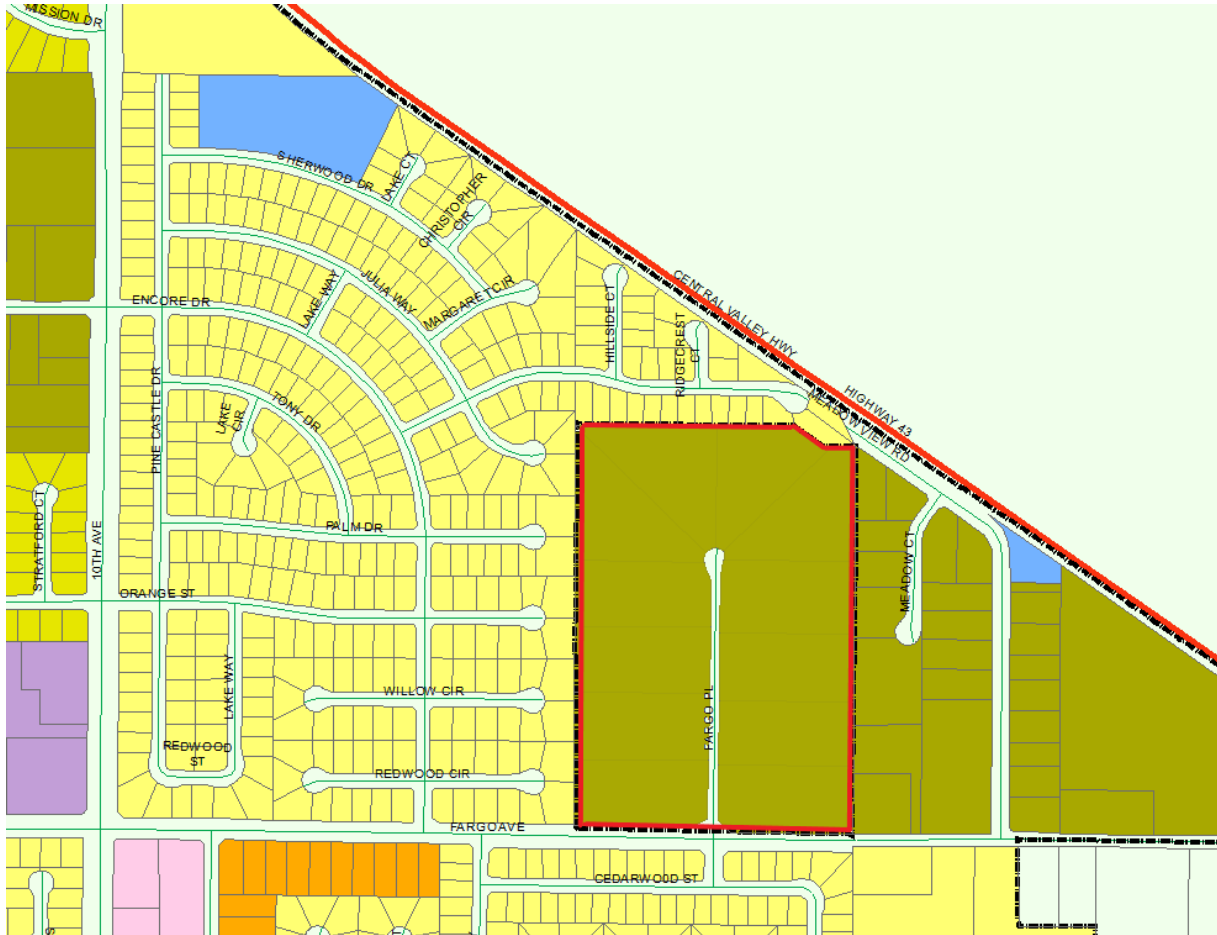
Attachment: Ordinance 21-07 Prezone 2021-01 (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

Exhibit A

Prezone No. 2021-01

Prezone 2021-01

General Plan Designation – Low Density Residential
 Prezoning to (R-L-12) Low Density Residential, 12,000 sq ft. min.



Attachment: Ordinance 21-07 Prezone 2021-01 (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

ORDINANCE NO. 21-08
PREZONE NO. 2021-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD PREZONING ANNEXATION 160, PART 2 AS R-M MEDIUM-DENSITY RESIDENTIAL, IN ACCORDANCE WITH THE GENERAL PLAN DESIGNATION FOR THE PROJECT SITE, MEDIUM-DENSITY RESIDENTIAL. THE PROJECT IS LOCATED EAST OF 10TH AVENUE, NORTH OF CRASS AVENUE.

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

Section 1: The following described territory situated in the City of Hanford is hereby prezoned under the terms of Chapter 17.86 of the Hanford Municipal Code:

Annexation 160, Part 2 filed by the City of Hanford

FROM: County zoning of R-1-6 and CN

TO: City zoning R-M Medium-Density Residential

On property described as follows:

Approximately 13.70 acres generally located on the east of 10th Avenue, north of Crass Avenue, as depicted in attached **Exhibit A**; and

Section 2: The Council does hereby find as a fact that this Ordinance has been recommended for passage by the Planning Commission of the City of Hanford after public hearing before the Planning Commission after notice required by Section 17.70.100 of the Hanford Municipal Code and Government Code Section 65854. The City Council that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current prezoning) and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3). The City Council hereby finds that the prezoning is required to achieve the objectives of the zoning regulations as set forth in Section 17.06.010 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public hearing held on the 2nd day of November, 2021 at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 3: This Ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage, and the zoning will apply to such property in the event of subsequent annexation to the City under the provisions of Section 65859 of the Government Code.

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

APPROVED

ATTEST:

MAYOR of the City of Hanford

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 ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 2nd day of November, 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.

Dated: _____

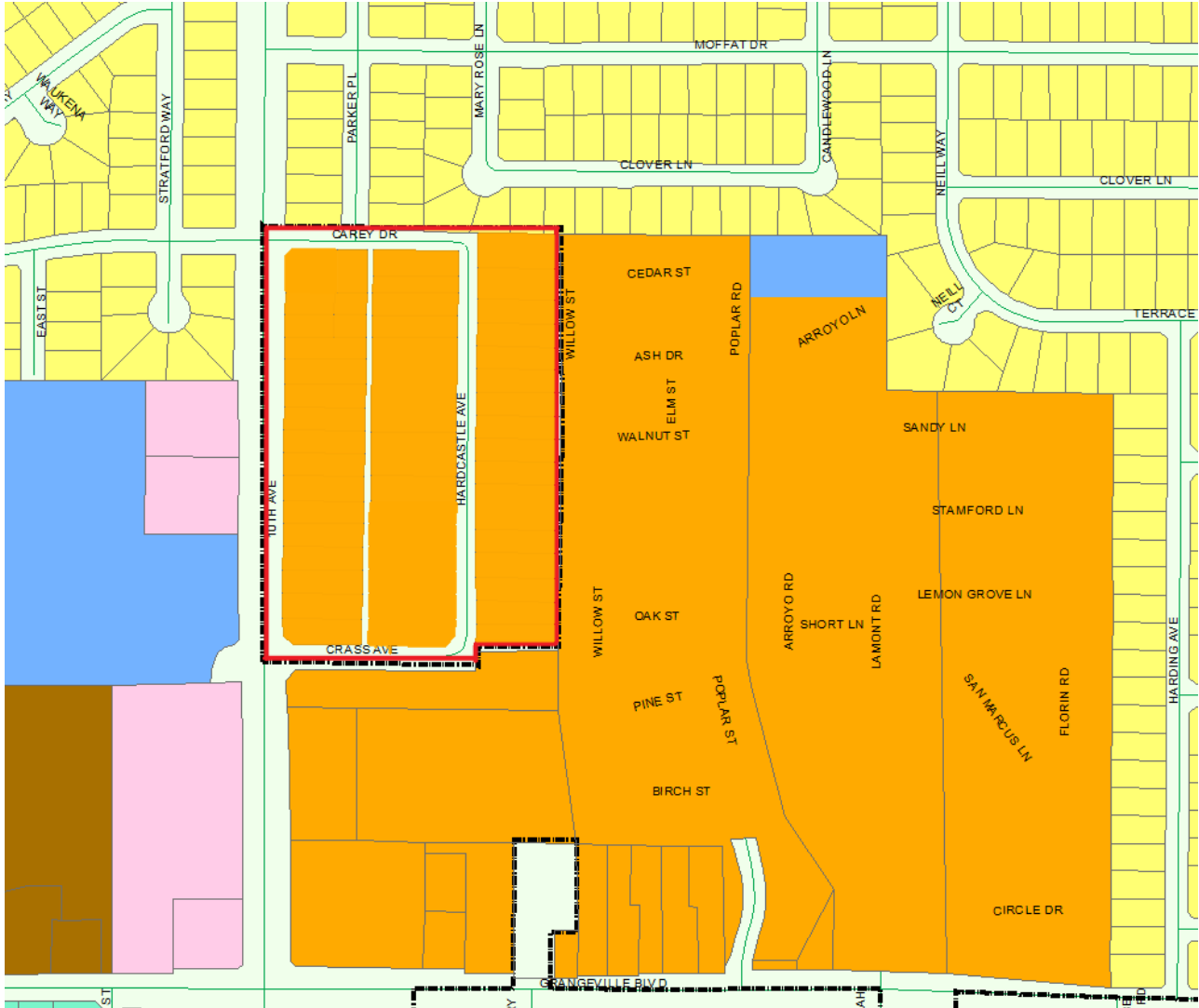
Natalie Corral
City Clerk

Attachment: Ordinance 21-08 Prezone 2021-02 (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

Exhibit A

Prezone No. 2021-02

Prezone 2021-02
General Plan Designation – Medium-Density Residential
Prezoning to R-M Medium-Density Residential



Attachment: Ordinance 21-08 Prezone 2021-02 (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

ORDINANCE NO. 21-09
PREZONE NO. 2021-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD PREZONING ANNEXATION 160, PART 3 AS R-L-5 LOW-DENSITY RESIDENTIAL, R-M MEDIUM-DENSITY RESIDENTIAL, MX-C CORRIDOR MIXED USE, AND P-F PUBLIC FACILITY, IN ACCORDANCE WITH THE GENERAL PLAN DESIGNATION FOR THE AREA. THE PROJECT IS GENERALLY LOCATED EAST OF 10TH AVENUE, SOUTH OF GRANGEVILLE BOULEVARD.

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

Section 1: The following described territory situated in the City of Hanford is hereby prezoned under the terms of Chapter 17.86 of the Hanford Municipal Code:

Annexation 160, Part 3 filed by the City of Hanford

FROM: County zoning of CN, RRE, RM-2, R-1-6, and PF

TO: City zoning R-L-5 Low-Density Residential, R-M Medium-Density Residential, MX-C Corridor Mixed Use, and PF Public Facility.

On property described as follows:

Approximately 97.8 acres generally located on the east of 10th Avenue, south of Grangeville, as depicted in attached **Exhibit A**; and

Section 2: The Council does hereby find as a fact that this Ordinance has been recommended for passage by the Planning Commission of the City of Hanford after public hearing before the Planning Commission after notice required by Section 17.70.100 of the Hanford Municipal Code and Government Code Section 65854. The City Council that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current prezoning) and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3). The City Council hereby finds that the prezoning is required to achieve the objectives of the zoning regulations as set forth in Section 17.06.010 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public hearing held on the 2nd day of November, 2021 at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 3: This Ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage, and the zoning will apply to such

property in the event of subsequent annexation to the City under the provisions of Section 65859 of the Government Code.

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

APPROVED

ATTEST:

MAYOR of the City of Hanford

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 ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 2nd day of November, 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.

Dated: _____

Natalie Corral
City Clerk

Attachment: Ordinance 21-09 Prezone 2021-03 (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

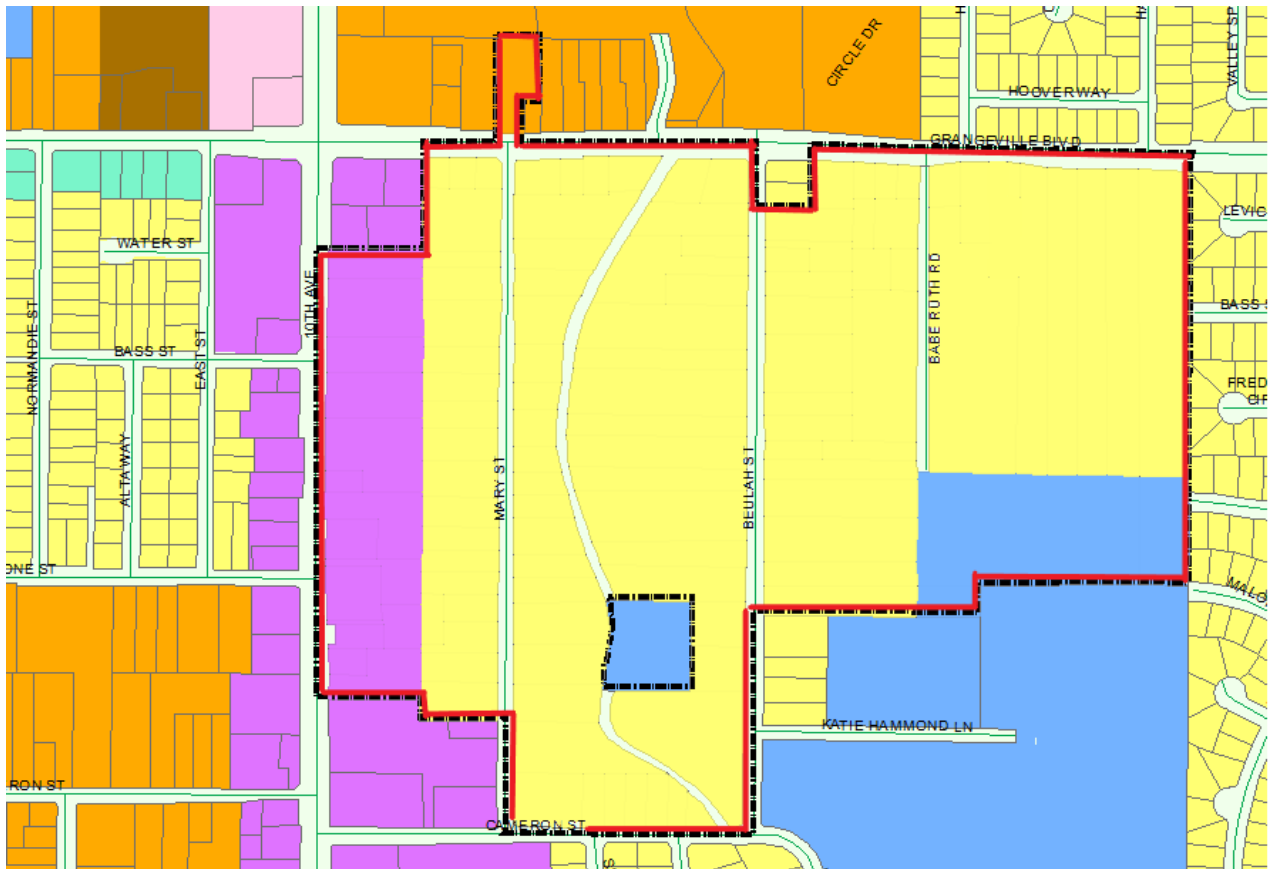
Exhibit A

Prezone No. 2021-03

Prezone 2021-03

General Plan Designation – Medium-Density Residential, Corridor Mixed Use, Low-Density Residential, and Educational Facilities

Prezoning to R-M Medium-Density Residential, MX-C Corridor Mixed Use, R-L-5 Low-Density Residential, and PF Public Facilities



Attachment: Ordinance 21-09 Prezone 2021-03 (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

ORDINANCE NO. 21-10
PREZONE NO. 2021-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD PREZONING ANNEXATION 160, PART 5 AS MX-C CORRIDOR MIXED, IN ACCORDANCE WITH THE GENERAL PLAN DESIGNATION FOR THE AREA. THE PROJECT IS GENERALLY LOCATED EAST OF 10TH AVENUE, SOUTH OF LACEY BOULEVARD.

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

Section 1: The following described territory situated in the City of Hanford is hereby prezoned under the terms of Chapter 17.86 of the Hanford Municipal Code:

Annexation 160, Part 5 filed by the City of Hanford

FROM: County zoning of CS, IL, and IH

TO: City zoning MX-C Corridor Mixed Use

On property described as follows:

Approximately 56.6 acres generally located on the east of 10th Avenue, south of Lacey Boulevard, as depicted in attached **Exhibit A**; and

Section 2: The Council does hereby find as a fact that this Ordinance has been recommended for passage by the Planning Commission of the City of Hanford after public hearing before the Planning Commission after notice required by Section 17.70.100 of the Hanford Municipal Code and Government Code Section 65854. The City Council that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current prezoning) and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3). The City Council hereby finds that the prezoning is required to achieve the objectives of the zoning regulations as set forth in Section 17.06.010 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public hearing held on the 2nd day of November, 2021 at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 3: This Ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage, and the zoning will apply to such property in the event of subsequent annexation to the City under the provisions of Section 65859 of the Government Code.

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

APPROVED

ATTEST:

MAYOR of the City of Hanford

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 ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 2nd day of November, 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.

Dated: _____

Natalie Corral
City Clerk

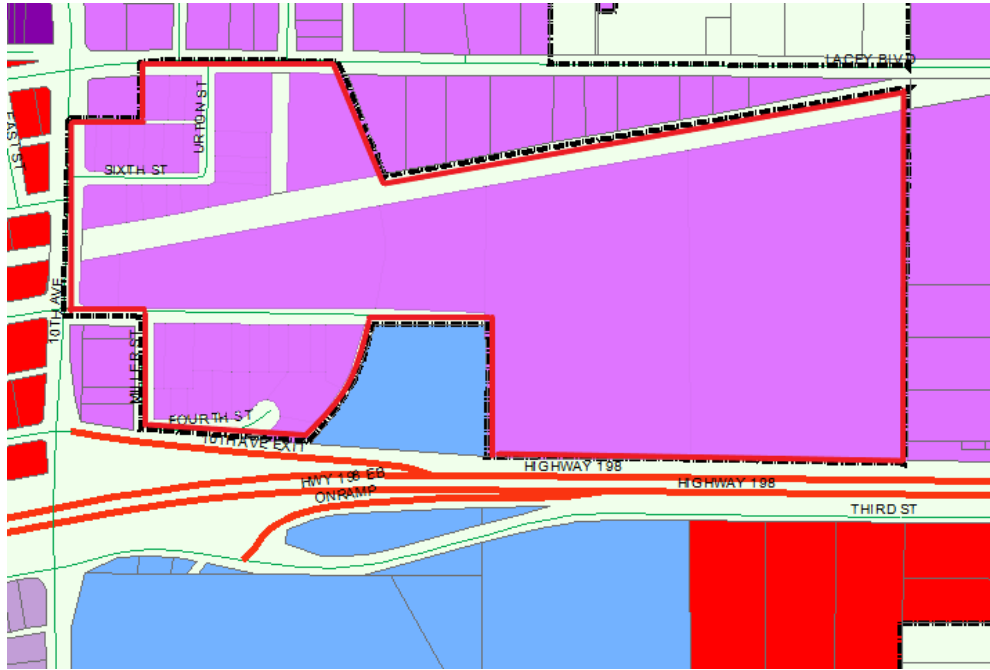
Attachment: Ordinance 21-10 Prezone 2021-05 (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

Exhibit A

Prezone No. 2021-05

Prezone 2021-05
General Plan Designation – Corridor Mixed Use

Prezoning to MX-C Corridor Mixed Use



Attachment: Ordinance 21-10 Prezone 2021-05 (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

ORDINANCE NO. 21-11
PREZONE NO. 2021-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD PREZONING ANNEXATION 160, PART 6 AS R-L-5 LOW-DENSITY RESIDENTIAL AND R-M MEDIUM-DENSITY RESIDENTIAL, IN ACCORDANCE WITH THE GENERAL PLAN DESIGNATION FOR THE AREA. THE PROJECT IS GENERALLY LOCATED EAST OF 11TH AVENUE, BETWEEN THOMPSON DRIVE AND HUME AVENUE.

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

Section 1: The following described territory situated in the City of Hanford is hereby prezoned under the terms of Chapter 17.86 of the Hanford Municipal Code:

Annexation 160, Part 6 filed by the City of Hanford

FROM: County zoning of RM-2 and R-1-6

TO: City zoning R-M Medium-Density Residential and R-L-5 Low-Density Residential

On property described as follows:

Approximately 35.4 acres generally located east of 11th Avenue, between Thompson Drive and Hume Avenue, as depicted in attached **Exhibit A**; and

Section 2: The Council does hereby find as a fact that this Ordinance has been recommended for passage by the Planning Commission of the City of Hanford after public hearing before the Planning Commission after notice required by Section 17.70.100 of the Hanford Municipal Code and Government Code Section 65854. The City Council that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current prezoning) and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3). The City Council hereby finds that the prezoning is required to achieve the objectives of the zoning regulations as set forth in Section 17.06.010 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public hearing held on the 2nd day of November, 2021 at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 3: This Ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage, and the zoning will apply to such property in the event of subsequent annexation to the City under the provisions of Section 65859 of the Government Code.

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

APPROVED

ATTEST:

MAYOR of the City of Hanford

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 ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 2nd day of November, 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.

Dated: _____

Natalie Corral

City Clerk

Attachment: Ordinance 21-11 Prezone 2021-06 (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

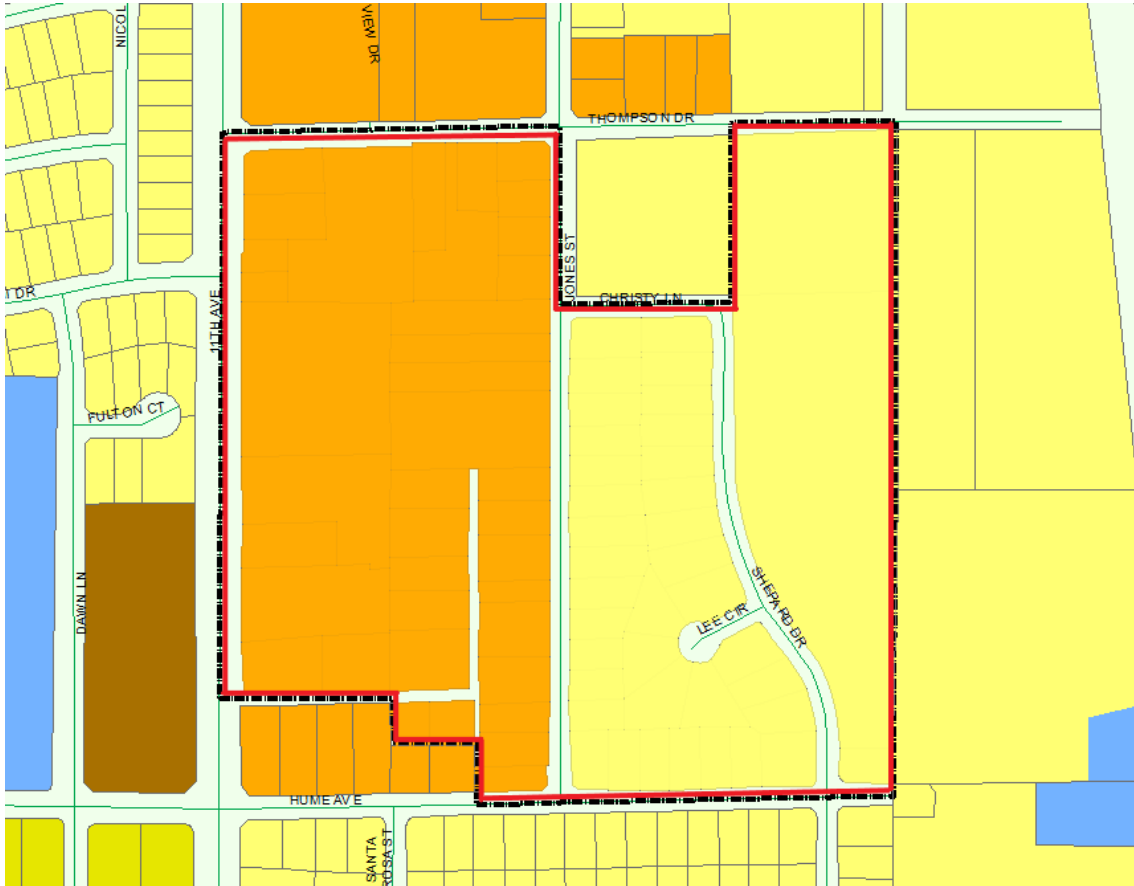
Exhibit A

Prezone No. 2021-06

Prezone 2021-06

General Plan Designation – Medium- and Low-Density Residential

Prezoning to R-M Medium-Density Residential and R-L-5 Low-Density Residential



Attachment: Ordinance 21-11 Prezone 2021-06 (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

ORDINANCE NO. 21-12
PREZONE NO. 2021-07

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD PREZONING
 ANNEXATION 160, PART 7 AS R-L-12 LOW-DENSITY RESIDENTIAL, IN
 ACCORDANCE WITH THE GENERAL PLAN DESIGNATION FOR THE AREA. THE
 PROJECT IS GENERALLY LOCATED ON KINGS ROAD, NORTH OF GRANGEVILLE
 BOULEVARD.**

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

Section 1: The following described territory situated in the City of Hanford is hereby prezoned under the terms of Chapter 17.86 of the Hanford Municipal Code:

Annexation 160, Part 7 filed by the City of Hanford

FROM: County zoning of R-1-20 and RM-3

TO: City zoning R-L12 Low-Density Residential

On property described as follows:

Approximately 20.54 acres generally located along Kings Road, north of Grangeville Boulevard, as depicted in attached **Exhibit A**; and

Section 2: The Council does hereby find as a fact that this Ordinance has been recommended for passage by the Planning Commission of the City of Hanford after public hearing before the Planning Commission after notice required by Section 17.70.100 of the Hanford Municipal Code and Government Code Section 65854. The City Council that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current prezoning) and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3). The City Council hereby finds that the prezoning is required to achieve the objectives of the zoning regulations as set forth in Section 17.06.010 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public hearing held on the 2nd day of November, 2021 at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 3: This Ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage, and the zoning will apply to such property in the event of subsequent annexation to the City under the provisions of Section 65859 of the Government Code.

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

APPROVED

ATTEST:

MAYOR of the City of Hanford

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 ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 2nd day of November, 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.

Dated: _____

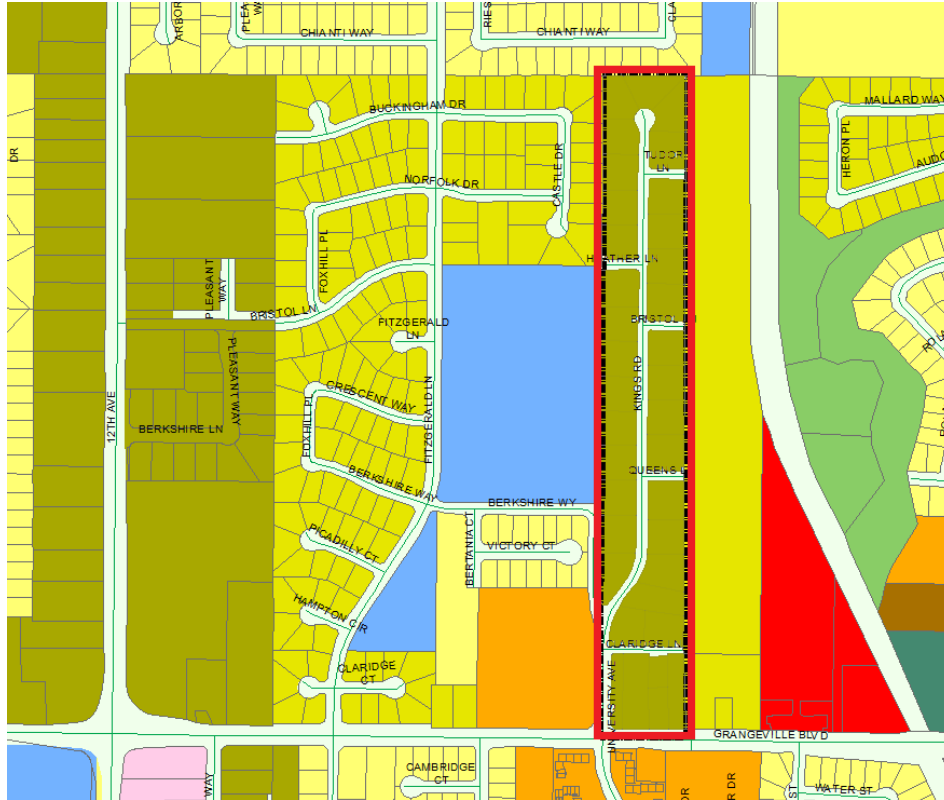
Natalie Corral
City Clerk

Attachment: Ordinance 21-12 Prezone 2021-07 (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

Exhibit A

Prezone No. 2021-07

Prezone 2021-07
General Plan Designation – Low-Density Residential
Prezoning to R-L-12 Low-Density Residential



Attachment: Ordinance 21-12 Prezone 2021-07 (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

ORDINANCE NO. 21-13
PREZONE NO. 2021-08

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD PREZONING
 ANNEXATION 160, PART 8 AS R-L-12 LOW-DENSITY RESIDENTIAL, IN
 ACCORDANCE WITH THE GENERAL PLAN DESIGNATION FOR THE AREA. THE
 PROJECT IS GENERALLY LOCATED ALONG FULONG DRIVE, EAST OF 11TH AVENUE,
 AND SOUTH OF FLINT AVENUE.**

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

Section 1: The following described territory situated in the City of Hanford is hereby prezoned under the terms of Chapter 17.86 of the Hanford Municipal Code:

Annexation 160, Part 8 filed by the City of Hanford

FROM: County zoning of RRE Rural Residential
TO: City zoning R-L-12 Low-Density Residential

On property described as follows:

Approximately 19.6 acres generally located along Furlong Drive, east of 11th Avenue and south of Flint Avenue, as depicted in attached **Exhibit A**; and

Section 2: The Council does hereby find as a fact that this Ordinance has been recommended for passage by the Planning Commission of the City of Hanford after public hearing before the Planning Commission after notice required by Section 17.70.100 of the Hanford Municipal Code and Government Code Section 65854. The City Council that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current prezoning) and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3). The City Council hereby finds that the prezoning is required to achieve the objectives of the zoning regulations as set forth in Section 17.06.010 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public hearing held on the 2nd day of November, 2021 at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 3: This Ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage, and the zoning will apply to such property in the event of subsequent annexation to the City under the provisions of Section 65859 of the Government Code.

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

APPROVED

ATTEST:

MAYOR of the City of Hanford

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 ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 2nd day of November, 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.

Dated: _____

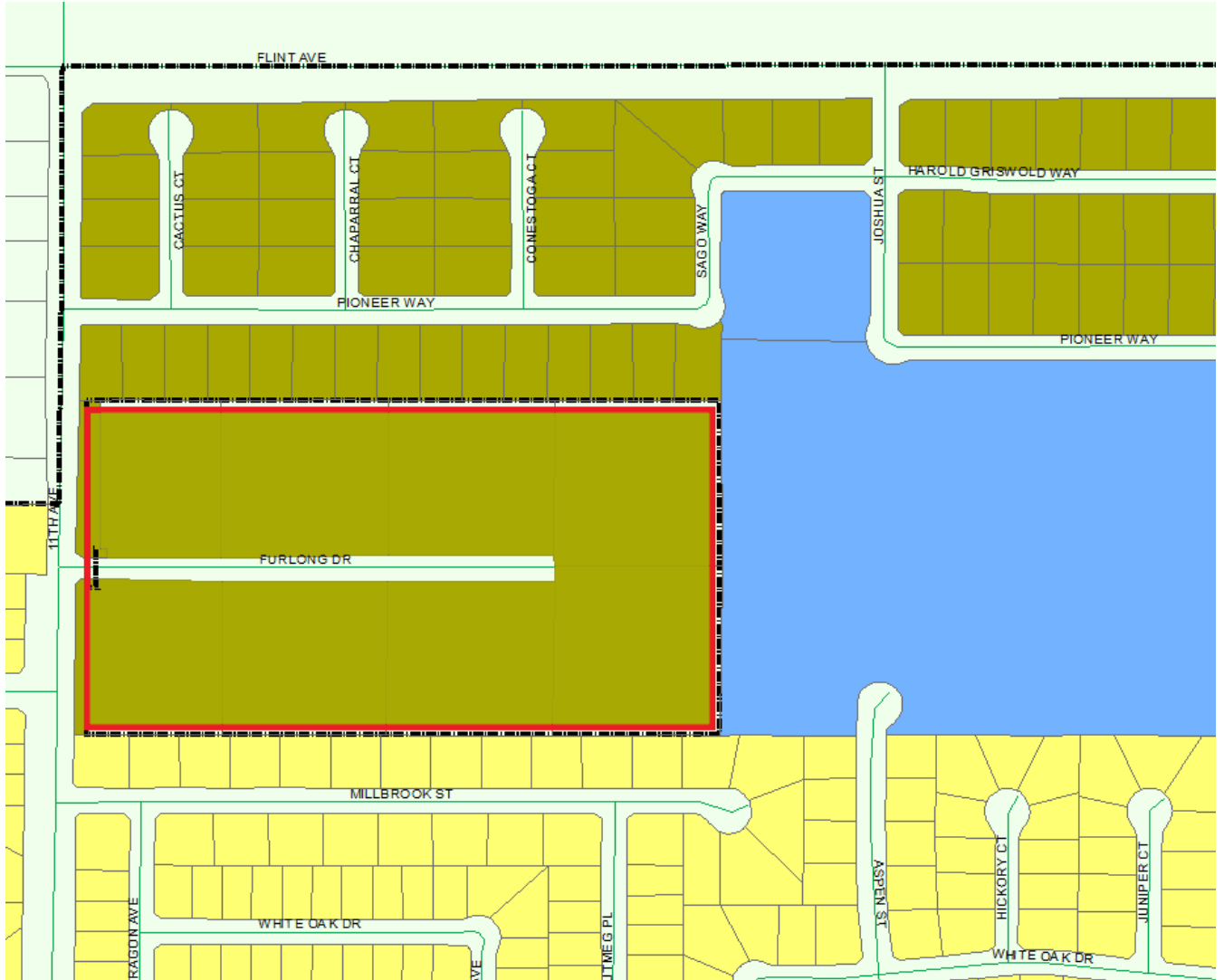
Natalie Corral
City Clerk

Attachment: Ordinance 21-13 Prezone 2021-08 (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

Exhibit A

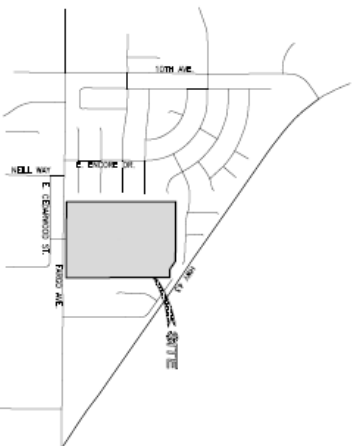
Prezone No. 2021-08

Prezone 2021-08
General Plan Designation – Low-Density Residential
Prezoning to R-L-12 Low-Density Residential

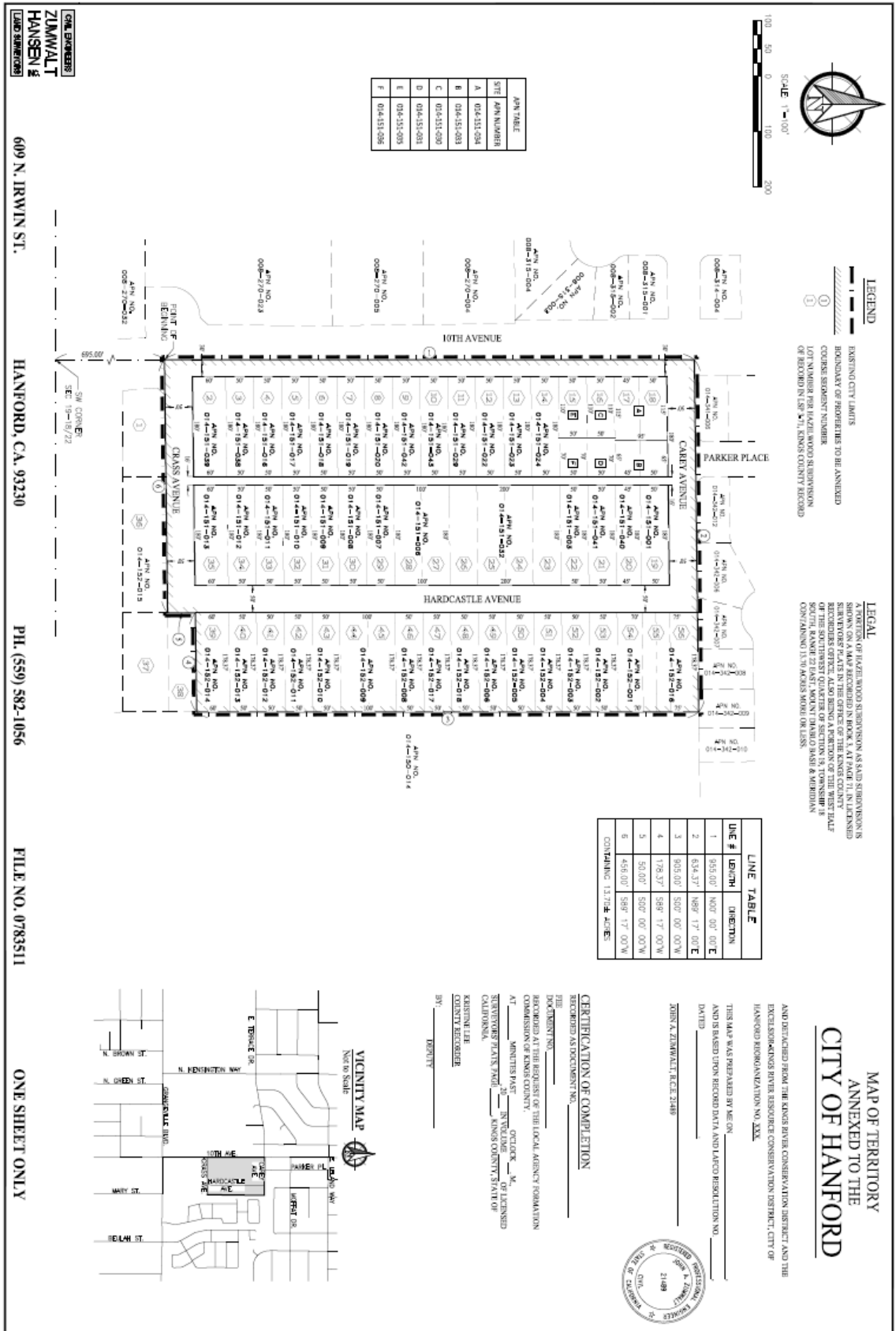


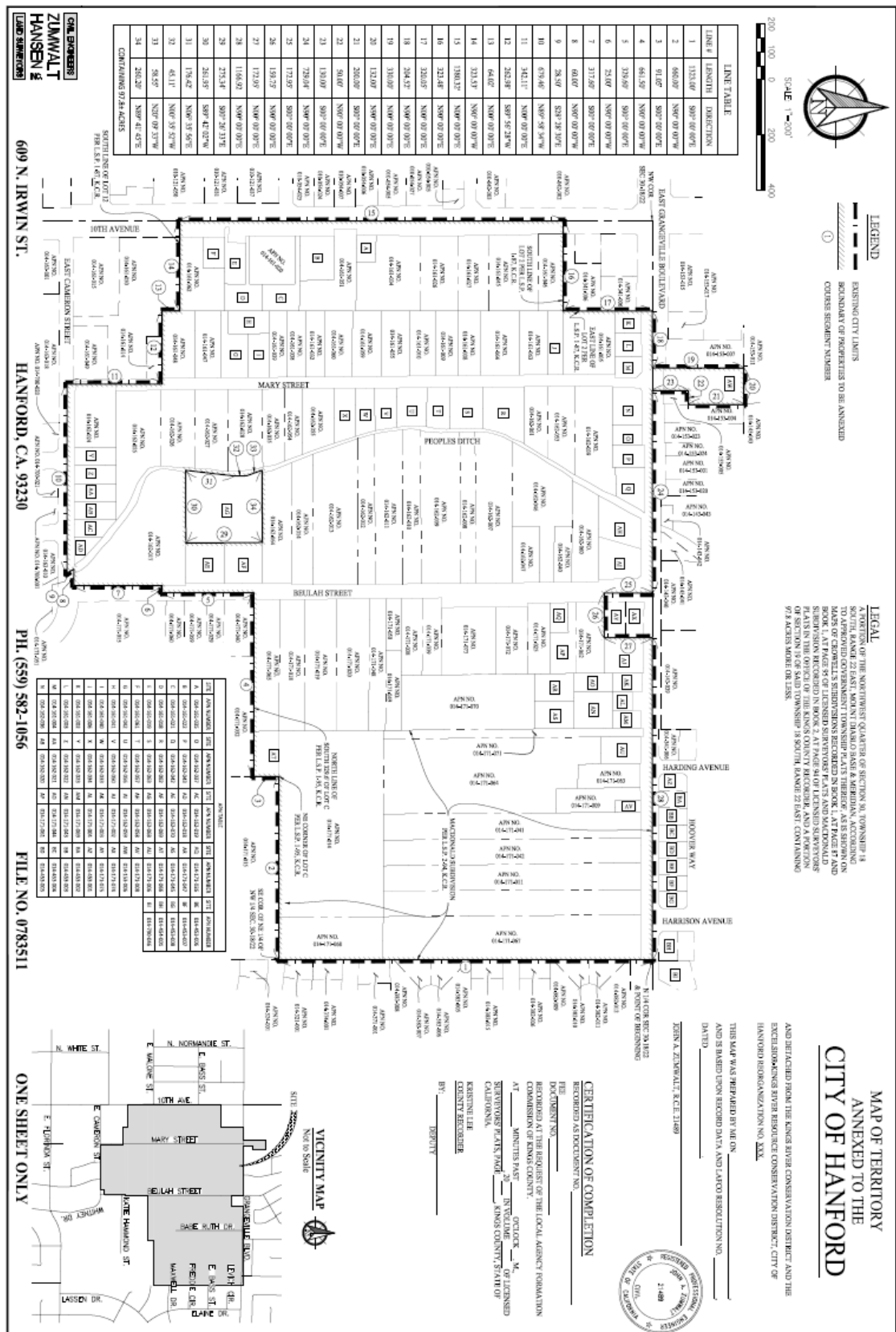
Attachment: Ordinance 21-13 Prezone 2021-08 (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

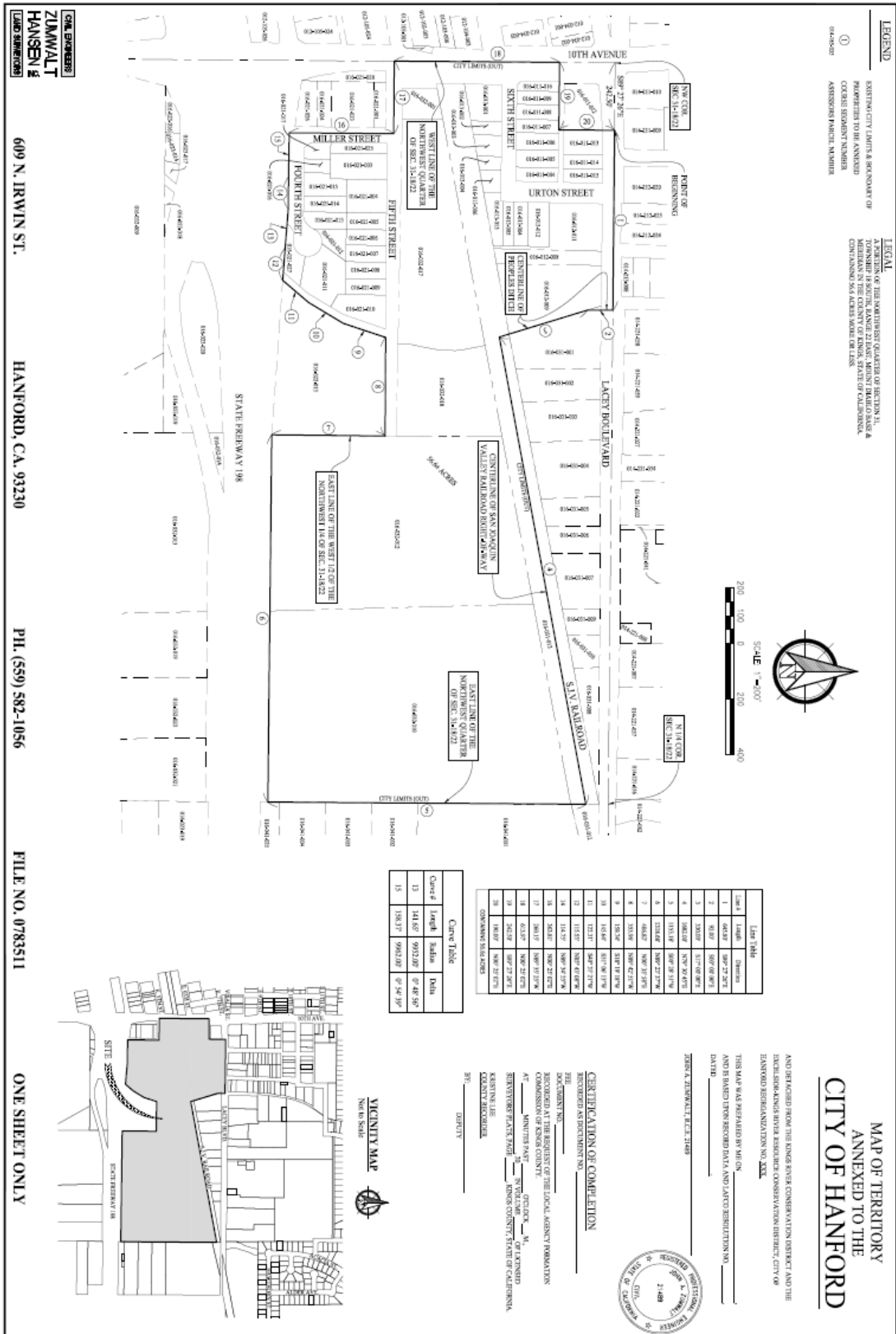
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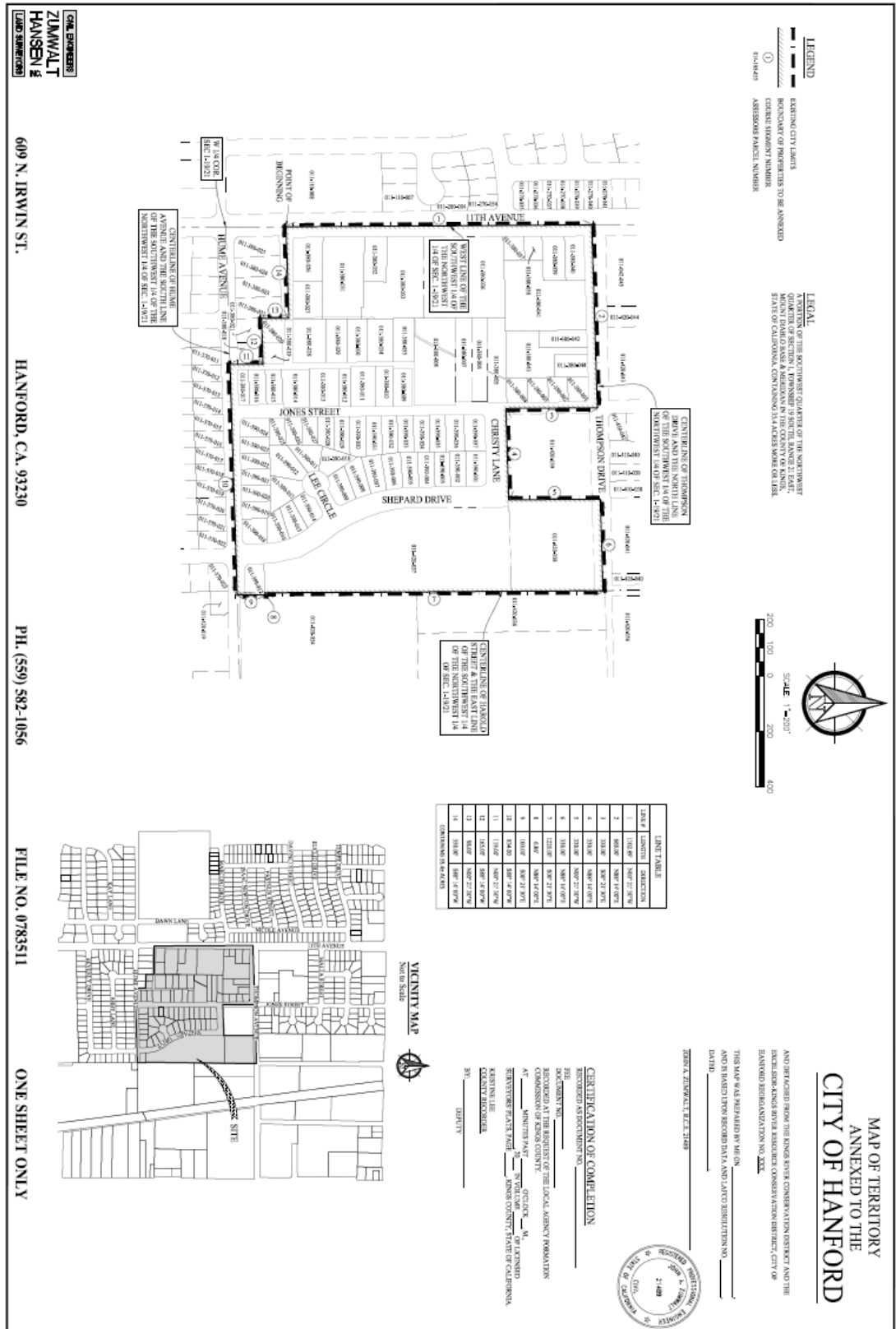
Island #2

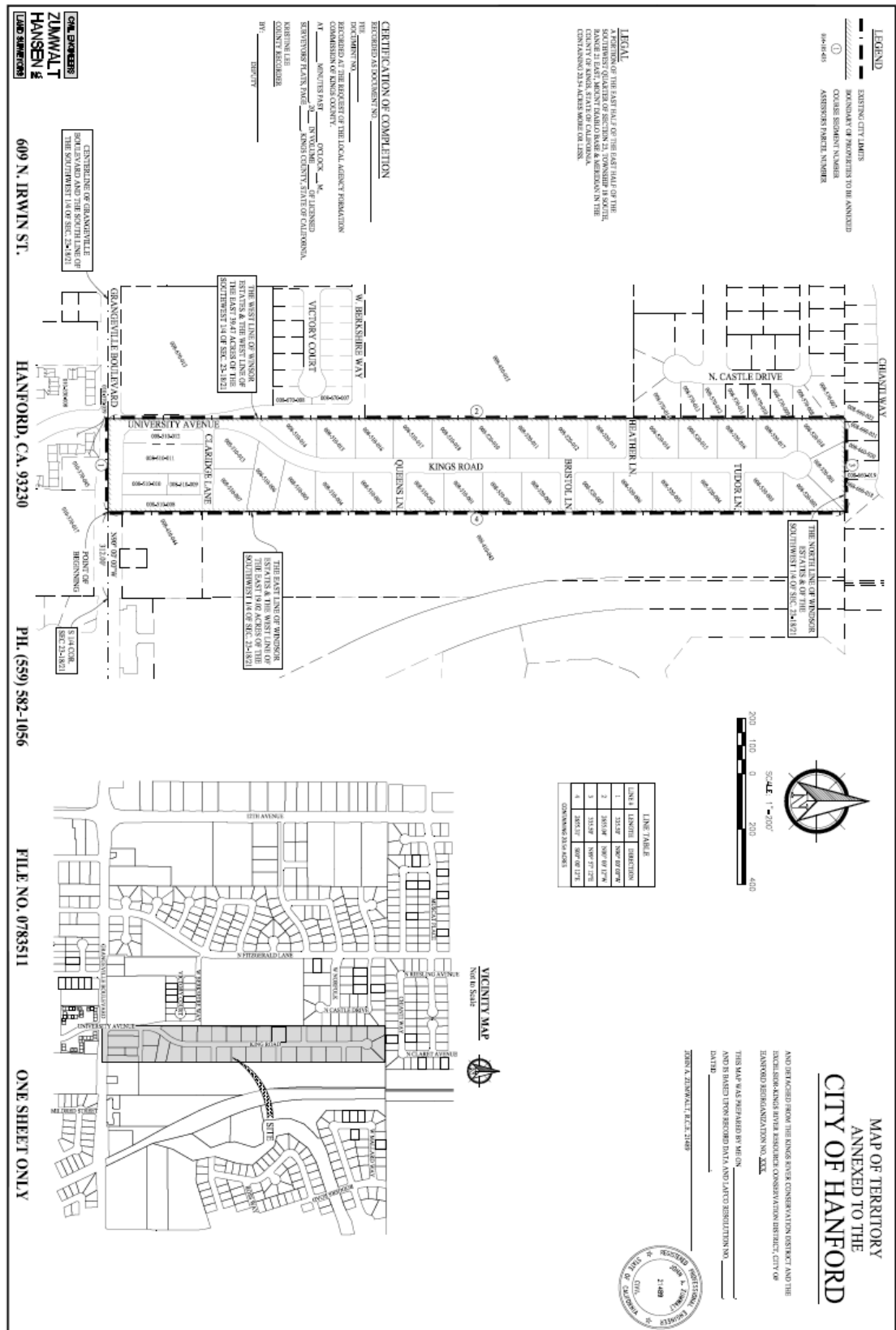


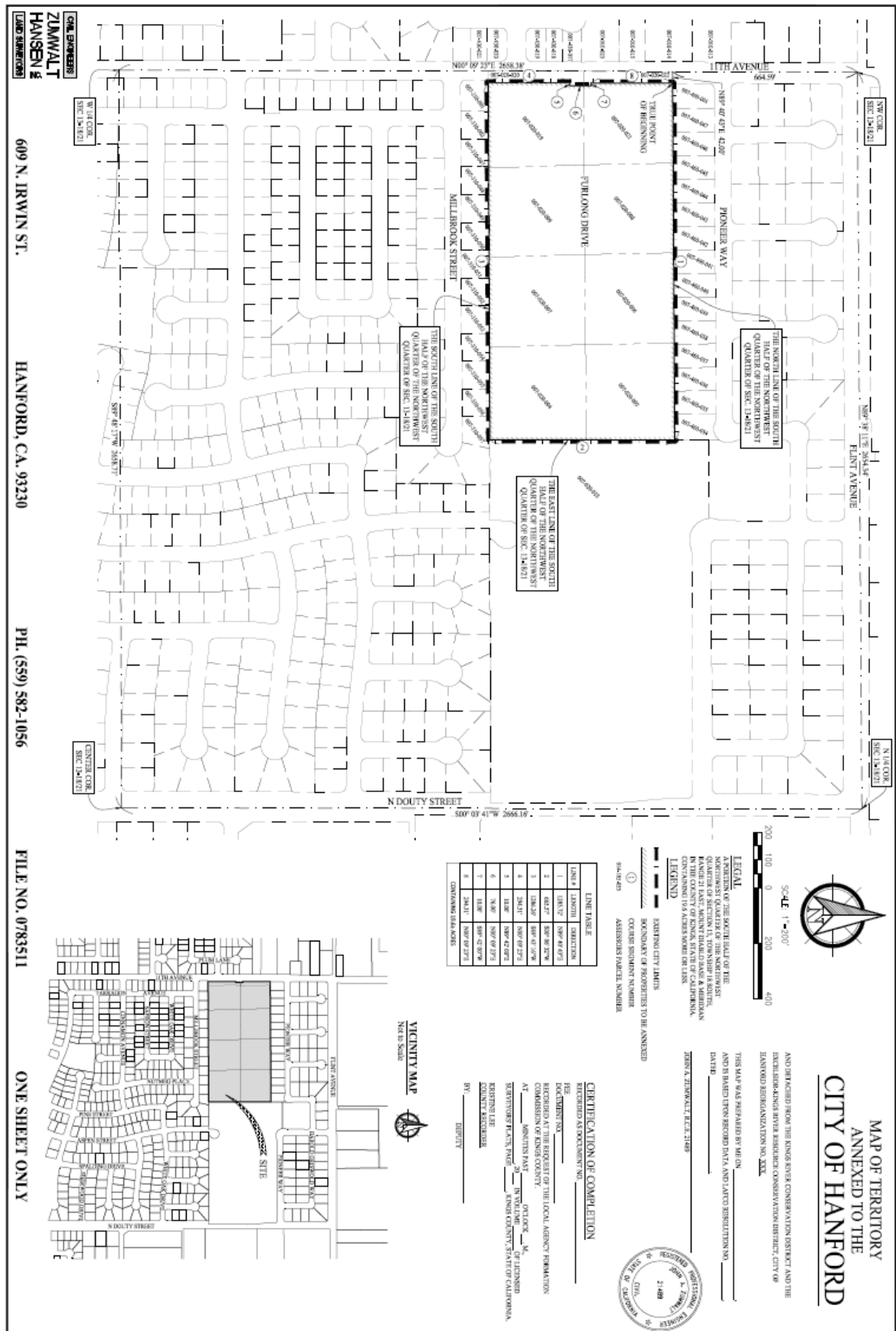




Island #6



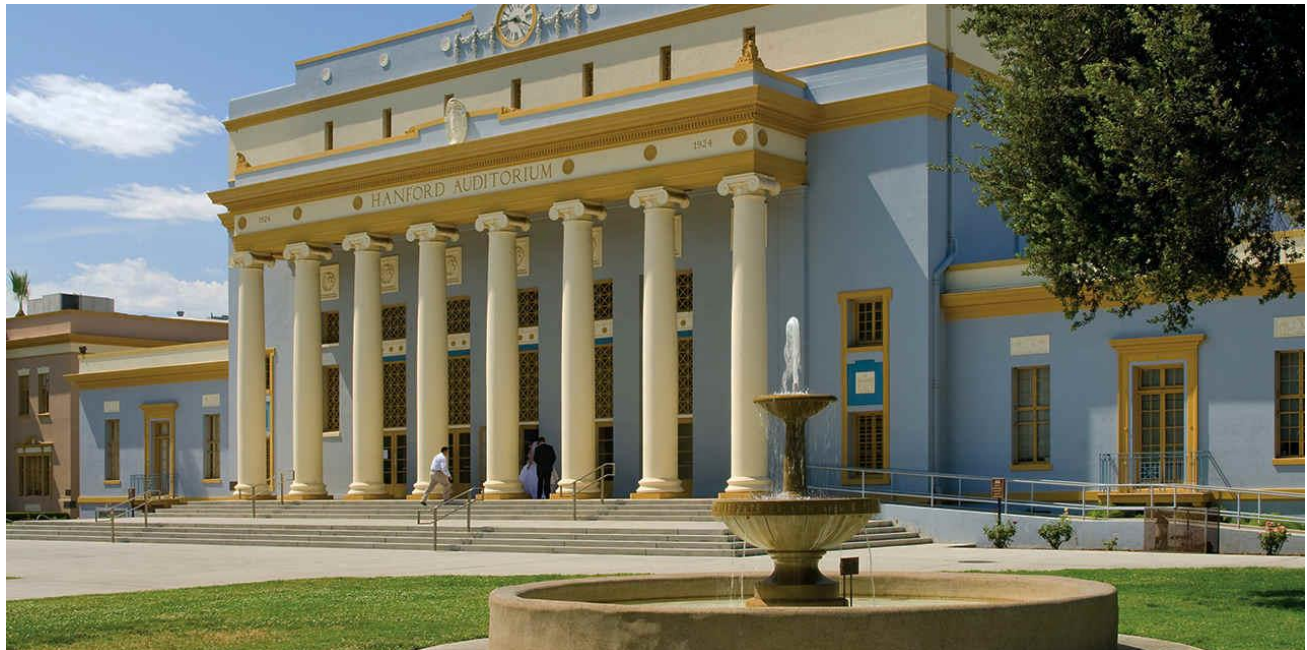




DRAFT

**LOCAL AGENCY FORMATION COMMISSION OF
KINGS COUNTY**

**HANFORD AREA
MUNICIPAL SERVICE REVIEW AND
SPHERE OF INFLUENCE UPDATE**



MARCH 2021



DRAFT

HANFORD AREA MUNICIPAL SERVICE REVIEW AND SPHERE OF INFLUENCE UPDATE

Prepared for:

Local Agency Formation Commission of Kings County
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March 2021

Cover Photo Credit: Main Street Hanford's Website

LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY

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SECTION 1 - INTRODUCTION

1.1 - Municipal Service Review Purpose

The Municipal Service Review (MSR) is a comprehensive assessment of the ability of existing local government agencies to effectively and efficiently provide municipal services to residents and users. The form and content of an MSR is specified by requirements in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) and in the State of California's Local Agency Formation Commission (LAFCo) MSR Guidelines, published in August 2003.

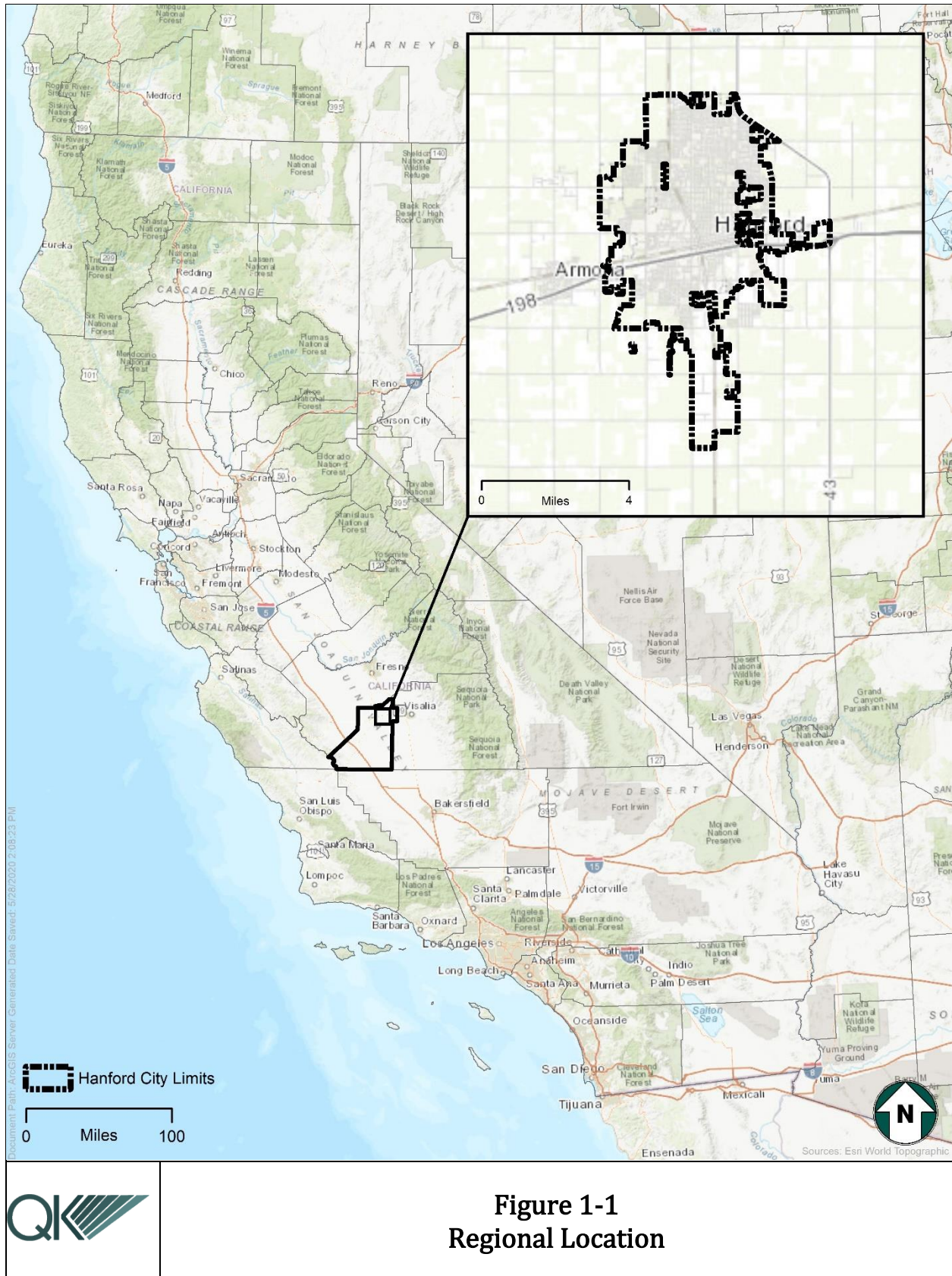
The CKH Act requires all LAFCOs, including the Local Agency Formation Commission of Kings County (Kings LAFCo), to prepare an MSR for each of its incorporated cities and its special districts. The fundamental role of LAFCo is to implement the CKH Act, which was adopted into State law to encourage the logical, efficient, and most appropriate formation of local municipalities, service areas, and special districts. MSRs are to be completed every five years, and must be completed prior to, or in conjunction with, an update of a city or special district Sphere of Influence (SOI).

This MSR was initiated by Kings LAFCo in the beginning of 2020 and is intended to provide Kings LAFCo with the necessary and relevant information related to the operations and management of the municipal service providers within the City of Hanford's (the City or Hanford) proposed SOI update. The City of Hanford is the County seat of Kings County located in the San Joaquin Valley of California (Figure 1-1).

Kings LAFCo desires to review the local governing landscape of Hanford for service delivery and make recommendations that promote orderly growth and development while preserving surrounding agricultural and open space lands. In addition, the report will review the City of Hanford's request to amend its SOI and determine the feasibility of annexing eight County islands (Figure 1-2).

The City of Hanford last had a Municipal Service Review (MSR) and Sphere of Influence (SOI) Update conducted by Kings LAFCo in 2007. Since that time, the City has adopted a new General Plan. Given that there have been land use policy changes in its new General Plan, the City is requesting that Kings LAFCo adopt a new MSR and amend the SOI consistent with its new General Plan, specifically so that the SOI is coterminous with the City's 2035 Growth Boundary (Figure 1-2).

The City is also looking to annex neighborhood communities located within the unincorporated County areas that are completely surrounded by the City. The premise and guidance given by State law and local rules are that county islands should generally be annexed into a city so they may receive more efficient delivery of services, as a city is usually more equipped to provide urban level services than the county or other entity.





To facilitate the annexation of county islands to contiguous cities, the State legislature has adopted specific provisions in the Government Code that require LAFCo annexation approval and waiver of protest proceedings if LAFCo makes certain findings and determinations. Those determination are as follows:

Government Code Section 56375

(a)(4) A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds any of the following:

(A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city.

(B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city.

(C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3.

Government Code Section 56375.3

(a) In addition to those powers enumerated in Section 56375, a commission shall approve, after notice and hearing, the change of organization or reorganization of a city, and waive protest proceedings pursuant to Part 4 (commencing with Section 57000) entirely, if all of the following are true:

(1) The change of organization or reorganization is initiated on or after January 1, 2000.

(2) The change of organization or reorganization is proposed by resolution adopted by the affected city.

(3) The commission finds that the territory contained in the change of organization or reorganization proposal meets all the requirements set forth in subdivision (b).

(b) Subdivision (a) applies to territory that meets all the following requirements:

(1) It does not exceed 150 acres in area, and that area constitutes the entire island.

(2) The territory constitutes an entire unincorporated island located within the limits of a city, or constitutes a reorganization containing several individual unincorporated islands.

(3) It is surrounded in either of the following ways:

(A) Surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county boundary or the Pacific Ocean.

(B) Surrounded by the city to which annexation is proposed and adjacent cities.

(4) It is substantially developed or developing. The finding required by this paragraph shall be based upon one or more factors, including, but not limited to, any of the following factors:

(A) The availability of public utility services.

(B) The presence of public improvements.

(C) The presence of physical improvements upon the parcel or parcels within the area.

(5) It is not prime agricultural land, as defined by Section 56064.

(6) It will benefit from the change of organization or reorganization or is receiving benefits from the annexing city.

(7) This subdivision does not apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district.

1.2 - MSR Preparation, Review and Adoption Process

The process of developing the MSR began with the collection of planning documents, budgetary documents, and other records by QK, a consulting firm hired by the City of Hanford. QK also assisted the City in the preparation of its General Plan Update.

After review by the City, an administrative draft was presented to LAFCo staff for their review. Edits required by LAFCo staff and Counsel were made to LAFCo staff's satisfaction prior to public release of the draft MSR.

A hearing was scheduled by Kings LAFCo on _____, 2021, where comments from the public were heard and adoption of the MSR, including its Determinations and Recommendations, could be considered. After input and comment from the public, the Commission approved the MSR on _____, 2021.

1.3 - Required Topic Areas of Analysis

This MSR contains analysis and conclusions, referred to as Determinations, regarding six topic areas, as set forth in the CKH Act. These areas of analysis focus on the essential

operational and management aspects of the City of Hanford, and together constitute a complete review of Hanford's ability of to meet the service demands of its residents and businesses. The six topic areas used for analysis in this MSR are:

1. Growth and Population Projections
2. Disadvantaged Unincorporated Communities
3. Present and Planned Capacity of Public Facilities and Adequacy of Public Services, Including Infrastructure Needs and Deficiencies
4. Financial Ability to Provide Services
5. Status of, and Opportunities for, Shared Facilities
6. Accountability for Community Service Needs, Including Governmental Structure and Operational Efficiencies

An explanation of the specific operational and management aspects considered in each of these topic areas is provided below.

1. Growth and Population Projections

Service efficiency is linked to a service provider's ability to plan for the future needs of a city while also meeting existing service demands. This section reviews projected service demands and needs based upon existing and anticipated growth patterns and population projections. This is found in Section 2 – Growth and Population Projections.

2. The Location and Characteristics of any Disadvantaged Unincorporated Communities Within or Contiguous to the Sphere of Influence

Unincorporated disadvantaged communities, as defined by Water Code Section 79505.5, may lack basic infrastructure, such as water, sewer, or fire protection, because they may have been overlooked due to their socioeconomic status. To promote equality and environmental justice in accordance with adopted local policy and Senate Bill 244, adopted in 2011, the proximity of any disadvantaged community to existing service providers is analyzed and discussed in order to determine if the community should be included in the SOI of the City. This is found in Section 3 – Disadvantaged Unincorporated Communities.

3. Present and Planned Capacity of Public Facilities and Adequacy of Public Services, Including Infrastructure Needs or Deficiencies

Infrastructure can be evaluated in terms of condition, capacity, availability, quality and relationship to operational, capital improvement, and finance planning. This section assesses the adequacy and quality of the service providers' physical infrastructure and analyzes whether or not sufficient infrastructure and capital are in place (or planned for) to accommodate planned future growth and expansions. This is found in Section 4.

4. *Financial Ability to Provide Services*

This section analyzes the financial structure and health of the City with respect to the provision of services. Included in this analysis is the consideration of rates, service operations, and the like, as well as other factors affecting the City's financial health and stability, including factors affecting the financing of needed infrastructure improvements and services. Compliance with existing State requirements relative to financial reporting and management is also discussed. This is found in Section 4.

5. *Status of, and Opportunities for, Shared Facilities*

Practices and opportunities that may help to reduce or eliminate unnecessary costs are examined in this section. Occurrences of facility sharing are listed and assessed for efficiency, and potential sharing opportunities that would serve to better deliver services are discussed. This is found in Section 4.

6. *Accountability for Community Service Needs, Including Governmental Structure and Operational Efficiencies*

This section addresses the adequacy and appropriateness of the agency's existing boundaries and sphere of influence and evaluates the ability of the City to meet their service demands under their existing government structure. Also included in this section is an evaluation of compliance by the agency with public meeting and records laws. This is found in Section 4.

1.4 - LAFCo Powers

LAFCo has the power to determine the SOI for the City of Hanford. An SOI is a plan for the probable physical boundaries and service area of a local agency. It is represented by a boundary line on a map. The boundary line shows the territory that is expected to eventually be within the agency's boundary, as determined by LAFCo. It is by this method that LAFCo makes policy statements about its intent for the future probable boundaries of a city. If LAFCo chooses to not adopt an SOI for a city or district, meaning that it chooses to adopt a "zero" sphere, then it is making the policy statement that its plan is for that agency to eventually be consolidated into the city or another district. The preparation of an MSR is required prior to the amendment of a city or district's SOI.

1.5 - Key Considerations and Goals

The MSR will use the following goals to evaluate the potential government structure options for the Hanford area:

1. **Efficient provision of municipal services.** The ultimate goal of the preferred governance structure should be an efficient operating structure and stable fiscal basis required to effectively provide municipal services to the City of Hanford.

2. **Adequate revenue sources.** The ability to provide municipal services at adequate levels hinges upon stable revenue streams linked to the services for which the revenues are being collected.
3. **Proactive approach to governance structure.** Government agency reorganization proposals (e.g., municipal incorporations, major annexations, etc.) are necessarily complex procedures requiring substantial effort on the part of proponents, LAFCo and the affected agencies. These reorganizations are often more complex when contemplated on a reactive basis rather than a proactive basis. An understanding of a long-range approach to reorganization will assist in evaluating specific proposals to determine if they will bring the community closer to the desired result.
4. **Avoidance of intergovernmental conflicts, competition, or issues.** Conflicts between local jurisdictions over control and other impacts across jurisdictions and competition for resources (e.g., fiscal revenue generators) often consume resources and weaken incentives to cooperate on important regional issues like transit service, water quantity and quality, air quality, and habitat conservation.
5. **Local preference.** There is often more than one feasible government structure that can potentially provide local municipal services. The residents and businesses of the community must have the opportunity to participate in choosing the method, especially since a governmental structure change will likely require some sort of election process for it to be implemented. Local preference also may include agreements made between local agencies regarding where and how growth and development may occur within a region. These agreements have been identified within CKH as important for consideration during the MSR and SOI update process. The Commission “shall give great weight to the agreement to the extent that *it is consistent with [LAFCO} commission policies...* (emphasis added)” (Government Code §56425(b)).

1.6 - Services Provided

The City of Hanford is empowered as a general law city, governed by State law and local ordinances, to provide specific municipal services within its boundaries. The City of Hanford has several divisions, covering many municipal services, including Police, Fire, Emergency Response, Water, Wastewater, Flood Control/Drainage, Solid Waste, Street Maintenance, Street Lighting, and Parks and Recreation Maintenance. Some of the aforementioned services are provided to communities outside of the City’s jurisdiction.

There are three communities within a one-mile buffer of the City of Hanford’s Sphere of Influence. Armona Census Designated Place (Armona) is located approximately 0.95 miles west of the City of Hanford’s SOI and contains approximately 3,795 residents. The Armona Community Service District (CSD) provides water, wastewater, solid waste collection, limited flood control services, limited street maintenance, and street lighting services. Armona also receives law enforcement, fire, and emergency services from Kings County (Kings County). Home Garden Census Designated Place (Home Garden) is located approximately 0.35 miles southeast of the City and contains approximately 1,643 residents.

Home Garden CSD only provides water supply and distribution services. Home Garden CSD also receives law enforcement, fire and emergency service, flood control, street maintenance, and street lighting from Kings County. In addition, wastewater collection and disposal services are provided by the City of Hanford (Kings County). According to the Kings County Planning Department, the Census Designated Place of Grangeville (Grangeville) does not have a community service district or a public utilities district to provide municipal services. It is located approximately 0.85 miles west of the City and contains about 586 residents. The majority of services are provided by Kings County and water and wastewater services are provided by private wells and septic systems.

The 2018 American Community Survey estimated approximately 56,910 residents in the City of Hanford. The nearby communities' population is approximately is Home Garden with 1,643 residents, Grangeville with 586 residents, and Armona with 3,795 residents. The total population of these unincorporated residential communities is approximately 5,438 residents (American Community Survey, 2018).

The matrix in Table 1-1 specifies the services that the City provides. The matrix also includes two nearby community service districts that also provide some of the same services.

Table 1-1
Current, Authorized and Latent Powers Matrix

Municipal Service Type	City of Hanford	Armona Community Service District	Home Garden Community Service District
Law Enforcement	City	County	County
Fire and Emergency Service	City	County	County
Water Supply	City	District	District
Water Distribution	City	District	District
Wastewater Collection	City	District	City
Wastewater Disposal	City	District	City
Solid Waste Collection	City	District	District
Flood Control/Drainage	City	District (limited)	County
Street Maintenance	City	District (limited)	County
Street Lighting	City	District	County
Parks and Recreation Maintenance	City	District	N/A

Source: City of Hanford 2035 General Plan, Armona 2035 Community Plan, Home Garden Community Plan

**Table 1-2
Island Annexation Service Providers**

Municipal Service Type	Island Annexation							
	1	2	3	4	5	6	7	8
Law Enforcement	County	County	County	County	County	County	County	County
Fire and Emergency Service	County	County	County	County	County	County	County	County
Water Supply	Private	City	City	City	City	City	City	Private
Water Distribution	Private	City	City	City	City	City	City	Private
Wastewater Collection	Private	City	City	City	City	City	City	Private
Wastewater Disposal	Private	City	City	City	City	City	City	Private
Solid Waste Collection*	County	County	County	County	County	County	County	County
Flood Control/Drainage	County	County	County	County	County	County	County	County
Street Maintenance	County	County	County	County	County	County	County	County
Street Lighting	County	County	County	County	County	County	County	County
Parks and Recreation Maintenance	County	County	County	County	County	County	County	County

Source: 2017 Water System Master Plan, 2017 Sewer System Master Plan, 2017 Storm Drain Master Plan City of Hanford, and 2035 City of Hanford General Plan

* Solid waste collection in the County islands is currently optional.

SECTION 2 - GROWTH AND POPULATION PROJECTIONS

2.1 - Introduction

The purpose of this section is to evaluate service demand based on existing and anticipated growth patterns and population projections. The MSR Guidelines call for LAFCo to determine historic and projected growth and absorption patterns in relationship to a service provider's boundaries and SOI. In addition, LAFCo is tasked with evaluating the impact and compatibility of such growth on and with land use plans, services, local government structures and growth patterns.

2.2 - History of Hanford

The City of Hanford started as a Chinese sheepherder's simple camp along the Southern Pacific Railway line from Goshen to Coalinga. The settlement was named for James Madison Hanford, auditor of the railroad, who also took lively interest in the sale of town lots. The sale of lots began on January 17, 1877. The settlement grew to a town and eventually the trading center of the area.

Through the early years, a series of devastating fires hampered the growth of the town. In 1887, the fire that destroyed most of the downtown spurred talk of incorporation, but the idea of additional taxes prevented any action. Then in June 1891, another fire destroyed the downtown business district once again. An election was held to determine whether the town should incorporate. The vote was 127 to 47, in favor of incorporation. On August 12, 1891, the City of Hanford was born. When Kings County was formed in 1893, Hanford became the County seat.

After the incorporation, Hanford continued to grow into a thriving town. For many years Hanford had the only opera house between the Los Angeles and San Francisco areas. In 1945, the first paid Fire Department was established, and the City Planning Commission was created. In 1950 the City Manager/City Council form of government was established.

Many of the historic buildings in the downtown area came to become underutilized. To combat that, the City Council established a Historic District. As a result of many activities in downtown Hanford, the restoration and rehabilitation program, and the cooperation between private citizens and City officials, in 1985 Hanford won the Helen Putnam Award for Excellence awarded by the League of California Cities. In 1986, American City and County Magazine chose Hanford as one of ten cities in the United States to receive its Award of Merit. Most recently, Rohm and Haas Paint Quality Institute of Philadelphia, Pennsylvania named the City as one of the country's "Prettiest Painted Places in America" (City of Hanford, 2009).

The last Municipal Services Review and Sphere of Influence Update for the City of Hanford was conducted in 2007. Per the Review, the Sphere of Influence was updated. The Sphere of Influence was reduced in three areas and expanded in one area. The current Sphere of Influence is shown in Figure 1-2 above.

2.3 - Planning and Growth Projections

The City of Hanford General Plan was adopted in 2017 by the Hanford City Council to provide land use development decision-making guidance and to provide a planning framework for the development of more detailed implementation plans and measures. A map depicting these planned land use patterns is shown in Figure 2-1.

After reviewing historical growth rates and projected growth trends available in 2014, a Citizens Advisory Committee determined that the General Plan Update would assume Hanford's average annual population growth rate would be 2.1 percent, which would result in an assumed population of 90,000 persons in the year 2035.

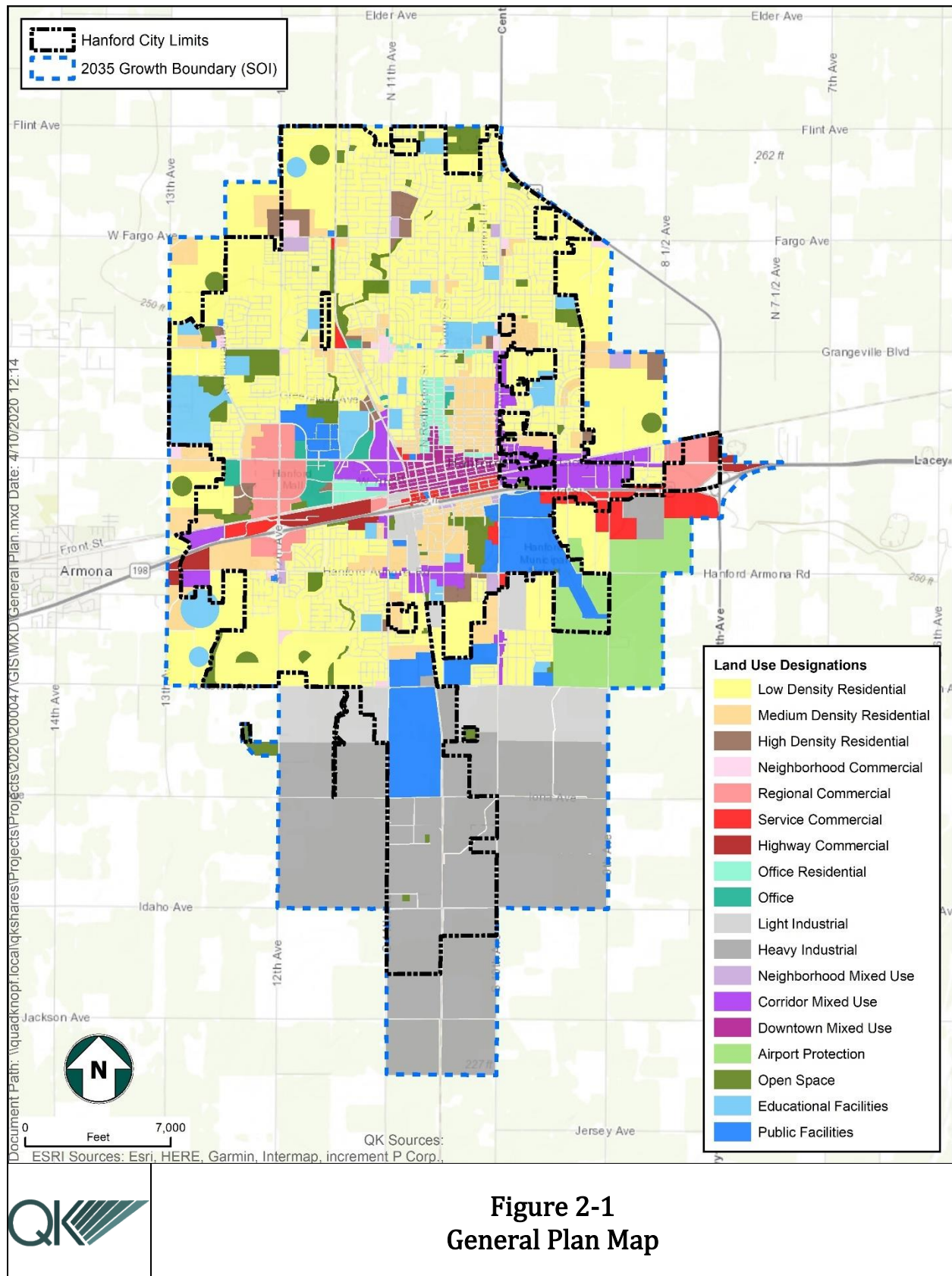
Despite the General Plan's projected growth rate of 2.1 percent, the actual annual growth rates from 2010 to 2019 have not been 2.1 percent. This can be seen below in Table 2-1. If the City starts to grow according to the General Plan, at a rate of 2.1 percent, starting in 2019, the estimated population of 2035 will be approximately 80,000.

The population estimates in the General Plan were generated utilizing historic growth rates and projected growth trends. There is currently available information that would allow for these estimates to be updated accordingly. In Table 2-1, population estimates have been updated to account for the more recent population information available.

Based on these updated figures, it is apparent that the infrastructure planning for the City would be able to support population growth beyond the 2035 horizon if current trends remain constant. The infrastructure plans described in the City's Master Plans accounted for a 2.1 percent population increase, per the General Plan. However, anomalies or unforeseen events may occur between now and 2035 that may spike growth in the City. To prepare for this, the population estimates utilized by the City in their Infrastructure Master Plans should be monitored to ensure that they are not being outpaced by the City's population growth.

Table 2-1
City of Hanford Growth Estimates

Forecast Year	Population Estimate	% Annual Growth	Forecast Year	Population Estimate	% Annual Growth
2010 Census	53,967		2019	57,703	1.4%
2011 (ACS)	53,891	-.14%	2020	58,915	2.1%
2012 (ACS)	54,205	.58%	2021	60,152	2.1%
2013 (ACS)	54,461	.47%	2022	61,415	2.1%
2014(ACS)	54,523	.11%	2023	62,705	2.1%
2015 (ACS)	54,790	.49%	2024	64,022	2.1%
2016 (ACS)	54,912	.22%	2025	65,366	2.1%
2017 (ACS)	55,599	1.25%	2026	66,739	2.1%
2018 (ACS)	56,910	2.3%	2027	68,140	2.1%
			2035	80,465	2.1%



Based on the actual data currently available and supplemented using the 2.1 percent annual growth rate, the population in 2035 would be approximately 80,000 residents, which is about 10,000 less than the population forecast within the General Plan. For infrastructure planning purposes, the estimates would be acceptable as the infrastructure would be able to accommodate growth beyond the planning horizon date of 2035.

2.3.1 - COUNTY ISLANDS

As shown in Figure 1-2, there are eight County islands within the bounds of city limits. It is in within the best interest of the City to consider annexation of these island to reduce inefficiencies and deficiencies of services provided. Population estimates were derived for each County island to estimate the demand for service. To calculate the estimated population, an aerial interpretation of residential structures was conducted. Then the amount of residential structures was multiplied by the City of Hanford's estimated person per household (3.04 persons) to produce an estimated population.

County Island #1

This island consists of 12 large residential properties. 11 out of 12 parcels are developed with residential structures. The existing land use for this island is rural residential, with parcels ranging in size from approximately 1.7 to 2.7 acres. The planned land use for these properties is Low Density Residential. The estimated population is 33 people.

County Island #2

The island consists of 48 parcels, one of which has a commercial use and one is vacant. There are 49 residential structures within this island area. The existing land uses are commercial and urban residential. The parcels sizes range from 0.07 to 0.87 acres, with an average size of 0.26 acres. The planned land use for these properties is Medium Density Residential. The estimated population is 149 people.

County Island #3

The island consists of 119 parcels. There are 102 residential structures within the island area. County island #3 is one of the larger annexation areas being proposed at over 100 acres. Parcel size consists of parcels within the range 0.09 to 5.85 acres, with an average of 0.75-acres. The existing land use is primarily urban residential and rural residential. In addition, there are some commercial uses and school facilities. The planned land uses are Low Density Residential, Mixed-Use Corridor, Open Space, and Educational Facilities. The estimated population is 310 people.

County Island #4

This island is one of the three larger islands totaling approximately 90 acres. This island consists of 172 parcels, 122 residential parcels, and 125 residential structures. The approximate average parcel size for this island is 0.46 acres. There are a few large parcels that are several acres large. The largest being 14 acres. The large parcels are primarily

vacant. The existing land use is urban residential with rural residential, commercial, and vacant land. The island is mainly urban with dense development and towards the southeast the parcels are larger with more vacant land. The planned land uses are Low Density, Medium Density Residential, Open Space, and Mixed-Use Corridor. The estimated population is 380 people.

County Island #5

The island is unique for the fact that the City's General Plan designated the entire island as Mixed-Use Corridor. The island consists of 45 parcels, 20 residential parcels, and 22 residential structures. The estimated average parcel size is 1.21 acres. The parcel size ranges from 0.09 to 16.85 acres. There are two vacant parcels that are larger than 10 acres. The existing land use is primarily urban residential, in addition to commercial and vacant parcels. As mentioned previously the entire island is designated as Mixed Use. The estimated population is 69 people.

County Island #6

The island consists of 77 total parcels, 63 residential parcels and 72 residential structures. The estimated average parcel size 0.38 acres. The parcel sizes range from 0.11 to 5.12 acres. The annexation area is split fairly evenly between Medium Density Residential and Low Density Residential. The annexation area is primarily urban with a few parcels that are vacant. The estimated population is 219 people.

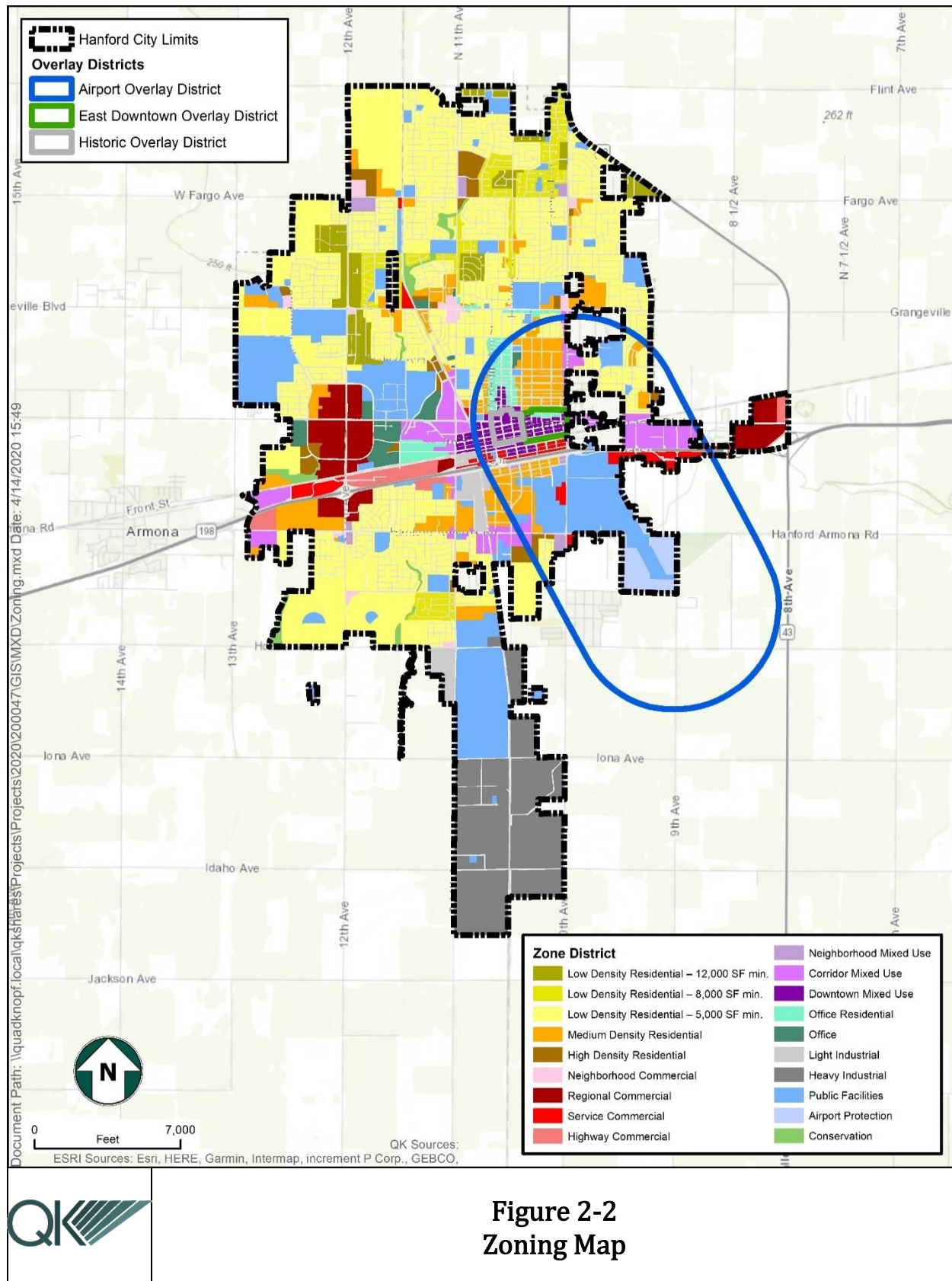
County Island #7

This County island is unique in the sense that it only incorporates a single neighborhood. The island is approximately 350 feet wide and 2,650 feet long or roughly 21 acres. The island consists of 36 parcels that are all residential, which contain 36 residential structures. The average estimated parcel size is 0.45 acres; with ranges from 0.20 to 0.72 acres. The entire island has planned land use of Low Density Residential. The estimated population is 109 people.

County Island #8

Similar to County island #7, this island only incorporates one neighborhood. This island consists of eight parcels that consist of eight residential parcels with eight residential structures. The average estimated parcel size is 2.36 acres and ranges from 1.77 to 2.74 acres. The entire island has a planned land use of Low Density Residential. The estimated population is 24 people.

The total population for all the island annexations is approximately 1,293 people.



2.4 - Anticipated Service Needs

The Hanford area requires typical local municipal services, such as water service, sewer service, police and fire protection, storm drainage, street maintenance, parks and recreation, schools, communication infrastructure, and solid waste collection. The City has adopted an updated General Plan and corresponding Master Plans to accommodate future growth in an orderly manner until the year 2035.

This Municipal Service Review will review water service, wastewater service, fire protection, police protection, street maintenance, parks and recreation, public transportation, and solid waste. It will review the level of service in each area and analyze whether the City would have the ability to provide services to the County islands discussed in Section 1. The City conducts infrastructure master planning in the areas of water, sewer, and storm drainage. The County islands were not taken into consideration in those Master Plans, as there does not appear to be discussion about providing service in addition to no planned infrastructure shown on any of the buildout maps of the correspond systems. This MSR will take the level of service needed in those County islands into consideration, along with the predicted growth projections of the City, to conclude ability for the City to annex the islands.

The Water, Sewer, and Storm Drainage Master Plans have evaluated the ability for the City to accommodate both current and future populations. The population projections in these Master Plans is the same as is described in the General Plan. Recommendations in the Master Plans include but are not limited to:

- Addressing drainage basin capacity deficiencies with either the construction of a new drainage basin or an expansion of an existing basin;
- Pipeline improvements within a series of trunk sewer service areas;
- Replace existing pumps in two lift stations in the City;
- Replace one force main that is currently 12 inches in diameter with one that is 18 inches in diameter;
- Development of three new water storage facilities (Northeast, Southeast, and Industrial Park Storage Expansion);
- Development of two new water pump stations and an upgrade of one existing pump station; or
- Monitoring of well efficiencies on a frequent basis to adequately manage the groundwater supply.

The City's General Plan has three policies regarding annexations. Policy L15 describes the criteria that must be met when considering an initiation of an annexation. Policy L16 states that the City should "Initiate annexation of County islands when it is found that urban services are needed and can be provided or made available in the near future". Policy L17 states that future proposal must "Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation".

2.5 - Determinations

Determination 2-1 - U.S. Census data indicates that the City had a 2010 population of 53,967, a 2023 population (five-year increment from last Community Survey prediction) of 63,140, and a population projection of 87,429 by 2047, according to population projections from the General Plan.

Determination 2-2 - Based upon recent historical population trends from 2010 to 2015, the average annual growth rate was 0.3 percent for the City of Hanford. Therefore, the current population is trending below the projections of the General Plan.

Determination 2-3 - The City plans for future growth through the implementation of policies and standards set forth in its General Plan. The City's General Plan was updated in 2017 and is a long-range guide for attaining the City's goals within its ultimate service area and accommodating its population growth. The City's General Plan provides a policy base to guide future growth within the City.

Determination 2-4 - The City contains policies in their General Plan that regulate future annexations.

SECTION 3 - DISADVANTAGED UNINCORPORATED COMMUNITIES

3.1 - Overview

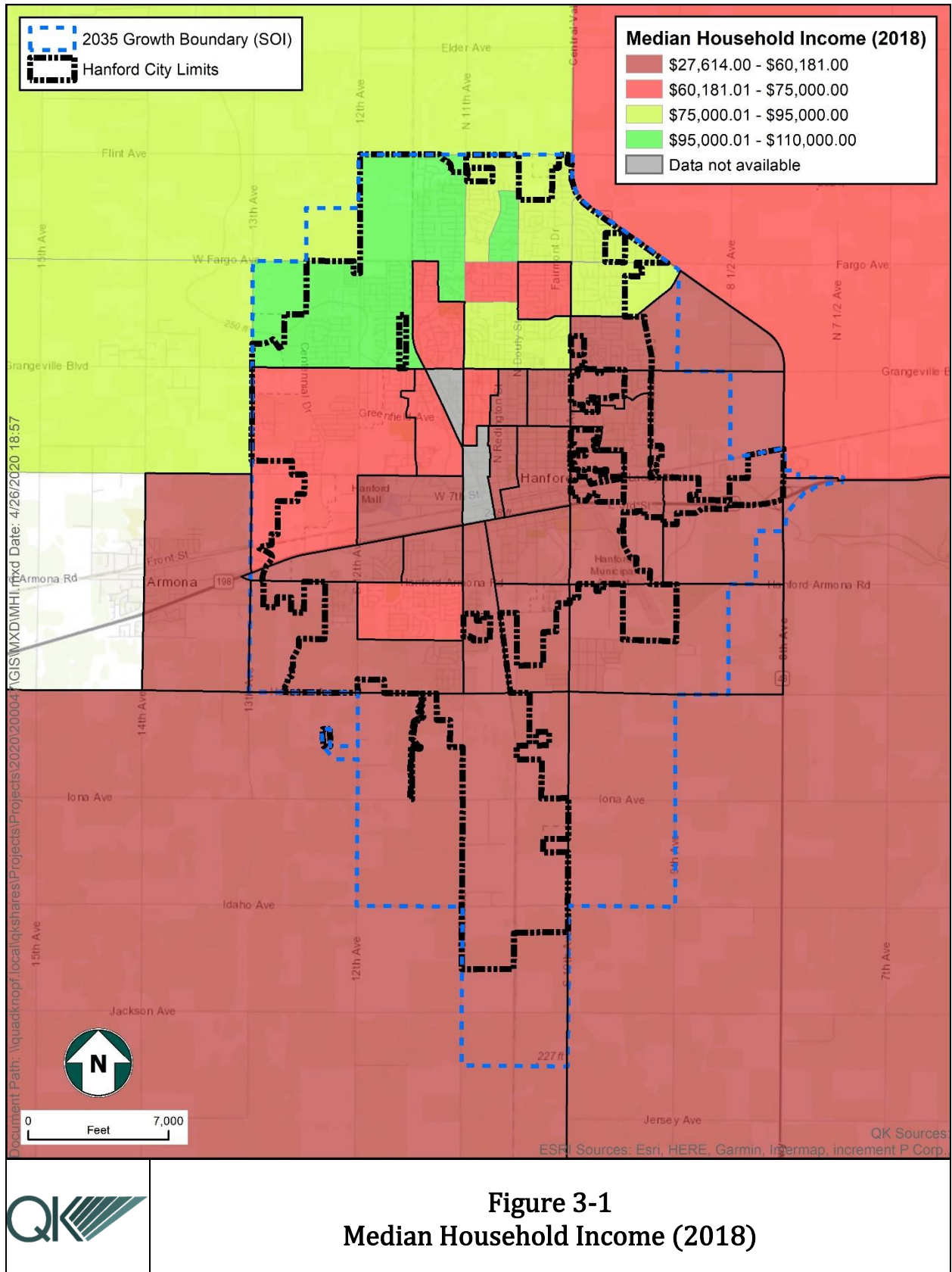
Disadvantaged Unincorporated Communities (DUCs) are defined as inhabited territory (12 or more registered voters) that constitutes all or a portion of a community with an annual median household income of or below \$60,181 which is less than 80 percent of the statewide annual median household income of \$75,227 in 2018 (California Department of Finance, 2018). Communities meeting this financial threshold were specifically identified as an area of concern by Senate Bill 244, adopted into State law in 2011. These communities may also lack essential municipal services such as water, wastewater, or stormwater drainage as they may have been developed prior to infrastructure being installed in proximity to them. Furthermore, structural fire protection may be inconsistent in these areas due to lack of agreements or memorandums of understanding that provide mutual aid from adjacent jurisdictions if there is a need. Kings LAFCo has not adopted a policy or more specific definition of DUCs, therefore, the criteria within State law will be utilized.

Pursuant to State law, LAFCo is required to identify any adjacent DUCs and determine if they should be included within any SOI amendment of an existing city or special district or potentially included during the consideration of any special district formation in the future (California Legislative Information, 2011).

The City of Hanford provides its own potable water service, wastewater, storm drain, and fire and emergency services within its jurisdiction. As it pertains to the previously mentioned services, the County islands primarily rely on the City for those services, with a few exceptions as detailed in Table 1-2. All of the County islands receive services pertaining to water, wastewater, storm drain and fire and emergency services from either private source, the City, or the County.

Outside the city limits, fire protection and emergency service are provided by Kings County. The City of Hanford provides water service to County islands 2 through 7, provides wastewater collection to Islands 2 and 3 through 7. Hanford provides wastewater disposal services to County islands 1 through 6 and 8. Storm drain/Flood Control is provided by the County to all County islands. Furthermore, Home Garden is the only established community receives water and wastewater services from Hanford.

As shown in Figure 3-1, the majority of the area within the bounds of the city limits and SOI has a median household income that is less than 80 percent of the California's median household income or near that threshold. Although these areas are below the median income level, the appropriate services are currently being provided. However, there are several areas outside of the city limits that are below the 80 percent threshold for median household income, including several County islands. All of the County islands are considered inhabited because they have more than 12 registered voters. As identified in Table 1-2, the County islands that do not receive services, shall be determined a disadvantaged unincorporated community. This is one of the reasons why the County islands are proposed for annexation.



As shown in Figure 3-2, Home Garden CSD is the only CSD within the City's SOI. The CSD provides its own potable water services to its residents. Home Garden relies on the City of Hanford for wastewater services and Kings County for police and fire and emergency services.

Therefore, most of the land within the SOI, excluding Home Garden, can be considered as a DUC as their median income is below 80 percent of the statewide average. Furthermore, as some of these neighborhoods receive private water services or maintain their own private wastewater system, they are considered disadvantaged as they do not receive the benefit of having municipal level services. Lastly, fire protection is provided to these areas by the County currently, so they are not disadvantaged with respect to lacking structural fire protection. The Kings County Fire Department serves the unincorporated areas of the County including the four communities of Armona, Home Garden, Kettleman City, and Stratford (Kings County General Plan, 2010).

In addition, there are several parcels outside the western extent of the city limits (within the City's SOI) which may become a DUC as shown in Figure 3-2. This area is near the level of income that can establish them as a DUC, outside of the water, wastewater, and fire and emergency service boundary of the City, and is not within a service provider's boundary.

3.2 - Determinations

Determination 3-1 - There are Census Block Groups within the City of Hanford that have a median household income below \$60,181(80 percent of the statewide median household income).

Determination 3-2 - There are areas currently within the City's SOI that can be considered unincorporated disadvantaged communities due to median household income being below 80 percent of the statewide average.

Determination 3-3 – The community of Home Garden is within the City of Hanford's SOI and currently provides potable water service. Wastewater service is provided by the City and fire and emergency protection services from Kings County. These areas would only be considered disadvantaged based on income, not from a service delivery standpoint.

Determination 3-4 – There are areas within the SOI that currently receive water and/or sewer through private facilities, such as wells and septic tanks, while receiving fire and emergency protection services from Kings County and are below the 80 percent threshold of medium household income. These areas would be considered disadvantaged from a service delivery and an income standpoint and should be evaluated on a case by case basis when there is a neighborhood of 12 or more registered voters that could be included in a future annexation, per State law.

Determination 3-5 – Areas designated as having potential to become a DUC should be monitored and reviewed during the next municipal service review for the City.



SECTION 4 - CITY OF HANFORD SERVICE REVIEW

4.1 - Present and Planned Capacity of Public Facilities and Adequacy of Public Services, Including Infrastructure Needs or Deficiencies

The purpose of this section is to evaluate the infrastructure needs and deficiencies of the City of Hanford in terms of availability of resources, capacity to deliver services, condition of facilities, planned improvements, service quality, and levels of service.

LAFCo is responsible for determining that an agency requesting an SOI amendment is reasonably capable of providing needed resources and basic infrastructure to serve areas within the City and its SOI. It is important that these findings of infrastructure and resource availability are made when revisions to the SOI and annexations occur. LAFCo accomplishes this by evaluating whether resources and services are being expanded in line with increasing demands.

4.1.1 - CAPITAL IMPROVEMENT PLAN (FISCAL YEARS 2020 TO 2024)

The City's five-year Capital Improvement Plan (CIP) involved collaboration by the Engineering and Community Development Departments to evaluate the City's capital improvement needs to accommodate the community both now and in the future. The five-year CIP is reviewed annually and includes projects from nine categories: Airport, Industrial Park, Facilities and General Projects, Parks and Recreation, Transportation, Storm Drainage, Wastewater, Water, and Downtown Projects. The largest contribution of funds for Fiscal Year 2019-2020 goes to water projects (approximately \$3.48 million or 34 percent of total CIP budget)(City of Hanford, 2020).

Table 4-1
Capital Improvement Plan Funding Breakdown by Category

Project Category	Project Funding	Overall Percentage
Facilities and General Projects	\$972,500	9%
Parks & Recreation Projects	\$662,000	6%
Transportation Projects	\$2,965,000	29%
Storm Drainage Projects	\$560,950	6%
Wastewater Projects	\$220,000	2%
Water Projects	\$3,480,000	34%
Downtown Projects	\$140,000	1%
Airport Projects	\$1,160,000	11%
Industrial Park Projects	\$175,000	2%
Total	\$10,335,450	100%

Source: City of Hanford - Capital Improvement Plan - Fiscal Years 2020 to 2024

Current and potential projects are listed by project title and funding source. In the event of budget shortfalls, there is not a guiding policy that indicates how priorities would be derived. The development of clear policies and quantifiable goals for the CIP would aid in its development of clear, justified projects and allow for year to year evaluation to determine the effectiveness of the CIP for staff, elected officials, and the public. The City has adopted some policies for the general budgeting process as well as adopted some visioning principles in the General Plan. The establishment of benchmarks and/or performance indicators would allow for the City to hold itself accountable on its progress and implementation of the adopted CIP.

Determinations

Determination 4.1.1-1 – The City annually adopts a Capital Improvement Plan that identifies key capital projects that are needed to enhance services to residents.

Determination 4.1.1-2 – The Capital Improvement Plan could include milestones, performance indicators and/or specific goals consistent with the visioning principles of the General Plan to benchmark its progress in achieving specific levels of service for its residents.

4.1.2 - WATER

Summary of Prior MSR Findings

The 2007 MSR identified that Hanford relies completely upon groundwater for its domestic use, and the City was operating 19 groundwater wells. The groundwater basin underlying the City is the Tulare Lake Basin, which is part of the Tulare Hydrologic Region within the San Joaquin Valley. The total storage capacity of the subbasin is 17,100,000 acre-feet to a depth of 300 feet and 82,500 acre-feet to the base of fresh groundwater.

At the time of the previous MSR, the City had just updated the Water Master Plan in February 2006. That Master Plan identified the 1995 Level Overdraft for the Tulare Lake Region at 820,000 acre-feet. According to the Master Plan, groundwater overdraft is expected to decline to 670,000 acre-feet during the 2020 average and drought years.

The Federal Arsenic Minimum Containment Level of 0.010 milligrams per liter was established by the United States Environmental Protection Agency (EPA) and went into effect in January of 2006. At that time of the previous MSR, the City of Hanford had received a Notice of Violation from the California Department of Health Services informing the City that five of their wells do not comply with the new Federal Arsenic MCL. The non-compliance notice did not require termination of the use of the identified wells but did require the City to provide quarterly monitoring reports and public notice of non-compliance. When the previous MSR was published, the City's water system and water quality were in compliance with the new Federal Standards. The City implemented a plan for reducing arsenic in its groundwater supply system.

The City's municipal water system pumping capacity was 24,455 gallons per minute or 35.2 million gallons a day according to the 2005 Urban Water Management Plan. The total storage capacity was 2.8 million gallons (Kings County LAFCo, 2007).

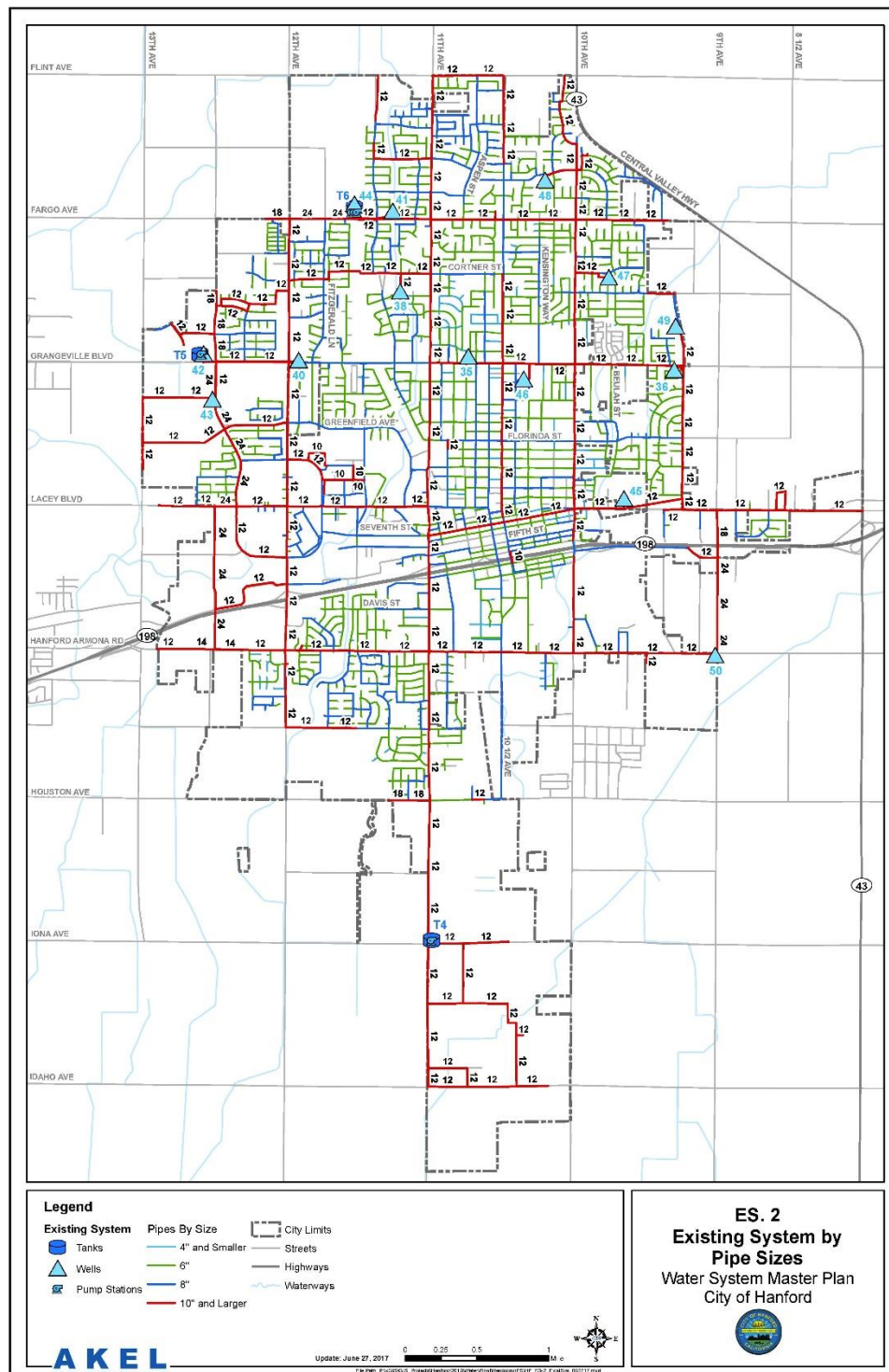
Current Conditions

The City completed an updated Water System Master Plan in 2017 that updated much of the information identified in the prior 2007 MSR. Figure 4-1 shows the extent of the existing water system. Figure 4-2 shows the planned system intended to serve the entire area planned for growth in the General Plan.

The City's municipal water system currently consists of 14 active groundwater wells, three storage reservoirs that have a cumulative capacity of 3.5 million gallons, 217 miles of distribution pipelines, and fire hydrants (City of Hanford, 2017). The City's generally flat topography slopes from the northeast to the southwest from approximately 255 feet in the northeast to approximately 225 feet in the southwest. With this generally flat topography, the City operates two pressure zones, with the primary pressure zone covering areas north of the Kings Industrial Park and the remaining pressure zone serving the Kings Industrial Park, located south of Iona Avenue.

Draft

City of Hanford Service Review



Akel
Engineering
Group, Inc.

Figure 4-1
Hanford Existing Water System

Attachment: Attachment 2 - Municipal Service Review (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)



The City continues to use groundwater as the sole source of water supply. The City's current total rated supply is 34.9 million gallons per day (mgd). Consistent with the system performance and design criteria the firm capacity was calculated as the capacity with the largest well out of service and is equal to 32 mgd. Each tank is briefly discussed in the following:

- Tank 4 is a 0.5 MG ground level steel storage tank at the intersection of 11th Avenue and Iona Avenue that serves the Industrial Park to satisfy normal domestic demands plus fire flows. The tank is filled from the Main Pressure Zone through an altitude valve connected to a 12-inch pipeline on 11th Avenue. Booster pumps supply the Industrial Park Pressure Zone from the tank, maintaining a downstream pressure of approximately 80 psi. The tank can be bypassed to serve the Industrial Park Pressure Zone in the event of an emergency or for normal tank maintenance.
- Tank 5 is composed of two interconnected 1.0 MG ground level steel storage tanks at the intersection of Grangeville Boulevard and Centennial Drive that serve the Main Pressure Zone to satisfy normal domestic demands. The tanks are directly filled from Wells 40, 42, 43, which are controlled by SCADA to maintain set levels within the tanks. Booster pumps supply the Main Pressure Zone from the tanks and are controlled by SCADA to turn on and off based on specific downstream pressures.
- Tank 6 is a 1.0 MG ground level steel storage tank at the intersection Fargo Avenue and the BNSF railroad that serves the Main Pressure Zone to satisfy normal domestic demands. The tank is filled from wells 41 and 44, which are controlled by SCADA to maintain set levels within the tanks. Booster pumps supply the Main Pressure Zone from the tanks and are controlled by SCADA to turn on and off based on specified downstream pressures.

Future storage requirements were identified based on the City's anticipated development through the horizon of the Master Plan. The Master Plan describes future domestic water demands and identifies operational fire storage requirements for each zone. The total required storage for future domestic water demand is 6.1 million gallons; the total capacity is currently 5.84 million gallons. The Water Master Plan describes three proposed storage reservoirs (Northeast Storage Facility, Southeast Storage Facility, and the Industrial Park Storage Expansion) that are planned to increase storage capacity to meet the future demand.

The 2013 maximum day and peak hour demands at 100 percent occupancy are calculated at 21.1 mgd and 30.2 mgd, respectively. The projected total maximum day demand and peak hour demand for the buildout of the Planned Area Boundary at 100 percent occupancy are 38.5 mgd and 55.0 mgd, respectively. Water demands vary with time of day and by account type according to the land use designation. These fluctuations were accounted for in the modeling effort and evaluation of the water distribution system. Daytime demand patterns affect the water levels in storage reservoirs and amount of flow through distribution mains. A daytime curve was used to model the demand patterns of existing customers. The peaks in the daytime pattern match the peaking factors recommended in the Master Plan.

The costs identified within the Water Master Plan are described in the Capital Improvement Program. In total, the CIP includes approximately 70 miles of pipeline improvements, 11 new wells, five new storage reservoirs, and three new booster stations, with a project cost totaling over \$95.2 million (City of Hanford, 2017).

As described in the last MSR, the City's groundwater supply has one water quality constituent that has historically required mitigation measures to ensure the supply is not limited, which is arsenic. Arsenic is concentrated in the clay strata beneath the City, and hydrogen sulfide, which may cause discoloration, adverse taste, and a smell typically compared to rotten eggs. The City has implemented a chlorination program for the water supply, and hydrogen sulfide is no longer considered a water constituent of concern.

Through the preparation of several studies, the City has determined the best methods for reducing the levels of arsenic in their water supply. The City has considered different methods to reduce arsenic concentrations below the maximum contaminant level. Considerations included:

- Abandon high arsenic wells and drill replacement wells with lower concentrations;
- Blend water from wells with higher concentrations with wells of lower concentrations;
- Install well head treatment; and
- Rehabilitate wells that produce water with high arsenic concentrations to a block of strata with low concentrations, producing water low in arsenic.

A non-treatment-based approach was determined to be the most cost effective for the City and was comprised of the following three improvement projects:

- Abandon six shallow wells with low production and high arsenic concentration. Replace the abandoned wells with two wells of a higher production capacity and lower arsenic concentration;
- Abandon and replace three wells that could not be rehabilitated with new wells with higher production capacities and acceptable arsenic conditions; and
- Rehabilitate three deep wells to ensure they only extract groundwater from a zone with lower arsenic concentrations.

Upon the implementation of these arsenic improvement projects, The City's water supply can reliably produce water below the maximum contaminant level for arsenic. Based on the current arsenic levels the long-term reliability of the City's water supply is not affected.

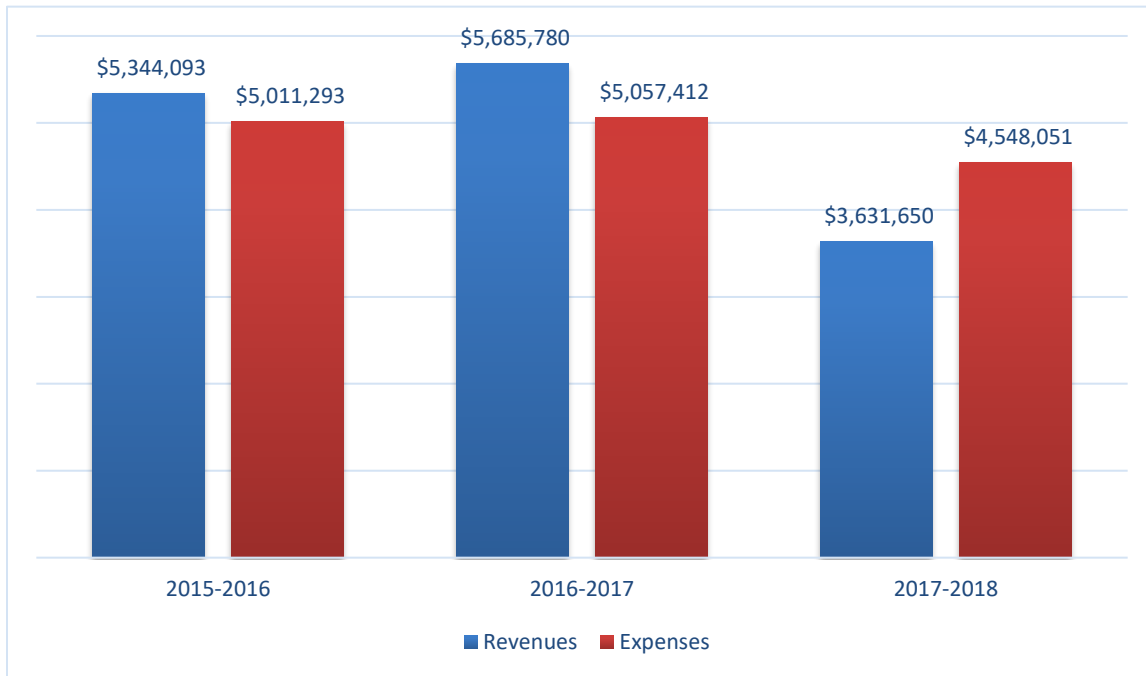
WATER DEPARTMENT FUNDING

Within Public Works, the Water Department revenues are comprised of enterprise funds collected through user fees. As an enterprise fund, this service typically does not impact the General Fund as it generates revenues that can only be used to provide the identified service, in this case water delivery and supply. Revenue budgeted for water utility related activities

total \$5.61 million in 2018-19, a decrease of approximately 1.3 percent under the prior year's actual revenues.

As shown in Chart 4-1, the revenues of the department often outpace expenses in order to fund capital projects. Since the water utility operates as an enterprise fund, the department is not dependent on General Fund and special revenues (City of Hanford, 2020).

Chart 4-1
Water Department Revenues and Expenditures (Maintenance and Operations)¹



SOURCE: CITY OF HANFORD 2020 **ABILITY TO SERVE ANNEXED POPULATION**

The City currently supplies and distributes water to six of the eight County islands proposed to be annexed. The population of the other two islands that currently use private wells is 57. Were the City to annex the islands, it would need to strategize a way to provide water to 57 more residents.

The City's Water System Master Plan sought to plan for the future population of Hanford, with an anticipated 2035 population of 90,000 (City of Hanford, 2017). The predicted 2018 population according to the Master Plan was 60,538, which is 3,628 more than the actual population according to the American Community Survey. Given the difference between planned and actual population, the addition of the 57 residents to the water system is more

¹ The values illustrated in the chart are the gross values from the FY 2019-2020 Budget. These values represent an accurate portrayal of the departments solvency due to the municipality balancing the department's budget, also known as a "zero sum budget". All other charts in this document follow this same format.

than feasible if the City achieves the proposed goals of the Water System Master Plan to account for its anticipated future population.

Determinations

Determination 4.1.2-1 – The City operates a municipal water enterprise that services its residents.

Determination 4.1.2-2 – The City has completed and adopted a Water System Master Plan in September 2017 to better identify and improve operations of the water system and plan for future needs of the City in accordance with population projects.

Determination 4.1.2-3 – The City should monitor the well efficiencies on a frequent basis to adequately manage the groundwater supply.

Determination 4.1.2-4 – The City would be able to adequately serve the increased population of 57 residents, were the City to annex the County islands.

4.1.3 - WASTEWATER

Summary of Prior MSR Findings

The 2007 MSR identified that the City has the ability to discharge up to eight million gallons per day of treated wastewater effluent. The Wastewater Treatment Facility (WWTF) is a two-stage trickling filter and extended aeration facility that was originally constructed in 1948 (Kings County LAFCo, 2007). Five upgrades and expansions have occurred since then, the most recent of which was in 2004.

The City initiated a program to ensure long-term reuse for treated disinfected wastewater for agricultural purposes and recharge of groundwater supplies for agriculture. The City has obtained a "Master Reclamation Permit" from the California Regional Water Quality Control Board for this purpose. Approximately 70 to 80 percent of the influent to the wastewater facility is reused for agricultural irrigation as allowed under the Regional Water Quality Control Board's Master Reclamation Permit. Effluent is used to irrigate crops on privately owned land.

Hanford's system includes 8" to 30" pipes with 12" mains laid out on an approximate one-mile grid. Expansion will involve continued looping of lines and expansion of fire flow response facilities. The City has determined that there are few system constraints for future development.

Current Conditions

The City most recently updated their Sewer System Master Plan in 2017. The planning boundary and horizon for the Master Plan were developed in accordance with the City's recently adopted General Plan. The Master Plan takes into consideration the population growth of the city, and documents growth assumptions and known future developments (City of Hanford, 2017).

The City's wastewater treatment plant treats nearly 1.9 billion gallons of sewage each year. The most recent expansion upgrade in 2004 increased the treatment capacity from 5.5 to 8.0 million gallons a day, allowing the plant to serve the equivalent of over 8,000 new single-family dwellings. The expansion included a new influent pump station, head works, grit removal, oxidation ditch, and irrigation pump station, as well as several modifications to existing buildings and structures (City of Hanford, 2017).

The new irrigation pump station allows the City to discharge secondary treated disinfected effluent to Lakeside Ditch Company for crop irrigation of over 10,000 acres through a reclamation permit issued by the Regional Water Quality Control Board. City staff is currently in the process of developing a new long-term reclamation project agreement with Lakeside Ditch Company.

In an effort to control the high cost of effluent sludge storage and disposal, the City has budgeted to purchase a solid dewatering system, otherwise known as a centrifuge unit. This

facility will reduce the need for additional drying beds in the future. Drying time and processing the sludge will be reduced by removing liquid before final drying in the existing sludge beds. This process will allow the City to produce a Class A sludge for disposal at a licensed composting facility (City of Hanford, 2017).

The City completed an updated Sewer System Master Plan in 2017 that addressed many of the action items identified in the prior 2007 MSR. Figure 4-3 shows the extent of the existing system. Figure 4-4 shows the planned expansion in the Master Plan and will service the growth anticipated in the General Plan.

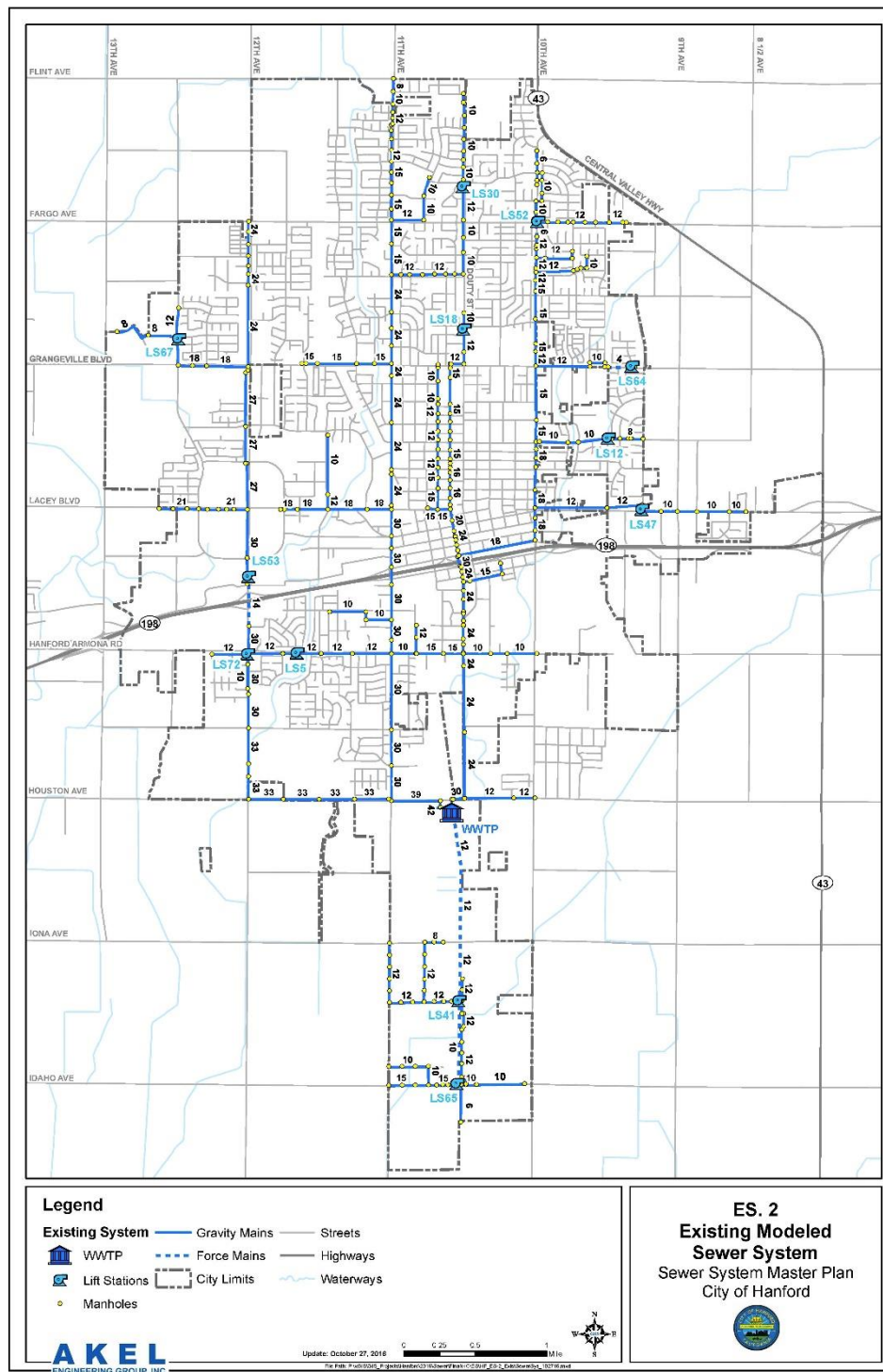
The City's sewer system services residential and non-residential lands within the service area. This service area includes:

- 6,059 acres of developed lands inside the city limits,
- 2,765 acres of undeveloped lands inside the city limits, and
- 265 acres of underutilized lands inside the city limits that are expected to redevelop.

The capacities of pump stations are evaluated and designed to meet the peak wet weather flows with one standby pump having a capacity equal to the largest operating unit. The standby pump provides a safety factor in case the duty pump malfunctions during operations and allows for maintenance.

Based on the City's topography, the sewer system is divided into six separate dendritic sewer collection basins, each defining the boundaries of a sewer collection trunk system. The following are the six major wastewater collection basins:

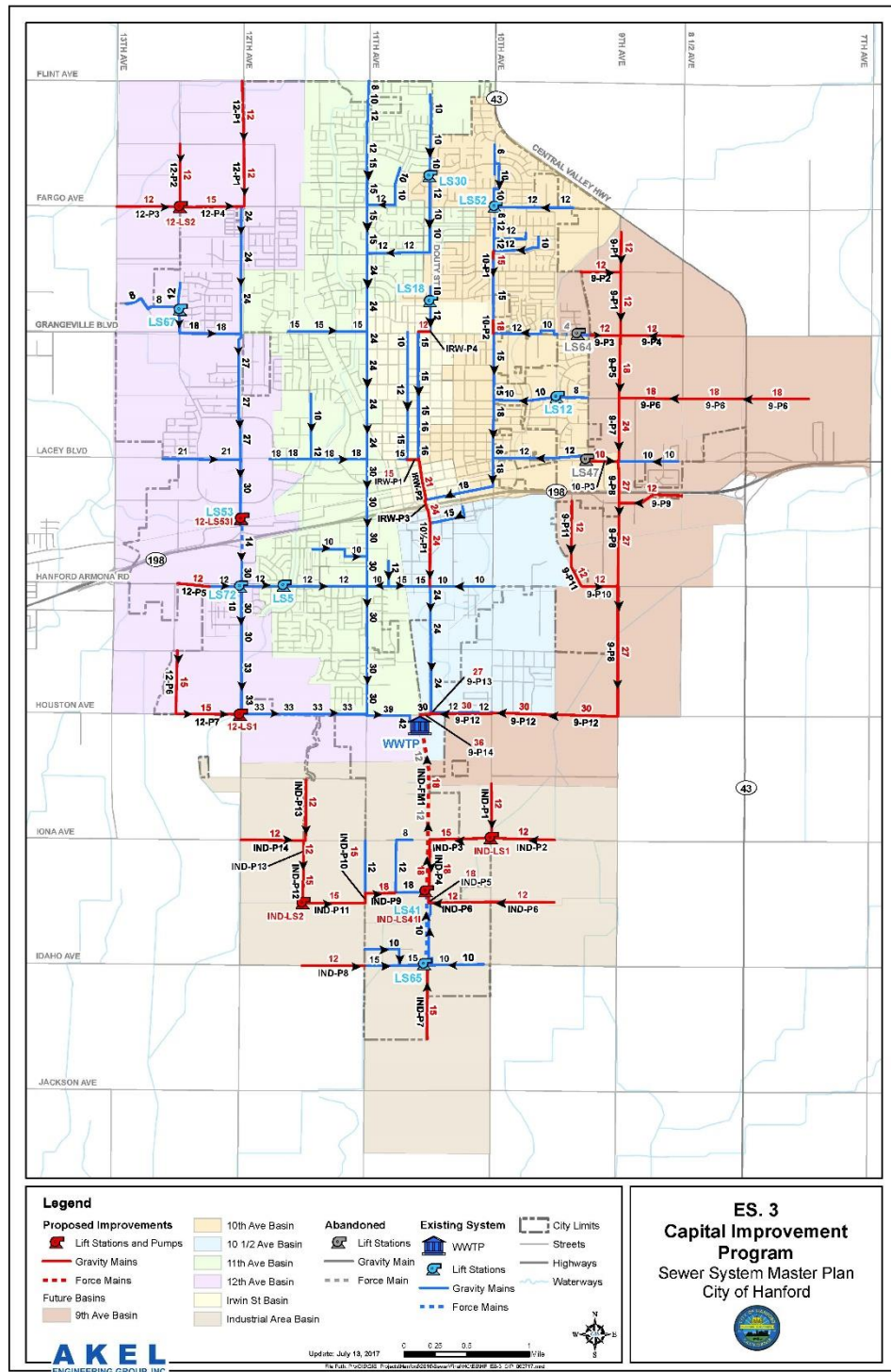
- The 10th Avenue Collection Basin encompasses 3,023 acres in the northeast portion of the City. This basin collects flows along 10th Avenue, starting at Encore Drive, where a 10-inch trunk conveys flow south to Lift Station 52, at the Fargo Avenue. Flows are pumped through a 6-inch force main to a 12-inch trunk beginning at Birch Avenue, where flow continues south to Lakewood Drive, where it continues as a 15-inch south to Florinda Street. At Florinda Street, the 15-inch trunk increases in size to an 18-inch trunk and continues along 10th Avenue to Fourth Street, where it turns west and continues on Fourth Street before joining the 30-inch trunk in Irwin Street.
- The 10 ½ Avenue Collection Basin encompasses 2,954 acres in the east-central part of the City. This basin collects flows generally east of 10 ½ Avenue, between Highway 198 and Houston Avenue. The main trunk begins at the intersection of Fourth Street and Irwin Street, where a 30-inch trunk crossing Highway 198 conveys flow south to a 24-inch trunk at Third Street. The pipe continues south along 10 ½ Avenue until reaching Houston Avenue where it connects a 30-inch trunk. This 30-inch trunk then conveys flow west along Houston Avenue, increasing in size to 36 inches. The 36-inch trunk then increases to a 48-inch diameter trunk at the WWTP property prior to discharge at the headworks.



Akel
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Group, Inc.

Figure 4-3
Hanford Existing Wastewater System

Attachment: Attachment 2 - Municipal Service Review (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)



Akel
Engineering
Group, Inc.

Figure 4-4
Hanford Proposed Wastewater System

Attachment: Attachment 2 - Municipal Service Review (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

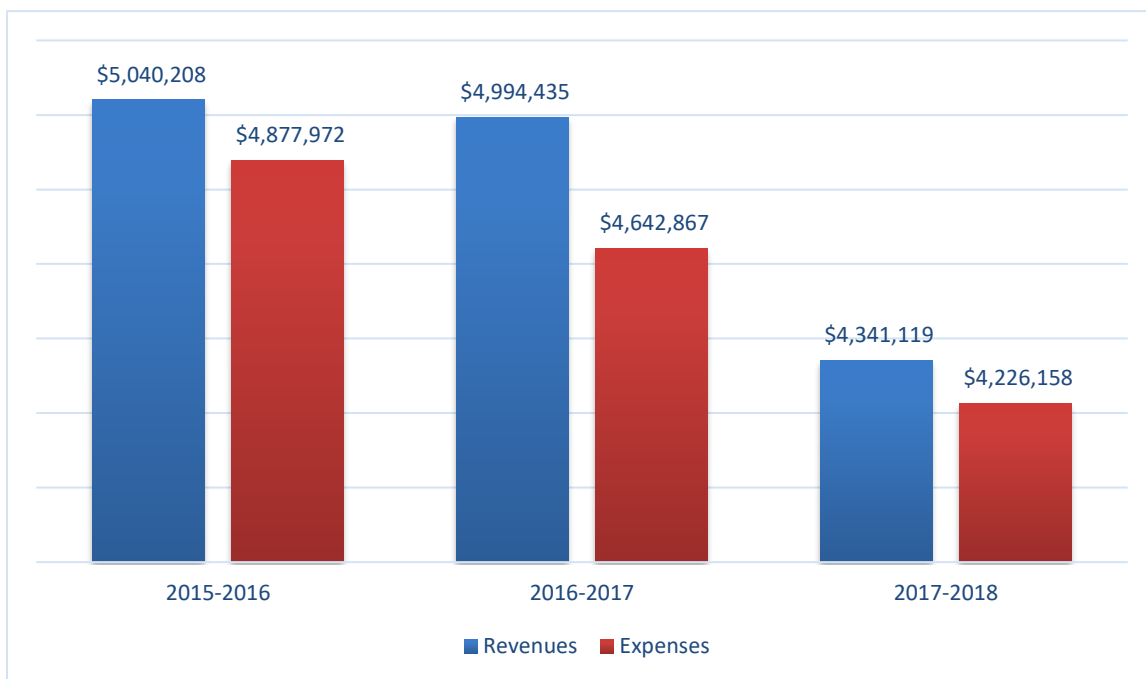
- The 11th Avenue Collection Basin encompasses 3,243 acres in central and north-central Hanford. This basin collects flow generally between 12th Avenue and 10th Avenue, starting at Flint Avenue and conveying flow south to Houston Avenue. Starting at Flint Avenue, flow is collected along 11th Avenue in 8-inch, 10-inch, and 12-inch pipelines before entering a 15-inch at Pepper Drive. Flow continues south in a 15-inch pipeline before increasing in size to a 24-inch trunk at Corner Street. Flow continues south along 11th Avenue before increasing in size to a 30-inch trunk at Lacey Boulevard, where it continues until joining a 39-inch trunk at Houston Avenue, where it continues to the WWTP.
- The 12th Avenue Collection Basin encompasses 4,218 acres in the western part of the City. This basin flows generally between 13th Avenue and 12th Avenue, starting at Fargo Ave and continuing south until the City WWTP. Starting at Fargo Avenue flow is collected along a 12th Avenue in a 24-inch trunk before increasing in size to a 27-inch trunk at Grangeville Boulevard. Flow continues in a 27-inch trunk south along 12th Avenue until increasing in size to a 30-inch trunk at Lacey Boulevard, where it continues to Lift Station 52 at Glendale Avenue. Flows are pumped through a 14-inch force main to Hayden Avenue, where it transitions to gravity flow in a 30-inch trunk and continues south to Hume Avenue. From Hume Avenue, flows continue south along 12th Avenue in a 33-inch trunk before turning west at Houston Avenue, where it continues to 11th Avenue. At 11th Avenue, the trunk diameter increases in size to a 39-inch, before continuing to the WWTP.
- The Irwin Collection Basin encompasses 670 acres in the central portion of the City. It is bound to the north by Terrace Drive and to the south by Third Street. The basin is generally bound to the east and west by the 10th Avenue and 11th Avenue, respectively. Starting at Terrace Drive flow is collected in a 12-inch trunk before increasing in size to a 15-inch trunk at Grangeville Boulevard. Flow continues south along Irwin Street in a 16-inch trunk at Ivy Street, which continues south to Lacey Boulevard. At Lacey Boulevard, the trunk diameter increases to a 20-inch for a short distance, before once again increasing in size to a 24-inch trunk north of Sixth Street. Flows continue south and combine with the 10 ½ Avenue collection basin at Fourth Street.
- The Industrial Area Collection Basin encompasses 4,131 acres in the southern portion of the City. This basin is bound to the north by Houston Avenue and to the south by Jackson Avenue, respectively. 12th Avenue and 9th Avenue serve as the western and eastern limits of this basin. Flows are generally conveyed by gravity along Idaho Avenue in 8-inch, 10-inch, and 15-inch gravity trunks before being conveyed to Lift Station 65, where they are pumped through a 10-inch force main to Lift Station 41. Additional flows are collected along Industry Avenue and BNSF railway and conveyed by gravity in 10-inch, 12-inch, and 15-inch trunks to Lift Station 41. Flows from tributary to Lift Station 41 and pumped from Lift Station 65 are combined at Lift Station 41, where they are pumped through a 12-inch force main to the WWTP.

The City currently maintains 21 lift stations in the sewer collection system. The oldest lift station was built in 1959, and the most recent station was built in 2004. The lift stations are operated to turn “on” or “off” based on the levels in their wet wells.

SEWER DEPARTMENT FUNDING

Within Public Works, the Sewer Department revenues are comprised of enterprise funds collected through user fees. As an enterprise fund, this service typically does not impact the General Fund as it generates revenues that can only be used to provide the identified service, in this case sewer service. Revenue budgeted for wastewater utility related activities total \$4.41 million in 2018-19, an increase of approximately 41.9 percent over the prior year’s actual revenues.

Chart 4-2
Sewer Department Revenues and Expenditures



Source: City of Hanford 2020

As shown in Chart 4-2, the department revenues have outpaced expenses in the past. The department is aware of the decline in revenue, however, the department is expecting to have sufficient funds to meet their expenditures going forward, which is supported by a solvent rate structure. Since the wastewater utility operates as an enterprise fund, the department is not dependent on General Fund and/or special revenues (City of Hanford, 2020).

ABILITY TO SERVE ANNEXED POPULATION

The City currently provides wastewater collection service to five of the eight County islands proposed to be annexed and provides wastewater disposal to seven of the eight County islands proposed to be annexed. The population of the three islands that have private wastewater collection is 367, and the population of the one island with private wastewater disposal is 109. If the City were to annex the islands, it would need to strategize a way to provide wastewater collection and disposal for an additional 476 persons.

The City's Sewer System Master Plan sought to plan for the future population of Hanford, with an anticipated 2035 population of 90,000 (City of Hanford, 2017). The predicted 2018 population according to the Plan was 60,538, which is 3,628 more than the predicted population per American Community Survey. Given the difference in estimated population, the addition of 476 residents for wastewater collection and disposal is feasible if the City achieves the proposed goals of the Sewer System Master Plan.

Determinations

Determination 4.1.3-1 – The City operates a municipal sewer enterprise that services its residents.

Determination 4.1.3-2 – The City has completed and adopted a Sewer System Master Plan in September 2017 to better identify and improve operations of the water system and plan for future needs of the City in accordance with population projects.

Determination 4.1.3-3 – The City would be able to adequately serve the increased population of 476 residents who do not already receive either wastewater collection or disposal services from the City were the City to annex the County islands. The level of service will be adequate if the City achieves its proposed goals of the Sewer System Master Plan.

4.1.4 - FIRE PROTECTION

Summary of Prior MSR Findings

Fire suppression services were reviewed by LAFCo in 2007 as part of the comprehensive MSR. The City of Hanford provides fire protection services to all the incorporated area. Since the adoption of the last MSR, a new fire station was built in 2019. The previous MSR described future capital improvements to include the construction of two additional fire stations (Stations 3 and 4 on the western portion of Hanford, and the addition of 18 fire personnel and equipment.

The previous MSR described some benefit in incorporating various departments under one “government center” to facilitate with administrative tasks and coordination. The City coordinates very closely between law enforcement and fire protection.

Current Conditions

The Hanford Fire Department provides emergency and fire protection services for residents and buildings within the city limits. Emergency services provided by the Fire Department include technical rescue, hazardous materials response, emergency medical services, and emergency disaster management.

The mission statement of the Hanford Fire Department is “to protect residents and visitors of Hanford from conditions that would pose a threat of life, environment, and property by utilizing aggressive prevention techniques and, when needed, respond to all emergencies in a safe, swift, and efficient manner” (City of Hanford, 2020). The total call volume for 2018 was 6,378. This includes medical, fire, mutual aids, and other emergency responses. The Hanford Fire Department has a total of 33 personnel (Hanford, 2020).

The General Plan does not establish a goal for a minimum fire insurance services organization (ISO) rating. The Fire ISO rating appraises cities and counties on their fire protection services (ISO rating is on a scale of 1 to 10, with 1 being best). The level of fire protection according to Insurance Services Office Inc., is 2 (The Sentinel, 2016).

FACILITIES AND INFRASTRUCTURE

The City has three fire stations. Station 1 is located at 350 W. Grangeville Boulevard, Station 2 at 10553 Houston Avenue, and Station 3 at 1070 South 12th Street. Station 3 is the most recent one, built in 2019. Hanford owns an additional two sites designated for future fire stations. The first future station is planned at Centennial Drive and Berkshire Lane in the city’s northwest quadrant. An eastside fire station is also planned at 9 ¼ Avenue and Florinda street.

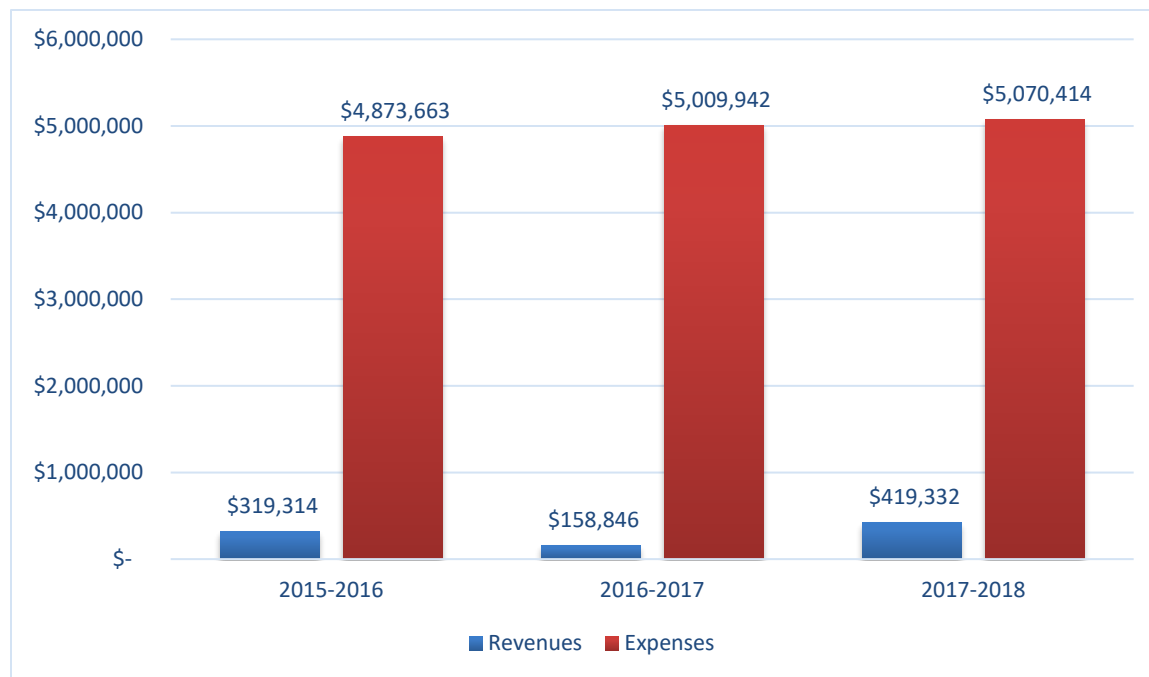
The current facilities were not identified as having any deficiencies during the last MSR cycle that reviewed the Fire Department infrastructure. In the Fiscal Year (FY) 2020-24 Capital

Improvement Plan (CIP) Budget, the CIP did not identify any major projects pertaining to the Fire Department facilities and its needs.

FIRE DEPARTMENT FUNDING

The Fire Department revenues are comprised of the General Fund, Grants, and Fire Department Service Fees, among other miscellaneous things. Ninety-seven percent of the budget of the Fire Department is for Fire Administration, and three percent is for Fire Prevention (City of Hanford, 2020). Revenue budgeted for the Fire Department totals \$530,500 in 2018-19, an increase of approximately 26.5 percent over the prior year's budget.

**Chart 4-3
Fire Department Revenues and Expenditures**



Source: City of Hanford 2020

As shown in Chart 4-3, the department is not a revenue generating department and is largely dependent on General Fund and special revenues. Of all expenditures citywide, the Fire Department comprises 7.4 percent of total expenditures (California State Controller's Office, 2018).

ABILITY TO SERVE ANNEXED POPULATION

The County is currently responsible for emergency and fire protection of the eight County islands proposed to be annexed. The population of these islands is 1,293. Were the City to

annex the islands, it would need to strategize a way to provide emergency and fire protection to the 1,293 new residents.

The City's current ISO rating is 2 (ISO rating is on a scale of 1 to 10, with 1 being best). Due to the City's ability to provide such services to its current population, there is no evidence indicating that the addition of 1,293 residents would be too great for the City to adequately serve. According to the Memorandum of Understanding, signed between the City of Hanford and the County of Kings in 2019, the mutual aid agreement between the fire services executed by the City and the County will not be amended. The City continues to be able to use the County's fire services in times of need, therefore the overall fire service capacity will not be affected.

Determinations

Determination 4.1.4-1 – The Hanford Fire Department provides emergency and fire protection services for residents and buildings within the city limits. Emergency services provided by the Fire Department include technical rescue, hazardous materials response, emergency medical services, and emergency disaster management.

Determination 4.1.4-2 – The City provides fire services through the use of General Fund, service fees, and other miscellaneous funds.

Determination 4.1.4-3 – The City did not have any facility upgrade projects listed in the most recently CIP.

Determination 4.1.4-4 – The City should continue to program repairs to existing facilities and continue plans for the construction of a fourth and fifth fire station in order to meet the needs of staff in order to provide a level of service acceptable to residents.

Determination 4.1.4-5 – The City should establish, maintain, and monitor a set of level-of-service criteria for fire protection services as a tool to assess the ability of the City to service growth.

Determination 4.1.4-6 – The City would be able to adequately serve the increased population of 1,293 residents, were the City to annex the County islands, due to the continued mutual aid agreement with the County.

4.1.5 - LAW ENFORCEMENT

Summary of Prior MSR Findings

Police and law enforcement services were reviewed by LAFCo in 2007 as part of the comprehensive MSR. At the time of the last MSR, the City of Hanford Police Department consisted of 71 full time personnel including forty-nine uniformed officers, and 22 non-sworn personnel. Most crimes in the City are property-oriented (i.e. theft and vandalism). The City standard for police per population is 1.5 officers per 1,000 populations. Indicator of service levels and the need for new personnel and facilities are provided by analysis of the number of service calls, response times, and population growth.

At the time of the last MSR the department provided police services to the City with 22 full time officers patrolling 29.5 square mile area 24 hours a day, seven days a week. In 2002, the department reorganized its command staff, and this change was considered to help facilitate supervision, customer service, and program accountability. At the time of this MSR there were no plans for capital improvements for additional services. The City was planning for a new police station by 2010.

Current Conditions

According to the City's General Plan Background Report, the Hanford Police Department's actual average response times are 6:30 minutes for Priority 1 Incidents with an average of 32 Priority 1 Incidents per day and a response time of 17:19 minutes for all incidents with an average of 144 incidents per day. The department seeks to maintain a response time of less than 2:30 minutes. The Hanford Police Department dispatches both for police and fire services (City of Hanford, 2014).

The new police station that the last MSR described has not yet been built. The current 8,600-square foot police station on Irwin Street was built in 1976, with a projected 20-year life span. It is now in its 44th year. The Hanford Police Department has had to expand its operation into several vacant buildings that required renovations. Buildings added to the City of Hanford's Police Department are the new Records Building, the Specialty Units Building, the Evidence Building, the two-story investigations building, and a new national guard armory that will house special police unit equipment. These expansions have all occurred in that last 10 years, according to the Police Department Chief Parker Sever (Sever, 2020). Considering these expansions, the Police Department does not forecast the acquisition and development of a new police station. Additionally, the department faces increased calls for service caused in part by AB-109 prison realignment and growing problems with gangs and drugs. Hanford's population continues to grow, as does the calls for service. In 2013, despite the growing need, the number of sworn officers was reduced from 57 to 55 (City of Hanford, 2014).

In 2020, the number of sworn officers is 62 which makes for a ratio of 1.09 police officers per 1,000 residents (assuming a total population of 56,910 residents per the American Community Survey of the U.S. Census). According to the City's General Plan, for cities with a

population the size of Hanford that are not surrounded by larger urban areas, a ratio of 1.1 to 1.2 sworn officers per 1,000 residents is typically employed.

FACILITIES AND INFRASTRUCTURE

The Police Department facility maintains its location at 425 North Irwin Street. This facility is also in close proximity to the Hanford Civic Auditorium and the Veteran's Memorial Building.

As stated before, the Hanford Police Department has identified upgrades to its police station. In the FY 2020-2024 Capital Improvement Plan (CIP) Budget, the CIP identified a "Police Department Parking Lot Expansion" project, with a budget of \$30,000. The source of the funding is the Police Department impact fee (City of Hanford, 2019).

CRIME STATISTICS

Crime statistics for the City were obtained from the Federal Bureau of Investigation, Crime in the United States database and are shown in Table 4-2 below.

Table 4-2
Number of Crimes Known by Hanford Police Department

Category	2015	2016	2017	2018
Violent Offenses	315	266	284	274
Murder	1	2	2	2
Rape	23	21	28	32
Robbery	58	44	54	41
Aggravated Assault	233	199	200	199
Property Crime	2,012	1,496	1,359	1,264
Burglary	275	222	197	145
Larceny Theft	1,504	1,059	916	945
Motor vehicle Theft	233	215	246	174
Arson	5	7	21	7
Total	4,659	3,531	3,307	3,083

Source: Federal Bureau of Investigation, Crime in the United States,
<https://ucr.fbi.gov/crime-in-the-u.s>

Despite the growing population of the City, the total number of crimes has been going down in number since 2015. In comparison with California as a whole in 2018, violent crimes are about the same as the State average, and property offenses in Hanford are actually slightly lower than the State average (per 1,000 residents).

Table 4-3
Comparison of Crimes per 1,000 Residents (2018)

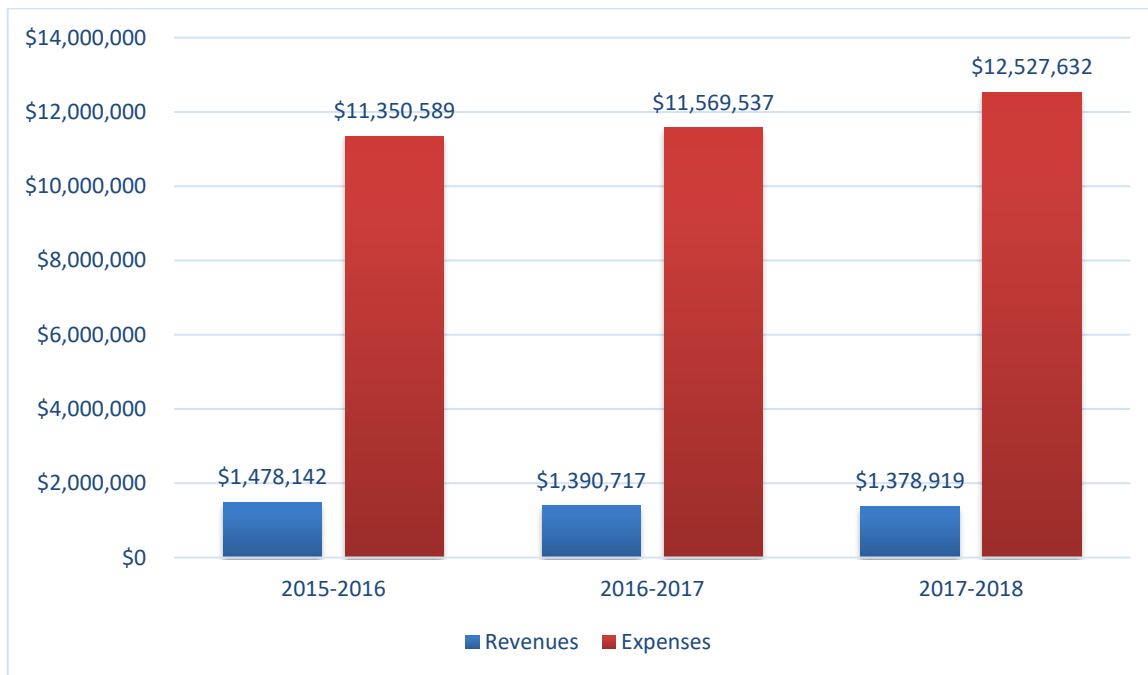
Category	Hanford	California
Violent Offenses per 1,000 residents	4.2	4.5
Property Offenses per 1,000 residents	22.2	23.8

Source: Federal Bureau of Investigation, Crime in the United States, <https://ucr.fbi.gov/crime-in-the-u.s>

POLICE DEPARTMENT FUNDING

The Police Department revenues are comprised mostly of General Fund. Some other sources of revenue are various grants, court fines, and “miscellaneous revenue” as defined in the budget (City of Hanford, 2020). Expenses for police programs in 2018-19 was approximately \$13.0 million. There has not been a large increase or decrease in Police Department expenses and revenues for the past few years.

Chart 4-4
Police Department Revenues and Expenditures



Source: City of Hanford 2020As shown in Chart 4-4, the department is not a revenue generating department and is largely dependent on General Fund. Of all expenditures citywide, the Police Department comprises of approximately 66.2 percent of the public safety

expenditures, and approximately 17.6 percent of total expenditures (California State Controller's Office, 2018).

ABILITY TO SERVE ANNEXED POPULATION

The department's current staffing ratio is just shy of what the General Plan determines as adequate. The current ratio is 1.09 officers per 1,000 residents while the General Plan Background Report suggests a ratio of 1.1 to 1.2 is appropriate for similar cities of the size of Hanford. Annexation of the County islands will result in an increase in population of 1,293 persons who will need to be served by the City's Police Department. This would increase the total population to 58,203. The ratio will then be 1.06 officers per 1,000 residents. The Police Department would need to increase its total officers to 65 (hire 3 new officers) to have ratio of 1.1 officers per 1,000 residents.

According to the Memorandum of Understanding between the City of Hanford and County of Kings established in 2019, The County Sheriff's Office will provide police services to the County islands for a two-year period beginning on the date of annexation of the County islands, after which time, the City will be responsible for providing such services in perpetuity. This two-year period gives the City time to hire additional officers to meet the ratio goal of sworn officers to residents.

Determinations

Determination 4.1.5-1 – The City utilizes a variety of financing sources in order to offset the expenditures utilized by law enforcement.

Determination 4.1.5-2 – The Police Department has identified upgrades to its police station and making additions as funding becomes available.

Determination 4.1.5-3 – The City should monitor crime statistics in years immediately following 2018 to determine if there is a need for additional patrol personnel to curtail the increase in crimes.

Determination 4.1.5-4 – The City's current ratio of sworn officers to residents is slightly below the ratio of 1.1 officers per 1,000 population and would be further below this ratio with the increase in population of the annexed areas. The City may need to hire additional officers or employ other strategies to achieve acceptable levels of service in conjunction with an expansion of its service area with the annexation of the eight County islands within the next two years.

4.1.6 - PARKS AND COMMUNITY SERVICES

Summary of Prior MSR Findings

According to the previous MSR, in 2007 the City of Hanford owned and operated 18 neighborhood parks comprising a total of 36.8 acres. The City's Recreation Department and Parks Division is responsible for operations and maintenance of the City owned parks. Eleven of the City's parks were developed in 2007. The City had three community parks (Centennial Park, Youth Athletic Complex, and Hidden Valley Park). Community parks and sports fields occupy approximately 94.2 acres within the City.

Each of the park sites contained various types of facilities, which are based on the needs of the residents served by the park, park size, and geographic characteristics. Specialized recreational facilities (e.g., tennis courts, swimming pool, ball fields) exist at seven of the City's facilities. The most common specialized facilities are lighted ballfields.

Current Conditions

According to the Human Resources Department in 2020, the Hanford Parks and Recreation Department is comprised of 26 full-time employees and 42 part-time employees. These numbers include Parks and Community Services Department employees. The departmental responsibilities include maintaining the aesthetic and recreational value of over 229.17 acres of property including parks, landscaped street medians, athletic fields, the City's urban forest, and other landscaped areas; constructing streetscape enhancement improvements within the downtown area; coordinating the City's annual Tree City U.S.A. recertification program; administering contracts and inspecting maintenance for 40 landscape assessment districts; and performing playground safety inspections and upgrading existing playgrounds. (City of Hanford, 2020).

According to the Hanford Parks, Recreation, and Open Space Master Plan of 2020, the City has 299.70 acres of parkland. This consists of approximately 154 acres of City owned parkland, 40 acres of sports complex provided at Soc-Com, and 50 percent of the 210 acres of school parks provided by the Hanford Joint Union High School District and the Hanford Elementary School District (105 acres).

The National Recreation and Park Association (NRPA) provides a template of typical park classifications, number of acres a system should have, and recommended service levels based on population. For a public park provider the NRPA guidelines suggest, "A park system, at a minimum, should be comprised of a 'core' system of park lands, with a total of 9.9 acres of developed parkland per 1,000 population" (National Recreation and Park Association, 2020).. According to the 2020 Parks Master Plan, the City has 5.06 park acres per 1,000 residents. If the NRPA guidelines were being met, Hanford should have approximately 563 acres of park land. The park inventory deficiency would be 263 acres. The shortfalls do not take into consideration church properties, private schools, or those outside the boundaries of the City of Hanford.

Table 4-4
Parkland within Hanford by Type (City of Hanford, 2020)

Category	Acres
Mini Parks	15.6
Neighborhood/School Parks	19.2
Sports Complex	57.2
Community Parks	54.9
Special Use Parks	7.1
Indoor Facility	0.52
School Playfield	136.5 ²
Developed Parkland	309.9

Note: This inventory consists of parkland only provided by the City of Hanford

According to the General Plan, the calculation for the parkland ratio has been updated. When determining the parkland ratio of acres per 1,000 population, City policy is to include the acreage of city-owned mini, neighborhood, community, regional, special use, and stormwater basin parks, along with 50 percent of the acreage of school playgrounds and play areas within the Planned Area Boundary (City of Hanford, 2017). All school sites have limited public access since their primary purpose is to support their educational mission. These facilities are sometimes accessible to the public after school hours. According to the General Plan, there are 210 acres of school playfields in the City, of which 105 acres, or 50 percent of 210 acres, is calculated in the total developed parkland of the City. By using this calculation as outlined in the General Plan, the City's current park ratio is 5.06 acres per 1,000 residents. This ratio is still below the NRPA's goal of 9.9 but it does meet the City's goal set in their General Plan, which is 3.5 acres per 1,000 residents.³

According to the California Department of Parks and Recreation, the City currently has approximately 63 percent of its residents living more than a half mile from park facilities (California Department of Parks and Recreation, 2015). A half-mile walking radius is considered the maximum distance for viable walkable access to facilities, according to the American Planning Association. Additionally, the State also states that 75 percent of the City's residents live in areas with less than three acres of parks or open space per 1,000 residents. As a result, it would appear that most of the City may be somewhat inconsistent with the General Plan policy for providing park space at a ratio of 3.5 acres per 1,000 residents within a half mile, however, the State did not take into consideration the 105 acres of school playfield space that the City considers in its parkland ratio calculation. Lastly, the

² School Playfield parkland was calculated by taking 50% of the acreage of school playgrounds and play areas within the Planned Area Boundary. This calculation was originally established in the General Plan

³ According to the General Plan, Goal 09 of Section 5.7 (Parks and Recreation), Parks are to be provided at a combined ratio of 3.5 acres per 1,000 residents.

General Plan policy is applied citywide and is found to be in compliance, but, the City could strive to more evenly distribute park and open space areas to increase access throughout the City to residents, as shown by the California Department of Parks and Recreation statistics.

FACILITIES AND INFRASTRUCTURE

The City currently operates and maintains the following park facilities (City of Hanford, 2014):

- Mini-Park
 - Airport Park
 - Encore Park
 - Gateway Park
 - Glacier Park
 - Hye Park
 - Lakewood Park
 - Quail Run Estates
 - Quail Park
 - Sherwood Park
 - Vineyard Park
- Neighborhood Parks
 - Coe Park
 - Earl F. Johnson Park
 - Lacey Park
 - Redwood Park
 - Vineyard Park
 - Independence Park
 - Silver Oaks Park
- Community/Special Use Park
 - Bob Hill Youth Athletic Complex
 - Centennial Park
- Civic and Courthouse Grounds
- Freedom Park
- Hidden Valley Park
- Regional/Special Use Park
 - Hanford Joint Use Softball Complex
 - BMX Track
 - Hanford Adult Learning Center/Softball Complex
 - Harris Street Ball Park
 - The Plunge and Ford Hill Skate Park
 - Rotary Field
- Indoor Facility
 - Civic Center
 - Coe Hall
 - Goodwill Senior Center
 - Longfield Center
 - Old Courthouse
 - St. Brigids' Teen Center
 - Veterans-Senior Center

Within these facilities, the City also maintains additional recreational facilities, such as basketball courts, soccer and baseball/softball fields, and tennis and volleyball courts.

In the FY 2020-24 Capital Improvement Plan (CIP) Budget, the CIP identified 11 projects for the Parks and Recreation Department for five years (City of Hanford, 2020). The total cost of all the projects is \$8,932,000. The three funding sources for the projects are park impact fees, accumulated capital outlay, and refuse capital. Eight projects are planned to be achieved in the 2020/2021 fiscal year. These improvements are described below:

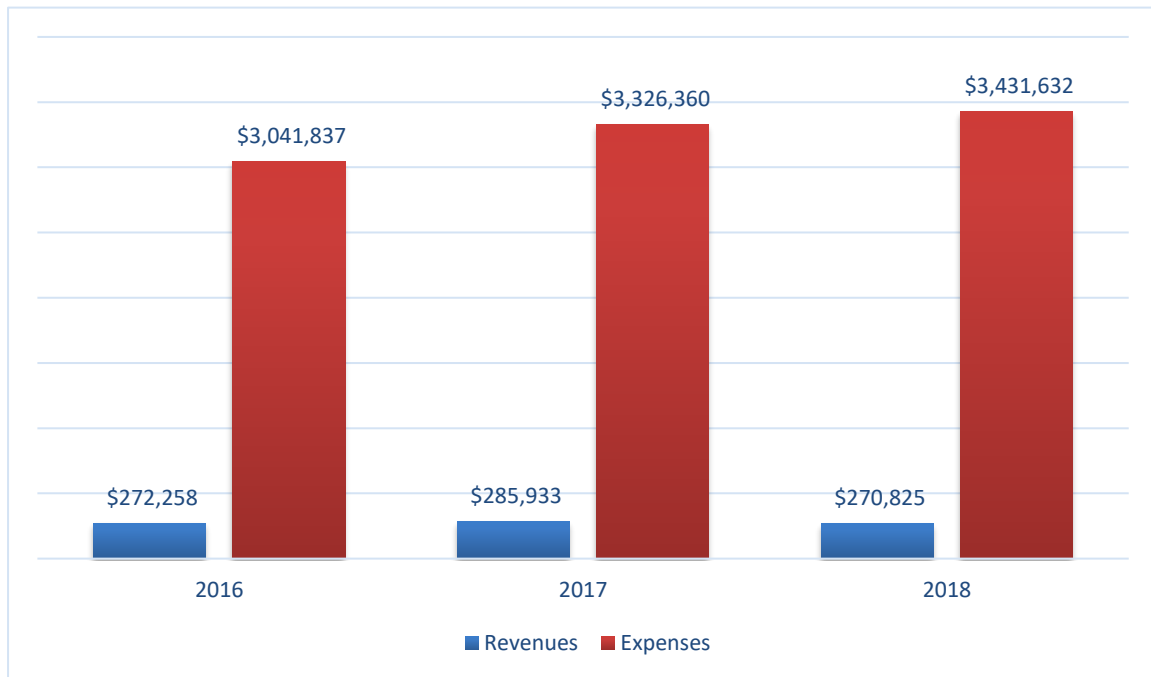
- Park Development Oversizing Requirements (\$150,000 per year for five years)
 - These funds will be used to reimburse developers for costs associated with park construction in excess of their park impact fee assessment.

- ADA Parks/Recreation Modifications (\$35,000 per year for five years)
 - These funds will be used to upgrade the parks and recreation facilities to conform with ADA requirements. Improvements will include modifications to restroom and playground facilities, installation of concrete pathways to various facilities and purchase of handicap accessible picnic equipment and tables.
- Park Refuse Enclosures – Civic Park (\$42,000)
 - Construction of a concrete block trash enclosure at the Old Courthouse Parking Lot, which is currently an old dilapidated wooden enclosure.
- Street Median Landscape Renovation (\$150,000 in 2020 and 2022 - \$300,000 total)
 - Remove the existing landscaping and terminate the irrigation to install stamped concrete in the turn pockets until the width of the landscape area is a minimum of 8 feet in width. Project will upgrade portions of median islands as funding allows with new plant materials and landscape bark.
- New Pocket Park (\$390,000)
 - Design and construct a new small park at the site of the Old Fire Station located at Lacey Boulevard and Kaweah Street.
- Centennial Park Pathway Construction Project (\$230,000)
 - Upgrade and construct an all connecting eight (8') foot wide concrete sidewalk/pathway and address ADA accessibility from Hanford-Armona Road into the park and connect to all amenities to include picnic arbors, splash pad, playgrounds, dog facilities, and restrooms.
- New Playground at Civic Park (\$285,000)
 - Design and construct a new playground adjacent to the Carousel at the Civic Park to increase activity within the Park

PARKS AND COMMUNITY SERVICES DEPARTMENT FUNDING

The Parks and Recreation Department revenues are comprised of General Fund, various grants, and donations. Total expenditures for each year are based on maintenance of parks, facilities management, youth and adult services, and construction of new parks (City of Hanford, 2020).

Chart 4-5
Parks and Recreation Department Revenues and Expenditures



Source: City of Hanford 2020

As shown in Chart 4-5, the department generates a small percent of the revenues needed for department and is still dependent on General Fund revenues and grants. Of all expenditures citywide, the Parks and Recreation Department comprised 6.07 percent of total expenditures (California State Controller's Office, 2018).

ABILITY TO SERVICE ANNEXED POPULATION

The County islands proposed to be annexed are not served by the City regarding parkland. Parks are a more difficult service to analyze, as the residents of the County islands already have access to the parks, as they are all public parks. The addition of the 1,293 persons to the City will, however, decrease the parkland ratio of acres per 1,000 population.

Determinations

Determination 4.1.6-1 – The City actively maintains parks and provides recreational services to the residents of Hanford.

Determination 4.1.6-2 – Parks and recreational facilities within the City amount to approximately 309.9 acres of land. This amounts to a ratio of roughly 5.4 acres per 1,000 persons (based on 2020 population estimate of 56,910), which meets the standard identified in the City's Parks and Recreation Master Plan.

Determination 4.1.6-3 – The City utilizes the Capital Improvement Plan to maintain and repair its numerous recreational facilities within the city limits to promote an active lifestyle to its residents.

Determination 4.1.6-4 – The City's General Plan and Parks Master Plan both identified a need for additional park and recreation space to serve residents of the City.

Determination 4.1.6-5 – The City's current parkland ratio of acres per 1,000 population is below the NRPA's guidelines and will be even more so with the addition of the population of the eight County islands.

Determination 4.1.6-6 - The City may need to employ strategies such identification of new parks in the Capital Improvement Program or obtaining grant funds for additional facilities to achieve adopted levels of service in conjunction with an expansion of its service area with the annexation of the eight County islands in order to reach the goals of the General Plan.

Determination 4.1.6-7 – The City should strive to improve proximity and distribution of parks and open space throughout the City so that all areas of the City meet the General Plan goal of 3.5 acres per 1,000 residents.

4.1.7 - ROAD MAINTENANCE

Summary of Prior MSR Findings

Road Maintenance was not reviewed by LAFCo in 2007 as part of the Roads and Circulation section of the comprehensive MSR.

Current Conditions

The Hanford Public Works Department is responsible for maintaining the City's roads through its Street Division. The Street Division provides maintenance of more than 207 centerline miles of roadway and all of the curb, gutter, and sidewalk within the City's jurisdiction (City of Hanford, 2020). The Street Maintenance Division performs nearly 500,000 square feet of cape seal treatment, 325,000 square feet of residential slurry seal treatment, 30,000 square feet of deep patching, and applies more than 200,000 pounds of crack seal each fiscal year. In addition to traditional roadway improvements, the Street Maintenance Division installs approximately 1500 linear feet of curb and gutter and 30,000 square feet of sidewalk each year. The division has two more specific programs:

Street Sweeping Program

The City sweeps the residential streets once a week and the downtown area on a five-day-a-week basis. Each year approximately 30,000 centerline miles of streets are swept (City of Hanford, 2020). This program also assists in the implementation of the Stormwater Management Plan by keeping dirt and debris out of the City's basins and canals.

FACILITIES AND INFRASTRUCTURE

The FY 2020-24 Capital Improvement Plan (CIP) Budget includes several projects that would provide upgrades to existing road infrastructure and help plan for future projects (City of Hanford, 2020). Funding sources for these projects include: Gas Taxes; Transportation Impact Fees; Storm, Wastewater, and Water Capital; and Congestion Mitigation and Air Quality. These improvements are described below:

- Sidewalk and Miscellaneous Concrete Repairs (\$40,000/year for all five years)
 - These funds will be used to repair sidewalks, drive approaches, and other concrete improvements where City crews will be completing street reconstruction projects or in areas where the improvements are damaged by tree roots.
- New Sidewalk and ADA Improvements (\$50,000/year for all five years)
 - These funds will be used to install sidewalks and other concrete improvements in areas currently void of such improvements.

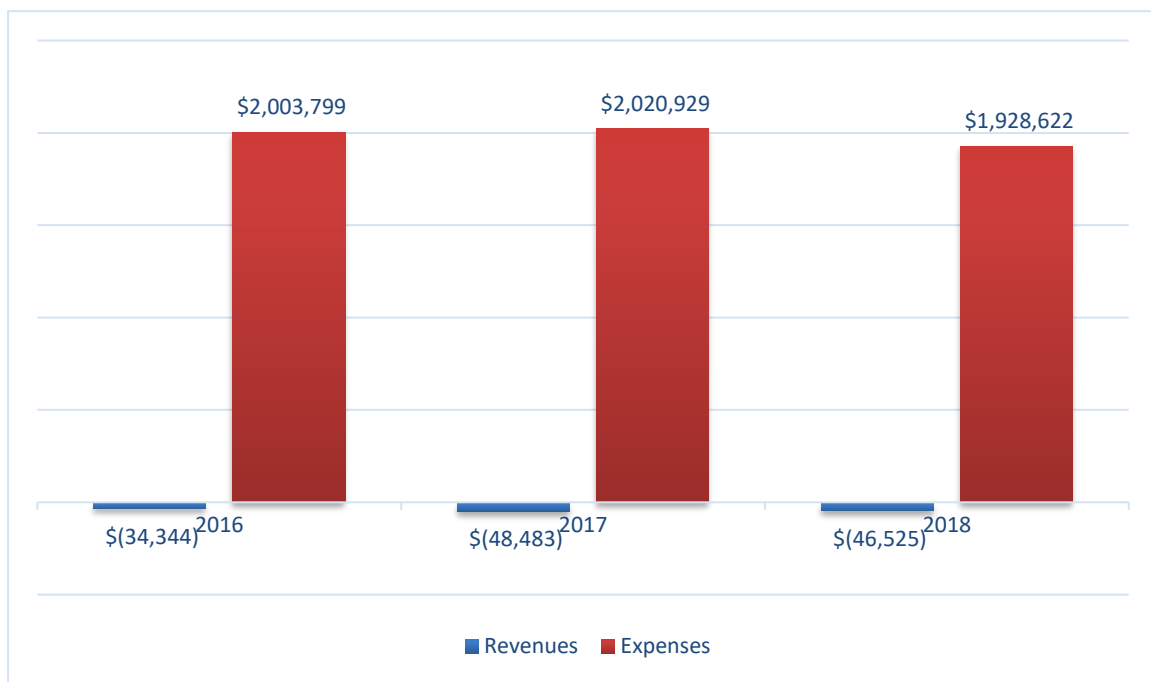
- Street Division Maintenance (\$450,000/year for all five years)
 - Street maintenance is performed by the Public Works Street Maintenance Division through the City's General Fund. This project account is established to record that portion of annual street maintenance which will be allocated to gas tax funds.
- Unscheduled Arterial Upgrades & Traffic Signal Installation (\$200,000/year for all five years)
 - This fund will be used to reimburse developers who are required to construct qualifying arterial street improvements that exceed their project's transportation mitigation impact fee share.
- Survey Monumentation/Mapping (\$15,000/year for all five years)
 - These funds will be used to re-establish survey monumentation on street re-surfacing projects and to update the survey benchmark datum and mapping
- Pavement Resurfacing Treatment (\$1,200,000 in 2020, \$950,000 2021-2024)
 - Pavement Resurfacing Treatment is a surface protection and pavement preservation treatment for City streets. The treatments will extend the useful life of asphalt concrete pavement surfaces thereby reducing street maintenance costs. The project will provide surface treatment for approximately seven miles of roadways.
- East Lacey Boulevard Widening/Reconstruction, 10th Avenue to Sierra Drive (\$9,610,000)
 - This project will involve the widening and reconstruction of East Lacey Boulevard, between 10th Avenue and Sierra Drive, to facilitate two lanes in each direction of travel plus turn lanes. This project will improve traffic flow capacity and safety by providing additional travel lanes and a protected left turn lane and the installation of a traffic signal system at the intersection of East Lacey Boulevard/Ninth Avenue.
- 12th Avenue Widening, Springcrest St. to 500 feet south – West side (\$290,000)
 - This project will involve the installation of curb, gutter, sidewalk, and roadway widening along 12th Avenue (west side), from Springcrest Street to a point approximately 500 feet south of Springcrest Street. This project will improve traffic flow capacity and safety by providing an additional travel lane and installing curb, gutter, sidewalk, and street lighting improvements
- Traffic Signal at 12th Avenue and Hume Avenue (\$453,000)

- This project will consist of the installation of a traffic signal system at the intersection of 12th Avenue and Hume Avenue. This project will increase traffic flow efficiency and reduce intersection congestion by allowing more free flow traffic movements through the intersection.

ROAD MAINTENANCE FUNDING

Road maintenance is generally funded and scheduled through the City's CIP. Street maintenance revenues are comprised of the General Fund and special revenues. The actual revenue budgeted for streets totaled \$54,830 in 2018-19, an increase of approximately 17 percent over the prior year's actual revenue. This increase is the result of planned capital and infrastructure projects.

Chart 4-6
Street Division Revenues and Expenditures



Source: City of Hanford 2020

As shown in Chart 4-6, the department generates all the revenues needed for street services through special revenues. Of all expenditures citywide, the Street Services Division comprises 2.9 percent of total expenditures (California State Controller's Office, 2018).

ABILITY TO SERVE ANNEXED POPULATION

The County islands proposed to be annexed are currently not served by City street maintenance. The City's Street Division of the Public Works Department has been adequate for many years, with a balanced budget and adequate funding for the Capital Improvement

Programs. Due to the City's ability to provide such services to its current population, there is no evidence indicating that the addition of 1,293 residents would be too great for the City to adequately serve.

Additionally, according to the Memorandum of Understanding between the City of Hanford and County of Kings established in 2019, the County will request that the Kings County Association of Governments (KCAG) annually allocate \$125,000 in regional transportation funding, which would normally be transferred to the County, to the City for a period of two years. The total cumulative amount allocated to the City shall not exceed \$250,000. The City shall use the Annual Payments, if so, allocated by KCAG, for road maintenance costs within the County islands. This will help with any previously unknown costs associated with the addition of such roadways.

Determinations

Determination 4.1.7-1 – The City actively maintains the existing road systems and provides street sweeping within the city limits.

Determination 4.1.7-2 – The City utilizes a Capital Improvement Plan and reimbursements from the Gas Tax to aid in the repair and maintenance of existing roadways within the city limits.

Determination 4.1.7-3 – The City would be able to adequately serve the increased population of 1,293 residents, were the City to annex the County islands.

4.1.8 - FLOOD CONTROL/DRAINAGE

Summary of Prior MSR Findings

The 2007 MSR identified that stormwater drainage is accomplished in the City through a system of curbs and gutters, and a limited number of stormwater collection lines and stormwater drainage basins. Controlled discharge from drainage basins are allowed into designated canals owned and operated by People's Ditch Company irrigation canal. Hanford has relied on surface drainage systems to contain and transport stormwater run-off. During normal storm events drainage systems function at an acceptable level of service. The City's Planning Area lies outside any major flood prone areas, per the Federal Emergency Management Agency (FEMA). There are small localized areas within the Planning Area where it is shown within the 100-year flood plain.

Flood inundation from potential dam failure could result from Terminus Dam, Success Lake Dam, and Pine Flat Dam (located in the Sierra Nevada east of the valley floor on the Kaweah, Tule, and Kings River). Additional improvements made to other flood control facilities in the Kings County area, have significantly reduced local natural flood hazards.

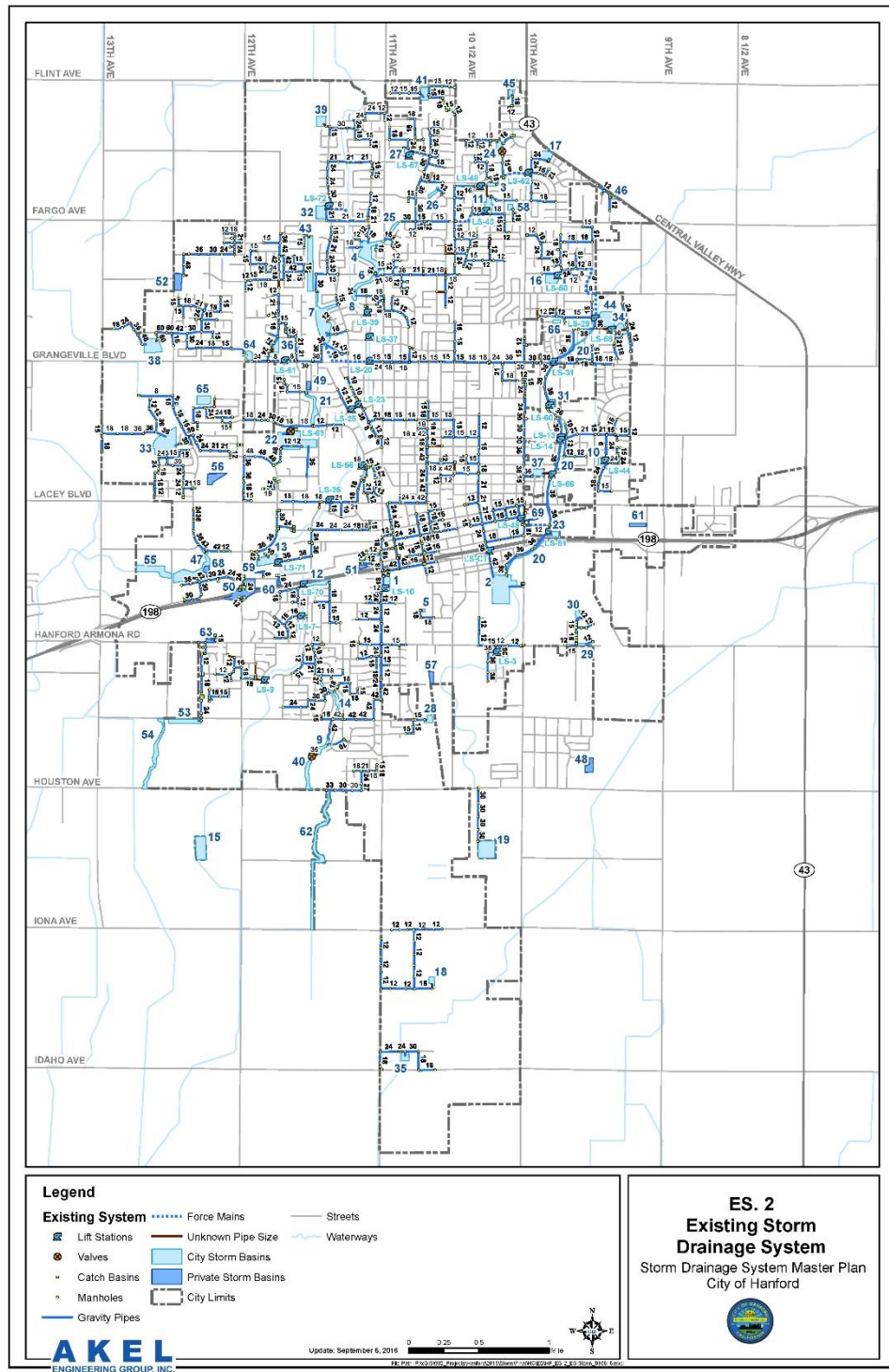
According to the Army Corps of Engineers inundation maps for Kings County, a breach by any of the dams listed above will not affect the City of Hanford. Through the City's General Plan, the City Council has adopted runoff/discharge policies that have strict controls to meet the National Pollution Discharge Elimination system for development projects.

Current Conditions

According to the City's website, the storm drainage system consists of 30 pump stations, 56 miles of pipelines ranging in size from six inches to 60 inches, 138 inverted siphons, 974 drainage inlets, and 181 acres of drainage basins and drainage ditches. The storm drainage system removes rainfall from surface streets and disposes the accumulated stormwater in drainage basins (City of Hanford, 2020).

The City completed an updated Storm Drainage Master Plan in 2017 that updated much of the information identified in the prior 2007 MSR. The City's water system services residential and non-residential lands within the city limits. The service area includes 6,059 net acres of developed lands, 2,765 net acres of undeveloped lands, and 265 net acres of underutilized lands inside the city limits (City of Hanford, 2017). The City's General Plan anticipates approximately 16,900 net acres of residential and non-residential development at ultimate buildout of the Planned Area Boundary. A map of the existing storm drainage system is shown in Figure 4-5. The Master Plan to service the area planned for development in the General Plan is shown in Figure 4-6.

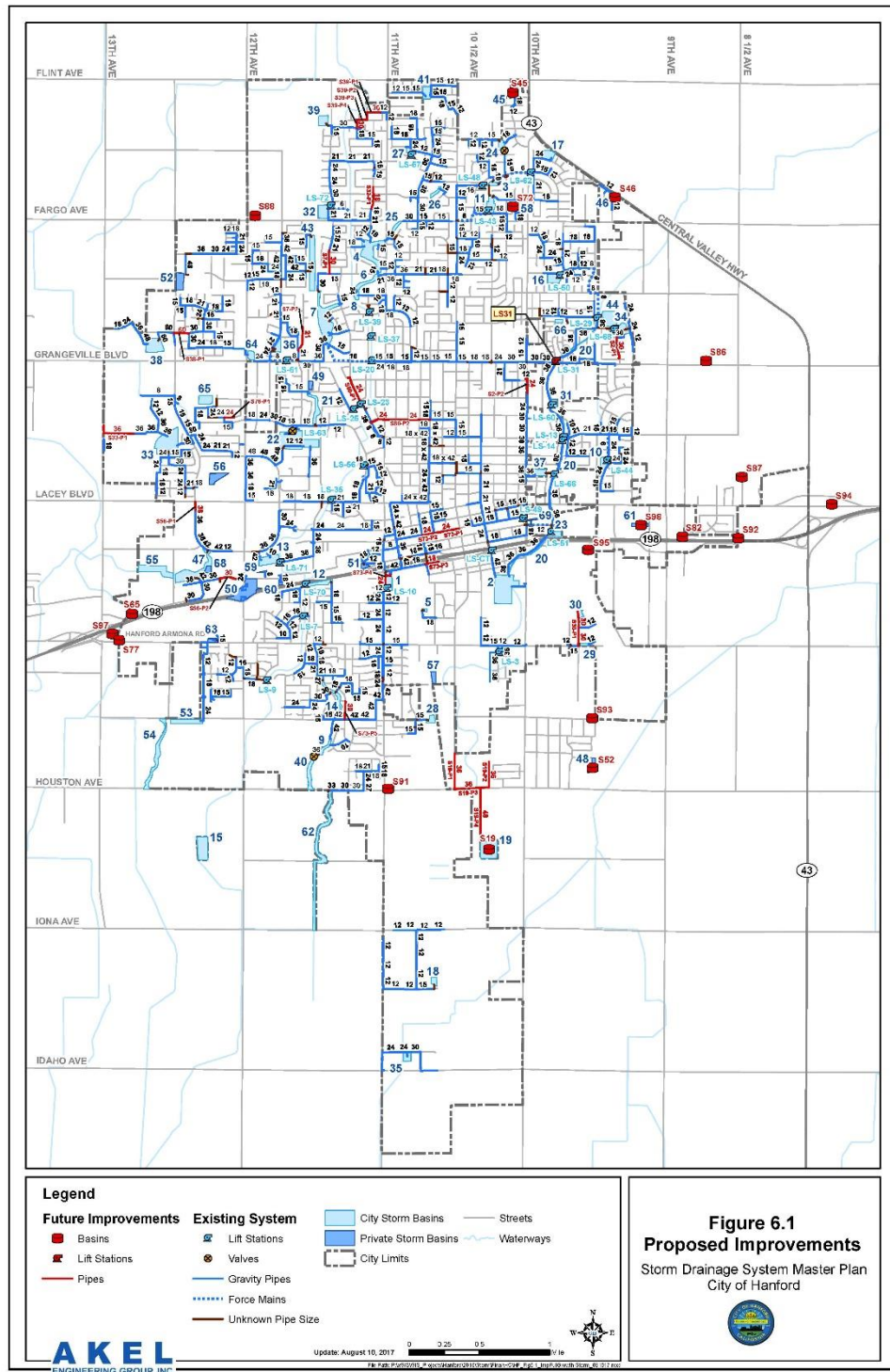
The modeled storm drainage system includes approximately 65 miles of stormwater conveyance to local retention systems or ditches. Pipes range from 8 inches to 60 inches in diameter. The storm conveyance system is predominantly composed of 12-, 15-, and 18-inch pipelines (City of Hanford, 2017).



Akel
Engineering
Group, Inc.

Figure 4-5
Hanford Existing Storm Drainage System

Attachment: Attachment 2 - Municipal Service Review (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)



Akel
Engineering
Group, Inc.

Figure 4-6
Hanford Proposed Storm Drainage System

Attachment: Attachment 2 - Municipal Service Review (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

The City currently operates approximately 60 detention and retention basins. These facilities include slough remnants. The other basins located within the existing service area are man-made detention and retention facilities, and serve as dedicated stormwater receiving facilities, or dual-purpose park facilities, that can fill with excess stormwater runoff during the wet season. These drainage basins range in size from approximately 3.5 acre-feet (AF) to 94 AF (City of Hanford, 2017).

The City currently owns and operates 30 pump stations within the city limits. The pump stations vary in size and discharge to varying locations, which include canals, pipelines, and other conveyance facilities located throughout the City (City of Hanford, 2017).

Some facilities were identified as needing improvements in the Storm Drainage System Master Plan. After evaluation of the system, 12 basins were identified as needing new pipes, four existing retention basins needed to be expanded, and one lift station needed to be replaced. The future system improvements identified were 14 new pipes and 14 new retention basins (City of Hanford, 2017).

In the FY 2020-2024 Capital Improvement Plan (CIP) Budget, the CIP identified 11 projects that would provide some upgrades to existing facilities. The funding for these projects will come from the City's storm drainage capital and storm drainage impact fees. Total cost of all the projects for the five-year period is \$2,431,450, which will be entirely funded by the capital and impact fees mentioned above (City of Hanford, 2020).

These improvements are described below:

- Curb and Gutter Installation (\$20,000/year for all five years)
 - Installation of new or replacement of concrete curb & gutter to facilitate proper street drainage. Projects may include replacement of existing dilapidated curbs & gutter or installation of new curb & gutter in existing developed areas currently void of these improvements.
- Increase Flow Capacity of Main Branch of People's Ditch (\$25,000/year for all five years)
 - The City has drainage rights with People's Ditch Company which allows discharge in People's Ditch under certain parameters. Projects would be performed in cooperation with People's Ditch Company and would include culvert repair/enlargements, ditch realignment and piping, turn-out basins, control structure modifications, and additional ditch maintenance.
- Storm Drainage System Oversizing Requirements (\$50,000/year for all five years)
 - The City reimburses developers that are required to upsize their storm drainage improvements to provide additional capacity in compliance with the Storm Drainage Master Plan.

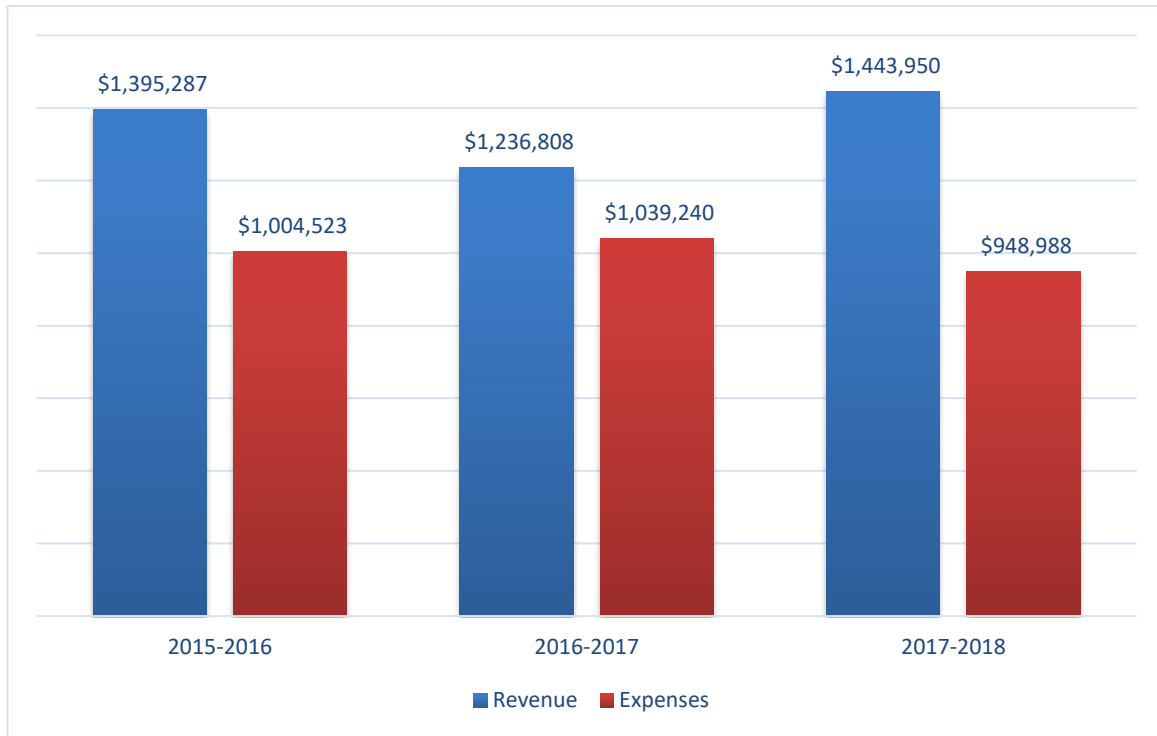
- Gate Crossing Security/Locks (\$18,450)
 - The City is responsible for all crossings and intersections between any City street or other ditch crossing, including fences, bridges, pipelines, or other appurtenances. The proposed tamper proof locks will prevent the cutting of locks along the ditch line and greatly reduce liability for the City of Hanford.
- Bonneyview Basin – Sand Slough Basin (\$262,500)
 - The Bonney View Estates Basin is inter-connected with the Sand Slough Basin to the north and the Live Oak Basin to the south and ultimately to the Houston/Iona Basin. This project is necessary to increase system reliability and increase the amount of storm runoff water that can be captured by both rainfall and diversions from People's Ditch.
- Tree Trim/Removal Program (\$690,000)
 - Many of the ponding basins have trees which prohibit the maintenance of the basin slopes and bottoms. The National Pollution Discharge Elimination System requires certain maintenance and testing. This program, implementing over the next couple of years, will remove trees to allow proper maintenance and prevent future growth.
- Mussel Slough/Laura Ln. Pump Installation (\$187,500)

This project consists of equipping the YMCA Basin with an electrical service, control panel, pump, diversion gates, and connection to existing piping for dewatering the basin to accommodate additional development and routine maintenance. This project will provide for dewatering of the basin and installation of new diversion gates to provide routine maintenance, assist in mosquito abatement activities, and increase storage capacity.

FLOOD CONTROL/DRAINAGE DEPARTMENT FUNDING

The Storm Drainage Operations is a division of the Public Works Department. Revenues are comprised of service fees. Fiscal Year 2016-17 saw a slight increase in expenditures. This is due to a slight increase in Personnel Services, according to the budget (City of Hanford, 2020).

Chart 4-7
Storm Drainage Operations Revenues and Expenditures



Source: City of Hanford 2020

As shown in Chart 4-7, the department revenues outpace expenses in order to fund capital projects. Since the Flood Control Department does operate as an enterprise fund, the department is not solely dependent on General Fund and special revenues. In the proposed budget for 2018-19, Storm Drainage expenditures comprised approximately 3.4 percent of the City's budget, which is an increase from approximately 1.5 percent in 2017-18 (City of Hanford, 2020). This is likely due to the number of projects in the CIP for the year 2020. The storm drain projects account for 6 percent of the total Capital Improvement Projects in FY 2019-2020.

ABILITY TO SERVE ANNEXED POPULATION

The County is currently responsible for stormwater drainage in the eight County islands proposed to be annexed. Were the City to annex the islands, it would provide storm drainage services to the 1,293 new residents.

According to the City's Storm Drain Master Plan, the Plan anticipates necessary growth of the system due to the growth of the City. One of the tasks of the Plan was to document growth planning assumptions and known existing neighborhoods, such as the islands, and future developments (City of Hanford, 2017). The planning boundary and horizon for the Master Plan were developed in accordance with the City's recently adopted General Plan. Based on General Plan population projections, the addition of the 1,293 residents to the stormwater

residents is feasible as long as the City achieves the proposed goals of the Storm Drainage Master Plan in order to account for its anticipated future population.

Determinations

Determination 4.1.8-1 – The City provides municipal storm drainage services for its residents.

Determination 4.1.8-2 – The City has completed and adopted a Storm Drainage Master Plan in 2017 to better identify and improve operations of the storm drainage system and plan for future needs of the City in accordance with population projections.

Determination 4.1.8-3 – The City would be able to adequately serve the increased population of 1,293 residents, were the City to annex the County islands, as long as the City achieves its proposed goals of the Storm Drainage Master Plan.

4.1.9 - PUBLIC TRANSPORTATION

Summary of Prior MSR Findings

Transit services were reviewed by LAFCo in 2007 as part of the Roads and Circulation section of the comprehensive MSR.

According to the previous MSR, the City of Hanford and surrounding areas provide and are served by a number of public, private, and social service transportation organizations. The social service transportation organizations were not discussed in the 2007 MSR.

Kings Area Rural Transit (KART) is the largest provider of public transit services within Kings County. KART serves the transit needs throughout Kings County and parts of adjacent counties. The fixed route provides transit service between the cities of Avenal, Armona, Lemoore, Naval Air Station Lemoore, Visalia, Corcoran, Stratford, Kettleman City, and Hanford, which is the KART hub for the County. At the time of the previous MSR (2007), KART was estimated to serve 47,000 riders per month (Kings County LAFCo, 2007).

KART also provides Dial-A-Ride services for residents traveling more than a half mile from an existing bus route for those riders certified by KART as disabled. Dial-A-Ride (door to door) service is available Monday through Friday between 11:00 a.m. and 1:30 p.m. All rides from home must be scheduled one day in advance.

Private transit Services are provided in Hanford by three taxi-cab services (Hanford taxi, Marathon Cab, and Central Valley Cab). Orange Belt States provide east/west bus services and offers a daily scheduled bus service four times a day to Goshen and Visalia, one bus per day to Paso Robles and Fresno. Greyhound provides the link to the coastal communities and northern and southern destinations.

Current Conditions

The largest single provider of public transportation within Kings County is operated by Kings County Area Public Transit Agency (KCAPTA), a Joint Powers Agency comprised of the County and the cities of Hanford, Lemoore, and Avenal. KCAPTA oversees the operation of the Kings Area Rural Transit (KART) system. KCAPTA establishes the operating policies and defines the services to be provided by KART including service hours and days, fares, and routes (Tulare County Association of Governments, 2018). KART provides transportation services to Armona, Avenal, Corcoran, Grangeville, Hardwick, Hanford, Kettleman City, Laton, Lemoore, Naval Air Station Lemoore, and Stratford. KART Paratransit is available to eligible certified ADA passengers. In addition, KART provides regular transportation service to Fresno and Visalia (Kings Area Rural Transit, 2020).

KART provides Hanford with six interconnected half hours routes, regular service to most other communities in the County and weekday service to Visalia. Dial-A-Ride (demand response) service is available for only those residents of Hanford, Lemoore, Armona, and Avenal traveling more than half of a mile from an existing fixed bus route or for those riders

certified by KART as disabled. There is also a Hanford-Fresno fixed route within fourteen vehicles that runs every Monday, Wednesday, and Friday, with limited service on Saturdays.

FACILITIES AND INFRASTRUCTURE

The existing KART Transit Station in Hanford is located adjacent to the Hanford Amtrak Station. Approximately 2,000 riders access the station each day (Mott Macdonald, 2018). All but two KART bus routes service the station and are all timed to meet the station in 30-minute loops. There are currently nine fixed routes that circulate throughout Hanford. At least four commuter routes to outlying areas, including intercounty services, also circulate through the KART terminal. The scheduled bus service operates Monday through Friday from 6:30 a.m. to 9:45 p.m. with partial Saturday service.

Facility and infrastructure were not discussed during the last MSR cycle that reviewed Public Transportation. The Kings County Area Public Transit Agency has considered constructing a new larger transit station in downtown Hanford. An Initial Study/Mitigated Negative Declaration for this project was released in November of 2019.

Hanford is also one city of multiple cities (and the County) that contribute to the operation of KART. KART or public transportation were not included in the FY 2019/2020 budget. The City's General Plan describes two public transit goals and seven policies pertaining to public transit. The two goals are:

1. A citywide and regional transportation system that has the downtown as its hub; and
2. A convenient and efficient transit system that serves as an alternate to automobile travel and meets basic transportation needs of the transit dependent.

The policies in the General Plan pertaining to public transportation are:

- Adequate Transit Service Availability
 - Maintain a proactive working partnership with KART to ensure that adequate public transit service is available.
- KART Expansion
 - Pursue improvements and funding to increase transit ridership, increase transit frequencies on key corridors, and expand regular transit service in portion of Hanford that currently have no public transit.
- Transit Stops
 - Where right-of-way allows, arterial and major collector streets shall be designed to allow transit vehicles to pull out of the travel land when stopping.

- Improve Access to Transit Stops
 - Remove physical barriers to improve access to transit facilities for the elderly, disabled, and other transit-dependent groups.
 - Long Range Transit Plan
 - Coordinate and collaborate with KART and KCAG on development of long-range transit plan that considers special emphasis on new or enhanced transit services and amenities in the downtown core, and service to identified mixed use neighborhoods and corridors.
 - Vanpool Programs
 - Support the KART vanpool program for the area's farmworkers and other commuters.

TRANSIT FUNDING

The City of Hanford's FY 2019/2020 budget did not include funds for public transportation. According to KART's 2019-2020 budget, most of the funding for KART comes from fares, collection of local taxes and federal funds. The City of Hanford is not listed as a source of revenue.

ABILITY TO SERVE ANNEXED POPULATION

The City will not need to serve the newly annexed population with regard to public transportation, as public transportation is currently provided to the City by the County, through the KART system. The County islands will continue to be served by the KART system.

Determinations

Determination 4.1.9-1 – The City, in conjunction with other cities and Kings County, provides fixed route and dial-a-ride service to its residents within the city limits and urban area boundary through the Kings Area Rural Transit (KART) system.

Determination 4.1.9-3 – The City's transit capital and service goals and policies are identified in the City of Hanford General Plan.

Determination 4.1.9-3 – The City will continue to utilize the public transportation system provided by the County through KART and will not have an increased number of persons served with the annexation of the County islands.

4.1.10 - SOLID WASTE DISPOSAL

Summary of Prior MSR Findings

Solid waste services were reviewed by LAFCo in 2007 as part of the comprehensive MSR. At the time of the previous MSR (2007), there were no active solid waste disposal facilities within the Planning Area. The Kings Waste Management Authority (KCWMA) was formed in September 1998 by agreement between the cities of Hanford, Lemoore, Corcoran, and the County of Kings in order to provide a regional approach to all waste management activities in Kings County. Solid waste from the City of Hanford is transported to the Kings Waste and Recycling Authority (KWRA) Materials Recovery Facility in Hanford.

The existing KWRA landfill southeast of the City of Hanford was closed in 1998. The KWRA does not operate an active landfill. Waste is hauled by transfer trucks from the Material Recover Facility (MRF) to the State permitted Chemical Waste Management Landfill site in Kettleman Hills (45 miles southwest of the MRF).

The landfill is inspected on a monthly basis. The permitted capacity is 4,200,000 million cubic yards and remaining capacity is 1,901,860 million cubic yards. The permitted throughput tons/day and the estimated closure date of the landfill was 2010. Residential customers pay a flat rate for services, and commercial rates are based on size of pickups per week.

Current Conditions

The City continues to provide refuse collection, along with segregated green waste and recyclable collection within the incorporated limits of the City and in designated County areas. Hanford still participates in the Kings Waste and Recycling Authority. The Authority has a five-member Board, which has one representative from each of the City Council and two representatives of the Kings County Board of Supervisors. The Authority also has seven staff members.

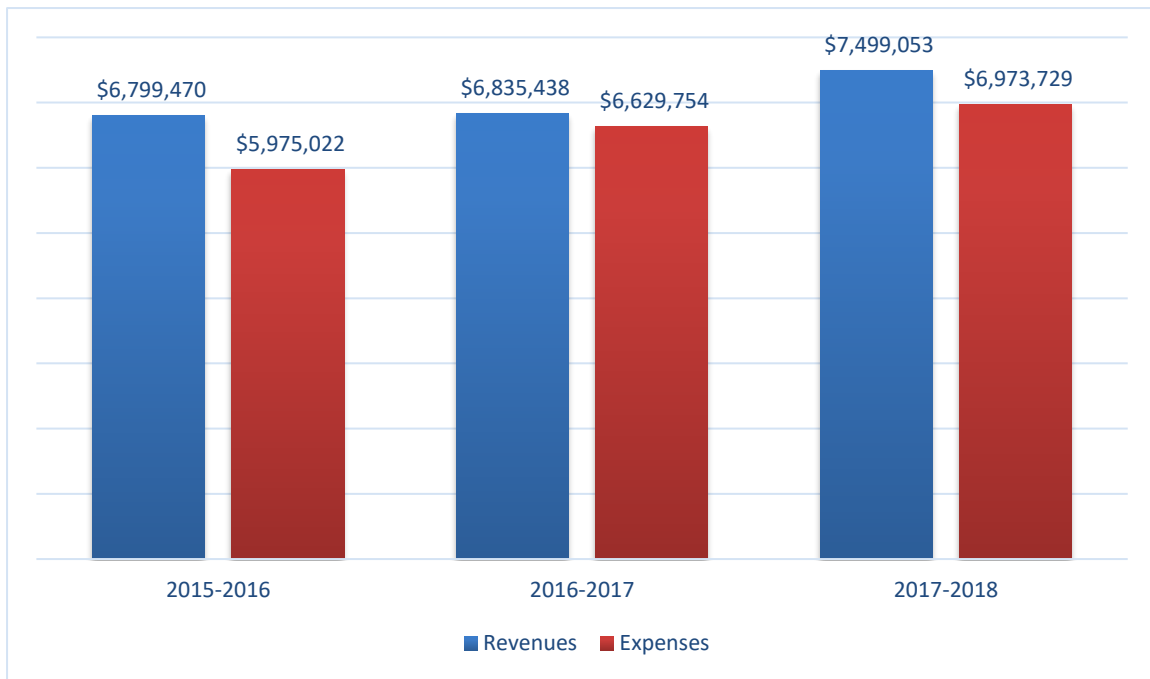
FACILITIES AND INFRASTRUCTURE

The facility that was described in the previous MSR as needing to be closed in 2010 was instead expanded. The facility's permit was modified in 2014 to allow for the construction and operation of Landfill B-18 Phase III. On August 27, 2019 the EPA proposed an approval (permit) for the Kettleman Hill Facility to be able to store, treat for disposal, and dispose of polychlorinated biphenyl (PCB) waste (United States Environmental Protection Agency, 2020).

SOLID WASTE DISPOSAL FUNDING

The Refuse Operation Fund is an enterprise fund primarily funded by user fees. Waste Disposal Department budgeted expenditures totaled \$7.51 million in 2018-19, up 7.66 percent from 2017-18.

Chart 4-8
Refuse Operations Revenues and Expenditures



Source: City of Hanford 2020

As shown in Chart 4-8, refuse operations had a surplus in revenue in years 2015 to 2018. Expenditures have been increasing from Year 2015 to 2018 illustrates an increase in expenditures, resulting in the department to add \$335,473 of contributions from its cash reserve in order to zero out the 2017 to 2018 budget. The projected budget increased 15 percent from 2016 to 2017 and then another 15 percent from 2017 to 2018. According to the FY 2019/2020 budget, the increase is likely due to personnel services (City of Hanford, 2019).

ABILITY TO SERVE ANNEXED POPULATION

Solid waste collection in the County island is currently optional. Due to the Kings Waste and Recycling Authority's Joint Power Authority, there will be no change in service for the County or the City.

Determinations

Determination 4.1.10-1 – The City provides residents and commercial properties with solid waste collection and disposal through a JPA with Kings Waste and Recycling Authority.

Determination 4.1.10-2 – The City's Refuse Operations revenues and expenditures have been balanced.

Determination 4.1.10-3 – The City should continue to participate in the joint powers authority and review the rates established to ensure they provide equal levels of service to throughout the service area.

Determination 4.1.10-3 – The City will continue to utilize the Joint Power Authority with the Kings Waste and Recycling Authority, and there will be no change of service by the County or City with the annexation of the County islands.

4.1.11 - PLANS FOR FUTURE SERVICES

The City's General Plan has calculated growth rate projections. The growth rate projection has major implications on the amount of land that will be designated for future growth and the ability for current services to accommodate that growth. The General Plan quantified a few methods to anticipate Hanford's future population.

The first method was the Straight-Line Growth Rate Method, which estimated the population of Hanford to be 107,100 or 102,4000 in the year 2035. The second method was the Proportion of Projected County Growth Method, which estimated the population of Hanford to be 83,500 in 2035 with an annual growth rate of 1.8 percent. As the two methods provided varying population projections, it was decided that the General Plan would plan for a future population of 90,000 people in 2035, which translates roughly into a 2.1 percent average annual growth rate (City of Hanford, 2014).

The Water, Sewer, and Storm Drain Master Plans also utilized these population projections of the General Plan when accounting for the anticipated future level of service. Therefore, implementation of these Master Plans would properly provide the adequate extension of services to the growth areas of the City, namely the additional population of the County islands and the areas in the proposed Sphere of Influence.

One of the policies of the General Plan (Policy L16) is to consider the initiation of annexation of land into the City of Hanford when the following criteria are met (City of Hanford, 2014):

1. The land is within the Primary Sphere of Influence;
2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs;
3. Land for development within the city limits is insufficient to meet the current land use needs; and
4. The territory to be annexed is contiguous to existing development areas.

In all, the City has done ample infrastructure planning to accommodate growth projections in the City. The infrastructure documents mentioned above also include improvements and recommendations needed to improve any possible deficits in water, sewer, and storm drainage capacity within the existing systems.

Determinations

Determination 4.1.11-1 – The City's General Plan and subsequent Water, Sewer, and Storm Master Plans have calculated and planned for service accommodation for the future population of the City.

Determination 4.1.11-2 - Present needs for public facilities and services are currently being met. Probable needs for public facilities and services are not currently anticipated to vary from present needs, as future demands are expected to remain relatively the same.

Population increases are not currently anticipated to affect the City's ability to provide of services as growth is anticipated within the General Plan.

Determination 4.1.11-3 – Implementation of Master Plans would properly provide the adequate extension of services to the County islands, were they to be annexed.

4.2 - Financial Ability to Provide Services

This section analyzes the financial structure and health of the City of Hanford with respect to the provision of services. Included in this analysis is the consideration of rates, service operations, and the like, as well as other factors affecting the City's financial health and stability, including factors affecting the financing of needed infrastructure improvements and services.

An examination of financing includes an evaluation of the fiscal impacts of potential development, and probable mechanisms to finance needed improvements and services. Evaluating these issues is important to ensure new development does not excessively burden existing infrastructure and the ability of the City to fund existing improvements and services.

An examination of rate restructuring should identify impacts on rates and fees for services and facilities and recognize opportunities to positively impact rates without decreasing service levels. The focus of this required element of the MSR is whether there are viable options to increase the city's efficiency through rate restructuring prior to any city limit or SOI adjustment.

Annual audit reports and financial statements for the City were reviewed in accordance with the MSR Guidelines. The purpose of this review is to determine fiscal viability, suitability of current funding practices, and potential fiscal impacts resulting from new legislation.

4.2.1 - CITY BUDGET

The FY 2019-2020 Budget reflects the City Council's goals and continues funding sufficiently to maintain basic service levels. The budget is built upon guiding policies and is prepared in stages by fund type, allowing each fund's budget to be presented to City Council and discussed individually. The City's projected revenue for all funds in 2020 is \$70.9M. The projected expenditures in 2020 total \$65.46M (City of Hanford, 2019). The surplus in 2020 is likely to compensate for the deficit of the budget in 2019 (\$68.56 revenues and \$74.07 expenditures). The surplus in 2020 and the deficit in 2019 are quite similar, rounding to \$5.5 million each.

The City did not identify any major factors and obstacles affecting the FY 2019-2020 budget. The City did, however, list a series of budget strategies and fiscal policies, including flexible and cost-effective responses, contingency reserves, appropriation control, debt management, and fees.

The two primary sources of revenue for the City consist of the sales tax and property tax, which combined, total 72 percent of the General Fund revenue for the City (City of Hanford, 2019). Other revenue sources include licenses, permits, and fines. The City also pursues additional sources of funding from outside agencies with grants.

The primary sources of expenses for the City are the Police and Fire Department, when combined, total 62 percent of General Fund expenses for the City (City of Hanford, 2019). Other expenses include the Public Works Department (Admin/Engineering & Street Maintenance), and Parks and Recreation. Within these expenses, the salaries and benefits of all employees are included.

Overall, the City has adopted policies and strategies that drive the development of a sound budgetary structure. The City maintains goals and performance measures to gauge their effectiveness from year to year.

4.2.2 - RATES AND FEES

The City periodically sets rates and fees for various services it provides through the Master Fee Schedule. The most current fee schedule was updated in 2020. The listed fees include:

- Building permit fees for review and inspection,
- Fire inspection fees,
- Planning and environmental review fees,
- Engineering review and inspection fees,
- Code violation fines,
- Business license fees,
- Police service and various permit fees, and
- Development impact fees.

4.2.3 - PROPOSITION 218

Proposition 218 (Prop 218) restricts local government's ability to impose assessment and property related fees and requires elections to approve many local governmental revenue raising methods. This initiative, approved in 1996, applies to nearly 7,000 cities, counties, special districts, schools, community college districts, redevelopment agencies, and regional organizations. It ensures that all new taxes and most charges on property owners are subject to voter approval and especially to the tools of using property related fees to fund governmental services instead of property related services. Of potential concern is the long-term effect the proposition has created in a local government's ability to fill the growing divide between infrastructure needs and the provision of governmental services for the new infrastructure.

In 2014, a city sales tax increase, Measure S, was voted down by Hanford voters. Measure S would have raised Hanford's sales tax rate from 7.5 percent to 8.5 percent, bring about \$159 million of revenue over the measure's 20-year lifespan. It had been proposed that 70 percent

of the proceeds would have been used to bolster police and fire services. The rest was to be spent to improve services including parks maintenance and street repairs (Eiman, 2014).

4.2.4 - OPPORTUNITIES FOR RATE/FEE RESTRUCTURING

The City's Fee Schedule is subject to periodic comprehensive revisions and updates. The fee schedule was last updated in January of 2020 (City of Hanford, 2020). The City's Financial Budget Policies include the following revenue policy to ensure that rates and fees are adequate to cover the costs associated with the operations and infrastructure needs of City services:

- The City Council will annually adopt a schedule of fees and charge. The fees and charges will be set to provide adequate resources for the cost of the program or service provided.

In addition, last year the City reviewed and updated its Development Impact Fees in accordance with the provisions in AB 1600. There is no evidence to suggest that the City would not be able to provide services to the County islands to be annexed in the City, and charge fees consistent with the citywide fees for such services. Further, since the City's common practice is to review these fees periodically, it can be assumed that future years will follow the same review and update procedure to ensure that full cost recovery is obtained for services rendered.

Determination 4.2-1 – The City annually conducts an open, transparent budgeting process aimed at balancing the needs of the City with the financial resources available.

Determination 4.2-2 – The City attempts to utilize other forms of revenue available besides sales/property taxes and fees, such as grants, to supplement its revenue stream.

Determination 4.2-3 – The City levies a series of fees and rates to offset the operations, maintenance, and infrastructure costs of the services it provides.

Determination 4.2-4 – The services provided by the City are subject to Proposition 218.

Determination 4.2-5 – There is no evidence suggesting that the City would be unable to provide services to the County islands to be annexed to the City, and charge fees consistent with citywide fees for services. Since the City's common practice is to review these fees and adopted revised fees on a periodic basis, it can be assumed that future years will follow the same review and update procedure in order to ensure that full cost recovery is obtained for services rendered.

4.3 - Status of, and Opportunities for, Cost Avoidance and Shared Facilities

Practices and opportunities that may help to reduce or eliminate unnecessary costs are examined in this section, along with cost avoidance measures that are already being utilized. Occurrences of facilities sharing are listed and assessed for efficiency. Potential sharing opportunities that could result in better delivery of services is also discussed.

An examination of cost avoidance opportunities should identify practices and opportunities that may help eliminate unnecessary or excessive costs to provide services. Such costs may be derived from a variety of factors including duplication of service efforts and facilities; inefficient budgeting practices; higher than necessary administration and operating cost ratios; inefficient use of outsourcing opportunities; and inefficient service boundaries.

An examination of opportunities for shared facilities should determine if public service costs can be reduced as a result of identification and development of opportunities for sharing facilities and resources. The benefits of sharing costs for facilities are numerous, including pooling of funds to enjoy economies of scale; reduced service duplications; diversion of administrative functions of some facilities; reduced costs; and providing better overall service.

Maximizing opportunities to share facilities allows for a level of service that may not otherwise be possible under normal funding constraints; however, facilities sharing opportunities are not without their challenges. When a municipality enters into a shared agreement, it generally relinquishes a portion of its control of the facility. Additionally, the facility may not be entirely suited to accommodate the municipality's needs.

The City has demonstrated its desire to work with surrounding agencies to provide quality service to residents in a cost-effective manner. The Hanford Fire Department maintains a mutual aid agreement with Kings County. The City also participates in the Kings County Area Public Transit Agency, a Joint Powers Agency comprised of the County and the cities of Hanford, Lemoore, and Avenal, in order to provide public transportation to its residents. Hanford also is a member of the Kings Waste and Recycling Authority, which is a Joint Powers Authority comprised of Hanford, Lemoore, Corcoran, and the unincorporated portion of Kings County, in order to provide refuse disposal to its residents.

Therefore, although there is much collaboration already between the City and other agencies, the City should consider reviewing their agreements annually to determine if further cost savings could be realized beyond the current economies of scale.

4.3.1 - DETERMINATIONS

Determination 4.3-1 – The City participates in a mutual aid agreement with the Kings County Fire Department for additional fire protection service.

Determination 4.3-2 – The City participates in the Kings County Area Public Transit Authority to provide public transportation to its residents.

Determination 4.3-3 – The City is a member of the Kings Waste and Recycling Authority to provide refuse disposal to its residents.

Determination 4.3-4 – The City should annually review the agreements of which the City participates to establish if further cost savings could be realized beyond the current economies of scale.

4.4 - Accountability for Community Service Needs, including Governmental Structure and Operation Efficiencies

This section addresses the adequacy and appropriateness of the City of Hanford's existing boundary and SOI, assesses the management structure and overall managerial practices of the City, and evaluates the ability of the City to meet its service demands under its existing government structure. Also included in this section is an evaluation of compliance by the City with public meeting and records laws.

An examination of government structure should consider the advantages and disadvantages of various government structures that could provide public services. In reviewing potential government structure options, consideration may be given to service delivery quality and cost, regulatory or government frameworks, financial feasibility, operational practicality, and public preference.

An examination of local accountability should evaluate the accessibility to and levels of public participation with the agency's management and decision-making processes. The MSR Guidelines note measures such as legislative and bureaucratic accountability, public participation, and easy accessibility to public documents and information as important in ensuring public participation in the decision-making process.

4.4.1 - ORGANIZATIONAL STRUCTURE

The City of Hanford operates under the City Manager/City Council form of government. The City Council sets policy for the City and appoints a City Manager to oversee day-to-day operations. Hanford's City Manager is responsible for the overall administrative direction of the City. This includes the quarterly review of all management performance plans to ensure that major goals and objectives of the City are achieved. The City Manager is also responsible for the development and implementation of the annual budget and the development of positive relationships with community organizations, employee groups, and other governmental agencies (City of Hanford, 2020). The current City Manager is Mario Cifuentez.

Council members are the leaders and policy makers elected to represent the community and to develop policies that meet the needs of the City's residents. Members of the Hanford City Council are selected directly by the electorate to serve as the policy making board of the City. The City Council is comprised of five members elected by districts and serve four-year staggered terms. Each year the City Council members select a Mayor and Vice-Mayor from amongst themselves (City of Hanford, 2020). The current members of the Hanford City Council are:

- Mayor Francisco Ramirez (District D)
- Vice-Mayor Diane Sharp (District C)
- Council Member John Draxler (District A)
- Council Member Kalish Morrow (District B)
- Council Member Art Brieno (District E)

The City operates with a budgeted number of employees approximately 275 regular, full-time employees, and 57 part-time/seasonal staff. The City also collaborates with community organizations to supplement staff services through the use of volunteers.

There are three appointed advisory commissions who assist the City Council in making policy decisions:

- Parking and Traffic Commission,
- Parks and Recreation Commission, and
- Planning Commission.

Citizens have an opportunity to participate in the implementation of local policies by serving on a commission. Each commission is comprised of citizens who work to provide services to the community while assisting the Council in achieving goals established by the citizens and elected officials.

A summary of the City's departments and the various services they provide to the residents of Hanford is provided below. The following information about each department was taken directly from the City's website.

City Administration

The Administration Division is responsible for the supervision and administration of the Public Works Department, City Clerk's duties, Human Resources, Risk Management, Health Insurance, Liability Risk.

Finance Department

The Finance Department is comprised of two divisions – Accounting and Utility Billing. The Accounting Division provides financial services to all City departments, including:

- cash management,
- preparation of financial reports,
- budget preparation and control,
- revenue and expenditure control,
- accounts receivable,
- payroll,
- purchasing,
- liability and property insurance,
- business licenses,
- general accounting, and
- financial advice.

The Utility Billing Division provides customer billing services for water, refuse, and sewer. The position of Finance Director and Treasurer for the City of Hanford is currently vacant.

Human Resources Department

The Human Resources Division is responsible for all aspects of the City's human resources system including recruitment, testing, selection, classification, administration, labor relations, benefit administration, workers compensation, safety administration, risk management, and employee development.

Community Development Department

The Community Development Department consists of Planning, Building, and Housing divisions. The City's Community Development Block Grant Consolidated Plan is managed through this department.

The Planning Department is responsible for long range planning within the city, the maintenance and application of the City's Zoning Ordinance and the processing and approval of site-specific development proposals to include rezoning, tentative maps, use permits and site plan reviews.

The main goal of the Building Division and the Code Compliance Section is to ensure compliance with national, State, and local building, and health and safety codes to safeguard life, health, and property for the residents of Hanford and the public in general. The Building Division performs plan reviews, issues building permits, and performs field inspections on all construction projects located within the city limits.

Public Works Department

The Public Works Department is responsible for maintaining and managing operations for the City's public utility systems. Services provided by the department include ensuring sufficient clean fresh water; reliable sewer services; street maintenance; storm drainage systems; street cleaning; and maintenance of street pavement, traffic signals. The department is composed of the following divisions: Fleet Maintenance, Refuse Collection, Street Maintenance, Utilities, Wastewater Treatment, and Engineering. The Engineering Department is also combined with the Public Works Department. John Doyel is the Director of Public Works for Hanford.

Parks and Community Services Department

The Parks and Recreation Department is responsible for coordinating activities for the City's residents, including special classes, youth programs, older adult activities, sports for youth and adults, and community events. The department is responsible for maintaining aesthetic and recreational value of over 208.5 acres of property including parks, landscaped street medians, athletic fields, the City's urban forest, and other landscaped areas including Downtown, Courthouse square, City parking lots, Industrial Park, Airport, and Intermodal Station.

The Department constructs streetscape enhancement improvements within the downtown area; coordinates the City's annual Tree City U.S.A recertification program; administers contracts and inspects maintenance for 37 landscape assessment districts; and performs playground safety inspections and upgrades existing playgrounds to meet ADA requirements. The department is also responsible for administering contracts and inspecting the maintenance of 29 landscape assessment districts.

Police Department

The City of Hanford currently employs a total of 62 sworn police officers. Some specialized divisions of the department include: Records & Fees, Investigations, and Operations.

The Records Unit consists of one Records Supervisor, one Senior Records Clerk, one Police Service Officer, and three records clerks. Records personnel perform a variety of duties that range from administrative and clerical support to Hanford Police staff and officers to assisting the general public at the front counter and on the telephone.

The Investigations Unit is called upon to investigate serious crimes within the community. These crimes cannot typically be handled by patrol officers due to the complexity or seriousness of the crime. The Detectives assigned to the unit receive specialized training in the techniques that the series crimes entail.

The Operation Division consist of those divisions which provide the basic police function. Most of these units are uniformed assignments and are those assignments that typically have regular, routine contact with the public. The Operations Division consists of four demand staff and 39 patrol officers.

Fire Services Department

The Hanford Fire Department provides emergency and fire protection services for residents and buildings within the city limits. Emergency services provided by the Fire Department include technical rescue, hazardous materials response, emergency medical services, and emergency disaster management. The Kings County Fire Department also provides additional services for the unincorporated areas, as well as serving as the Office of Emergency Management for all of Kings County.

4.4.2 - PRACTICES AND PERFORMANCE

The Mayor presides over Council meetings, which are held on the first and third Tuesday of each month at 7:00 p.m. in the Council Chambers at City Hall located at 400 N. Douty Street. The City follows the open meeting law set forth in the Brown Act (California Government Code Section 54950 et seq.). The intent of this legislation is to ensure that deliberations and actions of a legislative body be conducted openly and that all persons be permitted to attend any meeting except as otherwise provided in the law. Agendas are posted at least 72 hours in advance of a meeting and information made available to the Council is also made available to the public.

There appear to be ample opportunities for public involvement and input at regularly scheduled meetings. The agenda is posted at City Hall and posted on the City's website. Council agendas and packets are posted and available for Final at least 72 hours before each regularly scheduled Council meeting. Public notices (pursuant to the Government Code) are published to advertise certain types of hearings and press releases are issued to inform the public on significant citywide issues and projects. The City also communicates with the public through direct mailed notices, contributed articles in the local newspaper, utility newsletters, and social media.

The City and its departments follow various policies and procedures related to personnel, provision of services, customer relations and relationships with other agencies. Through the annual budget process, the City employs various techniques aimed at improving operational efficiency, such as eliminating duplicate services, personnel and equipment, reducing administrative costs when possible, and prioritizing service delivery needs to facilitate the use of limited resources to meet the highest priority need.

The management structure of the City is relatively simple and is well suited to the type of operations undertaken by the City; the linear management structure ensures an appropriate reporting mechanism and accountability. Furthermore, it allows for clear delineation of duties throughout the City for which the public can easily identify and bring forward their own issues, questions, or projects. The existing structure is considered appropriate for the City.

The City's budget process is a key mechanism used to review efficiencies in the management of City services and programs. The annual budget process includes a review of previous year accomplishments, upcoming year goals and programs, and specific funding to carry out those programs. The budget is adopted through a public hearing process by the City Council.

As a municipality, the City is structured to meet the needs and expectations of urban/suburban levels of development. As a multiple service provider with established service systems, the City efficiently provides a comprehensive range of services. With existing and planned development within the Sphere of Influence, including the annexation of the eight County islands, the extension of infrastructure and services into these areas would be logical and generally more efficient than if provided by other entities. Provision of services and infrastructure by the City into the Sphere of Influence should not overlap or conflict with other service providers. The inclusion of the County islands into the City is not anticipated to require changes to the governmental structure of the City.

4.4.3 - DETERMINATIONS

Determination 4.4-1 – The City operates under the City Manager/City Council form of government. Each year the Council members select a Mayor and Vice-Mayor from amongst themselves.

Determination 4.4-2 – The City conducts open meetings in compliance with the Brown Act that allows for complaints and comments regarding services and potential conflicts or inefficiencies to be identified to the City Council by residents.

Determination 4.4-3 – The City utilizes an organizational structure that obtains efficiency through departments heads who oversee multiple divisions.

Determination 4.4-4 – The City makes Council agendas and other information that details operations and services provided by the City available to the public at City Hall and on its website (Council agendas).

Determination 4.4-5 – The current City structure is efficient, transparent, and meets expectation of its residents with the resources available.

SECTION 5 - SPHERE OF INFLUENCE REVIEW

5.1 - Sphere of Influence Overview

As part of any Sphere of Influence review, LAFCo is required to consider all the information presented in the Municipal Service Review conducted for that agency. Additionally, LAFCo must also make written statement of its determinations for that agency regarding the following:

1. The present and planned land uses in the area, including agricultural and open-space lands;
2. The present and probable need for public facilities and services in the area;
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide;
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency; and
5. The present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing Sphere of Influence.

After a written determination has been made with respect to the aforementioned areas of review, LAFCo may adopt a Sphere of Influence (SOI) that is appropriate for the agency's provision of service.

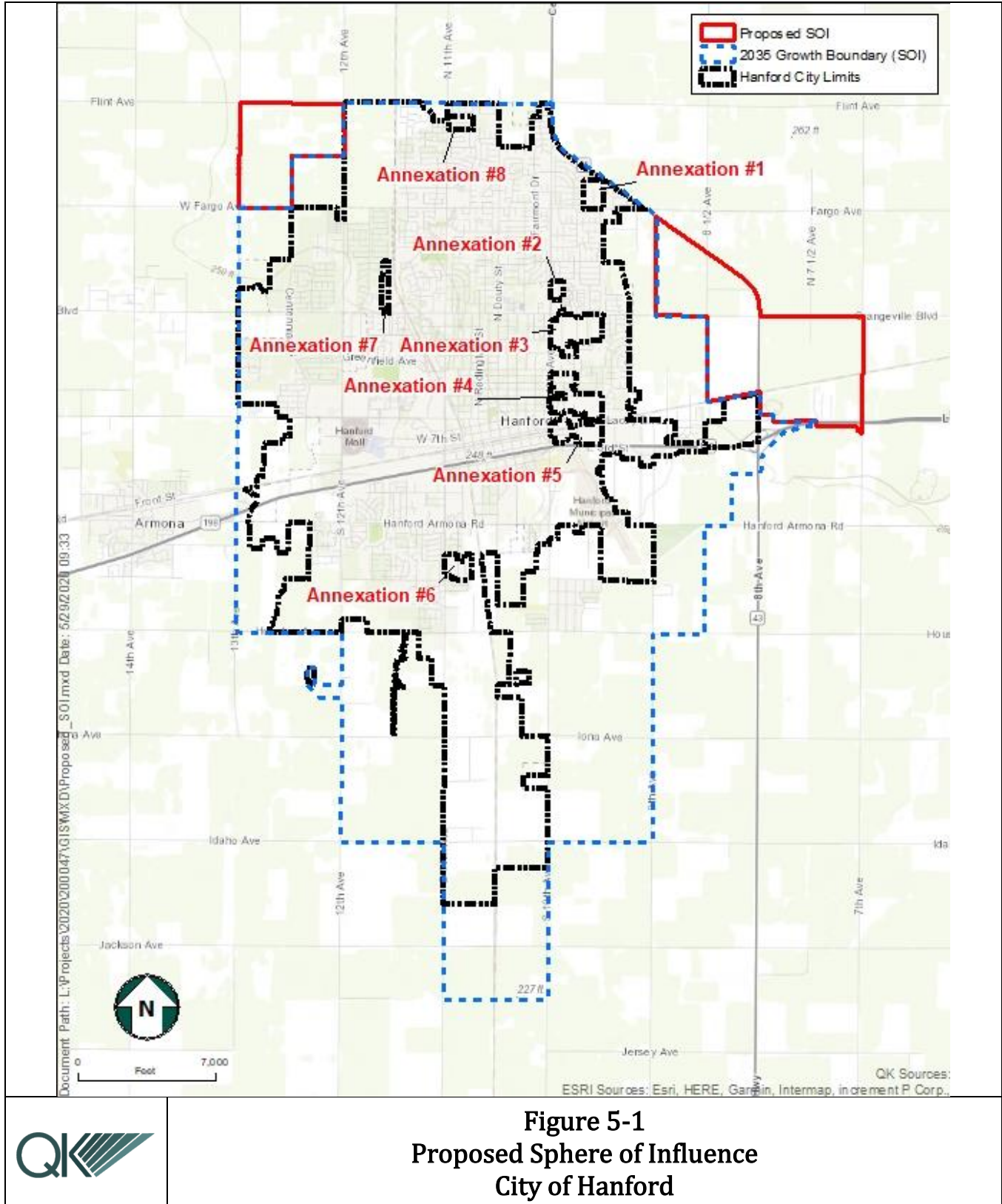
This section meets the requirements of Government Code Section 56425 and allows LAFCo to adopt an SOI that is consistent with the written determinations for the City of Hanford.

5.1.1 - PRESENT AND PLANNED LAND USES

The City has adopted a General Plan that dictates present and future land use policy for City growth. The City's General Plan includes areas for immediate development as well as reserve areas to accommodate growth of the period of the document, at least 20 years and possibly beyond.

The City's General Plan identified a 2035 Growth Boundary to serve as the limits of the area to be developed with urban uses during the 2015 to 2035 planning period. Hanford's Sphere of Influence delineates the City's probable physical boundary and service area. The Primary Sphere of Influence determines the areas to be annexed, and the Secondary Sphere of Influence identifies areas where LAFCo recommends land use coordination between the City and County.

According to Policy L7 of the General Plan, the City will support and pursue an amendment of the City of Hanford's Primary Sphere of Influence to be coterminous to the Planned Area Boundary. The proposed Sphere of Influence is shown in Figure 5-1.



Attachment: Attachment 2 - Municipal Service Review (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

The Williamson Act

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to restrict the use of specific parcels of land to agricultural to related open space use. In return, landowners receive property tax assessments that are much lower than normal. This is a voluntary program. Landowners enter into contracts with participating cities and counties and agree to restrict their land to agriculture or open space for a minimum of 10 or 20 years.

There are 2,473 acres of land currently subject to a Williamson Act Contract within the City's SOI (see Figure 5-2). Of that amount, there are 292 acres under non-renewal and were scheduled to be removed from the provisions of the Williamson Act between 2014 and 2017.

The City should review the current Williamson Act contracts to make sure that the areas mentioned above were indeed removed from the Williamson Act between the years of 2015 and 2017, particularly the contract within the Primary SOI.

Figure 5-2: Williamson Act Lands

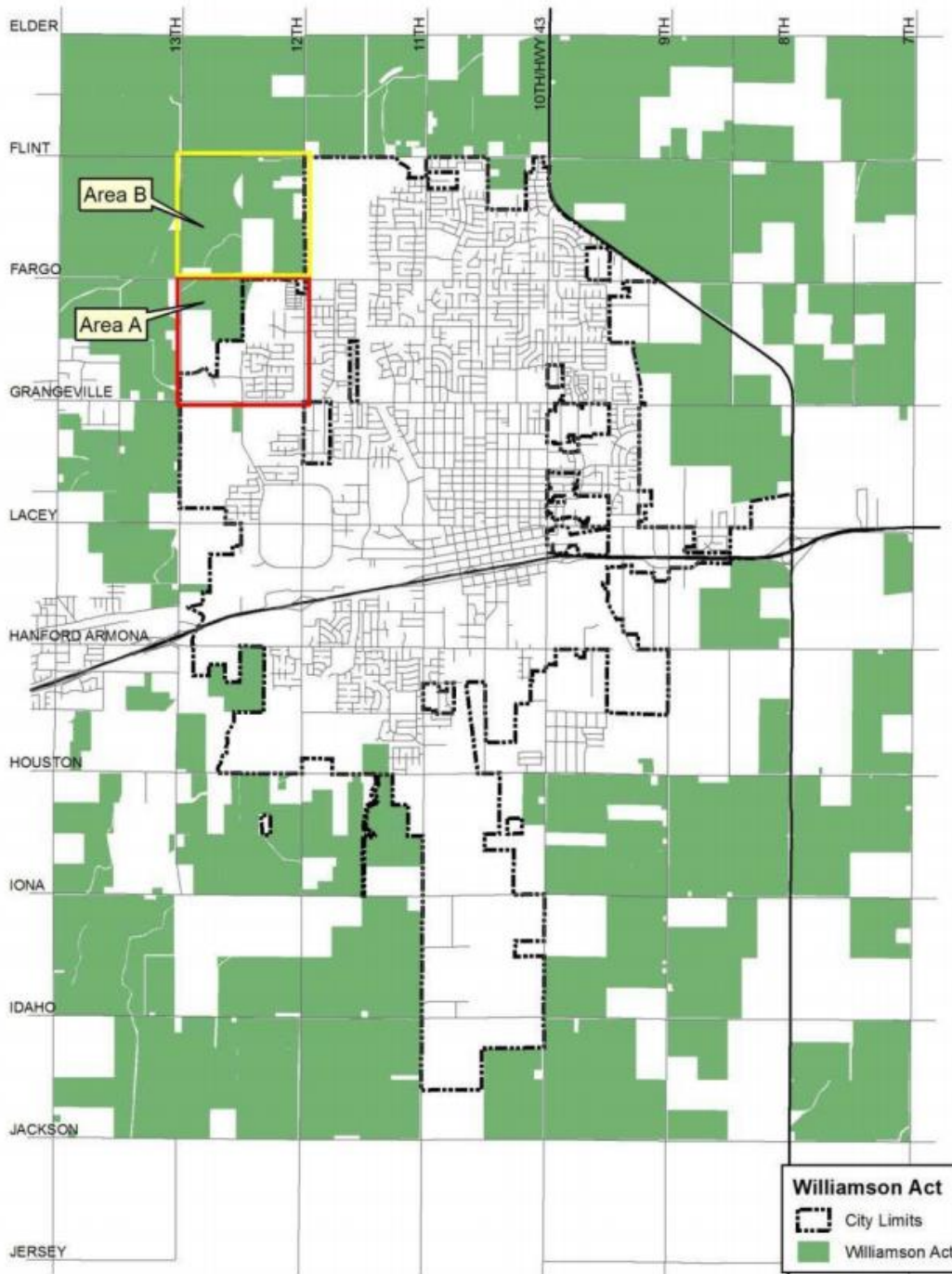


Figure 5-2
Williamson Act Lands

High Speed Rail

The California High Speed Rail Authority has identified a site east of Highway 43 and north of Highway 198 for a future station for the proposed high speed rail system. The City of Hanford has established this area as an Area of Interest in its General Plan. An Area of Interest is a geographic area within the Hanford General Plan that is integral to Hanford's future City planning even though no specific land uses are designated. Policy L105 of the City's General Plan explains it as such:

"Policy L105 Location of Area of Interest Land Use Designation

Locate an Area of Interest land use designation on the square mile bounded by Grangeville Boulevard, Lacey Boulevard, 7th Avenue, and 8th Avenue to reserve the area for future, but currently unknown land uses that may be associated with a high speed rail station."

The City of Hanford's General Plan also includes policies regarding the potential High Speed Rail Station. These policies include:

- *Policy T80* - Consider a station area planning study that considers locating most of High-Speed Rail support services west of 10th Avenue to support downtown Hanford.
- *Policy T81* - Ensure that effective transit linkages are in place between the High-Speed Rail Station and the City's downtown and employment centers.
- *Policy T82* – Ensure that financial, environmental, and agribusiness impacts of the project are mitigated for the citizens of Hanford.
- *Policy T83* – Aggressively seek State and federal funding for improvements and expansion of roads, water lines, sewer lines, storm drainage, public facilities, and utilities associated with High-Speed Rail.
- *Policy T84* – Ensure that the High-Speed Rail alignment through the Planning Area does not disrupt other transportation corridors identified in Hanford's circulation element.

Despite the uncertainty of the High-Speed Rail Station's timing and exact location, the City would like this Area of Interest included in its Sphere of Influence so that the area can be annexed into the City when and if needed to provide municipal services for the station. The No plans have been finalized on the type of surrounding land uses. The City recognizes that prior to considerations of the annexation of this Area of Interest the City will need to conduct a station area planning study that studies whether the City has adequate capacity to serve this area once annexed and a General Plan amendment to adopt specific land use designations and rezoning.

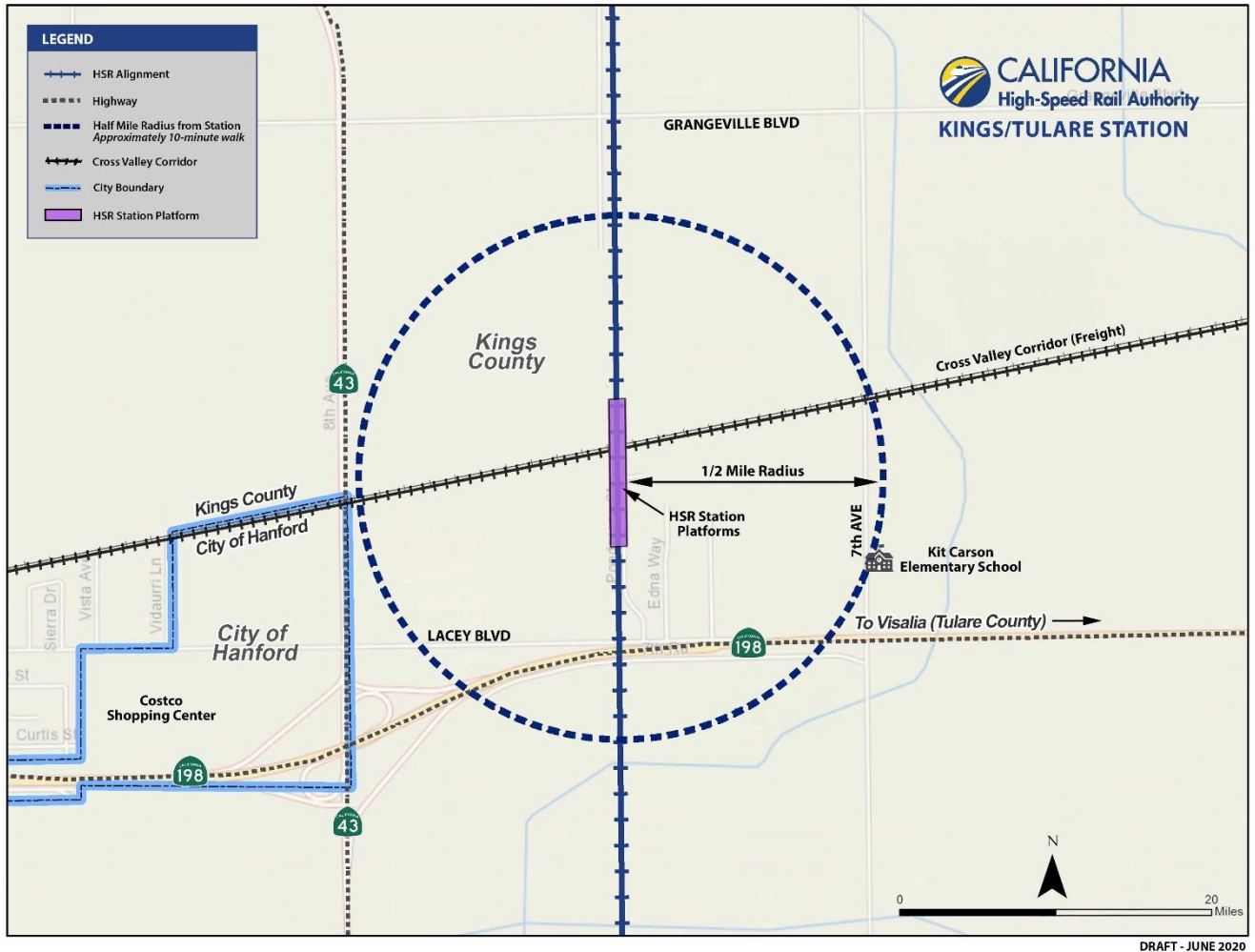


Figure 5-3
California High-Speed Rail Authority Kings/Tulare Station

5.1.2 - PRESENT AND PROBABLE NEED FOR PUBLIC FACILITIES AND SERVICES

The City provides a wide range of services to its residents while being supplemented by other agencies within its city limits. The City also coordinates through secondary agreements to collaborate with neighboring agencies, such as the County or special districts, to best provide services in a comprehensive manner.

The City will continue to utilize its agreements with the County for public transportation and solid waste collection and disposal. The City has undertaken significant efforts to implement the Master Plan infrastructure to areas within the City. The current public facilities serving the city limits and SOI will continue as is, with no need for a change of services.

5.1.3 - DISADVANTAGED UNINCORPORATED COMMUNITIES

As mentioned in Section 3, the City provides water, wastewater, and fire and emergency services within its city limits and within several of the County islands. However, the majority of area within the SOI (outside the city limits), does not have a service provider, with the exception of the Home Garden CSD. As shown in Figure 3-2, the areas depicted as a DUC are below the 80 percent of California's median household income and do not receive water, wastewater, and fire and emergency services from the City of Hanford or another service provider. However, given the fact that the City has extended services beyond its limits within some of these areas, future annexations should be reviewed on a case by case basis to determine if there is a neighborhood needing services that would warrant a subsequent annexation.

5.1.4 - PRESENT CAPACITY OF PUBLIC FACILITIES AND ADEQUACY OF PUBLIC SERVICES

The City currently provides a level of service which appears satisfactory to meet the needs of its current residents. The City will need to determine the ability to provide public services to any areas to be annexed into the City from the Sphere of Influence.

5.1.5 - EXISTENCE OF ANY SOCIAL OR ECONOMIC COMMUNITIES OF INTEREST

As stated in Section 3, there are currently areas of social or economic interest within the existing SOI, denoted as DUCs or potential DUC, most notably the community of Home Garden. These areas have been identified and will need subsequent review for inclusion on future annexations. Areas which already receive water, wastewater, and fire and emergency service may still need to be included in follow-up annexations to the City in order to provide equitable police and fire and emergency services. Police service levels should be reviewed as part of annexation proposals that are in proximity to DUCs.

Additionally, other municipal services that would be extended to an annexation proposal should be compared with the adjacent DUCs area to determine if there would be a benefit or improvement in service levels to the neighborhood with a follow-up annexation. If the proposal would be cost prohibitive, the DUC area should be forwarded to the County to

attempt to bring the services through available funding sources, such as grants or loan interest loan programs, in order to facilitate transition to the City.

5.1.6 - SPHERE OF INFLUENCE RECOMMENDATIONS

As shown in the MSR and throughout the determinations of this document, the City of Hanford is currently providing services at an acceptable level to its citizens. The City is also accountable to its customers through the City Council, which are elected at-large. It has conducted appropriate reviews of the infrastructure systems both through the annual CIP process as well as updating the Water, Sewer and Storm Drainage Master Plans in 2017.

The growth envisioned within the General Plan includes an area northwest of the current Sphere of Influence and another area east of the City. The area east of the City is predicted to eventually be the location of Hanford's High-Speed Rail Station. The City will need to plan for infrastructure to serve this area if and when the City proposes to annex this area.

In conclusion, based on the analysis provided within this report, the SOI for the City of Hanford may be amended to adequately comply with the goals of the General Plan.

Recommendation 8-1 – It is recommended that the City of Hanford's Sphere of Influence be amended as shown in Figure 5-1.

Recommendation 8-2 - The City should prepare a special plan for services, a General Plan amendment to add specific land use designations, and rezoning if and when the City proposes to annex the area planned for Hanford's High-Speed Rail Station.

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MAYOR
FRANCISCO RAMIREZ
VICE-MAYOR
DIANE SHARP
COUNCIL MEMBERS
AMANDA SALTRAY
KALISH MORROW
ART BRIENO
CITY MANAGER
MARIO CIFUENTEZ

June 28, 2021

To: Property Owners within County Islands

Re: Effect of Annexation on County Islands

This letter serves as notice that the City of Hanford is proposing to initiate the annexation of county-islands, in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) and the State of California's Local Agency Formation Commission (LAFCo) guidelines.

There are eight County islands within the bounds of the City of Hanford city limits. The City and County have agreed that it is in both parties' best interest to annex these islands to reduce inefficiencies and deficiencies of services provided.

Prior to initiation of the annexation of the County islands, the City of Hanford wishes to inform property owners within the County islands of the effect of annexation into the City limits. This letter provides answers to some of the most frequently asked questions associated with annexation. Please review the information below.

Should you have any questions not addressed by this letter, or wish to discuss further, please contact the staff-member associated with the topic you wish to discuss.

Any remaining questions will be addressed during an open-forum community meeting, which will be held on **Wednesday, August 4, 2021 at 5:00 p.m. in the Civic Auditorium, 400 N. Douty Street, Hanford, CA 93230.**

PUBLIC COMMENT: All interested parties are invited to attend the meeting and/or send written comments to Natalie Corral, City Clerk, City of Hanford, 319 N. Douty Street, Hanford CA 93230; NCorral@cityofhanfordca.com. To ensure comments will be considered, all comments are requested to be submitted to the City by 12:00 p.m. the day of the meeting. Verbal and written comments may be submitted until the close of the public hearing.

Frequently Asked Questions:

1. What is annexation?

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 governs annexation of unincorporated areas to a City. Annexation is a reorganization that changes the governmental authority from one jurisdiction (the County) to another (the City). The Kings County Local Agency Formation Commission (LAFCO) reviews and approves annexation requests. For more information regarding LAFCO, please visit the website at <http://www.kingslafco.com/>

2. What is an island?

An unincorporated “island” is a relatively small pocket of land currently served by the Kings County, but substantially surrounded by the City of Hanford. Generally, in accordance with Section 56375.3 of the Government Code, LAFCO characterizes an “island” as follows:

- a. the land is substantially surrounded by a city, is substantially developed or developing, is not prime agricultural land, is designated for urban growth in the city’s general plan, and is not within the Sphere of Influence of another city, and
- b. the land is located within an urban service area designated by the LAFCO, is not prime agricultural land, and is designated for urban growth in the city’s general plan, and
- c. the land area does not exceed 150 acres.

Although islands are completely or substantially surrounded by a city, they remain under the land use and service authority of the County. The State Legislature determined that the continued existence of these islands created problems for cities, counties, island residents, adjacent city residents, and various agencies and special districts responsible for providing services and facilities. *Consequently, the State modified the procedures to encourage cities to undertake island annexations by limiting the due process otherwise afforded other types of annexations.*

3. What is the streamlined process for island annexation?

In 1999, the California Legislature adopted AB 1555 (codified in Government Code Section 56375.3) that encouraged cities to annex small unincorporated islands. The law allows cities to annex islands without protest proceedings or elections, provided the island meets special criteria. By law, LAFCO must approve an annexation request submitted by a city if all of the criteria mentioned in Question #2 above are satisfied.

All islands proposed to be annexed by the City of Hanford satisfy the specified criteria; therefore, protest proceedings are not required.

Finance Department

Contact Finance, Utility Billing via phone (559)585-2510 or email, finance@cityofhanfordca.com, regarding the information below:

1. Will my utility bills increase?

Overall, customers can expect to pay less in water, however the County refuse service is lower than the City's, because street sweeping costs are not applied to County services. On average, the cost to the resident will be less in the City, than in the County.

	Inside the City @ 11 Units of Water	Outside the City @ 11 Units of Water
Water Service	15.41	16.96
Water Consumption	14.74	16.17
Sewer Service	17.86	17.86
Storm Drain Service	5.04	5.04
Trash Service	25.20	23.80
Total	78.25	79.83

2. Will my property taxes increase?

No change will occur. All properties are taxed at the same rates whether annexed to the City or not (approximately one percent of assessed value). That is, City and County property owners pay the same tax rates. Thus, property tax assessments will not be affected by annexation. However, if the property is resold, or if new improvements to the property are constructed, the assessed value of the property will most likely increase. This increase, however, has nothing to do with a property being in the City or the County.

Public Works Department

Contact the Public Works Department via phone (559)585-2550 or email, PublicWorks@cityofhanfordca.com, regarding the information below:

1. Must I hook up to the City's sewer system if I already have a septic system?

Not at this time. Neither the County nor the City can require you to have sewer service if you are using a properly operating septic system. However, if your septic system violates State and/or local health and building codes, both County and City ordinances require most homeowners to connect to a sewer system if one is available within 200 feet of the property.

2. **Can I replace my septic tank or do substantial work on the leach field once I am in the City?**

The city will issue permits for new septic tank work or substantial work on the leach field only if the sewer line is not adjacent to your property. Minor work on the leach field is allowed.

3. **Can I keep my existing well and continue to use it after annexation to the City?**

Yes. Existing wells can be retained after annexation. The City encourages property owners to hook up the house to city water, but the existing well can be retained long term for watering the property as long as a backflow device is installed on your domestic water service.

4. **Is there a time in which I must connect the house to city water?**

No. You will only be required to connect to city water when major work on the well is needed. Minor work, such as cleaning or pump replacement, will not require connection.

5. **If I already have City water and sewer service, will my water and sewer bills go up after annexation?**

No. Actually, the water and sewer portion of the bills will be reduced by 10% upon annexation into the City. The City will begin street sweeping the annexed areas and that charge will now appear on your bill.

6. **What about curbs, gutters, sidewalks, street trees, storm drains, or streetlights?**

There is no requirement that curbs, gutters, sidewalks, street trees, storm drains, or streetlights be installed as part of the annexation. The City may require a developer to make off-site improvements, which may include improvements along the frontage of individual properties. If a property owner undertakes substantial building remodeling or new building construction on an individual lot basis after annexation, then curbs, gutters, sidewalks, street trees and street lights must be constructed along the frontage of property. If desired by a neighborhood, a special district could be established to install these items at the cost of the property owners. The City may also establish a special district in an existing neighborhood to install such public improvements to be paid for by the property owners over time.

7. **I now have trash service from a private contractor, can I keep my existing service and for how long?**

You would have 12 months after annexation before you are required to sign up for City trash service. Currently, the city trash service for solid waste, and recycling and green waste is \$26.81 per month (fees subject to change). The City also provides a spring clean-up for a free pickup truck load to the dump. This service is included in the normal service fees.

Fire Department

Contact the Fire Department via phone (559)585-2545 or email, FirePrevention@cityofhanfordca.com, regarding the information below:

1. Who will be responsible for Fire protection?

Fire protection service will be provided by the City Fire Department upon annexation. The City has an excellent fire protection rating and fire insurance rates are generally lower in the City than in the County.

Police Department

Contact the Police Department, via phone (559)585-4540 or email, PoliceAdministration@cityofhanfordca.com, regarding the information below:

1. Who will be responsible for Police protection?

Police protection service would be provided by the County Sheriff for the first two years after annexation, based upon the agreement between the City and the County. After that, the City Police Department will be responsible for Police protection. The department has a highly trained staff of police officers.

Kings County Elections Office

Contact the Kings County Elections Office via phone (559)852-4401 or email, elections@countyofkings.com, regarding the information below:

1. What changes will annexation have on elections?

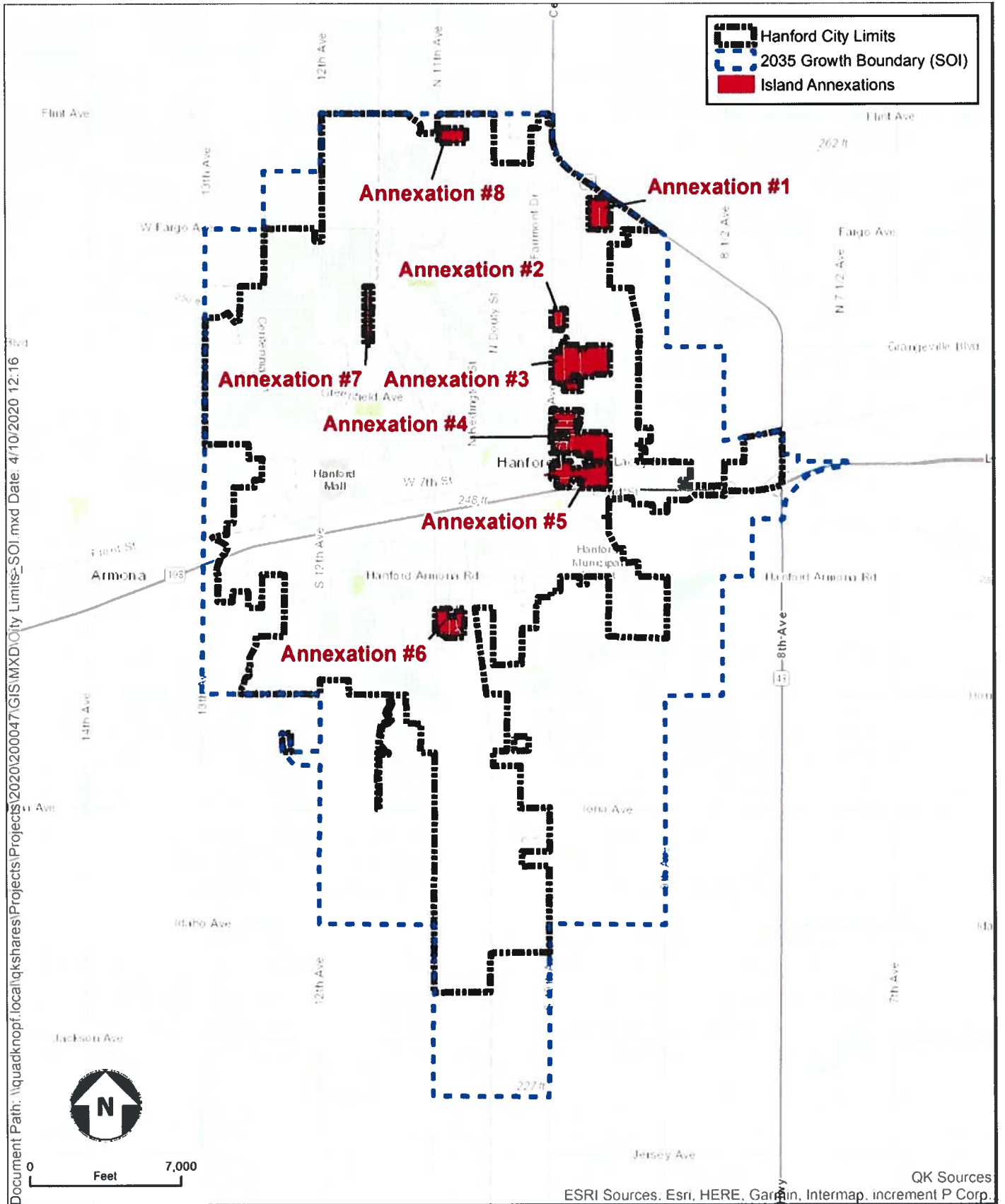
The Kings County Elections Department conducts Federal, State, School, County, City and Special District elections. After annexation, residents of the areas affected would become citizens of the City, entitled to vote in City elections, and eligible to hold elective and appointive positions.

Community Development Department – Planning Division

Contact Senior Planner, Gabrielle Myers, via phone (559)585-2578 or email, gmyers@cityofhanfordca.com, regarding the information below:

1. What effects will annexation have on zoning?

The county islands will be pre-zoned, based on the General Plan Designation for the area. See corresponding maps to determine pre-zoning. The ordinance can be viewed at this address: <http://qcode.us/codes/hanford/>



Island Number	General Location	General Plan Designation	Pre-Zoning
1	Fargo Place, N of Fargo Avenue	Low-Density Residential	R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size)
2	East of 10 th Avenue, Carey Drive, Crass Avenue, Hardcastle Lane	Medium-Density Residential	R-M Medium-Density Residential
3	East of 10 th Avenue, South of Grangeville Boulevard, Mary Street, Beulah Street, Babe Ruth Road	Corridor Mixed Use; Low-Density Residential; Educational Facility	MX-C Corridor Mixed Use; R-L-5 Low-Density Residential; P-F Public Facility
4	East of 10 th Avenue, South of Florinda, North of Lacey Boulevard	Corridor Mixed Use; Low-Density Residential; Medium-Density Residential	MX-C Corridor Mixed Use; R-L-5 Low-Density Residential; R-M Medium-Density Residential
5	East of 10 th Avenue, South of Lacey Boulevard, North of Highway 198	Corridor Mixed Use	MX-C Corridor Mixed Use
6	East of 11 th Avenue, South of Thompson Drive, North of Hume Avenue	Medium-Density Residential; Low-Density Residential	R-M Medium-Density Residential; R-L-5 Low-Density Residential
7	Kings County Road, North of Grangeville Boulevard	Low-Density Residential	R-L-8 Low-Density Residential (8,000 sq. ft. minimum lot size)
8	Furlong Drive, east of 11 th Avenue	Low-Density Residential	R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size)

County Island #1:

General Plan Designation: Low-Density Residential

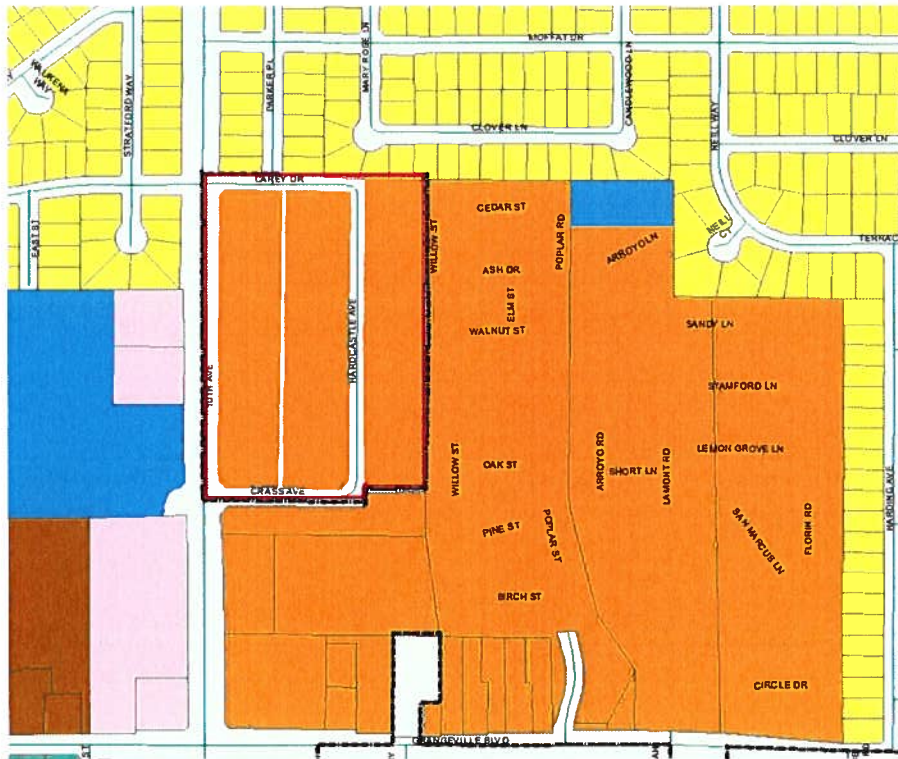
Pre-Zone: R-L-12 Low Density Residential (12,000 sq. ft. minimum lot size)



County Island #2:

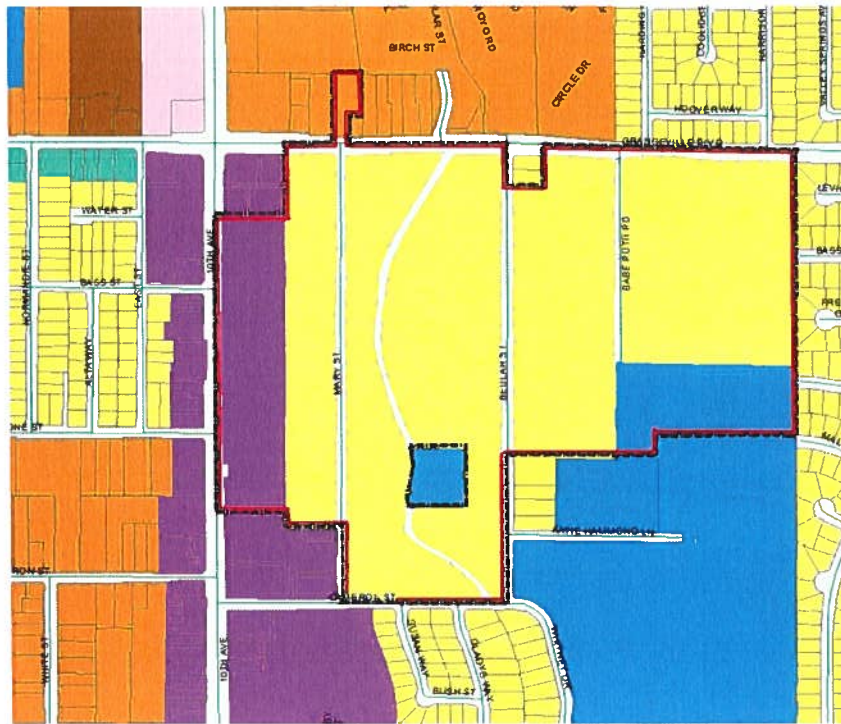
General Plan Designation: Medium-Density Residential

Pre-Zone: R-M Medium-Density Residential



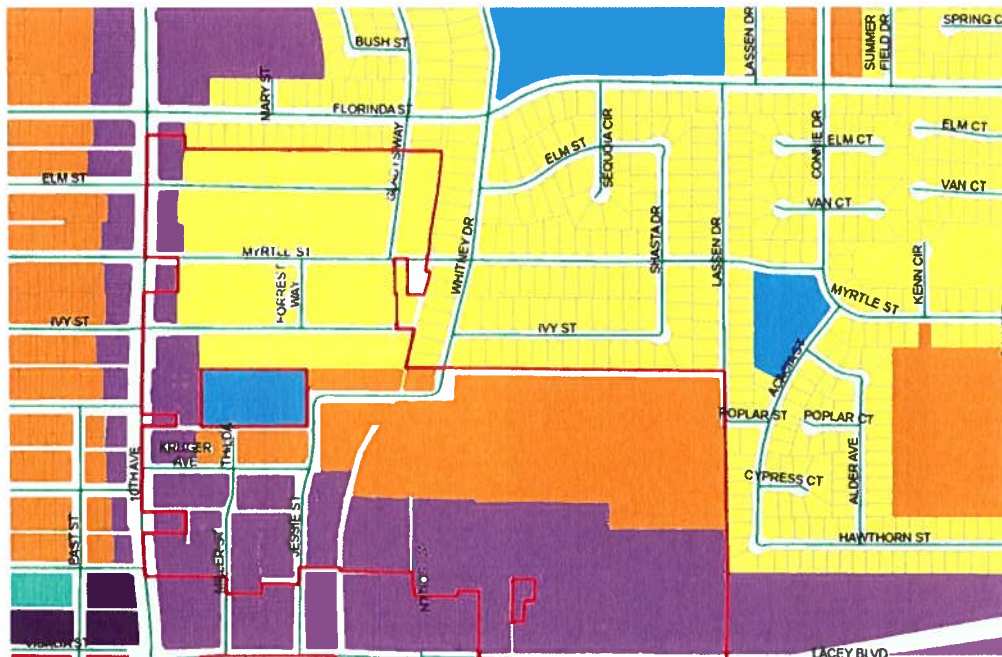
County Island #3:

General Plan Designation: Corridor Mixed Use, Low-Density Residential, Educational Facility
Pre-Zone: MX-C Corridor Mixed Use, R-L-5 Low-Density Residential, P-F Public Facility

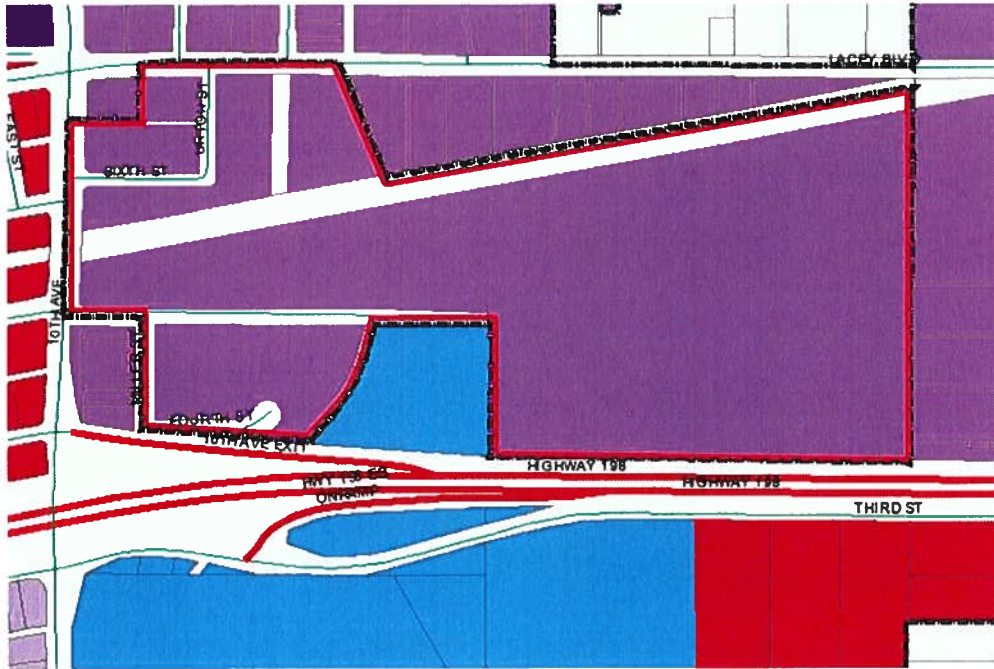


County Island #4:

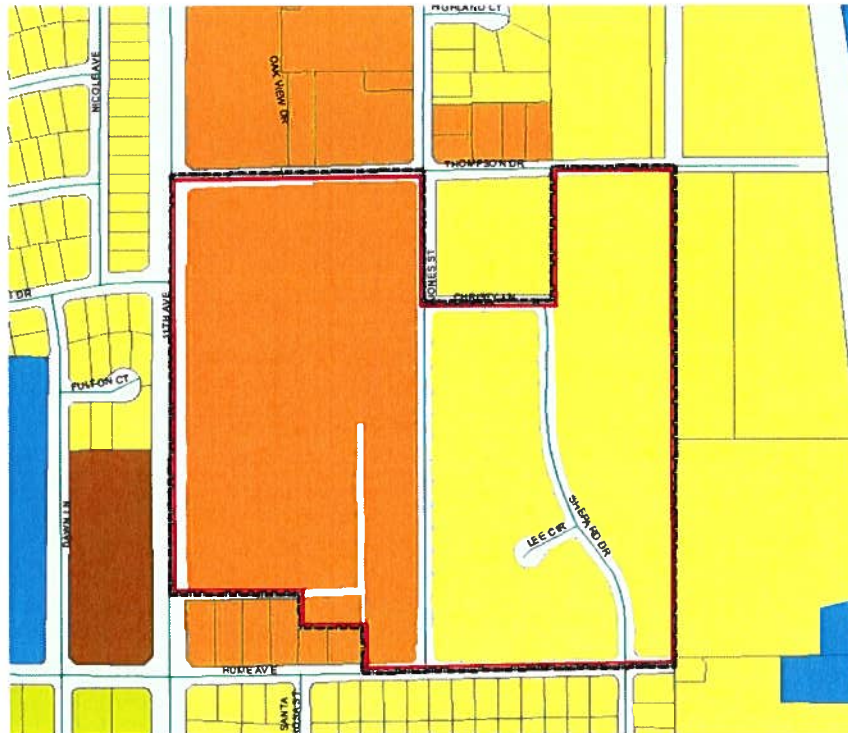
General Plan Designation: Corridor Mixed Use, Low-Density Residential, Medium-Density Residential
Pre-Zone: MX-C Corridor Mixed Use, R-L-5 Low-Density Residential, R-M Medium-Density Residential



County Island #5:
 General Plan Designation: Corridor Mixed Use
 Pre-Zone: MX-C Corridor Mixed Use

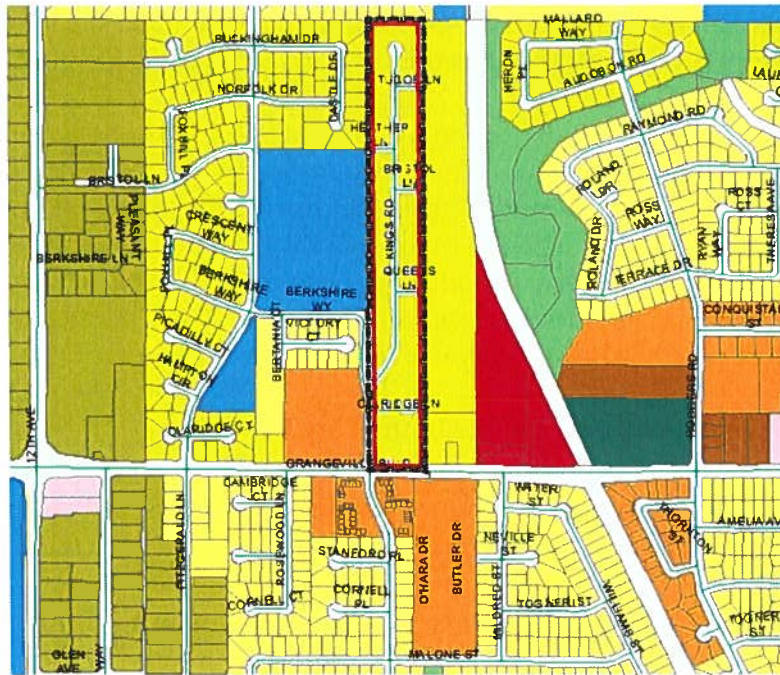


County Island #6:
 General Plan Designation: Low-Density Residential, Medium-Density Residential
 Pre-Zone: R-L-5 Low-Density Residential, R-M Medium-Density Residential



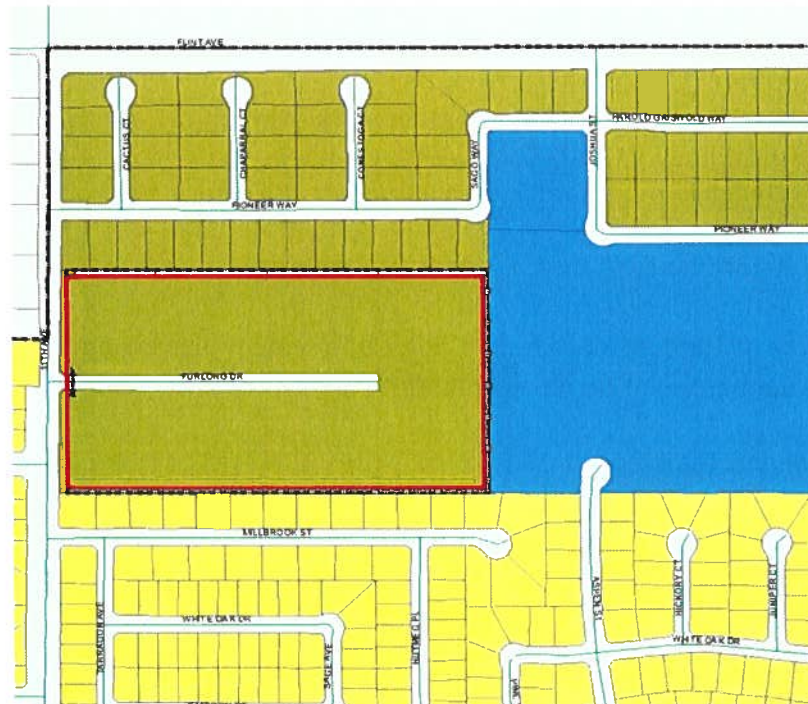
County Island #7:

General Plan Designation: Low-Density Residential
Pre-Zone: R-L-8 Low Density Residential (8,000 sq. ft. minimum lot size)



County Island #8:

General Plan Designation: Low-Density Residential
Pre-Zone: R-L-12 Low Density Residential (12,000 sq. ft. minimum lot size)



2. What effects will annexation have on the uses allowed? If a use is allowed in the County, but not allowed in the City, what happens?

A use shall be deemed nonconforming if it was lawfully commenced while under the jurisdiction of Kings County, but which, after annexation of the site into the City, does not conform to the use regulations of this title.

For example: If you are legally operating (have a valid business license and all required permits for operation/structures) a vehicle repair shop in Kings County, currently, but upon annexation the use is not allowed in the zone district, you may still operate. However, if you discontinue the use for a period of six months or more, the non-conforming use shall not be able to reestablish. A nonconforming use may be expanded by up to 10% of its exiting floor area if a conditional use permit is granted. The expansion of a nonconforming use or structure may be allowed only one time per use.

3. What is the permitting process like in the City?

The permitting and entitlement process is a similar process and requirements as Kings County.

4. I have various animals in the County, can I keep them in the City?

An animal raising use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the animal raising use (i.e., type and number of animals) shall not change or increase. The provisions for abandonment or discontinuance shall not apply. **Please note that you are limited to the allowances approved by Kings County.**

Community Development Department – Building and Code Enforcement

Contact Building Official, Tom Webb, via phone (559)585-2584 or email, twebb@cityofhanfordca.com, regarding the information below:

1. Does the City of Hanford have Code Enforcement?

Yes, the City of Hanford does have Code Enforcement officers and will enforce the City ordinances upon annexation on a complaint-basis. Code enforcement issues include:

- a. Abandon vehicles
- b. Junk and debris
- c. Property maintenance
- d. Building without permits

2. Will my address be changed?

It depends, if you currently do not have a City-style address, you will be reassigned one; City-style addressing is typically four numbers verses County-style, which is five.

- a. The City will notify you and the post-office of the change

Community Development Department – Housing Division

Contact Housing Analyst, Sandra Lerma-Martinez, via phone (559)585-4766 or email, slerma@cityofhanfordca.com, regarding the information below:

1. Upon annexation, home owners will now be eligible to apply for City assistance programs (formerly, while being located outside of city limits, owners were not eligible for these programs).

Should you have any questions not addressed by this letter, or wish to discuss further, please contact the staff-member associated with the topic you wish to discuss. Thank you!

Sincerely,



Mario Cifuentes
City Manager
319 N. Douty Street
Hanford, CA 93230
(559)585-2516
mcifuentes@cityofhanfordca.com

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Kings

1400 W. Lacey Blvd

Hanford, CA 93230

From: (Public Agency): City of Hanford

317 N. Douty Street

Hanford, CA 93230

(Address)

Project Title: Annexation 160 - County Island Annexation #1; Prezone 2021-01

Project Applicant: City of Hanford

Project Location - Specific:

See Attachment

Project Location - City: Hanford

Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

See Attachment

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: 15319(a)

☒ Statutory Exemptions. State code number: 15061(b)(3)

Reasons why project is exempt:

See Attachment

Lead Agency

Contact Person: Gabrielle Myers

Area Code/Telephone/Extension: 559-585-2578

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

Island 1 NOE Attachment

Project Location:

The annexation is located in the northeastern portion of the City. North of the E. Fargo Avenue and Fargo Place intersection. It is approximately 30.5 acres of residential properties. There are 12 parcels, all of which are developed. The existing land use is rural residential.

Description of the Nature, Purpose and Beneficiaries of Project:

The City is proposing to annex all of the County Islands within the extent of the City's boundary. There are currently eight County Islands that are proposed to be annexed. These islands are characterized as territory which is located within the unincorporated county but substantially surrounded by the City. The premise and guidance given by state law and local rules are that islands should generally be located within the City so they may receive more efficient delivery of services, as the City is usually more equipped to provide urban level services than the County or other entity.

Reasons why project is exempt:

This project will be considered Exempt pursuant to Section 15061(b)(3) the Common Sense Exemption and Categorical Exemption Section 15319(a), the Annexation of Existing Facilities and Lots for Exempt Facilities. The project proposes to incorporate the approximate 30.5-acre island into the City of Hanford City Limits. As it relates to the Common Sense Exemption, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The Island is completely built out and will not require any further improvements. Furthermore, since there is no further construction required or proposed, then the Class 19 exemption is applicable. The project is primarily is the reorganization from Kings County to the City of Hanford, of 12 parcels and will involve negligible or no expansion of use.

Typist's Initials

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Kings

1400 W. Lacey Blvd

Hanford, CA 93230

From: (Public Agency): City of Hanford

317 N. Douty Street

Hanford, CA 93230

(Address)

Project Title: Annexation 160 - County Island Annexation #2; Prezone 2021-02

Project Applicant: City of Hanford

Project Location - Specific:

See Attachment

Project Location - City: Hanford

Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

See Attachment

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Existing Facilities 15319(a)

☒ Statutory Exemptions. State code number: 15061(b)(3)

Reasons why project is exempt:

See Attachment

Lead Agency

Contact Person: Gabrielle Myers

Area Code/Telephone/Extension: 559-585-2578

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

Island 2 NOE Attachment

Project Location:

The annexation is located in the northeastern portion of the City. The island area is east of N. 10th Avenue between Carey Avenue and Crass Street. The island is approximately 10.8 acres and consists of 48 parcels, one of which has a commercial use and one is vacant. There are 49 residential structures within the island area.

Description of the Nature, Purpose and Beneficiaries of Project:

The City is proposing to annex all of the County Islands within the extent of the City's boundary. There are currently eight County Islands that are proposed to be annexed. These islands are characterized as territory which is located within the unincorporated county but substantially surrounded by the City. The premise and guidance given by state law and local rules are that islands should generally be located within the City so they may receive more efficient delivery of services, as the City is usually more equipped to provide urban level services than the County or other entity.

Reasons why project is exempt:

This project will be considered Exempt pursuant to Section 15061(b)(3) the Common Sense Exemption and Categorical Exemption Section 15319(a), the Annexation of Existing Facilities and Lots for Exempt Facilities Exemption. The project proposes to incorporate the approximate 10.8-acre island into the City of Hanford City Limits. As it relates to the Common Sense Exemption, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The Island is built out and will not require any further improvements with the exception of one vacant parcel. However, the development within the island is receiving services provided by the City that would require infrastructure installation. Furthermore, since there is no further construction required as a part of the annexation, then the Class 19 Exemption is applicable. Therefore, the project involves negligible or no expansion of use due to the lack of development or a proposal for development.

Typist's Initials

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Kings

1400 W. Lacey Blvd

Hanford, CA 93230

From: (Public Agency): City of Hanford

317 N. Douty Street

Hanford, CA 93230

(Address)

Project Title: Annexation 160 - County Island Annexation #3; Prezone 2021-03

Project Applicant: City of Hanford

Project Location - Specific:

See Attachment

Project Location - City: Hanford

Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

See Attachment

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Existing Facilities 15319(a)

☒ Statutory Exemptions. State code number: 15061(b)(3)

Reasons why project is exempt:

See Attachment

Lead Agency

Contact Person: Gabrielle Myers

Area Code/Telephone/Extension: 559-585-2578

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

Island 3 NOE Attachment

Project Location:

The annexation is located in the northeastern portion of the City. The island area is southeast of N. 10th Avenue and E. Grangeville Boulevard intersection. The island is larger than 100 acres and consists of 119 parcels. There are approximately 102 residential structures within the island. There is a mix of commercial and residential uses. There are three vacant residential parcels.

Description of the Nature, Purpose and Beneficiaries of Project:

The City is proposing to annex all of the County Islands within the extent of the City's boundary. There are currently eight County Islands that are proposed to be annexed. These islands are characterized as territory which is located within the unincorporated county but substantially surrounded by the City. The premise and guidance given by state law and local rules are that islands should generally be located within the City so they may receive more efficient delivery of services, as the City is usually more equipped to provide urban level services than the County or other entity.

Reasons why project is exempt:

This project will be considered Exempt pursuant to Section 15061(b)(3) the Common Sense Exemption and Categorical Exemption Section 15319(a), the Annexation of Existing Facilities and Lots for Exempt Facilities Exemption. The project proposes to incorporate the approximate 100-acre island into the City of Hanford City Limits. As it relates to the Common Sense Exemption, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environments. The Island is primarily built out and will not require any further improvements with the exception of the vacant parcels. The potential development of said parcels shall be evaluated on a project by project basis due to the fact that no development is being proposed as a part of this project. However, the development within the island is receiving services provided by the City that would require infrastructure installation. Furthermore, as already mentioned since there is no further construction required as a part of the annexation, then the Class 19 Exemption is applicable. The project currently does not propose development, therefore, will involve negligible or no expansion of use.

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Kings

1400 W. Lacey Blvd

Hanford, CA 93230

From: (Public Agency): City of Hanford

317 N. Douty Street

Hanford, CA 93230

(Address)

Project Title: Annexation 160 - County Island Annexation #4; Prezone 2021-04

Project Applicant: City of Hanford

Project Location - Specific:

See Attachment

Project Location - City: Hanford

Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

See Attachment

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Existing Facilities 15319(a)

☒ Statutory Exemptions. State code number: 15061(b)(3)

Reasons why project is exempt:

See Attachment

Lead Agency

Contact Person: Gabrielle Myers

Area Code/Telephone/Extension: 559-585-2578

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

Island 4 NOE Attachment

Project Location:

The annexation is located in the eastern portion of the City. The island area is northeast of the N. 10th Avenue and Lacey Boulevard intersection. The island is approximately 80 acres and consists of 172 parcels. There are approximately 122 residential parcels within the island. The existing land use is urban residential with rural residential, commercial, and vacant land. There are six vacant parcels. The island is mainly urban with dense development and towards the southeast the parcels are larger and vacant.

Description of the Nature, Purpose and Beneficiaries of Project:

The City is proposing to annex all of the County Islands within the extent of the City's boundary. There are currently eight County Islands that are proposed to be annexed. These islands are characterized as territory which is located within the unincorporated county but substantially surrounded by the City. The premise and guidance given by state law and local rules are that islands should generally be located within the City so they may receive more efficient delivery of services, as the City is usually more equipped to provide urban level services than the County or other entity.

Reasons why project is exempt:

This project will be considered exempt pursuant to Section 15061(b)(3) the Common Sense Exemption and Categorical Exemption Section 15319, the Annexation of Existing Facilities and Lots for Exempt Facilities Exemption. The project proposes to incorporate the approximate 80-acre island into the City of Hanford City Limits. As it relates to the Common Sense Exemption, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environments. The Island is primarily built out and will not require any further improvements with the exception of the vacant parcels. The potential development of said parcels should be evaluated on a project by project basis due to the fact that no development is being proposed as a part of this project. However, the development within the island is receiving services provided by the City that would require infrastructure installation. Furthermore, as already mentioned since there is no further construction required as a part of the annexation, then the Class 19 Exemption is applicable. The project involves negligible or no expansion of use.

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Kings

1400 W. Lacey Blvd

Hanford, CA 93230

From: (Public Agency): City of Hanford

317 N. Douty Street

Hanford, CA 93230

(Address)

Project Title: Annexation 160 - County Island Annexation #5; Prezone 2021-05

Project Applicant: City of Hanford

Project Location - Specific:

See Attachment

Project Location - City: Hanford

Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

See Attachment

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Existing Facilities 15319(a)

☒ Statutory Exemptions. State code number: 15061(b)(3)

Reasons why project is exempt:

See Attachment

Lead Agency

Contact Person: Gabrielle Myers

Area Code/Telephone/Extension: 559-585-2578

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

Island 5 NOE Attachment

Project Location:

The annexation is located in the eastern portion of the City. The island area is north of State Route 198 and south of Lacey Boulevard. The island is approximately 54.6 acres and consists of 172 parcels. There are approximately 45 parcels, the majority of which are developed. The existing land use is primarily urban residential, in addition to commercial and vacant parcels. There are ten vacant parcels, three of which are larger than 4 acres.

Description of the Nature, Purpose and Beneficiaries of Project:

The City is proposing to annex all of the County Islands within the extent of the City's boundary. There are currently eight County Islands that are proposed to be annexed. These islands are characterized as territory which is located within the unincorporated county but substantially surrounded by the City. The premise and guidance given by state law and local rules are that islands should generally be located within the City so they may receive more efficient delivery of services, as the City is usually more equipped to provide urban level services than the County or other entity.

Reasons why project is exempt:

This project will be considered exempt pursuant to Section 15061(b)(3) the Common Sense Exemption and Categorical Exemption Section 15319(a), the Annexation of Existing Facilities and Lots for Exempt Facilities Exemption. The project proposes to incorporate the approximate 54.6-acre island into the City of Hanford City Limits. As it relates to the Common Sense Exemption, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environments. The Island is primarily built out and will not require any further improvements with the exception of the vacant parcels. The potential development of said parcels shall be evaluated on a project by project basis due to the fact that no development is being proposed as a part of this project. However, the development within the island is receiving services provided by the City that would require infrastructure installation. Furthermore, since there is no further construction required as a part of the annexation, then the Class 19 Exemption is applicable. The project involves negligible or no expansion of use.

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Kings

1400 W. Lacey Blvd

Hanford, CA 93230

From: (Public Agency): City of Hanford

317 N. Douty Street

Hanford, CA 93230

(Address)

Project Title: Annexation 160 - County Island Annexation #6; Prezone 2021-06

Project Applicant: City of Hanford

Project Location - Specific:

See Attachment

Project Location - City: Hanford

Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

See Attachment

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Existing Facilities 15319(a)

☒ Statutory Exemptions. State code number: 15061(b)(3)

Reasons why project is exempt:

See Attachment

Lead Agency

Contact Person: Gabrielle Myers

Area Code/Telephone/Extension: 559-585-2578

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

Island 6 NOE Attachment

Project Location:

The annexation is located in the southern portion of the City. The island area is between Hume Avenue and Thompson Drive, just east of S. 11th Street. The island is approximately 29.5 acres and consists of 77 parcels. The existing land use is primarily residential, with a few vacant parcels.

Description of the Nature, Purpose and Beneficiaries of Project:

The City is proposing to annex all of the County Islands within the extent of the City's boundary. There are currently eight County Islands that are proposed to be annexed. These islands are characterized as territory which is located within the unincorporated county but substantially surrounded by the City. The premise and guidance given by state law and local rules are that islands should generally be located within the City so they may receive more efficient delivery of services, as the City is usually more equipped to provide urban level services than the County or other entity.

Reasons why project is exempt:

This project will be considered exempt pursuant to Section 15061(b)(3) the Common Sense Exemption and Categorical Exemption Section 15319(a), the Annexation of Existing Facilities and Lots for Exempt Facilities Exemption. The project proposes to incorporate the approximate 29.5-acre island into the City of Hanford City Limits. As it relates to the Common Sense Exemption, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environments. The Island is primarily built out and will not require any further improvements with the exception of the 11 vacant parcels. The potential development of said parcels shall be evaluated on a project by project basis due to the fact that no development is being proposed as a part of this project. However, the development within the island is receiving services provided by the City that would require infrastructure installation. Furthermore, as already mentioned since there is no further construction required as a part of the annexation, then the Class 19 is applicable. The project involves negligible or no expansion of use.

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Kings

1400 W. Lacey Blvd

Hanford, CA 93230

From: (Public Agency): City of Hanford

317 N. Douty Street

Hanford, CA 93230

(Address)

Project Title: Annexation 160 - County Island Annexation #7; Prezone 2021-07

Project Applicant: City of Hanford

Project Location - Specific:

See Attachment

Project Location - City: Hanford

Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

See Attachment

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Existing Facilities 15319(a)

☒ Statutory Exemptions. State code number: 15061(b)(3)

Reasons why project is exempt:

See Attachment

Lead Agency

Contact Person: Gabrielle Myers

Area Code/Telephone/Extension: 559-585-2578

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

Island 7 NOE Attachment

Project Location:

The annexation is located in the northwestern portion of the City. The island area is north of the W. Grangeville Boulevard and University Way. The island is approximately 21 acres and consists of 36 residential parcels. The existing land use is entirely residential.

Description of the Nature, Purpose and Beneficiaries of Project:

The City is proposing to annex all of the County Islands within the extent of the City's boundary. There are currently eight County Islands that are proposed to be annexed. These islands are characterized as territory which is located within the unincorporated county but substantially surrounded by the City. The premise and guidance given by state law and local rules are that islands should generally be located within the City so they may receive more efficient delivery of services, as the City is usually more equipped to provide urban level services than the County or other entity.

Reasons why project is exempt:

This project will be considered exempt pursuant to Section 15061(b)(3) the Common Sense Exemption and Categorical Exemption Section 15319, the Annexation of Existing Facilities and Lots for Exempt Facilities Exemption. The project proposes to incorporate the approximate 21-acre island into the City of Hanford City Limits. As it relates to the Common Sense Exemption, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environments. The Island is entirely built out with residential uses and will not require any further improvements. However, the development within the island is receiving services provided by the City that would require infrastructure installation. Furthermore, as already mentioned since there is no further construction required as a part of the annexation, then the Class 19 Exemption is applicable. The project involves negligible or no expansion of use.

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Kings

1400 W. Lacey Blvd

Hanford, CA 93230

From: (Public Agency): City of Hanford

317 N. Douty Street

Hanford, CA 93230

(Address)

Project Title: Annexation 160 - County Island Annexation #8; Prezone 2021-08

Project Applicant: City of Hanford

Project Location - Specific:

See Attachment

Project Location - City: Hanford

Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

See Attachment

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Existing Facilities 15319(a)

☒ Statutory Exemptions. State code number: 15061(b)(3)

Reasons why project is exempt:

See Attachment

Lead Agency

Contact Person: Gabrielle Myers

Area Code/Telephone/Extension: 559-585-2578

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

Island 8 NOE Attachment

Project Location:

The annexation is located in the north portion of the City. The island area is east of the N. 11th Avenue and Furlong Drive intersection. The island is approximately 18.9 acres consisting of eight residential parcels.

Description of the Nature, Purpose and Beneficiaries of Project:

The City is proposing to annex all of the County Islands within the extent of the City's boundary. There are currently eight County Islands that are proposed to be annexed. These islands are characterized as territory which is located within the unincorporated county but substantially surrounded by the City. The premise and guidance given by state law and local rules are that islands should generally be located within the City so they may receive more efficient delivery of services, as the City is usually more equipped to provide urban level services than the County or other entity.

Reasons why project is exempt:

This project will be considered exempt pursuant to Section 15061(b)(3) the Common Sense Exemption and Categorical Exemption Section 15319(a), the Annexation of Existing Facilities and Lots for Exempt Facilities Exemption. The project proposes to incorporate the approximate 18.9-acre island into the City of Hanford City Limits. As it relates to the Common Sense Exemption, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environments. The Island is entirely built out with residential uses and will not require any further improvements. However, the development within the island is receiving services provided by the City that would require infrastructure installation. Furthermore, since there is no further construction required as a part of the annexation, then the Class 19 Exemption is applicable. Since there are no development proposed then the project involves negligible or no expansion of use.

RESOLUTION NO. 21-48-R

**A RESOLUTION OF APPLICATION BY THE CITY OF HANFORD REQUESTING THE
LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR
ANNEXATION NO. 160, PART 1-3 AND 5-8: A REQUEST TO ANNEX SEVEN COUNTY
ISLANDS, TOTALING APPROXIMATELY 279 ACRES, INTO THE CITY OF HANFORD
FROM THE KINGS COUNTY JURISDICTION.**

RESOLVED by the City Council of the City of Hanford, that,

WHEREAS, the City of Hanford desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Reorganization Act of 2000, Division 3, commencing with Section 5600 of the California Government Code, an affected City, as defined therein, may by resolution adopted by its legislative body make a proposal for a change of organization and request initiation of proceedings thereon; and

WHEREAS, notice of intent to adopt this resolution of application has been given, and this Council has conducted a public hearing based upon this notification; and

WHEREAS, the principal reasons for the proposed annexation are as follows:

1. All county islands are within the Primary Sphere of Influence.
2. Most of the annexation area already received some services from the City of Hanford.
3. There is capacity in the City water and sewer systems to add the parcels currently on individual water and sewer systems if those property either desire to hook up or are required to because their systems fail.
4. Inclusion of the islands in the city limits will not negatively affect the Police or Fire Department's ability to provide their services to the community. There is a memorandum of understanding between the City of Hanford and the County of Kings that allows for a two-year transition from County Sheriff to City Police service in the annexation areas.
5. There would be no change to school districts because of the island annexations.
6. The proposed annexation of the county islands is not to accommodate any specific proposed development project. The purpose of the proposed annexations is to further good local government and make available the full range of City services to both developed and undeveloped county island areas.
7. All islands are completely surrounded by developed areas within the city limits of Hanford.
8. Because of their proximity inside the city limits, the provision of service within the county islands can be more efficiently provided by the City.

9. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.
10. The county islands are mostly developed and are all completely surrounded by urban development. City services are available to each of the island area.
11. State law encourages the annexation of county islands to further the goal of effective and efficient provision of local government services.
12. Annexation No. 160, Parts 1-3 and 5-8 is consistent with the Hanford General Plan Policies L15, L16, and L17.

WHEREAS, the following agency would be affected by the proposed jurisdictional changes:

<u>Agency</u>	<u>Nature of Change</u>
City of Hanford	Annexation

WHEREAS, the territory proposed to be annexed is inhabited, and a map and description of the boundaries of the territory are attached hereto as:

Annexation 160, Part 1: Exhibit A (annexation map) and (legal description)

Annexation 160, Part 2: Exhibit B (annexation map) and (legal description)

Annexation 160, Part 3: Exhibit C (annexation map) and (legal description)

Annexation 160, Part 5: Exhibit D (annexation map) and (legal description)

Annexation 160, Part 6: Exhibit E (annexation map) and (legal description)

Annexation 160, Part 7: Exhibit F (annexation map) and (legal description)

Annexation 160, Part 8: Exhibit G (annexation map) and (legal description)

and by this reference incorporated herein, and,

WHEREAS, the proposal is consistent with the General Plan of the City of Hanford; and

WHEREAS, it is desired to provide that the proposed annexation be subject to the following terms and conditions:

1. That the annexation areas be rezoned as follows:

- a. **Annexation 160, Part 1:** R-L-12 Low-Density Residential,
- b. **Annexation 160, Part 2:** R-M Medium-Density Residential,
- c. **Annexation 160, Part 3:** R-L-5 Low-Density Residential, R-M Medium-Density Residential, MX-C Corridor Mixed Use, and P-F Public Facility,
- d. **Annexation 160, Part 5:** MX-C Corridor Mixed Use,
- e. **Annexation 160, Part 6:** R-L-5 Low-Density Residential and R-M Medium-Density Residential,
- f. **Annexation 160, Part 7:** R-L-12 Low-Density Residential
- g. **Annexation 160, Part 8:** R-L-12 Low-Density Residential

WHEREAS, this proposal will be consistent with the spheres of influence for all agencies which would be affected by the annexation; and

WHEREAS, the City Council determined that the Project was Categorically Exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current rezoning) and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3).

NOW, THEREFORE, BE IT RESOLVED, this Resolution of Application is hereby adopted and approved by the City Council of the City of Hanford and the Local Agency Formation Commission of Kings County is hereby requested to take proceedings of the annexation of territory as authorized in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 2nd day of November, 2021, by the following vote:

AYES:	Council Member	_____

NOES:	Council Member	_____

Attachment: Resolution 21-48-R (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

ABSTAIN:

Council Member _____

ABSENT:

Council Member _____

MAYOR*STATE OF CALIFORNIA)**COUNTY OF KINGS)**CITY OF HANFORD) SS*

I, **Natalie Corral**, City Clerk of the City of Hanford, do hereby certify that the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 2nd day of November, 2021.

Dated: _____

City Clerk

Exhibit A: Annexation 160, Part 1

Attachment: Resolution 21-48-R (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

Packet Pg. 291

ANNEXATION NO. 160 PART 1 ANNEXATION TO THE CITY OF HANFORD GEOGRAPHIC DESCRIPTION

A portion of the Southwest Quarter of Section 18, Township 18 South, Range 22 East, Mount Diablo Base & Meridian, in the State of California, County of Kings, being the land contained within County Tract 291, known as Fargo Estates and shown on a map recorded in Book 8, at Page 55, of Licensed Surveyors' Plats, in the Office of the Kings County Recorder, further described as follows:

Beginning at the Southeast corner of said Southwest Quarter and also being the Southeast corner of said Tract 291, being a point on the existing city limits of the City of Hanford;

Thence Along the existing city limits, the following courses:

1. North 89°37'40" West, along the South line of said Southwest Quarter, and said Tract 291, a distance of 984.54 feet to the Southwest corner of said Tract 291, also being on the easterly line of Pine Castle Estates Addition, Tract 606, as shown on a map recorded in Book 16, at Page 26, of Licensed Surveyors' Plats', in the Office of the Kings County Recorder;
2. Thence North 0°07'15" West along the West line of said Tract 291, also being the East line of said Tract 606, a distance of 1,447.00 feet, to the Northwest corner of said Tract 291, also being the Southwest corner of Pine Castle East, Tract 732, as shown on a map recorded in Book 17 at page 96 of said Licensed Surveyors' Plats;
3. Thence South 89°37'40" East, along the North line of said Tract 291, also being the South line of said Tract 732, a distance of 771.87 feet to an angle point in said North line also being the most westerly Southwest corner of lot 21 of said Tract 732;
4. Thence South 55°28'00" East, along said North line of Tract 291 and the Southerly line of said lot 21, a distance of 124.80 feet to an angle point in the North line of Tract 291 also being an angle point in the Southerly line of said lot 21;
5. Thence South 89°37'40" East, along said north line of Tract 291 and the South line of said Lot 21, a distance of 110.00 feet to the Southeast corner of said lot 21, also being the Northeast corner of said Tract 291;
6. Thence South 0°07'15" East, along The East line of said Tract 291, also being the East line of said Southwest Quarter, a distance of 1,376.92 feet to the Point of Beginning.

Containing 32.44 Acres more or less.

Exhibit B: Annexation 160, Part 2

Attachment: Resolution 21-48-R (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)



SCALE 1"=100'

LEGEND
EXISTING CITY LIMITS
BOUNDARY OF PROPERTIES TO BE ANNEXED
COURSE SEGMENT NUMBER
LOT NUMBER PER HAZELWOOD SUBDIVISION
OF RECORD IN 15P-371, KINGS COUNTY RECORD

LEGAL

A PORTION OF HAZELWOOD SUBDIVISION, AS SAID SUBDIVISION IS SHOWN ON MAPS OF THE COUNTY OF KINGS, AT PAGE 21, IS LICENSED SURVEYOR'S PLAT IN THE OFFICE OF THE KINGS COUNTY RECORDERS OFFICE, ALSO BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT Diablo BASE & MERIDIAN, CONTAINING 11.70 ACRES MORE OR LESS.

MAP OF TERRITORY
ANNEXED TO THE
CITY OF HANFORD

AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT AND THE EXCELISOR-KINGS RIVER RESOURCE CONSERVATION DISTRICT, CITY OF HANFORD REORGANIZATION NO. XXX.

THIS MAP WAS PREPARED BY ME ON _____

AND IS BASED UPON RECORD DATA AND LAND RESOLUTION NO. _____

DATED _____

JOHN A. ZUMWALT, R.C.L. 21489



CERTIFICATION OF COMPLETION

RECORDED AS DOCUMENT NO. _____

RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY

AT _____ MINUTES PAST _____ O'CLOCK _____ M. OF _____ IN VOLUME _____ OF LICENSED SURVEYORS PLATS, PAGE _____, KINGS COUNTY, STATE OF CALIFORNIA.

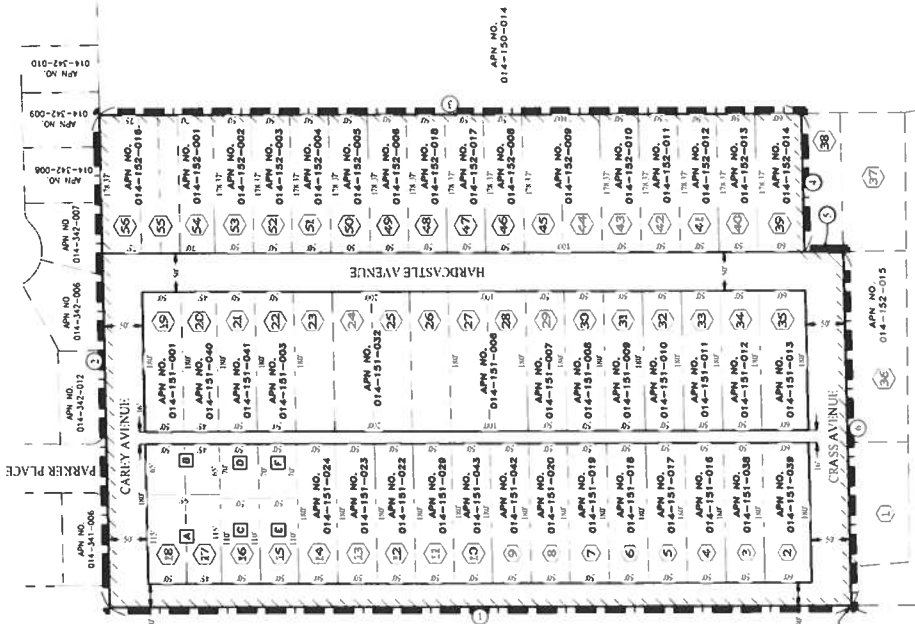
KRISTINE LEE

COUNTY RECORDER

BY: _____

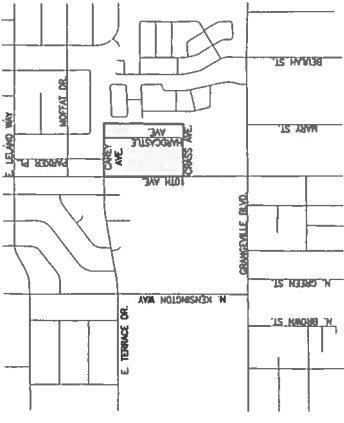
DEPUTY

LINE #	LENGTH	DIRECTION
1	955.00'	N00° 00' 00"E
2	634.37'	N89° 17' 00"E
3	905.00'	S00° 00' 00"W
4	178.37'	S89° 17' 00"W
5	50.00'	S00° 00' 00"W
6	456.00'	S89° 17' 00"W
CONTAINING 13.70+ ACRES		



SITE	APN NUMBER
A	014 151 034
B	014 151 033
C	014 151 030
D	014 151 031
E	014 151 035
F	014 151 036

VICINITY MAP
Not to Scale



CIVIL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0783511

ONE SHEET ONLY

ANNEXATION NO. 160 PART 2 ANNEXATION TO THE CITY OF HANFORD GEOGRAPHIC DESCRIPTION

A portion of the Southwest Quarter of Section 19, Township 18 South, Range 22 East, Mount Diablo Base & Meridian, in the State of California, County of Kings, being a portion of the land contained within Hazelwood Subdivision as shown on a map recorded in Book 3, at Page 71, of Licensed Surveyors' Plats, in the Office of the Kings County Recorder, described as follows:

Beginning at the intersection of the Westerly prolongation, of the South line of Crass Ave, as shown on said map of Hazelwood Subdivision, with the west line of said Southwest Quarter, said intersection being approximately 695 feet North of the Southwest corner of said Southwest Quarter and also being on the existing boundary of the City of Hanford;

Thence Along the existing boundary of the City of Hanford the following courses:

1. North 0°00'00" East, along the West line of said Southwest Quarter, a distance of 955 feet to the Northwest Corner of said Hazelwood Subdivision, said Northwest corner being the intersection of the westerly prolongation of the North line of Carey Ave. with said west line of the Southwest Quarter;
2. Thence North 89°17'00" East, along the North line of said subdivision, a distance of 634.37 feet to the Northeast corner of said subdivision;
3. Thence South 0°00'00" West, along the East line of said subdivision, a distance of 905.00 feet to the Southeast corner of lot 39 of said subdivision;
4. Thence South 89°17'00" West, along the south line of said Lot 39, a distance of 178.37 feet to the Southwest corner of said lot 39;
5. Thence South 0°00'00" West, along the west line of lot 38 of said subdivision, a distance of 50.00 feet to the Southwest corner thereof, also being a point on South line of aforesaid Crass Ave
6. Thence South 89°17'00" West, along said South line of Crass Ave, and its prolongation, a distance of 456.00 feet to a point on the said West line of the Southwest Quarter of Section 19 and being the Point of Beginning

Containing 13.70 Acres more or less.

Exhibit C: Annexation 160, Part 3

Attachment: Resolution 21-48-R (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

LEGEND



609 N. IRWIN ST.

JPM FUND									
SITE	APP NUMBER	SITE	APP NUMBER	SITE	APP NUMBER	SITE	APP NUMBER	SITE	APP NUMBER
A	01-14-020	D	01-14-027	AQ	01-14-029	AQ	01-17-024	W	01-15-006
B	01-14-021	E	01-14-028	AA	01-14-030	AA	01-17-025	W	01-15-007
C	01-14-022	F	01-14-043	AB	01-14-031	AB	01-17-026	W	01-15-008
D	01-14-023	G	01-14-044	AC	01-14-032	AC	01-17-027	W	01-15-009
E	01-14-024	H	01-14-045	AD	01-14-033	AD	01-17-028	W	01-15-010
F	01-14-025	I	01-14-046	AE	01-14-034	AE	01-17-029	W	01-15-011
G	01-14-026	J	01-14-047	AF	01-14-035	AF	01-17-030	W	01-15-012
H	01-14-027	K	01-14-048	AG	01-14-036	AG	01-17-031	W	01-15-013
I	01-14-028	L	01-14-049	AH	01-14-037	AH	01-17-032	W	01-15-014
J	01-14-029	M	01-14-050	AI	01-14-038	AI	01-17-033	W	01-15-015
K	01-14-030	N	01-14-051	AJ	01-14-039	AJ	01-17-034	W	01-15-016
L	01-14-031	O	01-14-052	AK	01-14-040	AK	01-17-035	W	01-15-017
M	01-14-032	P	01-14-053	AL	01-14-041	AL	01-17-036	W	01-15-018
N	01-14-033	Q	01-14-054	AM	01-14-042	AM	01-17-037	W	01-15-019
O	01-14-034	R	01-14-055	AN	01-14-043	AN	01-17-038	W	01-15-020
P	01-14-035	S	01-14-056	AO	01-14-044	AO	01-17-039	W	01-15-021
Q	01-14-036	T	01-14-057	AP	01-14-045	AP	01-17-040	W	01-15-022
R	01-14-037	U	01-14-058	AA	01-14-046	AA	01-17-041	W	01-15-023
S	01-14-038	V	01-14-059	AB	01-14-047	AB	01-17-042	W	01-15-024
T	01-14-039	W	01-14-060	AC	01-14-048	AC	01-17-043	W	01-15-025
U	01-14-040	X	01-14-061	AD	01-14-049	AD	01-17-044	W	01-15-026
V	01-14-041	Y	01-14-062	AE	01-14-050	AE	01-17-045	W	01-15-027
W	01-14-042	Z	01-14-063	AF	01-14-051	AF	01-17-046	W	01-15-028
X	01-14-043	AA	01-14-064	AG	01-14-052	AG	01-17-047	W	01-15-029
Y	01-14-044	BB	01-14-065	AH	01-14-053	AH	01-17-048	W	01-15-030
Z	01-14-045	CC	01-14-066	AI	01-14-054	AI	01-17-049	W	01-15-031
AA	01-14-046	DD	01-14-067	AJ	01-14-055	AJ	01-17-050	W	01-15-032
AB	01-14-047	EE	01-14-068	AK	01-14-056	AK	01-17-051	W	01-15-033
AC	01-14-048	FF	01-14-069	AL	01-14-057	AL	01-17-052	W	01-15-034
AD	01-14-049	GG	01-14-070	AM	01-14-058	AM	01-17-053	W	01-15-035
AE	01-14-050	HH	01-14-071	AN	01-14-059	AN	01-17-054	W	01-15-036
AF	01-14-051	II	01-14-072	AO	01-14-060	AO	01-17-055	W	01-15-037
AG	01-14-052	JJ	01-14-073	AQ	01-14-061	AQ	01-17-056	W	01-15-038
AH	01-14-053	KK	01-14-074	AP	01-14-062	AP	01-17-057	W	01-15-039
AI	01-14-054	LL	01-14-075	AA	01-14-063	AA	01-17-058	W	01-15-040
AJ	01-14-055	MM	01-14-076	AB	01-14-064	AB	01-17-059	W	01-15-041
AK	01-14-056	NN	01-14-077	AC	01-14-065	AC	01-17-060	W	01-15-042
AL	01-14-057	OO	01-14-078	AD	01-14-066	AD	01-17-061	W	01-15-043
AM	01-14-058	PP	01-14-079	AE	01-14-067	AE	01-17-062	W	01-15-044
AN	01-14-059	QQ	01-14-080	AF	01-14-068	AF	01-17-063	W	01-15-045
AO	01-14-060	RR	01-14-081	AG	01-14-069	AG	01-17-064	W	01-15-046
AP	01-14-061	SS	01-14-082	AH	01-14-070	AH	01-17-065	W	01-15-047
AQ	01-14-062	TT	01-14-083	AI	01-14-071	AI	01-17-066	W	01-15-048
AR	01-14-063	UU	01-14-084	AJ	01-14-072	AJ	01-17-067	W	01-15-049
AS	01-14-064	VV	01-14-085	AK	01-14-073	AK	01-17-068	W	01-15-050
AT	01-14-065	WW	01-14-086	AL	01-14-074	AL	01-17-069	W	01-15-051
AU	01-14-066	XX	01-14-087	AM	01-14-075	AM	01-17-070	W	01-15-052
AV	01-14-067	YY	01-14-088	AN	01-14-076	AN	01-17-071	W	01-15-053
AW	01-14-068	ZZ	01-14-089	AO	01-14-077	AO	01-17-072	W	01-15-054
AX	01-14-069	AAA	01-14-090	AP	01-14-078	AP	01-17-073	W	01-15-055
AY	01-14-070	AAA	01-14-091	AQ	01-14-079	AQ	01-17-074	W	01-15-056
AZ	01-14-071	AAA	01-14-092	AR	01-14-080	AR	01-17-075	W	01-15-057
BA	01-14-072	AAA	01-14-093	AS	01-14-081	AS	01-17-076	W	01-15-058
BB	01-14-073	AAA	01-14-094	AT	01-14-082	AT	01-17-077	W	01-15-059
BC	01-14-074	AAA	01-14-095	AU	01-14-083	AU	01-17-078	W	01-15-060
BD	01-14-075	AAA	01-14-096	AV	01-14-084	AV	01-17-079	W	01-15-061
BE	01-14-076	AAA	01-14-097	AW	01-14-085	AW	01-17-080	W	01-15-062
BF	01-14-077	AAA	01-14-098	AX	01-14-086	AX	01-17-081	W	01-15-063
BG	01-14-078	AAA	01-14-099	AY	01-14-087	AY	01-17-082	W	01-15-064
BH	01-14-079	AAA	01-14-100	AZ	01-14-088	AZ	01-17-083	W	01-15-065
BI	01-14-080	AAA	01-14-101	BA	01-14-089	BA	01-17-084	W	01-15-066
BJ	01-14-081	AAA	01-14-102	BB	01-14-090	BB	01-17-085	W	01-15-067
BK	01-14-082	AAA	01-14-103	BC	01-14-091	BC	01-17-086	W	01-15-068
BL	01-14-083	AAA	01-14-104	BD	01-14-092	BD	01-17-087	W	01-15-069
BM	01-14-084	AAA	01-14-105	BE	01-14-093	BE	01-17-088	W	01-15-070
BN	01-14-085	AAA	01-14-106	BF	01-14-094	BF	01-17-089	W	01-15-071
BO	01-14-086	AAA	01-14-107	BG	01-14-095	BG	01-17-090	W	01-15-072
BP	01-14-087	AAA	01-14-108	BH	01-14-096	BH	01-17-091	W	01-15-073
BQ	01-14-088	AAA	01-14-109	BI	01-14-097	BI	01-17-092	W	01-15-074
BR	01-14-089	AAA	01-14-110	BJ	01-14-098	BJ	01-17-093	W	01-15-075
BS	01-14-090	AAA	01-14-111	BK	01-14-099	BK	01-17-094	W	01-15-076
BT	01-14-091	AAA	01-14-112	BL	01-14-100	BL	01-17-095	W	01-15-077
BU	01-14-092	AAA	01-14-113	BM	01-14-101	BM	01-17-096	W	01-15-078
BV	01-14-093	AAA	01-14-114	BN	01-14-102	BN	01-17-097	W	01-15-079
BW	01-14-094	AAA	01-14-115	BO	01-14-103	BO	01-17-098	W	01-15-080
BX	01-14-095	AAA	01-14-116	BP	01-14-104	BP	01-17-099	W	01-15-081
BY	01-14-096	AAA	01-14-117	BQ	01-14-105	BQ	01-17-100	W	01-15-082
BZ	01-14-097	AAA	01-14-118	BR	01-14-106	BR	01-17-101	W	01-15-083
CA	01-14-098	AAA	01-14-119	BS	01-14-107	BS	01-17-102	W	01-15-084
CB	01-14-099	AAA	01-14-120	BT	01-14-108	BT	01-17-103	W	01-15-085
CC	01-14-100	AAA	01-14-121	BU	01-14-109	BU	01-17-104	W	01-15-086
CD	01-14-101	AAA	01-14-122	BV	01-14-110	BV	01-17-105	W	01-15-087
CE	01-14-102	AAA	01-14-123	BW	01-14-111	BW	01-17-106	W	01-15-088
CF	01-14-103	AAA	01-14-124	BX	01-14-112	BX	01-17-107	W	01-15-089
CG	01-14-104	AAA	01-14-125	BY	01-14-113	BY	01-17-108	W	01-15-090
CH	01-14-105	AAA	01-14-126	BZ	01-14-114	BZ	01-17-109	W	01-15-091
CI	01-14-106	AAA	01-14-127	CA	01-14-115	CA	01-17-110	W	01-15-092
CJ	01-14-107	AAA	01-14-128	CB	01-14-116	CB	01-17-111	W	01-15-093
CK	01-14-108	AAA	01-14-129	CC	01-14-117	CC	01-17-112	W	01-15-094
CL	01-14-109	AAA	01-14-130	CD	01-14-118	CD	01-17-113	W	01-15-095
CM	01-14-110	AAA	01-14-131	CE	01-14-119	CE	01-17-114	W	01-15-096
CN	01-14-111	AAA	01-14-132	CF	01-14-120	CF	01-17-115	W	01-15-097
CO	01-14-112	AAA	01-14-133	CG	01-14-121	CG	01-17-116	W	01-15-098
CP	01-14-113	AAA	01-14-134	CH	01-14-122	CH	01-17-117	W	01-15-099
CQ	01-14-114	AAA	01-14-135	CI	01-14-123	CI	01-17-118	W	01-15-100
CR	01-14-115	AAA	01-14-136	CJ	01-14-124	CJ	01-17-119	W	01-15-101
CS	01-14-116	AAA	01-14-137	CK	01-14-125	CK	01-17-120	W	01-15-102
CT	01-14-117	AAA	01-14-138	CL	01-14-126	CL	01-17-121	W	01-15-103
CU	01-14-118	AAA	01-14-139	CM	01-14-127	CM	01-17-122	W	01-15-104
CV	01-14-119	AAA	01-14-140	CN	01-14-128	CN	01-17-123	W	01-15-105
CW	01-14-120	AAA	01-14-141	CO	01-14-129	CO	01-17-124	W	01-15-106
CX	01-14-121	AAA	01-14-142	CP	01-14-130	CP	01-17-125	W	01-15-107
CY	01-14-122	AAA	01-14-143	CQ	01-14-131	CQ	01-17-126	W	01-15-108
CZ	01-14-123	AAA	01-14-144	CR	01-14-132	CR	01-17-127	W	01-15-109
DA	01-14-124	AAA	01-14-145	CS	01-14-133	CS	01-17-128	W	01-15-110
DB	01-14-125	AAA	01-14-146	CT	01-14-134	CT	01-17-129	W	01-15-111
DC	01-14-126	AAA	01-14-147	CU	01-14-135	CU	01-17-130	W	01-15-112
DD	01-14-127	AAA	01-14-148	CV	01-14-136	CV	01-17-131	W	01-15-113
DE	01-14-128	AAA	01-14-149	CW	01-14-137	CW	01-17-132	W	01-15-114
DF	01-14-129	AAA	01-14-150	CX	01-14-138	CX	01-17-133	W	01-15-115
DG	01-14-130	AAA	01-14-151	CY	01-14-139	CY	01-17-134	W	01-15-116
DH	01-14-131	AAA	01-14-152	CZ	01-14-140	CZ	01-17-135	W	01-15-117
DI	01-14-132	AAA	01-14-153	DA	01-14-141	DA	01-17-136	W	01-15-118
DJ	01-14-133	AAA	01-14-154	DB	01-14-142	DB	01-17-137	W	01-15-119
DK	01-14-134	AAA	01-14-155	DC	01-14-143	DC	01-17-138	W	01-15-120
DL	01-14-135	AAA	01-14-156	DD	01-14-144	DD	01-17-139	W	01-15-121
DM	01-14-136	AAA	01-14-157	DE	01-14-145	DE	01-17-140	W	01-15-122
DN	01-14-137	AAA	01-14-158	DF	01-14-146	DF	01-17-141	W	01-15-123
DO	01-14-138	AAA	01-14-159	DG	01-14-147	DG</			

ANNEXATION NO. 160 PART 3 ANNEXATION TO THE CITY OF HANFORD GEOGRAPHIC DESCRIPTION

A portion of the Northwest Quarter of Section 30 and a portion of the Southwest Quarter of Section 19, both in Township 18 South, Range 22 East, MDB&M, in the State of California, County of Kings, described as follows:

Beginning at the Northeast Corner of said Northwest Quarter, also being a point on the existing city limits of the City of Hanford;

Thence along the existing boundary of the City of Hanford, being a description of an unincorporated island within said City of Hanford, the following courses:

1. South, along the East line of said Northwest Quarter, a distance of 1323.00 feet to the Southeast corner of the Northeast Quarter of said Northwest Quarter;
2. Thence West, along the South line of last said Northeast Quarter of said Northwest Quarter, a distance of 660 feet to the most Easterly Northeast corner of lot C, as shown on a map of Crowell Subdivision as shown on a map recorded in Book 1, at Page 95, of Licensed Surveyors' Plats;
3. Thence South, along the most Easterly East line of said Lot C, a distance of 91.05 feet to the Northeast corner of the South 329.6 feet of said lot C;
4. Thence West, along the North line of last said South 329.6 feet and its Westerly prolongation, a distance of 661.5 feet, to the centerline of Beulah Street as shown on said map of Crowell's Subdivision;
5. Thence South, along last said centerline, a distance of 329.6 feet to the westerly prolongation of the South line of said lot C;
6. Thence West, along said Westerly prolongation of the South line of said lot C, also being the North line of lot F of said Crowell's Subdivision, a distance of 25 feet to the Westerly R/W of said Beulah Street;
7. Thence South, along last said Westerly R/W of Beulah Street, a distance of 317.6 feet, to the North R/W line of East Cameron Street (formerly known as Lizzy Street), being 25 feet North of the Centerline of said street as shown on said map of Crowell's Subdivision;
8. Thence West, along last said North R/W, a distance of 60 feet to the center line of People's Ditch as said ditch is shown on said map of last said Crowell Subdivision;
9. Thence South 28°28'30" East, along last said center line of People's Ditch, a distance of 28.5 feet, to the centerline of said East Cameron Street;
10. Thence North 89°58'34" West, along the said centerline of said East Cameron Street, a distance of 679.46 feet to the centerline of Mary Street as shown on said map of Crowell Subdivision;
11. Thence North, along said Centerline of Mary Street, a distance of 342.11 feet to the South line of lot 26 of the first map of Crowell's Subdivision, as shown on a map recorded in Book 1, at Page 87, of Licensed Surveyors' Plats;

12. Thence South 89°56'28" West, along said South line of lot 26, a distance of 262.98 feet to the Southwest corner thereof;
13. Thence North, along the West line of said lot 26, a distance of 64.02 feet to the Southeast corner of lot 12 of last said Crowell's Subdivision;
14. Thence West, along the south line of said lot 12, and its Westerly prolongation, a distance of 323.53 feet to its intersection with the West line, of said Northwest Quarter of Section 30;
15. Thence North, along last said West line of the Northwest Quarter, a distance of 1,380.32 feet, to the westerly prolongation of the South line of lot 2 of last said Crowell's Subdivision;
16. Thence East along the last said Westerly prolongation of the South line of lot 2 and said South line of Lot 2 a distance of 323.48 feet to the Southeast corner of thereof;
17. Thence North, along the east lines of lots 2 and 1 of last said Crowell's Subdivision and the northerly prolongation thereof, a distance of 320.05 feet to the North line of said Northwest Quarter;
18. Thence East, along last said North line, a distance of 204.52 feet to the southerly prolongation of the West line of a property described in a deed recorded in Book 1090 at page 314 of Official Records in the office of the Kings County Recorder;
19. Thence North along last said prolongation and west line a distance of 330 feet to the Northwest corner thereof;
20. Thence East along the North line of last said deed, a distance of 132.00 feet to the Northeast corner thereof;
21. Thence South, along the East line of last said deed, a distance of 200.00 feet to a Southeast corner thereof;
22. Thence West, along a south line of last said deed, a distance of 50.00 feet to a corner of the parcel described in last said deed;
23. Thence South, along an East line of last said deed and its southerly prolongation, a distance of 130.00 feet to a point on the North line of said Northwest Quarter;
24. Thence East, along said North line of said Quarter, a distance of 729.04 feet to its intersection with the centerline of Beulah Street, as shown on said map of Crowell's Subdivision recorded in Book 1 at page 95, of Licensed Surveyors' Plats;
25. Thence South, along last said centerline, a distance of 172.95 feet to the Westerly prolongation of the South line of Parcel B, as shown on a Map recorded in Book 18, at Page 83, of Parcel Maps in the Office of the Kings County Recorder;
26. Thence East, along last said prolongation and South line, a distance of 159.75 feet to the Southeast corner of said Parcel B;
27. Thence North, along the East lines of Parcels B and A of said Parcel Map and the Northerly prolongation of said East line of Parcel A, a distance of 172.95 feet to a point on said North line of the Northwest Quarter;
28. Thence East along last said North line, a distance of 1,166.92 feet to the Point of Beginning;

Excepting therefrom, the following described Parcel which is currently within the city limits of the City of Hanford:

Beginning at the Northeast Corner of Parcel 3 as shown on a map recorded in Book 14, at Page 69 of Parcel Maps in the Office of the Kings County Recorder;

Thence around said Parcel 3 and the current city limits, the following courses:

29. Thence South $0^{\circ}26'33''$ East, a distance of 275.34 feet;
30. Thence South $89^{\circ}42'02''$ West, a distance of 261.95 feet;
31. Thence North $05^{\circ}35'56''$ East, a distance of 176.42 feet;
32. Thence North $00^{\circ}35'52''$ West, a distance of 45.11 feet;
33. Thence North $20^{\circ}09'33''$ West, a distance of 58.55 feet;
34. Thence North $89^{\circ}41'45''$ East, a distance of 260.20 feet to the Point of Beginning.

Containing 97.8 Acres more or less within the above annexed territory

Exhibit D: Annexation 160, Part 5

Attachment: Resolution 21-48-R (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

MAP OF TERRITORY
ANNEXED TO THE
CITY OF HANFORD

AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT AND THE
EXCELSIOR-KINGS RIVER RESOURCE CONSERVATION DISTRICT, CITY OF
HANFORD REORGANIZATION NO. 333.

THIS MAP WAS PREPARED BY ME ON _____
AND IS BASED UPON RECORD DATA AND LAFCO RESOLUTION NO. _____
DATED _____

JOHN A. ZUMWALT, R.C.S., 31480

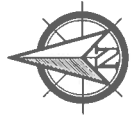


CERTIFICATION OF COMPLETION

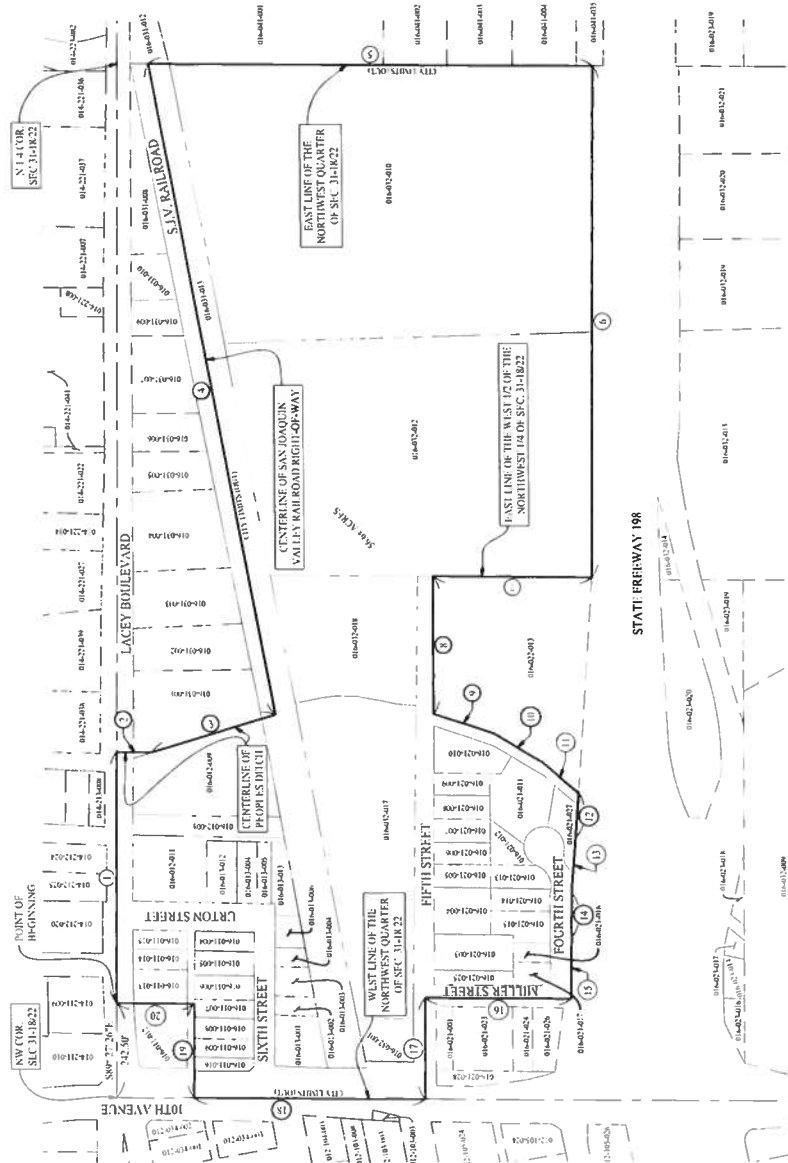
RECORDING AS DOCUMENT NO. _____
DATE _____
I, THE ENGINEER, HEREBY CERTIFY THAT THE MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly Licensed Professional Engineer in the State of California.
ATTEST: _____
COUNTY RECORDER

Line #	Length	Direction
1	645.00'	S 89° 22' 30" W
2	92.00'	S 89° 00' 00" E
3	230.00'	S 71° 00' 00" E
4	104.00'	S 79° 00' 00" E
5	115.15'	S 69° 25' 51" W
6	111.60'	S 69° 22' 37" W
7	106.02'	S 69° 15' 50" E
8	353.96'	S 69° 05' 51" W
9	199.74'	S 67° 10' 00" E
10	158.64'	S 51° 00' 17" W
11	122.41'	S 69° 27' 17" W
12	115.55'	N 85° 47' 00" W
13	114.25'	S 89° 12' 27" W
14	93.41'	S 69° 25' 00" E
15	260.15'	S 69° 10' 27" W
16	613.97'	S 69° 21' 00" E
17	242.50'	S 69° 22' 30" E
18	100.00'	S 69° 25' 00" E
19	100.00'	S 69° 25' 00" E

Curve #	Length	Radius	Delta
13	141.65'	9952.00'	0° 40' 56"
15	158.37'	9962.00'	0° 54' 30"



SCALE: 1" = 200'



LEGAL

THE MAP SHOWS THE NORTHWEST QUARTER OF SECTIONS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

1. CHURCH SECURE NUMBER
2. ASSESSORS PARCEL NUMBER

CIVIL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

ONE SHEET ONLY

FILE NO. 0783511

PH. (559) 582-1056

HANFORD, CA. 93230

609 N. IRWIN ST.

ANNEXATION NO. 160 PART 5 ANNEXATION TO THE CITY OF HANFORD GEOGRAPHIC DESCRIPTION

A portion of the Northwest Quarter, of Section 31, Township 18 South, Range 22 East, MDB&M, in the State of California, County of Kings, described as follows:

Beginning at a point on the North line, of the Northwest Quarter of said Section 31, being the intersection with the Northerly prolongation of the East line, of the West half, of Lot 9 in Block X of Manasse & Simon Addition, as shown on a map recorded at Page 26 of the Map Book in the Office of the Kings County Recorder, said point being 242.50 feet East of the Northwest corner of said Northwest Quarter, and also being a point on the existing city limits of the City of Hanford;

Thence along the existing boundary of the City of Hanford, being a description of the existing boundary of an unincorporated island within said City of Hanford, the following courses:

1. South 89°27'26" East, along last said North line, a distance of 645.80 feet to the centerline of People's Ditch;
2. Thence South, along last said centerline, a distance of 92.00 feet;
3. Thence continuing along said Centerline, South 17°00'00" East, a distance of 330.00 feet to centerline of the San Joaquin Valley Railroad R/W;
4. Thence North 79°30'45 East, along last said centerline, a distance of 1,682.00 feet to the intersection of last said Centerline with the East line of the Northwest Quarter of said section;
5. Thence South 0°28'51" West, along last said East line, a distance of 1,153.18 feet to the North line of the State highway 198 Right of Way;
6. Thence North 89°23'37" West, along last said Right of Way, a distance of 1,318.68 feet to the East line of the West half of said Northwest Quarter;
7. Thence North 0°35'58" East, along last said East line, a distance of 406.82 feet to the Southerly line of the 5th Street Right of Way;
8. Thence North 89°42'51" West, along last said Right of Way, a distance of 353.96 feet to the east Right of Way line of the Peoples Ditch;

Thence along last said ditch Right of Way the following courses:

9. South 18°19'18" West, a distance of 159.74 feet;
10. South 31°06'13" West, a distance of 145.64 feet;
11. South 40°31'21" West, a distance of 122.31 feet to the North line of said State Highway 198 Right-of-Way;

Thence along the last said North line of said State Highway 198 Right-of-Way the following courses:

12. Thence North 85°43'08" West, a distance of 115.55 feet;

13. Thence on a curve to the right, concave to the North, with a radius of 9,952.00 feet, through a central angle of $0^{\circ}48'56''$, an arc distance of 141.65 feet;
14. Thence North $89^{\circ}34'25''$ West a distance of 114.75 feet;
15. Thence on a curve to the right, concave to the North, with a radius of 9,962.00 feet, through a central angle of $0^{\circ}54'39''$, an arc distance of 158.37 feet;

Thence leaving the Highway 198 Right-of-Way,

16. Thence North $0^{\circ}25'02''$ East, along the centerline of Miller Street, a distance of 363.81 feet to the center line of 5th Street;
17. Thence North $89^{\circ}35'25''$ West, along last said centerline, a distance of 260.15 feet to the West line of said Northwest Quarter;
18. Thence North $0^{\circ}25'02''$ East, along last said West line, a distance of 613.97 feet to the Westerly prolongation, of the South Right of Way of the alley in Block X of the Manasse & Simon Addition, as shown on that certain map recorded in the Map Book, at Page 26, in the Office of the Kings County Recorder;
19. Thence South $89^{\circ}27'26''$ East, along last said prolongation, and South line of the alley Right of Way, a distance of 242.50 feet, to the Southerly prolongation, of the East line, of the West half, of Lot 9 of last said Addition;
20. Thence North $0^{\circ}25'02''$ East, along last said East line, a distance of 190.00 feet to the Point of Beginning;

Containing 56.6 Acres more or less.

Exhibit E: Annexation 160, Part 6

Attachment: Resolution 21-48-R (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

MAP OF TERRITORY
ANNEXED TO THE
CITY OF HANFORD

AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT, AND THE
EXCISE KINGS RIVER RESOURCE CONSERVATION DISTRICT, CITY OF
HANFORD, ORGANIZATION NO. 222.

THIS MAP WAS PREPARED BY ME ON _____
AND IS BASED UPON RECORDED DATA AND LATITUDE SOLUTIONS NO. _____
DATE _____

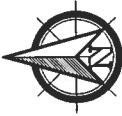


JOHN A. ZUMWALT, R.C.P. 21489

CERTIFICATION OF COMPLETION

RECORDED AS DOCUMENT NO. _____
FEE _____
RECORDED AT THE OFFICE OF THE LOCAL AGENCY INFORMATION
COMMISSION OF KINGS COUNTY, _____ OFFICE _____
AT _____ IN VOLUME _____ OF RECORDED
SURVEYING PLATS, PAGE _____, KINGS COUNTY, STATE OF CALIFORNIA
SURVEYING FEE _____
COUNTY RECORDER _____
BY _____ DEPUTY

LINE #	LENGTH	DIRECTION
1	100.00'	S 00° 21' 30" W
2	100.00'	S 00° 14' 00" W
3	130.00'	S 00° 21' 30" W
4	130.00'	S 00° 14' 00" W
5	130.00'	S 00° 21' 30" W
6	130.00'	S 00° 14' 00" W
7	120.00'	S 00° 21' 30" W
8	80.00'	S 00° 14' 00" W
9	100.00'	S 00° 21' 30" W
10	140.00'	S 00° 14' 00" W
11	130.00'	S 00° 21' 30" W
12	100.00'	S 00° 14' 00" W
13	100.00'	S 00° 21' 30" W
14	130.00'	S 00° 14' 00" W
CONTAINING 25.41 ACRES		



SCALE 1"=200'
200 100 0 200 400

LEGAL
THE PARTS OF THE SOUTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 21 EAST,
MOUNT Diablo Phase 2 Addition in the County of Kings,
STATE OF CALIFORNIA, CONTAINING 25.41 ACRES MORE OR LESS

EXISTING CITY LIMITS
BOUNDARY OF PROPERTIES TO BE ANNEXED
CITY SEAGENT NUMBER
ASSESSORS PARCEL NUMBER

CENTERLINE OF THOMPSON
DRIVE AND THE NORTH LINE
OF THE SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SEC. 1-19-21

CENTERLINE OF HARKOLD
DRIVE AND THE NORTH LINE
OF THE SOUTHWEST 1/4
OF SEC. 1-19-21

WEST LINE OF THE
SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SEC. 1-19-21

CENTERLINE OF HARKOLD
DRIVE AND THE NORTH LINE
OF THE SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SEC. 1-19-21

CHL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

ONE SHEET ONLY

FILE NO. 0783511

PH. (559) 582-1056

HANFORD, CA. 93230

609 N. IRWIN ST.

ANNEXATION NO. 160 PART 6 ANNEXATION TO THE CITY OF HANFORD GEOGRAPHIC DESCRIPTION

A portion of the Northwest Quarter of Section 1, Township 19 South, Range 21 East, MDB&M in the County of Kings, State of California described as follows:

Beginning at the point of intersection of the West line of said Northwest Quarter and the Westerly prolongation of the North line of the street adjacent to the North line of the Parcels shown on that certain Parcel Map recorded in Book 7 at Page 9, of Parcel Maps in the Office of the Kings County Recorder, said intersection being 216.92 feet, more or less, North of the Southwest corner of said Northwest Quarter and also being a point on the existing city limits of Hanford;

Thence along the existing boundary of the City of Hanford, being a description of the existing boundary of an unincorporated island within said City of Hanford, the following courses:

1. North 0°21'30" West, along said West line, of said Northwest Quarter, a distance of 1,102.89 feet, to the intersection with the Centerline of Thompson Drive as shown on a map of Thompson Colony recorded in Book 2, at Page 5, of Licensed Land Surveyors' Plats in the office of the Kings County Recorder;
2. Thence N 88°14'00" East, along last said centerline, a distance of 660.00 feet to the centerline of Jones Street as shown on said map of Thompson Colony;
3. Thence South 0°21'30" East, along said centerline of Jones street, a distance of 330.00 feet to the South line of Lot 39 of said Colony;
4. Thence N 88°14'00" East, along last said South line of lot 39, a distance of 330.00 feet to the Southeast corner of Said lot 39;
5. Thence North 0°21'30" West, along the East line of said lot 39, a distance of 330.00 feet to said Centerline of Thompson Drive;
6. Thence North 88°14'00" East, along last said centerline, a distance of 330.00 feet to the centerline of Harold Street as is shown on said map of Thompson Colony;
7. Thence South 0°21'30" East, along said centerline of Harold Street, a distance of 1,220.00 feet to the North line of lot 21 as said lot is shown on a map of South Gate Estates, recorded in Book 5, at Page 78, of Licensed Surveyors' Plats, in the Office of the Kings County Recorder;
8. Thence North 88°14'00" East, along said North line of lot 21, a distance of 6.86 feet to the Northeast corner thereof;
9. Thence South 0°21'30" East, along the East line of said lot 21, and its southerly prolongation, a distance of 100 feet to the Centerline of Hume Ave, as shown on said map of South Gate Estates;
10. Thence South 88°14'00" West, along the centerline of said Hume Ave, a distance of 834.00 feet to the intersection with the Southerly prolongation of the East line, of Parcel 4, as shown on a Parcel Map recorded on Book 6, at Page 60, of Parcel Maps in the Office of the Kings County Recorder;

Attachment: Resolution 21-48-R (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

11. Thence North 0°21'30" West, along last said East line, a distance of 119.00 feet to the Northeast corner of said Parcel 4;
12. Thence South 88°14'00" West, along The North lines of Parcels 3 and 4, as shown on last said Parcel Map, a distance of 165.00 feet, to the Northwest corner of said Parcel 3, also being a point on the East line of Parcel 4 as shown on the Parcel Map recorded in Book 7 at Page 9 in the Office of the Kings County Recorder;
13. Thence North 0°21'30" West, along last said East line of Parcel 4 and its Northerly prolongation, a distance of 98.00 feet to the North line of the street shown thereon;
14. Thence South 88°14'00" West, along last said North line, a distance of 330.00 feet to the Point of Beginning;

Containing 35.4 Acres more or less.

Exhibit F: Annexation 160, Part 7

Attachment: Resolution 21-48-R (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

MAP OF TERRITORY
ANNEXED TO THE
CITY OF HANFORD

AND BEING A PART OF THE KINGS RIVER CONSERVATION DISTRICT AND THE
KINGS RIVER RESERVE CONSERVATION DISTRICT, CITY OF
HANFORD, ORGANIZATION NO. 333.

THIS MAP WAS PREPARED BY MR. ON _____
AND IS BASED UPON RECORD DATA AND LATO RESOLUTION NO. _____
DATE _____

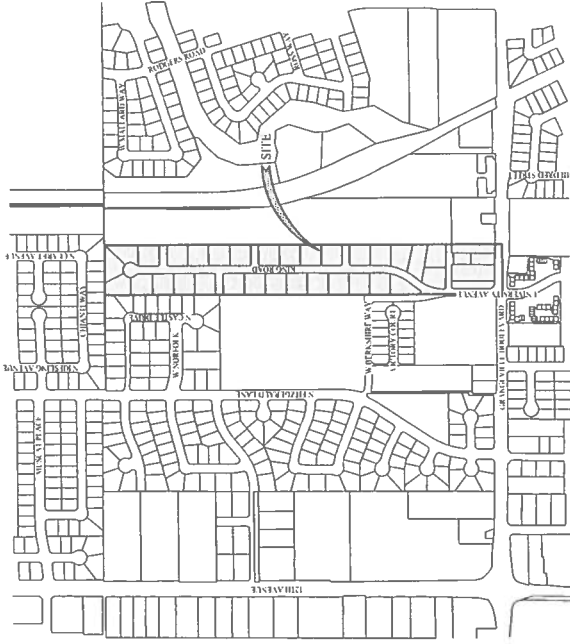
JOHN A. ZUMWALT, R.C.T. 21489



SCALE: 1" = 200'
200 100 0 200 400

LINE #	LENGTH	DIRECTION
1	133.50'	S 89° 00' 00" W
2	2655.04'	S 89° 00' 12" W
3	131.50'	S 89° 02' 12" W
4	2653.31'	S 89° 00' 12" E

CONTAINING 20.55 ACRES



ONE SHEET ONLY

FILE NO. 0783511

PH. (559) 582-1056

HANFORD, CA. 93230

609 N. IRWIN ST.

LEGEND

- EXISTING CITY LIMITS
- BOUNDARY OF PROPERTIES TO BE ANNEXED
- CORNER SEGMENT NUMBER
- ASSASSIN PARTIAL NUMBER

LEGAL

THE MAP OF THE EAST HALF OF THE EAST HALF OF THE
SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 SOUTH,
RANGE 21 EAST, ARREST DUELO HASE & MARIHAN IN THE
COUNTY OF KINGS, STATE OF CALIFORNIA
CONTAINING 20.55 ACRES MORE OR LESS

CERTIFICATION OF COMPLETION

THIS MAP WAS PREPARED BY _____
REGISTERED PROFESSIONAL ENGINEER
RECORDED IN THE RECORDS OF THE LOCAL AGENCY FORMATION
COMMISSION OF KINGS COUNTY
AT _____ MONTHS PAST _____ OF JUNE 2008
SURVYORS PLATS, PAGE _____ OF JUNE 2008
KINGS COUNTY, STATE OF CALIFORNIA
COUNTY RECORDER
BY: _____ IN CITY

CIVIL ENGINEER
ZUMWALT
HANSEN &
LAND SURVEYORS

**ANNEXATION NO. 160 PART 7
ANNEXATION TO THE CITY OF HANFORD
GEOGRAPHIC DESCRIPTION**

A portion of the Southwest Quarter of Section 23, Township 18 South, Range 21 East, MDB&M in the County of Kings, State of California described as follows:

Beginning at the Southwest corner of the East 19.02 Acres of said Southwest Quarter, and also being a point on the existing city limits of Hanford;

Thence along the existing boundary of the City of Hanford, being a description of the existing boundary of an unincorporated island within said City of Hanford, the following courses:

1. Thence North 90°00'00" West, along the South line of said Southwest Quarter, a distance of 335.50 feet, to the Southwest corner of the East 39.47 Acres of said Southwest Quarter, also being at the intersection of the South line of said Quarter and the West line of Windsor Estates as shown on a map recorded in Volume 10, at Page 3, of Licensed Surveyors' Plats, in the Office of the Kings County Recorder;
2. Thence North 0°00'12" West, along the West line of said East 39.47 Acres, also being the West line of said Windsor Estates, a distance of 2,655.04 feet to the Northwest corner thereof;
3. Thence North 89°57'12" East, along the North line of said Quarter, also being the North line of said Windsor Estates, a distance of 335.50 feet to the Northwest corner of said East 19.02 Acres, also being the Northeast corner of said Windsor Estates;
4. Thence South 0°00'12" East, along the West line of said East 19.02 Acres, also being the East line of said Windsor Estates and it southerly prolongation, a distance of 2,655.31 feet to the Point of Beginning;

Containing 20.54 Acres more or less.

Exhibit G: Annexation 160, Part 8

Attachment: Resolution 21-48-R (CD: Island Annexations - ANX 160; PRZ 2021-01 through -08)

MAP OF TERRITORY
ANNEXED TO THE
CITY OF HANFORD

AND DELETED FROM THE KINGS RIVER CONSERVATION RESERVE, AND THE
EXCH. SERRANO RIVER RESERVE CONSERVATION DISTRICT, CITY OF
HANFORD REORGANIZATION NO. XXX.

THIS MAP WAS PREPARED BY JRC ON _____
AND IS BASED UPON RECORD DATA AND LATO RESOLUTION NO. _____
DATED _____

JOHN A. ZUMWALT, P.E., C.E., L.S. 21489



SCALE: 1"=200'



LEGAL
A PORTION OF THE SOUTH HALF OF THE
NORTHWEST QUARTER OF SECTION 13, T4N, R4E, S4E, IS
ANNEXED TO THE CITY OF HANFORD, CALIFORNIA,
IN THE COUNTY OF KINGS, STATE OF CALIFORNIA,
CONTAINING 186 ACRES, MORE OR LESS.

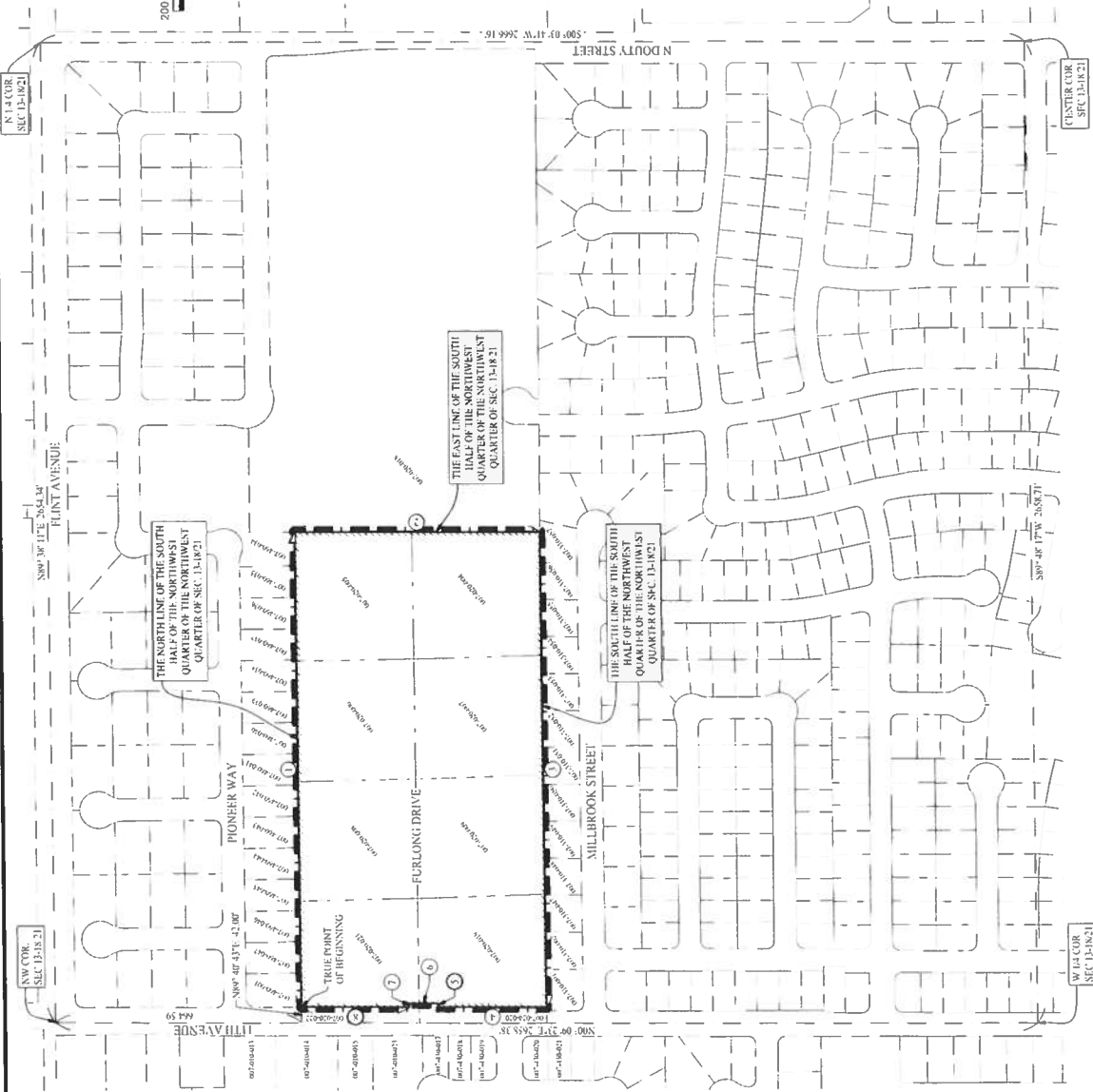
LEGEND

- EXISTING CITY LIMITS
- BOUNDARY OF PROPERTIES TO BE ANNEXED
- ① CURSEY SECTION NUMBER
- ANTI-SUBDIVISION MAP

LINE TABLE	
LINE #	LENGTH
1	125.72' 88° 47' 47"
2	605.52' 340° 06' 32"
3	1296.36' 349° 47' 16"
4	294.11' 80° 00' 27"
5	10.00' 349° 12' 00"
6	79.00' 80° 00' 27"
7	10.00' 349° 12' 00"
8	294.11' 80° 00' 27"
CONTAINING 19.61 ACRES	

CERTIFICATION OF COMPLETION

BEFORE ME, COUNTY CLERK, on _____
DATE, _____
I HAVE RECEIVED AT THE REQUEST OF THE LOCAL AGENCY OR AGRICULTURE
COMMISSIONER OF THE COUNTY OF KINGS, STATE OF CALIFORNIA,
AT _____, COUNTY OF KINGS, STATE OF CALIFORNIA,
SUBJECT: THIS PLATS, PAGE _____ OF _____
KING COUNTY STATE OF CALIFORNIA
COUNTY CLERK
BY _____
DEPUTY



CIVIL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

ONE SHEET ONLY

FILE NO. 0783511

PH. (559) 582-1056

HANFORD, CA. 93230

609 N. IRWIN ST.

**ANNEXATION NO. 160 PART 8
ANNEXATION TO THE CITY OF HANFORD
GEOGRAPHIC DESCRIPTION**

A portion of the South half, of the Northwest Quarter of the Northwest Quarter, of Section 13, Township 18 South, Range 21 East, MDB&M, according to approved Government Township Plats thereof, in the County of Kings, State of California described as follows:

Beginning at the Northwest corner of said South half of the Northwest Quarter, of the Northwest Quarter of Section 13;

Thence North 89°40'43" East, along the North line of Said South half, a distance of 42.00 feet to the **True Point of Beginning**;

Thence along the existing boundary of the City of Hanford, being a description of the existing boundary of an unincorporated island within said City of Hanford, the following courses:

1. North 89°40'43" East, along the North line of said South half, a distance of 1,285.72 feet to the Northeast corner of Said South half;
2. Thence South 0°06'32" West, along the East line of said South half, a distance of 665.57 feet to the Southeast corner of said South half;
3. Thence South 89°43'16" West, along the South line of said South half, a distance of 1,286.26 feet, to a point 42.00 feet easterly of the Southwest corner of said South half;
4. Thence North 0°09'23" East, along a line parallel with and 42.00 feet Easterly of, the West line of said South half, a distance of 294.31 feet;
5. Thence North 89°42'00" East, a distance of 10.00 feet;
6. Thence North 0°09'23" East, along a line parallel with, and 52.00 feet Easterly of, the West line of said South half, a distance of 76.00 feet;
7. Thence South 89°42'00" West, a distance of 10.00 feet;
8. Thence North 0°09'23" East, along a line parallel with and 42.00 feet Easterly of the West line of said South half, a distance of 294.31 feet to the **True Point of Beginning**;

Containing 19.6 Acres more or less.



AGENDA STAFF REPORT

MEETING DATE: 11/2/2021	AGENDA SECTION: B
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SUBJECT:

Zone Text Amendment No. 2021-01: a request by the City of Hanford to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections in order to: 1. Create size breakdowns for “Office; medical, dental, or optometry” and allow limited office uses in the C-R Regional Commercial zone district; and 2. Create size breakdowns for “Office; professional or commercial” and allow limited office uses in the C-R Regional Commercial zone district; and 3. Eliminate size breakdowns for “Furniture stores” and allow furniture stores (any size) as a permitted use in the C-R Regional Commercial, MX-C Corridor Mixed Use, and MX-D Downtown Mixed Use zone districts; and 4. Add “Laboratory; general, medical, or dental” as a conditionally permitted use in the C-R Regional Commercial zone district; and 5. Add “Food catering” as a permitted use in C-N Neighborhood Commercial, C-R Regional Commercial, and MX-N Neighborhood Mixed Use zone district.

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

ZTA 2021-01 City Council Staff Report

Ordinance 21-14 ZTA 2021-01

Attachment 1 - Public Comment Received Angel Galvan

Attachment 2 - Public Comment Received Pauline Hershey

Attachment 3 - Notice of Exemption

**CITY OF HANFORD CITY COUNCIL
STAFF REPORT
Tuesday, November 2, 2021**

PROJECT: **Zone Text Amendment No. 2021-01:** a request by the City of Hanford to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections in order to:

1. Create size breakdowns for “Office; medical, dental, or optometry” and allow limited office uses in the C-R Regional Commercial zone district; and
2. Create size breakdowns for “Office; professional or commercial” and allow limited office uses in the C-R Regional Commercial zone district; and
3. Eliminate size breakdowns for “Furniture stores” and allow furniture stores (any size) as a permitted use in the C-R Regional Commercial, MX-C Corridor Mixed Use, and MX-D Downtown Mixed-Use zone districts; and
4. Add “Laboratory; general, medical, or dental” as a conditionally permitted use in the C-R Regional Commercial zone district; and
5. Add “Food catering” as a permitted use in C-N Neighborhood Commercial, C-R Regional Commercial, and MX-N Neighborhood Mixed Use zone district.

LOCATION: Citywide

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Introduce and waive the first reading of Ordinance 21-14, approving Zone Text Amendment No. 2021-01.
2. Consider the Planning Commission’s recommendation to Form a committee, consisting of citizens, the Planning Commission, and City Council to work with staff to evaluate the fiscal and regulatory impacts of the proposed zone text amendments, with consideration of conformity to the General Plan.

RECOMMENDED MOTION

1. I move to introduce and waive the first reading of Ordinance 21-14, approving Zone Text Amendment No. 2021-01.

PROJECT DESCRIPTION

Zone Text Amendment No. 2021-01 is a request by the City of Hanford to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding or deleting sections in order to make the following changes (additions appear in **bold**; deletions appear as ~~strikethrough~~).

1. Create size breakdowns for “Office; medical, dental, or optometry” and allow limited office uses in the C-R Regional Commercial zone district; and
2. Create size breakdowns for “Office; professional or commercial” and allow limited office uses in the C-R Regional Commercial zone district:

Table 17.08.030

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
E6	Office; medical, dental, or optometry	P		P		P	P	P	P	P						
	Under 2,000 sq. ft.	P	P	P		P	P	P	P	P						
	2,000 – 6,000 sq. ft.	P	C	P		P	P	P	P	P						
	Over 6,000 sq. ft.	P		P		P	P	P	P	P						
E7	Office; professional or commercial	P		P		P	P	P	P	P						
	Under 2,000 sq. ft.	P	P	P		P	P	P	P	P						
	2,000 – 6,000 sq. ft.	P	C	P		P	P	P	P	P						
	Over 6,000 sq. ft.	P		P		P	P	P	P	P						

3. Eliminate size breakdowns for “Furniture stores” and allow furniture stores (any size) as a permitted use in the C-R Regional Commercial, MX-C Corridor Mixed Use, and MX-D Downtown Mixed Use zone districts:

Commercial, Office, and Industrial Use Table														
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed														
Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
I16 Furniture store		P				P	P							
I16 Furniture store with less than 15,000 sq. ft. of floor space devoted to the display and sale of furniture		P				P	P							
I17 Furniture store with 15,000 to 20,000 sq. ft. of floor space devoted to the display and sale of furniture		C				C	P							
I18 Furniture store with over 20,000 sq. ft. of floor space devoted to the display and sale of furniture							P							

4. Add "Laboratory; general, medical, or dental" as a conditionally permitted use in the C-R Regional Commercial zone district: and

Commercial, Office, and Industrial Use Table														
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed														
Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
E4 Laboratory; general, medical or dental		C	P	C		P	C		P	C				

5. Add “Food catering” as a permitted use in the C-N Neighborhood Commercial, C-R Regional Commercial, and MX-N Neighborhood Mixed Use zone district.

Commercial, Office, and Industrial Use Table													
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed													
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP
J14	Food catering	P	P	P		P	P	P	C				

BACKGROUND

On August 3, 2021, during a study session item, the City Council directed staff to proceed with the following changes, in order to permit additions to the C-R Regional Commercial zone district.

#	Land Use	Staff Recommendation	2021 Council Recommendation
E4	Laboratory; general, medical or dental	C	C
E6	Office; medical, dental, or optometry		
	Less than 2,000 square feet	P	P
	Between 2,000 to 6,000 square feet	C	C
	Over 6,000 square feet	Don't allow	No
E7	Office; professional or commercial		
	Less than 2,000 square feet	P	P
	Between 2,000 to 6,000 square feet	C	C

	Over 6,000 square feet	Don't allow	No
I18	Furniture store (remove size restrictions) allow outright in C-R, MX-C, and MX-D	P	P
J3	Bank or credit union, secondary branch	Don't allow	P – GP amendment required
J14	Food catering	P	P
J21	Payday lenders or check cashing establishment	Don't allow	P – GP amendment required

Zone Text Amendment No. 2021-01 includes the requested changes to allow (E4) Laboratory; general, medical, and dental as a conditionally permitted use in the C-R Regional Commercial zone district; create size breakdowns and allow limited office uses for (E6 and E7) Office; medical, dental, and optometry, and Office; professional or commercial in the C-R Regional Commercial zone district; eliminate size restrictions for furniture stores, and allow food catering as a permitted use in the C-R Regional Commercial zone district.

The Council also directed staff to proceed with a Zone Text Amendment to allow Bank or credit union, secondary branch and payday lenders or cash checking establishments as permitted uses in the C-R Regional Commercial zone district. Due to conflicts with the General Plan's policy, a General Plan Amendment is also required for those zone text amendment requests. The General Plan Amendment and Zone Text Amendment to allow for Bank or credit union, secondary branch, and Payday lenders or check cashing establishment as a permitted use in C-R Regional Commercial will be presented to the discretionary bodies at a later date.

Planning Commission – October 12, 2021

Planning Commission Questions/Comments Prior to Public Comment

Commissioner Devine:

Where is the analysis for the General Plan amendment?

Staff: There is not a General Plan Amendment proposed, this is a zone text amendment, only. The zone text amendment has been found consistent with the General Plan.

What is defined by day-to-day use?

Staff: Day-to-day use is not defined. Examples of staff's consideration of day-to-day uses: tailoring, laundromat services, check cashing, banking.

Did we address check cashing and banking recently?

Staff: Yes – in 2019, that was applied for as a zone text change.

Did we make any changes to banking at that time?

Staff: No.

Policy L48, typical uses in Regional Commercial seems to prohibit “what we are trying to do here” (referencing offices). *Policy L48 Typical Uses in Regional Commercial Land Use Designation* Define the uses allowed in the Regional Commercial land use designation to include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services.

Staff: Staff agrees that large office uses would be inappropriate in this zone district, over 6,000 square feet.

Walk-in Clinics permitted prior, defined between set appointments and walk-in appointments. Differentiated between the two at the time.

Changes being driven by Council and don’t see any reason for these changes, don’t see any analysis or anything telling us we need to do this. At a loss for why we are doing this.

Staff: These changes have been directed by council.

Policy L50, says offices shall be located “adjacent to” Regional Commercial, and now we are trying to locate them “in” Regional Commercial.

Policy L50 Location and Size of Regional Commercial Land Use Designation

Locate Regional Commercial land use designations along arterial streets near access to Highways 198 or 43. Offices and high-density residential development are typically located adjacent to the Regional Commercial land use designation. Require new development projects to be a minimum 10 acres in size.

L48 and L50 can be uses to deny these changes.

Favor:

None

Opposed:

Dr. Jeffery Garcia:

- Confer with sentiments of Mr. Devine.
- Should respect decision that the last General Plan Committee made, since a lot of time and thought go into it.
- Believes changes are inconsistent with the General Plan.
- Smart zoning hallmark of success for Hanford over past 30 years
- 30 years ago – protect heart of the City, zoning to keep zoning in downtown core while shopping mall and strip malls were being planned elsewhere. If these restrictions were not in place, there would be blight, highlighting reuse of properties because of zoning
- Zoning has served its purpose in protecting Hanford
- Encourage service business to keep people employed downtown to support restaurants and small retail
- Suggest: Do not accept changes; wait until next General Plan Update to make changes

Dr. Susan Cardoza

- Proposed changes encourage offices to move away from downtown, or for new offices to not locate in downtown.
- Owners, employers, and patrons' frequent downtown restaurants and stores, these changes will hurt the downtown business
- The changes will cause more vacancies downtown, which will increase blight and crime, which will make people not want to visit downtown
- Offices do not provide commercial retail tax to the City. Taking away space from retail in the Regional Commercial designation will take space away from businesses that do produce sales tax.

Dan Chin

- The zone text amendment will have a major philosophical change
- 4 years ago, the City spend \$1million and spent significant time to adopt a General Plan to guide development for the next 20 years. 2 years later a developer presented changes to the Planning Commission. This is the same request.
- The request is not consistent with the General Plan
- Costco developer required to conduct a fiscal analysis to make sure Costco area would not cause blight to the heart of our downtown. The study only focused on retail sales.
- Table 3.3 brings up densities and floor-area ratio
- Currently in the City, we have 4,200,000 sq. ft. of retail space
- We have 477,000 sq. ft. for office; this is called balance. The changes proposed will throw off the General Plan balance.
- Analysis required of requested zone change
- Request that the Planning Commission recommend an analysis be done to determine the impact of the amendment
- Ask staff to conduct the analysis, go back and do their job

Angel Galvan – **provided Attachment 1 to Planning Commissioner clerk.**

- Commission is here to make recommendations, based on the General Plan. Commission must make four findings to why to approve the amendment.
- Finding 4: The anticipated land uses on the subject site would be compatible with existing and future surrounding uses. Areas like Costco are not zoned for offices, large furniture, so how can they be determined to be compatible if there is nothing to compare them to?
- Adopting the resolution will conflict with the General Plan and its goals
- Locate local-serving offices Downtown
- Finding 4 goes against the General Plan, so the resolution should not be adopted

Dave Ayers

- Need to remember purpose of Regional Commercial versus Downtown – Money.
- Offices do not generate sales tax
- How has allowing car sales and theatres outside of downtown worked out? We have ended up with blight.
- Whenever these changes are presented without analysis, we end up with blight. We don't have the proper analysis given.
- Incentive of downtown investment from current zoning, which has been in place for decades.
- Everyone here is local, not out-of-town investors

- We have had sound planning and sound GP Updates, no reason to make any changes until proper analysis is done to see what kind of impact it would have to our Downtown.

Planning Commission Questions/Comments Following to Public Comment

Commissioner Paden:

Surprised that there is no one in support of the changes or anyone here to advocate for the changes.

This totally upends the current General Plan.

There needs to be more stakeholder input to move forward.

30 years ago, there was a crossroad – Mall. Residents wanted more choices.

E-commerce has changed commercial sales.

Want to protect downtown.

There needs to be a plan.

We do not have a current plan for Downtown?

Staff: There are multiple comments that have been made regarding the downtown. These changes impact more than the downtown. For example – offices are permitted in multiple zone districts (C-N, C-S, MX-C, MX-N, MX-D, O-R, O). A request to study only the downtown seems one-sided. Plan for Downtown through General Plan. Downtown East Precise Plan was repealed, so we rely on the zoning. There is a Historic Overlay zone, with differing policy.

Local Serving Offices to Locate in Downtown, according to Policy L73. *Policy L73 Offices in Downtown* Encourage local-serving offices to locate in the Downtown.

Staff: You can already see that offices are already permitted in so many zone districts. Local Serving not defined by General Plan, that can be interpreted to mean social security offices or government offices. It could be interpreted to mean medical offices, but then medical offices are permitted in several zone districts besides Downtown already, so that would be inconsistent with what is existing.

Commissioner Sanchez:

This is the job of staff to forward the request of the City Council.

Topic comes back and forth as Councils change.

No one knows what it will look like if we make these changes – that is speculation. We should not be making decisions on speculation.

Recommending to City Council that they establish a committee to evaluate this request and effects this will have, in order to make an informed decision.

Planning Commission Recommendation:

Planning Commission did not act on Resolution 2021-21, therefore, by lack of a motion, the motion dies, and Zone Text Amendment 2021-01 be recommended for denial.

The Planning Commission voted 3-0, with 1 abstention to form a committee, consisting of citizens, the Planning Commission, and City Council to work with staff to evaluate the fiscal and regulatory impacts of the proposed zone text amendments, with consideration of conformity to the General Plan.

PROJECT EVALUATION

Each land use was evaluated individually in accordance with the requirements of Section 17.02.060, 17.08.050 and 17.86.030 of the Zoning Ordinance. An evaluation of the General Plan Policies, the Zoning Ordinance, and the currently allowed uses in the C-R Regional Commercial zone was completed, as described fully below.

Laboratory; General, Medical or Dental (E4)

The City Council directed staff to amend the land use table in Section 17.08.030 Line E4 to add “Laboratory; general, medical or dental,” as a conditionally permitted use in the C-R Regional Commercial zone district.

In the C-R Regional Commercial zone district, “Urgent care center(s) or other walk-in clinic(s) are permitted, with a conditional use permit.

Definitions:

“Laboratory; general, medical, or dental,” means a facility that conducts scientific or medical experiments, research, or teaching, typically within a completely enclosed building.

“Urgent care center or other walk-in clinic,” means a facility that provides medical treatment of injuries or illnesses that do not require treatment typically provided in an emergency, typically without an appointment. This use includes urgent care centers, free clinics, hospital based health clinics, and community health care clinics, but does not include ancillary retail clinics located within a retail store, food market, or pharmacy.”

The General Plan contains policies that support services in the C-R Regional Commercial zone. The following are excerpts from the General Plan pertaining to the purpose of the Regional Commercial land use designation.

3.5.2 Regional Commercial

Policy L47 Purpose of Regional Commercial Land Use Designation

Establish the Regional Commercial land use designation to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford.

Staff Recommendation: Amend the land use table in Section 17.08.030 Line E4 to add “Laboratory; general, medical or dental,” as a conditional use in the C-R Regional Commercial zone district. The use is similar to an already allowed medical use within the zone district - Urgent care centers or other walk-in clinics - and will not conflict with the purpose of the Regional Commercial land use designation. Staff is supportive of the use with a conditional use permit. Requiring a conditional use permit for the use will allow discretionary review and approval of the use.

Offices: Medical and Professional

This section applies to the medical and professional office land uses - Lines E6 and E7

Currently, office uses, medical or professional are not permitted in the C-R Regional Commercial zone district. Since the same policies would apply to both medical and professional, the policies and analysis in the General Plan are described below. Each category will have its own recommendation following the analysis.

Offices, (medical, dental, and optometry) and (professional and commercial) are currently permitted uses in the C-S Service Commercial, C-N Neighborhood Commercial, MX-C Corridor Mixed Use, MX-N Neighborhood Mixed Use, MX-D Downtown Mixed Use, O Office, and O-R Office Residential zone districts.

The General Plan specifies the intent of the Corridor Mixed Use, Downtown Mixed Use, Office, and Office-Residential land use designations to provide for offices.

Staff recommends that offices, of all sizes, continue to be permitted where they are presently allowed and to add limited office use, under 2,000 square feet, as a permitted use in C-R Regional Commercial and between 2,000 – 6,000 square feet as a conditionally permitted use in C-R Regional Commercial.

The following are specific General Plan policies:

3.5.2 Regional Commercial

Policy L47 Purpose of Regional Commercial Land Use Designation

Establish the Regional Commercial land use designation to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford.

3.6 Mixed Land Use

The intent of the mixed-use land use designations is to provide for a mixture of stores, services, restaurants, offices, and homes (dwelling units) in close proximity, thereby allowing residents to work and shop close to home and reduce the length and frequency of trips between home, work, shopping, and services. This contributes to opportunities to increase the use of public transit, reduce auto dependency, provide a wider range of housing choices, and promote activity during more hours of the day. Both vertical and horizontal mixed-use developments are encouraged in the mixed use designations. The Hanford Zoning Ordinance provides the enforcement mechanism to implement the identified policies.

3.6.2 Corridor Mixed Use

Policy L65 Purpose of Corridor Mixed Use Land Use Designation

Establish the Corridor Mixed Use land use designation to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses.

Policy L66 Typical Uses in Corridor Mixed Use Land Use Designation

Define the uses allowed in the Corridor Mixed Use land use designation to include small- and medium- scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged.

3.6.3 Downtown Mixed use

Policy L69 Purpose of Downtown Mixed Use Land Use Designation

Establish the Downtown Mixed Use land use designation as a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community.

Policy L73 Offices in Downtown

Encourage local-serving offices to locate in the Downtown.

3.7.1 Office

Policy L74 Purpose of Office Land Use Designation

Establish the Office land use designation to support professional, non-retail businesses, along with medical and health care needs in a large campus-style setting as part of a resilient economic base.

Policy L75 Typical Uses in Office Land Use Designation

Define the uses allowed in the Office land use designation to include professional and medical businesses and institutions typically found in an office building or campus environment. Typical uses include professional offices, medical offices, hospitals, and medical clinics.

3.7.2 Office Residential

Surrounding much of the historical downtown are older homes, some of which are in the process of converting from conventional single family units to offices. Many of these structures are large and have stunning architectural features that add significantly to the atmosphere of the downtown.

Policy L79 Purpose of Office Residential Land Use Designation

Establish the Office Residential land use designation to preserve and enhance existing residential structures by allowing them to convert to offices, bed and breakfast inns, or a combination of office and residential units.

Staff reviewed the ordinances for Visalia, Tulare and Clovis. These cities allow offices in the regional or community level commercial, however, the City of Hanford General Plan, as stated above, does not contain provisions for offices in the C-R Regional Commercial zone. Although large scale offices should not be permitted, based on the General Plan, some limited small offices may be appropriate to support the regional uses. Staff proposes to amend the land use table to divide office land uses into size categories:

- Offices less than 2,000 square feet;
- Offices between 2,000 – 6,000 square feet; and
- Offices over 6,000 square feet

Medical office uses in the former DC – Downtown Commercial zone (2002 Municipal Code) were permitted if they were under 6,000 square feet and a conditional use over 6,000 square feet. In June of 2015, the City Council changed the zoning code to allow all medical office regardless of size in the DC zone. This size limitation of 6,000 being considered small is continued in the proposed ordinance recommended by staff.

Staff Recommendation: *Staff recommends small offices, under 2,000 sq. ft. be permitted in the C-R zone district, in addition to all zone districts offices are currently permitted in. Staff also recommends offices between 2,000 sq. ft. and 6,000 sq. ft. be permitted with approval of a conditional use permit. Offices over 6,000 square feet cannot be supported by the policies in the General Plan.*

Size breakdowns will affect the other zone districts, as well, however, offices (of all sizes) will remain as permitted in those zones which already permit office uses, including the C-S Service Commercial, C-N Neighborhood Commercial, MX-C Corridor Mixed Use, MX-N Neighborhood Mixed Use, MX-D Downtown Mixed Use, O Office, and O-R Office Residential zone districts.

Office; Medical, Dental, or Optometry (E6)

The City Council directed staff to amend the land use table in Section 17.08.030 Line E6 to create size breakdowns for offices uses. “Office; medical, dental, or optometry,” under 2,000 square feet is recommended to be added as a permitted use in the C-R Regional Commercial zone district. “Office; medical, dental, or optometry,” between 2,000 and 6,000 square feet, is recommended to be added as a conditionally permitted use in the C-R Regional Commercial zone district. Other medical uses are currently allowed in the C-R Regional Commercial zone with a conditional use permit, such as “Urgent care center or other walk in clinics” and “Veterinary clinic and office.”

Definitions:

“Office; medical, dental, or optometry” means an establishment that provides services, typically by appointment, dealing with human health including dental, chiropractic, medical, optometry, physical therapy, psychology, psychiatry, family counseling, or therapy. This use does not include Barbershop, hair salon, nail care, massage therapy, or day spa.

“Urgent care center or other walk-in clinic,” means a facility that provides medical treatment of injuries or illnesses that do not require treatment typically provided in an emergency, typically without an appointment. This use includes urgent care centers, free clinics, hospital based health clinics, and community health care clinics, but does not include ancillary retail clinics located within a retail store, food market, or pharmacy.

“Veterinary clinic or office,” means a facility where animals are examined, diagnosed, or treated, but typically not kept overnight.

Staff Recommendation: *The use is similar to already allowed medical uses within the zone district - Urgent care centers or other walk-in clinics and veterinary clinic or office. Small offices could support a range of regional commercial uses and will not conflict with the purpose of the Regional Commercial land use designation. Allowing large scale offices in the C-R zone district would conflict with the General Plan policies. Amend the land use table in Section 17.08.030 E6, as follows:*

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
		Commercial Zones				Mixed Use Zones			Industrial and Office Zones			Other Zones				
	Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
E6	Office; medical, dental, or optometry	P		P		P	P	P	P	P						
	Under 2,000 sq. ft.	P	P	P		P	P	P	P	P						
	2,000 – 6,000 sq. ft.	P	C	P		P	P	P	P	P						
	Over 6,000 sq. ft.	P		P		P	P	P	P	P						

Office; Professional or Commercial (E7)

The City Council directed staff to amend the land use table in Section 17.08.030 Line E7 to create size breakdowns for offices uses. “Office; Professional or Commercial” under 2,000 square feet is recommended to be added as a permitted use in the C-R Regional Commercial zone district. “Office; Commercial or Professional,” between 2,000 and 6,000 square feet, is recommended to be added as a conditionally permitted use in the C-R Regional Commercial zone district. Other office uses are currently allowed in the C-R Regional Commercial zone with a conditional use permit, such as “Call centers.”

In the C-R Regional Commercial zone districts, “Call centers,” are permitted with a conditional use permit.

Definitions:

“Offices, professional or commercial” means an establishment that provides administrative, clerical, technical, professional or similar business services and typically where products or goods are not provided. Examples include escrow and title, insurance, mortgage, real estate, accounting, architecture, graphic design, finance, consulting, engineering, legal, and similar services.

“Call center” means an office used primarily for receiving or transmitting a large volume of requests by telephone to administer product support or information inquiries from consumers or to conduct telemarketing, solicitation of charitable or political donations, debt collection, or market research.

Staff Recommendation: *The use of a professional or commercial office is similar to a call center, which is a type of professional office, requiring a conditional use permit in the C-R Regional Commercial zone district. Small professional offices could support a range of regional commercial uses and will not conflict with the purpose of the Regional Commercial land use designation. Allowing large scale offices in the C-R zone district would conflict with the General Plan policies. Amend the land use table in Section 17.08.030 E7 as follows:*

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
	Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
E7	Office; professional or commercial	P		P		P	P	P	P	P						
	Under 2,000 sq. ft.	P	P	P		P	P	P	P	P						
	2,000 – 6,000 sq. ft.	P	C	P		P	P	P	P	P						
	Over 6,000 sq. ft.	P		P		P	P	P	P	P						

Furniture Store (I16, I17, and I18)

The City Council directed staff to amend the land use table in Section 17.08.030 Line I16, I17, and I18, in order to eliminate size breakdowns for furniture stores and permit furniture stores, of any size, wherever furniture stores are currently permitted or conditionally permitted.

Definition: "Furniture store" means an establishment that provides large and small furniture for living spaces such as homes and offices. Items sold normally include beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units, and home furnishing accessories are items sold that are excluded from the definition of furniture store. (I16, I17, I18)

The General Plan contains policies that support the C-R zone as the major retail commercial designation, including large format stores and shopping centers as follows:

Commercial Land Use Designations Goals

- Goal L10 A wide range of commercial shopping opportunities that serve people's needs for goods and services at the neighborhood, citywide, and regional level, as well as the needs of the traveling public.
- Goal L11 Commercial shopping opportunities that meet the anticipated need for population growth and economic development.
- Goal L12 Compatibility of commercial land uses with adjacent, surrounding land uses.
- Goal L13 Maintenance, enhancement and redevelopment of older commercial districts and shopping centers.

3.5.2 Regional Commercial

Policy L47 Purpose of Regional Commercial Land Use Designation

Establish the Regional Commercial land use designation to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford.

Policy L48 Typical Uses in Regional Commercial Land Use Designation

Define the uses allowed in the Regional Commercial land use designation to include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services.

3.13.1 Corridor Areas

Policy L142 East Lacey Boulevard Regional Center

Provide for a regional center that has an appealing mix of tenants and are designed with site amenities to attract customers from both local neighborhoods and region-wide communities.

Currently, furniture stores are broken down into three different categories, as follows:

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
	Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
I16	Furniture store with less than 15,000 <u>sq.ft.</u> of floor space devoted to the display and sale of furniture		P				P	P								
I17	Furniture store with 15,000 to 20,000 <u>sq.ft.</u> of floor space devoted to the display and sale of furniture		C				C	P								
I18	Furniture store with over than 20,000 <u>sq.ft.</u> of floor space devoted to the display and sale of furniture							P								

The General Plan policies support large scale retail in the C-R zone, therefore furniture stores should be an allowed use, without size limitations. Staff recommends the size limitations for furniture stores be eliminated and furniture stores be added as permitted use in the following zone districts: C-R Regional Commercial, MX-C Corridor Mixed Use, and MX-D Downtown Mixed Use.

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
	Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
I16	Furniture store		P				P	P								
I16	Furniture store with less than 15,000 sq. ft. of floor space devoted to the display and sale of furniture		P				P	P								
I17	Furniture store with 15,000 to 20,000 sq. ft. of floor space devoted to the display and sale of furniture		C				C	P								
I18	Furniture store with over than 20,000 sq. ft. of floor space devoted to the display and sale of furniture							P								

The eliminations of the size restrictions will result in the requirement to renumber the Retail Use category from I19 through I20, as well as their corresponding definition numbers.

Food Catering (J14)

The City Council directed staff to amend the land use table in Section 17.04.030 Line J14 to add “Food catering” as a permitted use in the C-R Regional Commercial zone district.

Definition: Food catering” means an establishment that prepares and delivers food and beverages for off-site consumption, typically at a special event, without provision for on-site pickup or consumption. (J14)

Staff Analysis: Restaurants (Full service, limited service with drive-thru pick up window, and limited service without drive-thru pickup windows) are permitted in the C-R Regional Commercial zone district. The use is similar to an already allowed use within the zone, allowing food catering to be permitted in the C-R Regional Commercial zone district would not conflict with the General Plan for the Regional Commercial land use designation:

3.5.2 Regional Commercial

Policy L47 Purpose of Regional Commercial Land Use Designation

Establish the Regional Commercial land use designation to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford.

Policy L48 Typical Uses in Regional Commercial Land Use Designation

Define the uses allowed in the Regional Commercial land use designation to include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services.

Staff Recommendation: Amend the land use table in Section 17.04.030 J14 to allow “food catering” as a permitted use in the C-R Regional Commercial zone district.

Similarly, all zone districts which permit restaurants shall also be amended to permit food catering as a permitted use, including the C-N Neighborhood Commercial, and MX-N Neighborhood Mixed Use zone districts.

Commercial, Office, and Industrial Use Table													
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed													
Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones	
	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF
J14 Food catering	P	P	P		P	P	P	C					
Specific Land Use Standards (See identified Section)													

ZONING ORDINANCE EXCERPTS

17.02.060 Relationship to the General Plan.

The zoning ordinance is the primary tool used to implement the goals and policies contained within the General Plan. All matters governed by this title shall substantially conform to the purposes, intent or provisions of the General Plan. Any recommendations for zone changes, if found to be not in conformance with the General Plan and its phrasing, shall not be permitted unless it is also found that the General Plan is in error or in need of change.

17.08.050 Addition of a use to land use tables.

Upon an application or on its own initiative and pursuant to Chapter 17.86, the City Council may add a use to the land use tables established in this chapter if the Council makes all of the following findings:

- A. That the addition of the use to the land use table will be in accordance with the purposes of this title and of the zone district or districts in which the use will be permitted;
- B. That the use has similar basic characteristics as the present uses allowed in the district;
- C. That the use will not generate a noticeably greater amount of odor, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable influence or hazard than the amount normally created by any of the other uses permitted in the district or districts in which the use will be permitted;

- D. That the establishment of the use in the zone district or districts in which it will be permitted will not be detrimental to the public health, safety or welfare.

17.86.030 Findings.

- A. Before a zone change or text amendment may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:
1. The amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title;
 2. The amendment would not be detrimental to the public health, safety, or welfare of the community;
 3. The amendment would maintain the appropriate balance of land uses within the City;
 4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.
- B. A zone change or text amendment may be denied if the reviewing authority finds one (1) or more of the findings in this section cannot be made.

FINDINGS FOR APPROVAL

In accordance with Section 17.86.030, before a zone change or text amendment may be approved, all of the following findings shall be made by the reviewing authority:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance;

Analysis: That each amendment request has been individually evaluated for consistency with the General Plan and recommended for approval if deemed consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance, specifically Section 17.08.050, as provided in the staff report.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community;

Analysis: That each use proposed is currently permitted within the City of Hanford and would not be detrimental to the public health, safety, or welfare of the community. Each use is already a use allowed within the City of Hanford, none of which has been determined to be detrimental to the health, safety, or welfare of the City. Each use was evaluated in accordance with Section 17.08.050 of the Zoning Ordinance, as provided in the staff report.

3. That the amendment would maintain the appropriate balance of land uses within the City; and

Analysis: That jobs-housing balance is achieved, by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposed text amendments recommended for approval are all consistent with the General Plan and will not affect the City's ability to maintain an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That each use was evaluated for consistency with the General Plan and Zoning Ordinance, in order to ensure the proposed uses would be compatible with existing and future land uses within their prospective districts as provided in the staff report.

ENVIRONMENTAL REVIEW

The proposed zone text amendment is exempt under Section 15061(b) (3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed project is a text amendment that is not associated with a physical development, therefore there are no physical impacts that will result from the project.

The zone text amendment, as recommended by staff, is also exempt under Section 15183 (projects consistent with a community plan, general plan, or zoning) since the types of businesses permitted by the ordinance are consistent with those contemplated by the General Plan and Zoning Ordinance, such as retail, office, and food service. No use that was not supported by the General Plan, the Zoning Ordinance or other plan was recommended for approval and included in the Ordinance for adoption by the City Council.

There are five exceptions to using a categorical exemption as stated in 15300.2 of the CEQA Guidelines. 1) That the project is located in a particularly sensitive location; 2) That there may be cumulative impacts resulting from successive projects of the same type in the same place; 3) When there is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances; 4) That the site is on a hazardous waste site; 5) That the project will result in a change to the significance of a historic resource.

As stated previously, the project is a text amendment, not a physical project; therefore, it is not located on a sensitive location, there are no other projects on the same place or type recently proposed or foreseen, there are no unusual circumstances as all the uses are allowed uses in the City of Hanford, the project is not on a hazardous waste site and will not result in a change to the significance of any historic resource. A categorical exemption under Sections 15061(b)(3) and 15183 is therefore appropriate.

A Notice of Exemption has been prepared – **Attachment 3.**

PUBLIC COMMENT

Noticing of the project was published in the newspaper on October 22, 2021. Since the zone text amendments affect the entire city, which would result in a mailout exceeding 1,000 property owners, individual notice was not mailed to property owners, in accordance with Section 17.70.100 Notice Requirements of the Hanford Municipal Code:

- C. In the event that the number of owners of property to whom notice may be sent pursuant to subsection B of this section would result in more than one thousand (1,000) notices, notice may alternatively be given at least ten (10) days prior to the hearing by either of the following procedures:
 - 1. By placing a display advertisement of at least one-fourth (1/4) page in a newspaper having general circulation within the area affected by the proposed ordinance or amendment; or
 - 2. By placing a written notice with any generalized mailing sent by the City to property owners in the area affected by the proposed ordinance or amendment, such as billings for City services.

Comments from the Planning Commission hearing are summarized under Background.

One comment letter was received by the Planning Commission Clerk during the Planning Commission Public Hearing from Angel Galvan – **Attachment 1.**

One comment letter was received from Pauline Hershey – **Attachment 2.**

STAFF RECOMMENDATION

Staff recommends that the City Council:

- 1. Introduce and waive the first reading of Ordinance 21-14, approving Zone Text Amendment No. 2021-01.
- 2. Consider the Planning Commission's recommendation to Form a committee, consisting of citizens, the Planning Commission, and City Council to work with staff to evaluate the fiscal and regulatory impacts of the proposed zone text amendments, with consideration of conformity to the General Plan.

ORDINANCE NO. 21-14

AN ORDINANCE APPROVING MUNICIPAL CODE AMENDMENT NO. 2021-01, A REQUEST BY THE CITY OF HANFORD TO: - MUNICIPAL CODE AND ZONE TEXT AMENDMENT NO. 2021-01: A REQUEST BY THE CITY OF HANFORD TO AMEND TITLE 17, SECTION 17.08.030 – COMMERCIAL, OFFICE, AND INDUSTRIAL ZONE USE TABLE OF THE HANFORD MUNICIPAL CODE BY ADDING SECTIONS IN ORDER TO:

- 1. CREATE SIZE BREAKDOWNS FOR “OFFICE; MEDICAL, DENTAL, OR OPTOMETRY” AND ALLOW LIMITED OFFICE USES IN THE C-R REGIONAL COMMERCIAL ZONE DISTRICT; AND**
- 2. CREATE SIZE BREAKDOWNS FOR “OFFICE; PROFESSIONAL OR COMMERCIAL” AND ALLOW LIMITED OFFICE USES IN THE C-R REGIONAL COMMERCIAL ZONE DISTRICT; AND**
- 3. ELIMINATE SIZE BREAKDOWNS FOR “FURNITURE STORES” AND ALLOW FURNITURE STORES (ANY SIZE) AS A PERMITTED USE IN THE C-R REGIONAL COMMERCIAL, MX-C CORRIDOR MIXED USE, AND MX-D DOWNTOWN MIXED-USE ZONE DISTRICTS; AND**
- 4. ADD “LABORATORY; GENERAL, MEDICAL, OR DENTAL” AS A CONDITIONALLY PERMITTED USE IN THE C-R REGIONAL COMMERCIAL ZONE DISTRICT; AND**
- 5. ADD “FOOD CATERING” AS A PERMITTED USE IN C-N NEIGHBORHOOD COMMERCIAL, C-R REGIONAL COMMERCIAL, AND MX-N NEIGHBORHOOD MIXED USE ZONE DISTRICT.**

LOCATION: CITYWIDE.

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

SECTION 1: The Hanford Municipal Code Title 17, the Zoning Ordinance contains regulations to ensure the public health, safety, peace, comfort, convenience, prosperity and general welfare of the citizens of Hanford, including zoning categories, allowed uses and development standards.

SECTION 2: The City Council has held a public hearing on the amendment to Title 17, as follows, and as attached as **Exhibits A:**

1. Amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections in order to:
 - a. Create size breakdowns for “Office; medical, dental, or optometry” and allow limited office uses in the C-R Regional Commercial zone district; and
 - b. Create size breakdowns for “Office; professional or commercial” and allow limited office uses in the C-R Regional Commercial zone district; and
 - c. Eliminate size breakdowns for “Furniture stores” and allow furniture stores (any size) as a permitted use in the C-R Regional Commercial, MX-C Corridor Mixed Use, and MX-D Downtown Mixed-Use zone districts; and

- d. Add “Laboratory; general, medical, or dental” as a conditionally permitted use in the C-R Regional Commercial zone district; and
- e. Add “Food catering” as a permitted use in C-N Neighborhood Commercial, C-R Regional Commercial, and MX-N Neighborhood Mixed Use zone district.

SECTION 3: The City Council finds that the adoption of this ordinance is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to the following sections of the CEQA Guidelines, 14 Cal. Code of Regulations, Chapter 3.

The City Council finds that the adoption of this ordinance is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to the following sections of the CEQA Guidelines, 14 Cal. Code of Regulations, Chapter 3.

- a) The ordinance is exempt under Section 15061(b) (3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and
- b) The ordinance is also exempt under Section 15183 (projects consistent with a community plan, general plan, or zoning) since the types of businesses permitted by the ordinance are consistent with those contemplated by general plan and zoning, such as retail, office, and food service.

SECTION 4: The proposed amendment was evaluated for consistency with the General Plan and the Zoning Ordinance in accordance with Sections 17.02.060, 17.08.050, 17.86.030 and based on the following findings:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance;

Analysis: That each amendment request has been individually evaluated for consistency with the General Plan and recommended for approval if deemed consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance, specifically Section 17.08.050, as provided in the staff report.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community;

Analysis: That each use proposed is currently permitted within the City of Hanford and would not be detrimental to the public health, safety, or welfare of the community. Each use is already a use allowed within the City of Hanford, none of which has been determined to be detrimental to the health, safety, or welfare of the City. Each use was evaluated in accordance with Section 17.08.050 of the Zoning Ordinance, as provided in the staff report.

3. That the amendment would maintain the appropriate balance of land uses within the City; and

Analysis: That jobs-housing balance is achieved, by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The

proposed text amendments recommended for approval are all consistent with the General Plan and will not affect the City's ability to maintain an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That each use was evaluated for consistency with the General Plan and Zoning Ordinance, in order to ensure the proposed uses would be compatible with existing and future land uses within their prospective districts as provided in the staff report.

SECTION 5: The City Council of the City of Hanford does ordain that Title 17 is hereby amended, as shown in **Exhibit A**.

SECTION 6: That the ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage or a summary of this ordinance shall be published in the Hanford Sentinel in a manner consistent with the requirements of the California Government Code.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on November 2, 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

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 2nd day of November, 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.

Attachment: Ordinance 21-14 ZTA 2021-01 (CD: ZTA 2021-01 (CC))

NATALIE CORRAL
CITY CLERK

Exhibit A:
Land Use Table and Definitions – amended per MCA 2021-01

Additions appear in **bold**; deletions appear as ~~striketrough~~

Zone Text Amendment No. 2021-01, a request by the City of Hanford to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding or deleting sections in order to make the following changes

1. Create size breakdowns for “Office; medical, dental, or optometry” and allow limited office uses in the C-R Regional Commercial zone district; and
2. Create size breakdowns for “Office; professional or commercial” and allow limited office uses in the C-R Regional Commercial zone district:

Table 17.08.030

Commercial, Office, and Industrial Use Table														
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed														
Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
E6	Office; medical, dental, or optometry	P		P		P	P	P	P					
	Under 2,000 sq. ft.	P	P	P		P	P	P	P					
	2,000 – 6,000 sq. ft.	P	C	P		P	P	P	P					
	Over 6,000 sq. ft.	P		P		P	P	P	P					
E7	Office; professional or commercial	P		P		P	P	P	P					
	Under 2,000 sq. ft.	P	P	P		P	P	P	P					
	2,000 – 6,000 sq. ft.	P	C	P		P	P	P	P					
	Over 6,000 sq. ft.	P		P		P	P	P	P					

3. Eliminate size breakdowns for “Furniture stores” and allow furniture stores (any size) as a permitted use in the C-R Regional Commercial, MX-C Corridor Mixed Use, and MX-D Downtown Mixed-Use zone districts:

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
I16	Furniture store		P				P	P								
I16	Furniture store with less than 15,000 sq. ft. of floor space devoted to the display and sale of furniture		P				P	P								
I17	Furniture store with 15,000 to 20,000 sq. ft. of floor space devoted to the display and sale of furniture		C				C	P								
I18	Furniture store with over 20,000 sq. ft. of floor space devoted to the display and sale of furniture							P								

4. Add “Laboratory; general, medical, or dental” as a conditionally permitted use in the C-R Regional Commercial zone district: and

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
E4	Laboratory; general, medical or dental		C	P	C		P	C		P	C					

5. Add “Food catering” as a permitted use in the C-N Neighborhood Commercial, C-R Regional Commercial, and MX-N Neighborhood Mixed Use zone district.

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
J14	Food catering	P	P	P		P	P	P	C							

received @ P.C. 10/12/21 - Angel Galvan

- D. That the establishment of the use in the zone district or districts in which it will be permitted will not be detrimental to the public health, safety or welfare.

17.86.030 Findings.

- A. Before a zone change or text amendment may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:
1. The amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title;
 2. The amendment would not be detrimental to the public health, safety, or welfare of the community;
 3. The amendment would maintain the appropriate balance of land uses within the City;
 4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.
- B. A zone change or text amendment may be denied if the reviewing authority finds one (1) or more of the findings in this section cannot be made.

FINDINGS FOR APPROVAL

In accordance with Section 17.86.030, before a zone change or text amendment may be approved, all of the following findings shall be made by the reviewing authority:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance;

Analysis: That each amendment request has been individually evaluated for consistency with the General Plan and recommended for approval if deemed consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance, specifically Section 17.08.050, as provided in the staff report.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community;

Analysis: That each use proposed is currently permitted within the City of Hanford and would not be detrimental to the public health, safety, or welfare of the community. Each use is already a use allowed within the City of Hanford, none of which has been determined to be detrimental to the health, safety, or welfare of the City. Each use was evaluated in accordance with Section 17.08.050 of the Zoning Ordinance, as provided in the staff report.

Establish the Corridor Mixed Use land use designation to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses.

Policy L66 Typical Uses in Corridor Mixed Use Land Use Designation

Define the uses allowed in the Corridor Mixed Use land use designation to include small- and medium- scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged.

3.6.3 Downtown Mixed use

Policy L69 Purpose of Downtown Mixed Use Land Use Designation

Establish the Downtown Mixed Use land use designation as a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community.

Policy L73 Offices in Downtown

Encourage local-serving offices to locate in the Downtown.

3.7.1 Office

Policy L74 Purpose of Office Land Use Designation

Establish the Office land use designation to support professional, non-retail businesses, along with medical and health care needs in a large campus-style setting as part of a resilient economic base.

Policy L75 Typical Uses in Office Land Use Designation

Define the uses allowed in the Office land use designation to include professional and medical businesses and institutions typically found in an office building or campus environment. Typical uses include professional offices, medical offices, hospitals, and medical clinics.

3.7.2 Office Residential

Surrounding much of the historical downtown are older homes, some of which are in the process of converting from conventional single family units to offices. Many of these structures are large and have stunning architectural features that add significantly to the atmosphere of the downtown.

2.6 Downtown

Downtown Hanford is the historic center for Hanford's commercial activity as well as its hub for public gathering and interaction. It is the focal point of community activity and pride. A healthy, active downtown provides a foundation for the community, and conveys a positive message to prospective businesses about Hanford's quality of life. Downtowns are typically the most dynamic areas of a city, and they continually evolve to meet the needs of changing culture over years and decades. The City of Hanford continues to engage in numerous efforts to make a place where businesses successfully operate, cultural and entertainment opportunities are enjoyed, and people can interact with each other.

Downtown Hanford Goals¹

Goal E7: A vibrant and thriving Downtown that serves as the City's main commercial center and location for community events.

Goal E8: A distinct Downtown that sets Hanford apart from surrounding communities.

Policy E33 Downtown Promotion

Support and encourage Downtown retail businesses and cultural, recreational, and entertainment activities to ensure that the Downtown remains an attractive and unifying center for the city.

Policy E34 Mix of Downtown Uses

Promote the incorporation of office, additional retail, and residential uses into the Downtown that will provide additional customers for local business.

Policy E35 Downtown Infrastructure Improvements

Maintain parking, lighting, landscaping, sidewalk and other public improvements that support business activity and movement in the Downtown.

Policy E36 Policies Tailored for Downtown

Tailor policies, design standards, and programs that reinforce Downtown's unique qualities and acknowledge its urban (as opposed to suburban) form and land pattern.

Policy E37 Property Based Improvement Districts

Encourage the use of property based improvement districts to finance infrastructure improvements that benefit all Downtown properties.

Policy E38 Downtown Parking

City to provide adequate shared public parking in the downtown area to encourage greater land use density.

¹ These goals are also found in Section 3.11.

com·pat·i·ble

/kəmˈpədəb(ə)l/

adjective

(of two things) able to exist or occur together without conflict.

"the fruitiness of Beaujolais is **compatible** with a number of meat dishes"

noun

a computer that can use software designed for another make or type.



All Valley Printing

Central California's Business Printing Partner

October 27, 2021

City Clerk Recorder
Natalie Corral

For Distribution to Staff and Council in advance of Tuesday November 2nd City Council Meeting
Topic – Zoning as a Carrot not a Stick

“By far, the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities”. - Socrates.

Dear councilmembers Ramirez, Sharp, Saltray, Morrow, Brieno and others concerned.

Like you, I wear many hats. Business owner, downtown advocate, community minded citizen, community wellness advocate. Oh yeah – wife, mom, Rotarian, new member of the NAACP and the Sierra Pacific High School Boosters. Bilingual (Spanish). Raised by teachers. Moderate. (Yes, there are some of us left...)
A goal in common with you perhaps? A desire to live long and well in a community I am proud to call home.

I was also one of 20 or so members of the committee that helped to create our most recent general plan document. The process, 18 months I believe. Many people, different ideologies, all coming together to create a balanced and forward thinking document. I respectfully suggest that folks familiarize themselves with that document and its intent. Hanford is extremely unique and draws folks not just because of the attractive cost of living, but because of its beauty and vibrancy. These are things we must not assume happen without proper investment, thought, planning and yes, zoning.

As small a concession as it may seem, to continue to allow additional professional services to spring up on raw land and within big box establishments, is not in the best interest of our community. A better solution is to utilize the tools of infill and zoning to encourage competition within the city core.

We have all seen the results of communities where the market forces of urban sprawl create not only unattractive, but dangerous town centers. In contrast, those communities that plan, create a different path forward. One that considers all, encourages competition but also acknowledges that additional tools are needed to maintain a vibrant city core.

I would argue that our citizenry needs variety and options. But we can most certainly have both. Case in point, Family Healthcare Network. This organization transformed blighted land into a beautiful building full of services for our most needy. AND they did it in the middle of our community.

In conclusion, I firmly oppose knee jerk changes to our well crafted ideas, when it comes to the beautiful community we are entrusted to maintain and improve. We can see all around us, in our world, what a lack of strategic planning does. Stay the course, respect the wisdom of those who have been entrusted with developing an updated and thoughtful general plan, and if amendments are required, put them through a litmus test of best practices for creating a livable community. Thoughtful councilmembers will consider that elusive quality called



All Valley Printing

Central California's Business Printing Partner

"community" and determine that zoning is not something punitive, it is like clay. It can help us mold our community into any shape we would have.

My twelve cents.

Stay well, and let your community plan thoughtfully.

Pauline Hershey

Notice of Exemption 2021-84

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford
317 North Douty Street
Hanford, CA 93230

Project Title: Zone Text Amendment No. 2021-01

Project Location – City of Hanford

Project Location – City: Hanford **Project Location – County:** Kings County

Description of Nature, Purpose and Beneficiaries of Project: Zone Text Amendment No. 2021-01: a request by the City of Hanford to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections in order to: 1) Create size breakdowns for “Office; medical, dental, or optometry” and allow limited office uses in the C-R Regional Commercial zone district; and 2) Create size breakdowns for “Office; professional or commercial” and allow limited office uses in the C-R Regional Commercial zone district; and 3) Eliminate size breakdowns for “Furniture stores” and allow furniture stores (any size) as a permitted use in the C-R Regional Commercial, MX-C Corridor Mixed Use, and MX-D Downtown Mixed Use zone districts; and 4) Add “Laboratory; general, medical, or dental” as a conditionally permitted use in the C-R Regional Commercial zone district; and 5) Add “Food catering” as a permitted use in C-N Neighborhood Commercial, C-R Regional Commercial, and MX-N Neighborhood Mixed Use zone district.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☐ Categorical Exemption: State type and section number:
☒ Statutory Exemption. State code number: 15061(b)(3) General Rule; 15183 Projects Consistent with a Community Plan, General Plan, or Zoning

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA). Section 15061(b)(3) states that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. No significant environmental impacts would occur as a result of the proposed ordinance. The ordinance is also exempt under Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning, since the types of businesses permitted by the ordinance are consistent with those contemplated by the General Plan and Zoning, such as office, retail, and food service.

Lead Agency

Contact Person: Gabrielle Myers Area Code/ Telephone: (559) 585-2578

Signature: _____ Date: November 2, 2021 Title: Senior Planner

- ☒ Signed by Lead Agency Date received for filing at OPR: _____
☐ Signed by Applicant

Attachment: Attachment 3 - Notice of Exemption (CD: ZTA 2021-01 (CC))



AGENDA STAFF REPORT

MEETING DATE: 11/2/2021	AGENDA SECTION: A
--------------------------------	--------------------------

SUBJECT:

Community Development: Historic Resources Permit 2021-06 A: a request, by the Carnegie Museum of Kings County, to hang a five-feet by 11-feet (55 square foot) banner on the exterior of the Carnegie Library Building from November 3 to January 7, 2022, in order to advertise an upcoming exhibit. Historic Resources Permit 2021-06 B: a request, by staff, to allow future approvals of similar banners for the Carnegie Museum of Kings County administratively through the banner permit process. The project is located at 109 E. Eighth Street (APN 012-041-017).

See staff report, attached.

FISCAL IMPACT:

Insert Fiscal Impact Here or Erase Completely

ATTACHMENTS:

Staff Report - HR 2021-06
 Resolution 21-49-R
 Resolution 21-50-R (process)
 Attachment 1 - Historic Overlay Zone and Properties
 Attachment 2 - Applicant's Statement of Intent
 Attachment 3 - Proposed Banner & Location

**CITY OF HANFORD CITY COUNCIL
STAFF REPORT
Tuesday, November 2, 2021**

PROJECT: **Historic Resources Permit 2021-06 A:** a request, by the Carnegie Museum of Kings County, to hang a five-feet by 11-feet (55 square foot) banner on the exterior of the Carnegie Library Building from November 3 to January 7, 2022, in order to advertise an upcoming exhibit.

Historic Resources Permit 2021-06 B: a request, by staff, to allow future approvals of similar banners for the Carnegie Museum of Kings County administratively through the banner permit process.

LOCATION: The project is located at 109 E. Eighth Street (APN 012-041-017).

STAFF RECOMMENDATION

Staff recommends that the City Council, by motion:

1. Adopt Resolution 21-49-R approving Historic Resources Permit 2021-06 A.
2. Adopt Resolution 21-50-R directing staff to permit all banner requests within the same size and style indefinitely, subject to the conditions of approval stated in the resolution.

RECOMMENDED MOTION

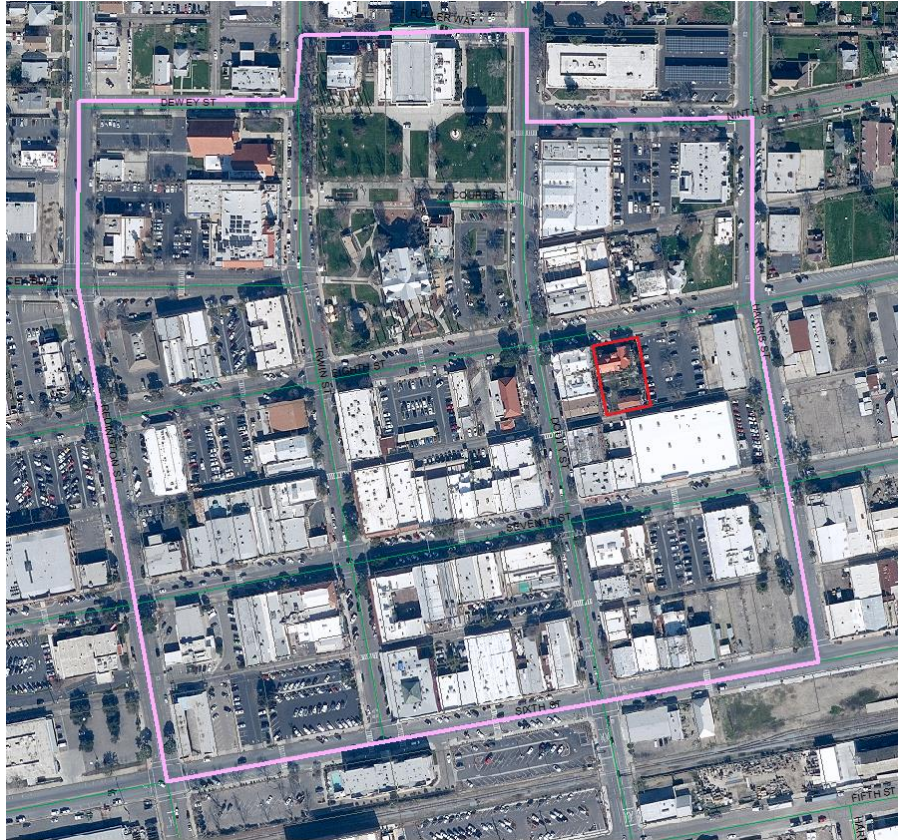
Staff recommends that the City Council, by motion:

1. Adopt Resolution 21-49-R approving Historic Resources Permit 2021-06 A.
2. Adopt Resolution 21-50-R directing staff to permit all banner requests within the same size and style indefinitely, subject to the conditions of approval stated in the resolution.

PROJECT DESCRIPTION

The property is located within the Historic Overlay Zone, shown below – outlined in red.

Figure 1: Historic Overlay Zone



The property is designated a contributing building in the Historic Overlay Zone, as shown on the Historic Overlay Zone Map – **Attachment 1**.

“Contributing building” means a structure within a historic district which structure retains scale, mass and other architectural characteristics to the degree that it contributes to the sense of time and place of the immediate area and the district. The building may have individual architectural significance or may be one of a grouping of background buildings that jointly contribute to the character of the immediate area and the district. Contributing buildings may reflect interim modifications if those modifications do not irreparably detract from the character of the building or if the modifications reflect an architectural style or particular era important to the development of the City. Contributing buildings shall also include structures that have a strong historical tie to activities, events, or individuals important in the development of the City.

In accordance with the Municipal Code Section 17.48, alterations to the exterior of a building located within the Historic Overlay Zone are required to be approved through a Historic Resources Permit, which must be approved by the City Council.

Section 17.48.040

No improvement or exterior architectural feature of any improvement shall be constructed or altered or enlarged which is located in the Historic Overlay District or identified as a historic site outside the District, unless a permit is issued pursuant to the terms of this chapter. The section shall not apply to any interior alteration which has no effect on the condition or appearance of any exterior architectural feature of an improvement. No structure listed on a

State or National Register shall be moved or demolished, unless a permit is issued pursuant to the terms of this chapter.

“Alteration” means any exterior change or modification, through public or private action, of any property located within a designated historic district or site or a designated historical building, including exterior changes to or the modification of a structure, architectural details or visual characteristics, such as paint color and surface texture, grading, surface paving, new structures, removal of trees and other natural features, disturbance of archeological sites or areas, and the placement or removal of any exterior objects, such as signs, plaques, light fixtures, street furniture affixed to the pavement, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of the property.

Section 17.48.070

- A. A historic resource permit shall be required for any alteration of the exterior features of a building within a designated historic district, or a designated historic building or site, or to construct a new building or improvements upon property within a designated historic district except as otherwise provided in this Chapter 17.48, the City Council shall determine whether a historic resources permit shall be issued. A permit shall not be required for ordinary maintenance and repairs as defined in this section.
- B. Permit Procedures. An application for a historic resource permit shall be made on a form prescribed by the Community Development Department and shall be accompanied by the fees established by resolution of the City Council. The application shall include the information required by Section 17.60.020 for site plan review, complete elevation drawings of the proposed alterations, samples of proposed colors and materials, color photographs of all sides of any existing improvement, building or structure on the site, and such other information as may be required by the Community Development Department. If applicable, the application shall include the information required by Chapter 17.58 (permit for conditional uses) and Chapter 17.62 (planned unit development).

Applications for permits requiring City Council approval shall be placed on the next regular meeting of the City Council. The City Council may approve, approve with conditions, or deny the permit.

Building History and Description

The Hanford Carnegie Library was constructed in 1905 in Romanesque Revival style. The Hanford Library was opened in the Carnegie building until 1968, when the City and Kings County libraries were combined and moved into their current location.

The Hanford Carnegie Museum opened in 1974 and operated until the building was vacated on October 1, 2020. The Carnegie Museum of Kings County resumed operation of the museum in June 2021.

The Hanford Carnegie Library is listed on the National Registry of Historic Places, as well as the California Register of Historic Resources.

Proposed Modifications

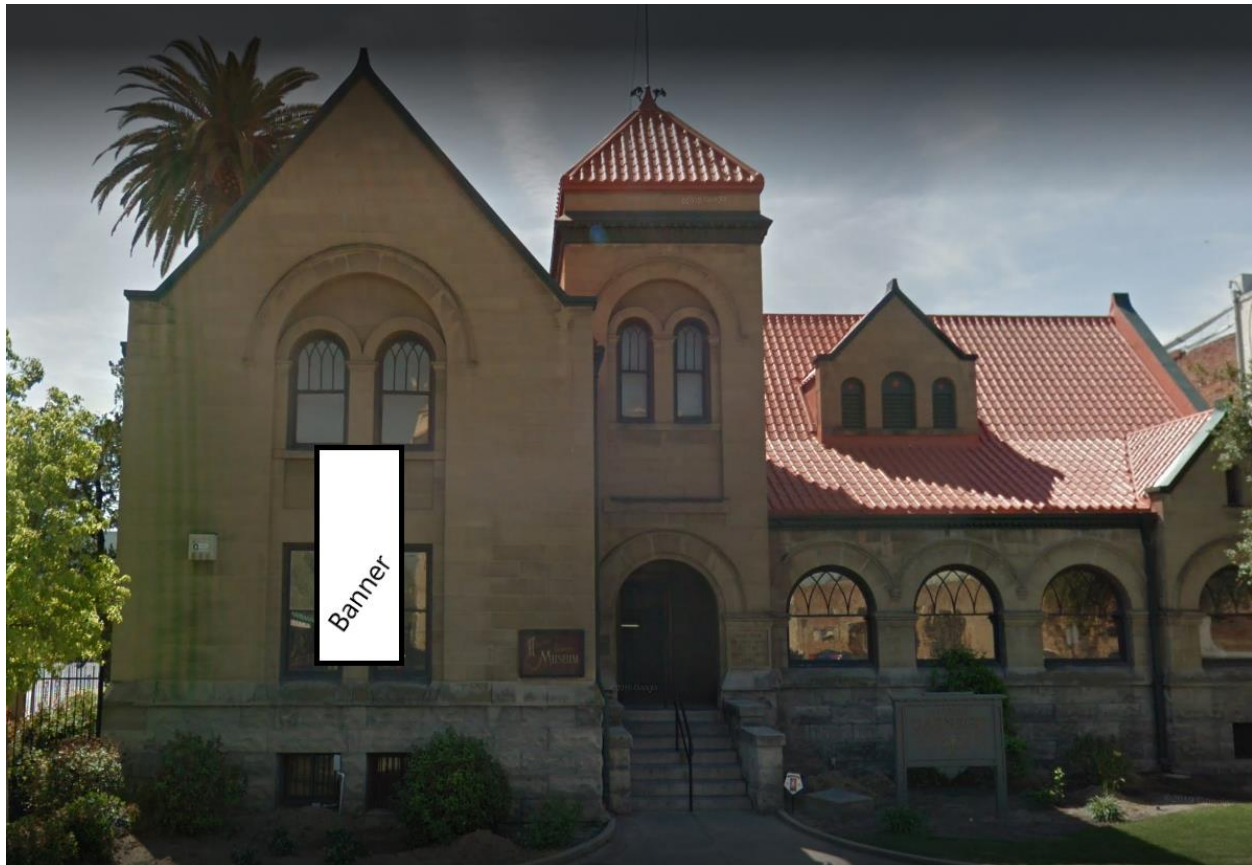
Under Historic Resources Permit No. 2021-06 A, the Carnegie Museum of Kings County seeks to erect a five-foot by 11-foot (55 square feet) temporary banner, in order to advertise an upcoming exhibit – A History of the Marchbanks Hanford Speedway. The exhibit will run from November 13th to December 19th. The applicant is requesting to display the banner from the date of Council's approval to January 7, 2022, due to possible holiday commitment conflicts with staffing and removal equipment availability. The banner is proposed to remain from September 15th through October 25th.

The applicant's statement of intent is provided in **Attachment 2**.

The proposed banner is provided in **Attachment 3**.

The proposed banner will be hanging from the second-story window base, as shown below.

Figure 2: Proposed Banner Location



DESIGN EVALUATION

The proposed banner is evaluated for consistency with the design criteria set forth by the Hanford Municipal Code Section 17.48.150 E. 2, below:

1. Signs.

- a. General Requirements. Signs shall be designed to contribute to the quality of the historic commercial environment. Within the historic district, each business shall be limited to one (1) primary sign, except those businesses on corners which may have a sign on each street. Each business may also appropriately establish one (1) sign directly lettered onto the window glass or the glass in the doors. Signs in the historic district shall be pedestrian oriented in size and shape. Graphics shall be simple and bold. Signs shall be flush with the wall since they usually complement architectural elements more effectively than projecting sign. Wall mounted can or cabinet type internally illuminated wall signs are not permitted. Symbolic, three-dimensional signs (such as a barber pole or a pawn shop symbol) shall be encouraged. Paper signs attached to the interiors or exteriors of store windows shall be discouraged, except where temporary presentation for public notice requires such treatment. The height of new signs shall not extend above the window sills of the second floor. Signs on one-story buildings shall not project above the cornice line, and all roof-mounted signs shall be precluded.

Analysis: The banner proposed is temporary. The Carnegie Museum already has a primary freestanding identification sign. No changes are proposed to the existing permanent sign. The temporary sign will be attached to the exterior window to serve as public notice of an upcoming exhibit.

Figure 3: Freestanding Sign



- c. Temporary Signs.
- i. Each building tenant may use one (1) of the following two (2) types of temporary signs, but not both at the same time:
- A. Basement, ground and second and third story tenants may use a maximum of twenty-five percent (25%) of their total window area along a single frontage for temporary signage. Such promotional or sale signs shall only be used for

a period of seven (7) consecutive days per month with at least a thirty (30) day period between sign displays. Such signs shall be of professional quality.

- B. Each building tenant shall be permitted to use one portable sign only on Fridays and Saturdays which sign is a maximum of three and one-half (3-1/2) feet high and two (2) feet wide. Such signs shall be placed immediately adjacent to the building and not next to the curb or anywhere else in the sidewalk area. Portable signs shall be removed and placed inside the business each afternoon or early evening on Fridays and Saturdays before the business closes.

Analysis: The applicant's proposed banner will be five feet by 11 feet, for a total square footage of 55 square feet. The proposed sign will be located on the exterior of the building, hanging from the second-story window, as conceptualized, in Figure 3. The proposed signage does not qualify as window signage nor a portable sign.

- ii. Commercial banner type signs on buildings or store fronts shall be prohibited except for grand openings and community events. Such signs shall only be used for a period of fourteen (14) days and then be removed. Such signs shall be of professional quality. Except for dealerships of cars, trucks, motorcycles, recreational vehicles and boats, and temporary parking lots sales which require outdoor display, canvas, plastic, cloth, paper or other types of banners or streamers suspended across private property, buildings or structures shall not be permitted. "Grand Opening" banners are permitted as stated above.

Analysis: The signage proposed herein is a commercial banner advertising a community event. The applicant proposes to exceed the 14-day period by utilizing the banner from September 15th through October 25th, in order to advertise an upcoming museum exhibit. The applicant's request states that, "the banner is being professionally designed and manufactured through a local business, All Valley Printing." The material will either be fabric (canvas or cloth) or vinyl. Canvas and cloth are not deemed appropriate banner materials, per the

- d. Brand Names or Product Signs. Registered trademarks, the portrayal of specific commodities, or signs advertising an individual brand of products shall not exceed ten percent (10%) of the total sign area. If the trademark or commodity represents the principal activity conducted, a maximum of twenty-five percent (25%) of the total sign area for trademark use.
- e. Sign Approval Process. All signs prior to their use and installation shall require a permit and shall be approved for consistency with this chapter.
- f. Deviations from Sign Standards. The Community Development Department or the City Council are granted the authority to approve deviations from the provisions of this section as allowed pursuant to Section [17.48.080](#).

RECOMMENDATION

The City Council may approve, approve with conditions, or deny the permit.

Staff recommends that the City Council:

Adopt Resolution 21-49-R, approving Historic Resources Permit No. 2021-06 A, with the following conditions:

1. That a banner permit be obtained through the Community Development Department of the City of Hanford (fee \$35), prior to installing the banner.
2. That the applicant adhere to the design criteria for the Historic Overlay Zone, set forth in Section 17.48 of the Hanford Municipal Code.
3. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
4. That the banner be permitted to remain from November 3, 2021 to January 7, 2022, in excess of the Code's 14-day period, in order to publicize an upcoming exhibit for the Carnegie Museum and allow for removal after the holidays.
5. That the banner's material be restricted to vinyl, which is not listed as a prohibited banner material.

Additionally, due to the multiple requests that are anticipated from the Carnegie Museum of Kings County for similar banners, staff recommends that the City Council approve Historic Resources Permit 2021-06 B and adopt Resolution 21-50-R, allowing staff to administratively permit all future banner requests through the banner application permit, subject to the following conditions:

1. That the banner be limited to the same size (5-ft. x. 11-ft.; 55 sq. ft.), location (as shown in Figure 2), and material (vinyl) as approved herein.
2. The banner's colors must be consistent with and/or complement the approved color palate for the historic district.
3. The banner's lettering and graphics must complement existing signs on and around the subject property.
4. That the banner be removed within 72 hours of the conclusion of the exhibit. Requests to allow the banner beyond the 72-hour window shall require a historic resource permit, subject to Council approval.
5. That should the Carnegie Museum of Kings County cease utilizing such banners for a period of one-year or more, this resolution shall become null and void and future requests shall be handled as standard historic resource permit requests.
6. That should the Council direct staff to bring back such banners for their approval, this resolution shall become null and void and future requests shall be handled as standard historic resource permit requests.
7. That a banner permit be obtained through the Community Development Department of the City of Hanford (fee \$35), prior to installing the banner.

8. That the applicant adhere to the design criteria for the Historic Overlay Zone, set forth in Section 17.48 of the Hanford Municipal Code, except as allowed to deviate, herein.
9. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

FINDINGS

In accordance with Section 17.48 of the Hanford Municipal Code, staff recommends approval of Historic Resources Permit 2021-06 A and B, with the cited conditions, and finds that the approval of the historic resources permit is consistent with the purpose of the Historic Overlay zone and will preserve to the extent possible historic elements of the site; and make the following findings:

1. That the proposed banner is consistent with the intent of development standards for temporary banner signage within the Historic Overlay Zone.
2. That the request will not adversely affect the public health, safety and general welfare of the citizens of Hanford.

Applicant

The Carnegie Museum of Kings County
 Jack Schwartz, President
 522 N. Redington Street
 Hanford, CA 93230

RESOLUTION 21-49-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
 APPROVING HISTORIC RESOURCES PERMIT NO. 2021-06 A TO PERMIT A 55-
 SQUARE-FOOT BANNER FOR THE CARNEGIE MUSEUM OF KINGS COUNTY
 FROM NOVEMBER 3 TO JANUARY 7, 2022. THE PROJECT IS LOCATED AT 109 E.
 EIGHTH STREET (APN 012-041-017)**

At a regular meeting of the City Council of the City of Hanford duly called and held on November 2, 2021, at 7:00 p.m. in the Council Chambers of the Civic Auditorium, it was moved by Council Member _____, and seconded by Council Member _____, and duly carried, that the following resolution be adopted:

WHEREAS, an application, filed by Jack Schwartz on behalf of the Carnegie Museum of Kings County, for Historic Resources Permit No. 2021-06 A, as shown in **Exhibit A**, was presented to the City Council; and

WHEREAS, the proposed project is located at 109 E. Eighth Street (APN 012-041-017); and

WHEREAS, the City Council of the City of Hanford, at a regular meeting on November 2, 2021, reviewed the request for Historic Resources Permit No. 2021-06 A, and

WHEREAS, Section 15301 of the California Environmental Quality Act Guidelines categorically exempts "Existing Facilities" from Environmental Review; and

WHEREAS, the City Council of the City of Hanford reviewed the application for the Historic Resources Permit No. 2021-06 A and found that the application is consistent with Section 17.48 of the Hanford Municipal Code and make the following findings:

1. That the proposed banner is consistent with the intent of development standards for temporary banner signage within the Historic Overlay Zone.
2. That the request will not adversely affect the public health, safety and general welfare of the citizens of Hanford.

THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford hereby approves Historic Resources Permit No. 2021-06 A, subject to the following conditions:

1. That a banner permit be obtained through the Community Development Department of the City of Hanford (fee \$35), prior to installing the banner.
2. That the applicant adhere to the design criteria for the Historic Overlay Zone, set forth in Section 17.48 of the Hanford Municipal Code.
3. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
4. That the banner be permitted to remain from September 15 through October 25, 2021, in excess of the Code's 14-day period, in order to publicize an upcoming exhibit for the Carnegie Museum.

5. That the banner’s material be restricted to vinyl, which is not listed as a prohibited banner material.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Hanford hereby approves Historic Resources Permit No. 2021-06 A. Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on November 2, 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 2nd day of November, 2021.

Date: _____

NATALIE CORRAL
CITY CLERK

Attachment: Resolution 21-49-R (CD: HRP 2021-06 Carnegie Banner/Process Change)

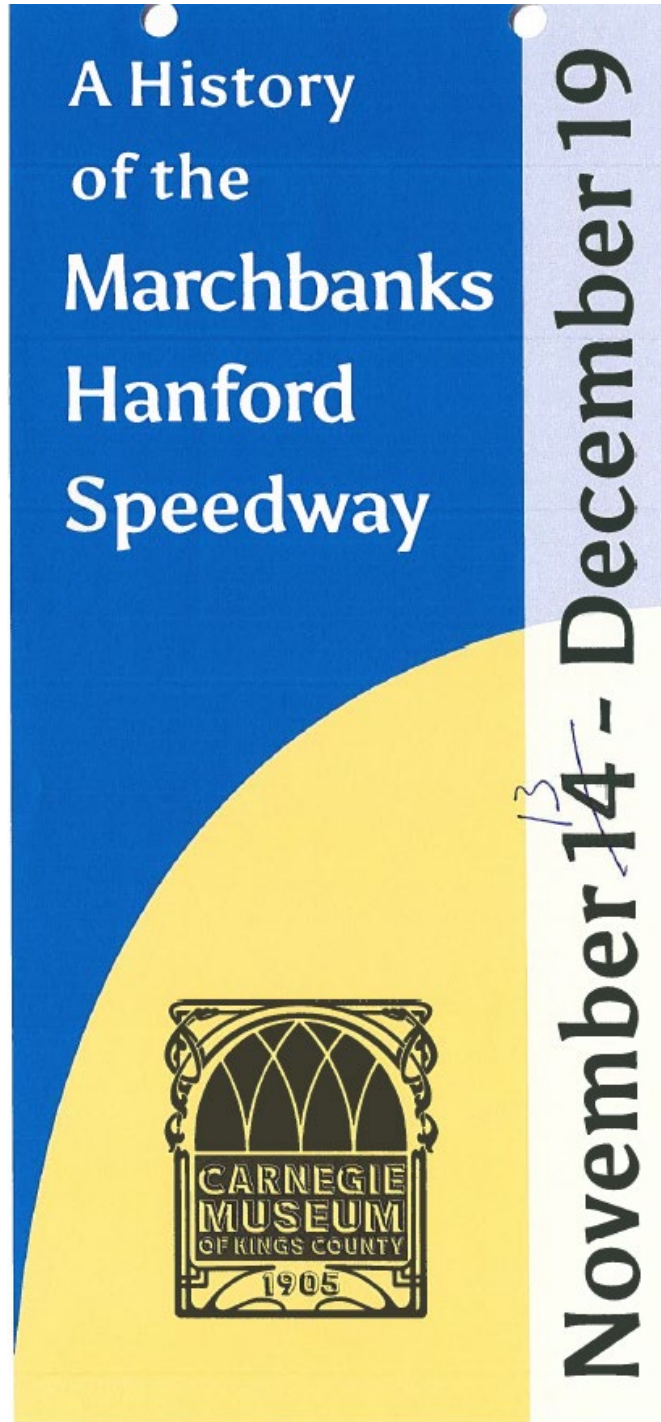
Exhibit A
Historic Resources Permit 2021-06 A

Banner Location



Attachment: Resolution 21-49-R (CD: HRP 2021-06 Carnegie Banner/Process Change)

Proposed Banner



Attachment: Resolution 21-49-R (CD: HRP 2021-06 Carnegie Banner/Process Change)

RESOLUTION 21-50-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
 APPROVING HISTORIC RESOURCES PERMIT NO. 2021-06 B TO ALLOW FUTURE
 APPROVALS OF SIMILAR BANNERS FOR THE CARNEGIE MUSEUM OF KINGS
 COUNTY TO BE PROCESSED ADMINISTRATIVELY THROUGH THE BANNER
 PERMIT PROCESS. THE PROJECT IS LOCATED AT 109 E. EIGHTH STREET (APN
 012-041-017)**

At a regular meeting of the City Council of the City of Hanford duly called and held on November 2, 2021, at 7:00 p.m. in the Council Chambers of the Civic Auditorium, it was moved by Council Member _____, and seconded by Council Member _____, and duly carried, that the following resolution be adopted:

WHEREAS, an application, filed by City staff, to allow future approvals of similar banners for the Carnegie Museum of Kings County to be processed administratively through the banner permit process was presented to the City Council; and

WHEREAS, the proposed project is located at 109 E. Eighth Street (APN 012-041-017); and

WHEREAS, the City Council of the City of Hanford, at a regular meeting on November 2, 2021, reviewed the request for Historic Resources Permit No. 2021-06 B, and

WHEREAS, Section 15301 of the California Environmental Quality Act Guidelines categorically exempts "Existing Facilities" from Environmental Review; and

WHEREAS, the City Council of the City of Hanford reviewed the application for the Historic Resources Permit No. 2021-06 B and found that the application is consistent with Section 17.48 of the Hanford Municipal Code and make the following findings:

1. That the proposed banner is consistent with the intent of development standards for temporary banner signage within the Historic Overlay Zone.
2. That the request will not adversely affect the public health, safety and general welfare of the citizens of Hanford.

THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford hereby approves Historic Resources Permit No. 2021-06 B, subject to the following conditions:

1. That the banner be limited to the same general design (Exhibit A), size (5-ft. x. 11-ft.; 55 sq. ft.), location (as shown in Exhibit B), and material (vinyl), shown as attached.
2. That the banner be removed within 72 hours of the conclusion of the exhibit. Requests to allow the banner beyond the 72-hour window shall require a historic resource permit, subject to Council approval.
3. The banner's lettering and graphics must complement existing signs on and around the subject property.

- 4. That the banner be removed within 72 hours of the conclusion of the exhibit. Requests to allow the banner beyond the 72-hour window shall require a historic resource permit, subject to Council approval.
- 5. That should the Carnegie Museum of Kings County cease utilizing such banners for a period of one-year or more, this resolution shall become null and void and future requests shall be handled as standard historic resource permit requests.
- 6. That should the Council direct staff to bring back such banners for their approval, this resolution shall become null and void and future requests shall be handled as standard historic resource permit requests.
- 7. That a banner permit be obtained through the Community Development Department of the City of Hanford (fee \$35), prior to installing the banner.
- 8. That the applicant adheres to the design criteria for the Historic Overlay Zone, set forth in Section 17.48 of the Hanford Municipal Code, except as allowed to deviate, herein.
- 9. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Hanford hereby approves Historic Resources Permit No. 2021-06 B. Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on November 2, 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 2nd day of November, 2021.

Date: _____

Attachment: Resolution 21-50-R (process) (CD: HRP 2021-06 Carnegie Banner/Process Change)

NATALIE CORRAL
CITY CLERK

Attachment: Resolution 21-50-R (process) (CD: HRP 2021-06 Carnegie Banner/Process Change)

Exhibit A

General Design

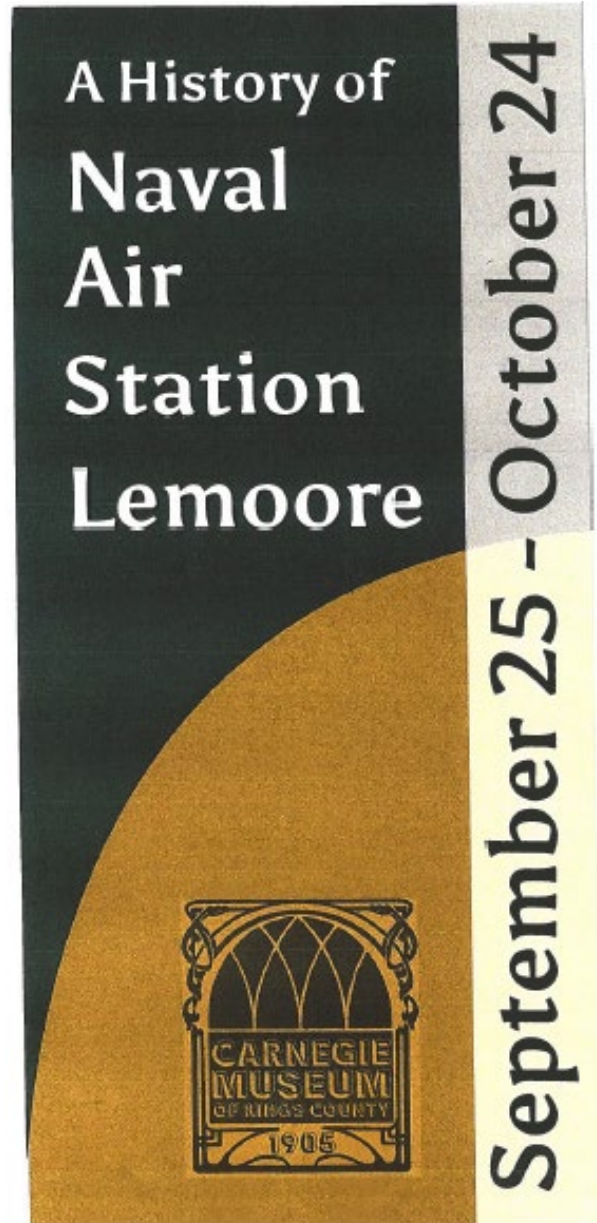
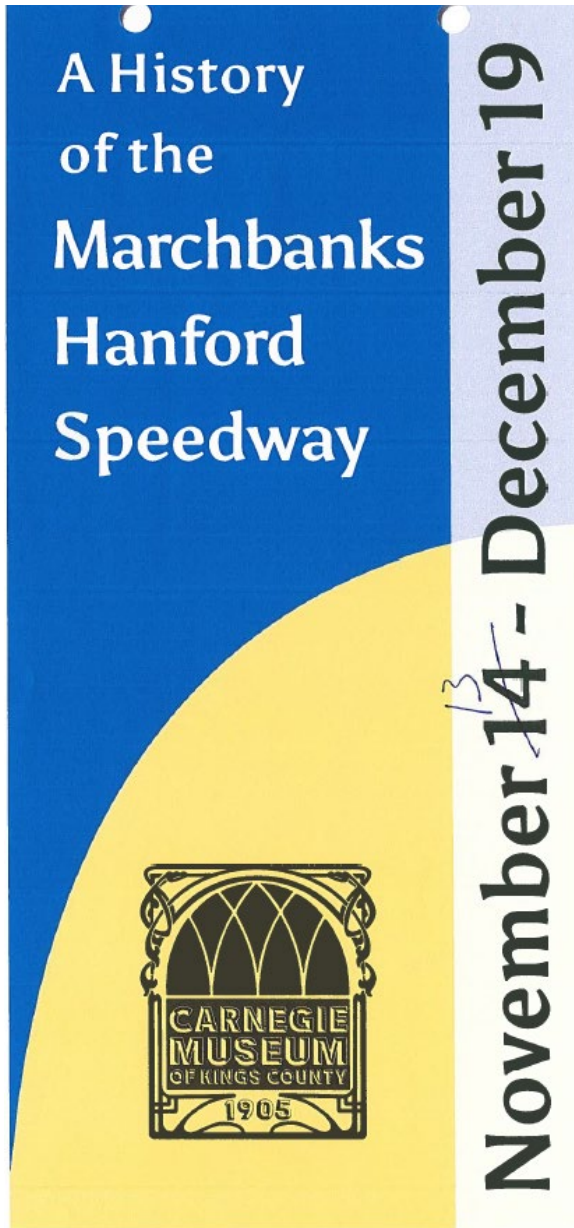
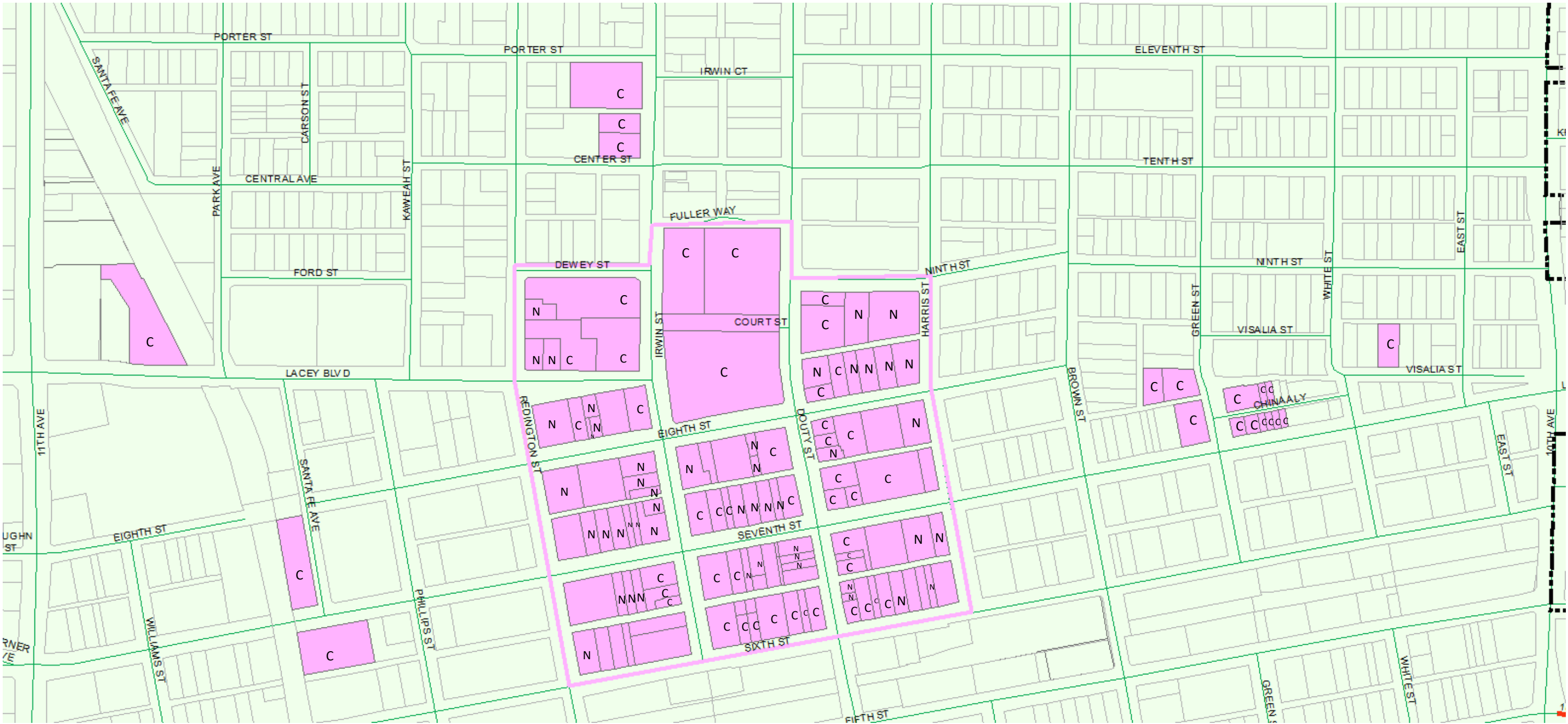


Exhibit B
Approved Location



Attachment: Resolution 21-50-R (process) (CD: HRP 2021-06 Carnegie Banner/Process Change)

Historic Overlay Zone and Properties



Legend

-

Historic Overlay Zone

-

Historic Properties

C

-

Contributing Buildings

N

-

Noncontributing Buildings



The Carnegie Museum of Kings County

Working together to bring Kings County history
to life through preservation and education.

City of Hanford

OCT 12 2021

Community
Development

To: Hanford Community Development Department
From: Jack Schwartz, President
Date: October 12, 2021
Re: Historic Resources Permit Application – Temporary Museum Exhibit Banner: A History of the Marchbanks Hanford Speedway

The Carnegie Museum of Kings County (CMKC) is curating a themed exhibition, The History of the Marchbanks Hanford Speedway. The Marchbanks was the first race track west of the Mississippi River that could host NASCAR and Indy type car races. The race track was built in the 1950s and hosted races from the 1950s through the 1970s. The exhibition will enable the public to witness the history of the race track as well as ancillary exhibits based on NASCAR and Indy car racers, including local ones. The exhibition will be open from November 13th and run through December 19th.

As part of our advertising for the exhibit, we propose hanging a +/- 5' x' 11' banner on the exterior of the Carnegie library building as depicted in the attached rendering that accompanies our Historic Resources Permit Application (Application). The banner is being professionally designed and manufactured through a local business, All Valley Printing. The CMKC Marketing Committee is making a final decision on the colors for the banner; however, as with the prior banner that the Council approved, the style and substance will substantively be as depicted.

We further propose that the banner be installed on or about October 25th and removed soon after the end of the Exhibition; however, due to possible holiday commitment conflicts with staffing and removal equipment availability, we ask that the banner be allowed to stay up until January 7, 2022. The banner will be installed in a manner that does not deface or structurally impact the building's façade.

Museum banners announcing exhibits are a common form of museum advertising and a banner is being successfully utilized with our current exhibition. The banner will be visually appealing, subject matter focused and broaden the community's awareness of the museum.

carnegiemuseumofkingscounty.org

559.585.7526

carnegieofhanford@gmail.com

Museum Address:
109 E Eighth St.
Hanford, CA 93230

Mailing Address:
522 N. Redington Street
Hanford, CA 93230

Attachment: Attachment 2 - Applicant's Statement of Intent (CD: HRP 2021-06 Carnegie Banner/Process Change)



Attachment: Attachment 3 - Proposed Banner & Location (CD: HRP 2021-06 Carnegie Banner/Process Change)

A History of the Marchbanks Hanford Speedway



13
November 14 - December 19



AGENDA STAFF REPORT

MEETING DATE: 11/2/2021	AGENDA SECTION: B
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SUBJECT:

Police: Approval of one (1) additional allocated position, within the Hanford Police Department, to finalize the creation of the Park Resource Officer position and Appropriate \$74,020 to fund hiring one officer and the one-time purchase of the standard equipment needed to outfit a new officer in fiscal year 21/22 and for fiscal year 22/23 \$131,500 in annual ongoing personnel costs.

RECOMMENDATION:

That the Hanford City Council, by motion, approve one (1) additional allocated position, within the Hanford Police Department, to finalize the creation of the Park Resource Officer position and Appropriate \$74,020 to fund hiring one officer and the one-time purchase of the standard equipment needed to outfit a new officer in fiscal year 21/22 and for fiscal year 22/23 \$131,500 in annual ongoing personnel costs.

BACKGROUND:

On February 2, 2021, Council approved the pilot program for the creation of a Park Resource Officer (PRO) for a six-month period. Since that time, the position has been filled through a lateral transfer from another assignment within the Department.

Pursuant to a condition of Council's approval of the pilot project, Council was provided a 3-month update on 7/20/2021 and a six-month update was given at the 10/19/2021 Council meeting. The City has recognized immediate results from the new PRO detail in the form of less calls for service at the parks and reduced activity from the bad element. As part of the February 2021 presentation to Council, staff presented data that detailed an 11% increase in the calls to the Hanford Police Department for park related incidents from 1,180 to 1,272 calls for service over the past three years; an average of 424 per year. Since the program has been in place, calls for service for park related incidents have dropped and are currently on pace for 382 per year.

During the October 19th Council meeting, Council directed staff to make the PRO a permanent detail and directed staff to bring back an agenda item for Council consideration of adding an additional allocated position to the Police Department, along with the full cost up front and

ongoing costs.

The initial six-month pilot program was funded as part of the Police Department's already adopted budget. The program was approved with the assumption that the ongoing cost of the assignment was to be shared equally between the Parks and Community Services Department and the Police Department. This cost sharing partnership was a unique and innovative approach, aimed at improving the actual and perceived safety of Hanford's parks. The FY 21/22 adopted budget for the Parks & Community Services department already assumed a reduction of two (2) allocated positions to help balance the budget so that savings can no longer be used to fund this additional allocated position.

Since both departments are funded by the General Fund, the reality is that this action does not require that the position be multi-funded. Because the City Council has already approved a balanced budget without the allocated position, the police department budget would need an additional appropriation for a complete fiscal year of \$131,500 in addition to the positions that have already been removed from the Parks & Community Services budget. For this current fiscal year the police department will need an additional appropriation of \$65,750 plus the outfitting cost of. \$8,270.00 (see attached quote) and \$131,500 for future fiscal years for the additional officer position. The total 21/22 fiscal year appropriation of \$74,020.

As part of the City's budget preparation process, all personnel costs are budgeted at the top step, Step 5. However, Police Officers have a step 6 and step 7. Additionally, the Police bargaining group has been successful in negotiating longevity and specialty assignment pays into additional steps. Accordingly, the City's Finance Department budgets for those officers at step 6 or 7. This results in the budgeted numbers below and the resulting "average" that should be used for calculating the cost of a new position, \$131,500.

Classic

Step 7:	\$141,716
Step 5:	\$129,869

PEPRA

Step 7:	\$132,594
Step 5:	\$121,603

Average:	\$131,500
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The addition of another officer would bring the total allocated sworn positions at the Hanford Police Department to 63. If approved, this action anticipates the hiring of a police officer in January 2022, should the recruitment be delayed costs could go down this fiscal year.

FISCAL IMPACT:

Additional appropriation to the Police Department budget of \$74,020 for FY 21/22 and \$131,500 for FY 22/23.

ATTACHMENTS:
Officer Equipment

New Officer Equipment	Cost
Sam brown belt	\$75.00
Hand cuff case	\$25
Handcuffs x2	\$50
Magazine Pouch	\$20
Holster	\$110
Patrol rifle/ Aim point	\$1,800
Sig Saur P320	\$450
Magazine	\$40
Taser X2	\$1,300
Ballistic Carrier	\$450
Balllistic Vest	\$800
Tlr-1 gun light	\$110
Portable Radio	\$2,150
Radio Holder	\$20
Baton Holder	\$20
Baton	\$150
Raincoat	\$60
Safety vest	\$40
Body Camera	\$600

Total **\$8,270.00**



AGENDA STAFF REPORT

MEETING DATE: 11/2/2021	AGENDA SECTION: C
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SUBJECT:

Administration: Discussion of future development of Hidden Valley Park, including Council review and direction on the alignment of Rodgers Road extension, between Mallard Way and Cortner Street, and consideration of a Ballot Measure to allow the Citizens of Hanford to determine the future of the vacant property located adjacent to the existing park

RECOMMENDATION:

That the City Council receive a report from staff and:

Give direction to staff on the preferred alignment for the Rodgers Road extension;

Direct staff to begin the design for the Rodgers road extension and move the project forward; and

Direct staff to draft a ballot measure, for Council approval, to allow the registered voters of Hanford to decide the future zoning of the property adjacent to Hidden Valley Park.

BACKGROUND:

On May 4, 2021, during the "Future Agenda Items" section of the agenda, an item was introduced by Mayor Ramirez and consensus was reached by Council on directing staff to bring back an item for council to discuss the requirements and impacts to change the land use designation on the vacant 18 acres of City property located adjacent to Hidden Valley Park from Low Density Residential to Open Space.

Unfortunately, as previously presented to the Planning Commission in July 2020 and the City Council at an August 4, 2020, study session, the complications of changing the zoning on that property make it a much more involved process than simply changing the land use designation on that property. First and foremost, the proposed "change of zone" is substantially inconsistent with the adopted 2035 General Plan and most specifically Goal O8 which calls for the equitable distribution of parks that are well designed and accessible.

As an interim measure, On August 17, 2021 Staff presented Council with several options for improving the existing Hidden Valley Park and options for the extension of Rodgers road. At the conclusion of the staff presentation, Council directed staff to perform more analysis on the impacts of the projected housing loss due to rezoning and bring the matter back to Council. Unfortunately, no decision was made on the road alignment or the proposed improvements during that session. Due to the existing project workload, there is not currently a time frame for the completion of that analysis.

While performing research on the history of Hidden Valley Park and the adjacent parcel, staff was able to put together a detailed history of the property and wanted to present this council with that history and several options moving forward.

Property Background

July 24, 1967	Staff receives approval to move forward with the purchase of 38.5 acres at the corner of Cortner and 11th for a 12.84 acre drainage basin.
October 30, 1967	CC Minutes. The City Manager reported that the property owner did not wish to sell just the portion of the site but would sell the entire parcel. Council directed staff to purchase for the basin and sell the remainder for fair market value.
April 8, 1968	CC Minutes. HUD request City approve the acceptance of a grant to purchase property for a proposed park at 11th avenue and Cortner. Item was postponed.
May 13, 1968	CC Minutes. Approval of acceptance of Open Space Grant from HUD denied.
October 28, 1968	CC Minutes. Reconsideration of acceptance of grant from HUD. Motion was to accept grant of \$28,000, that the funds be kept in abeyance until further studies could be completed regarding utilizing the funds.
1974, 1976 and 1980	State Bond funds are received to construct the improvements to the easternmost 20 acres.
1975	Work started on development of the park.
1978	City proposed the sale of the adjacent 19 +/- acres.
1997	Sports Complex Committee recommends the sale of the vacant acres to fund a sports complex
1998	City proposed the sale of the adjacent 19 +/- acres.
2001	City proposed the sale of the adjacent 19 +/- acres.

2013	City proposed the sale of the adjacent 19 +/- acres
2015	City proposed the sale of the adjacent 19 +/- acres
March 2017	Council initiated the declaration of surplus of the 19+/- acres.

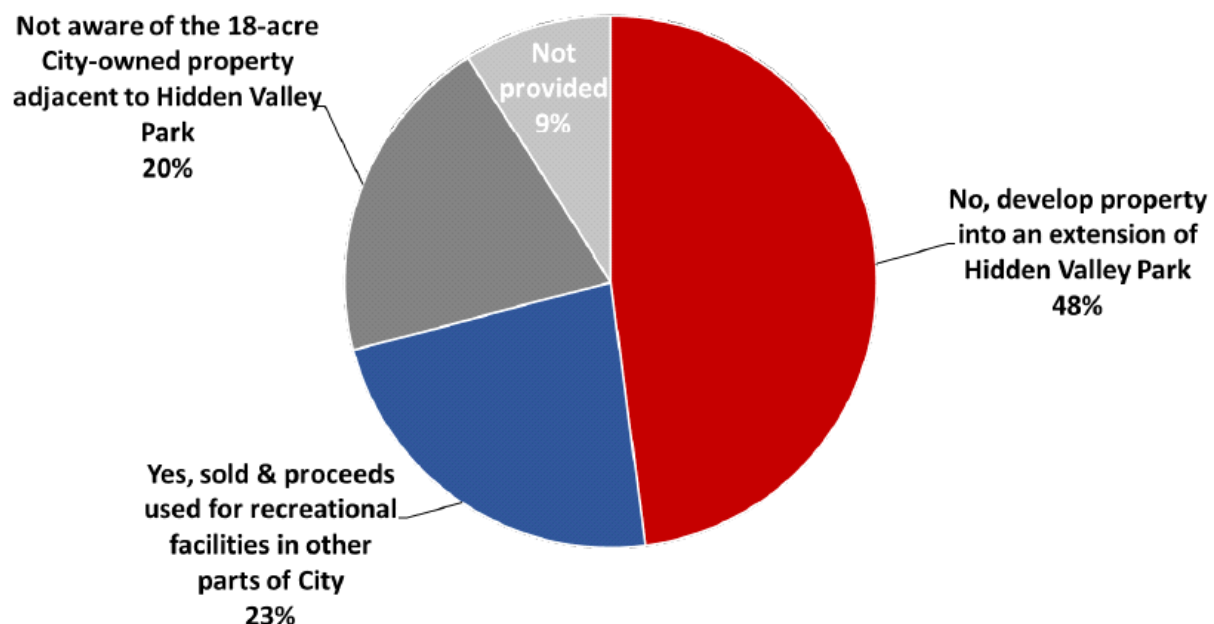
Given the fact that the original property purchase was made almost 54 years ago and, over the decades, many Councils have struggled with what to do with the property, staff researched several options in hopes of reaching a recommendation that this Council could support.

One of the arguments that is frequently brought up by proponents of the park is that the **majority of residents**, as part of a Parks and Recreation Master Plan survey, have already stated that they support the development of the vacant 18 acres. However, that same Master Plan also contains the section below on park priorities. For reference, previous Councils, in support of selling the vacant parcel, have done so with the caveat that the funding go towards an Indoor Rec Facility.

INVESTING IN THE EXISTING PARKS SYSTEM

- Continue to focus on reinvesting in, and maintaining existing parks.
- Resolution of the future of the 18 acres of vacant land adjacent to Hidden Valley Park.
- Indoor recreation facilities are desired beyond what is currently offered at Longfield Center

Also attached to this report is the page from the Master Plan that details the aforementioned survey. To clarify, 48% of respondents to that survey (not residents but a sampling, voted their support for developing the property into an extension of HVP. As you can see from the chart below, 48% may be the largest response category, but it not a majority of those surveyed, much less a majority of Hanford citizens.



In an effort to provide Council and the residents of Hanford with reliable data, staff sought out a reputable polling firm that would be able to poll a broad base of Hanford residents on their preferred use of the vacant property adjacent to HVP and provide quantifiable results. The quote to provide the polling came in at \$38,750, which is consistent with other polls of a similar nature. Upon receiving the quote for the polling, staff inquired with the Kings County Elections office about the cost of the City placing a measure on the ballot. The Elections department has given an estimate of \$38,000 for a ballot measure.

Given that the costs are similar, staff recommends that Council put the matter to a vote of the full electorate, instead of polling a representative sample of just 400 voters, and truly allow the citizens of Hanford to decide the fate of the 18 acres. Should Council direct staff to prepare the ballot measure, it would be placed on the ballot for the November 2022 General Election.

FISCAL IMPACT:

There is no direct impact to the budget as a result of Council's direction on this Item. The ballot measure, if approved by Council, will cost approximately \$38k for a citywide measure. The cost to extend Rodgers Road will be determined at the time the project is bid.

ATTACHMENTS:

1967.7.24 CC Minutes
1967.10.30 CC Minutes
Sentinel Article - Wilderness Park
HVP Survey
HVP Option A
HVP Option B

HANFORD CITY COUNCIL MINUTES
July 24, 1967

The Regular Meeting of the Hanford City Council was called to order by Mayor Kinnie in the Council Chambers of the City Hall, 400 North Douty Street, Hanford, California, at 8:00 P.M.

FLAG SALUTE AND INVOCATION

The flag salute was led by Mayor Kinnie and the invocation was given by Reverend Harold Clark of the South Side Church of God.

ROLL CALL BY CITY CLERK

Present: Councilmen SCHAFER, MEIRELLES, BROWN, KINNIE.
Absent: Councilman SPEAR.

STAFF PRESENT

City Manager Peterson, Administrative Assistant Dredge, Public Works Director Schwartz, City Attorney Clawson, Fire Chief Filippi, City Clerk-Finance Director Berry, Airport Manager Baldrick, Clerk Typist Williams.

AUDIENCE

Mrs. Barney Corwin, Mrs. Jack Schwartz, Barney Corwin, Lloyd Chappell, Dan Walters.

MINUTES

A motion was made by Councilman BROWN, seconded by Councilman SCHAFER, that Minutes of July 10th, 1967 be approved as presented. Motion was unanimously carried.

MISCELLANEOUS CORRESPONDENCE

Correspondence From Richard Lubic, Video Communications Inc. Requesting Permission To Install Community Cable Television Service Placed On File For Future Action

City Clerk Berry read letter from Mr. Richard Lubic requesting permission to install and operate a community antenna cable television service.

A motion was made by Councilman SCHAFER, seconded by Councilman BROWN, that correspondence be received and placed on file. Motion was unanimously carried.

MAYOR

Adopted Resolution Of Condolence, Manuel Pinheiro, Councilman 1954 to 1962, Deceased July 18, 1967

Mayor Kinnie stated that Resolution of Condolence has been prepared in honor of the late former Councilman Manuel Pinheiro. Resolution was read by City Clerk Berry.

Mayor Kinnie Presented Certificate To Jack Schwartz From Institute For Training In Municipal Administration Upon Completion Of Extension Course In "Management Practices For Smaller Cities"

City Manager Peterson reported that Mr. Jack Schwartz successfully completed a correspondence course in Smaller Cities Administration, which involved outside study. The Manager stated further that "we have seen constant betterment in the Water, Street, Sewer and Refuse Departments".

Mayor Kinnie presented Certificate to Mr. Jack Schwartz, who was then congratulated by members of the Council.

PLANNING COMMISSION

Approved Planning Commission Resolution No. 353 Recommending That City Acquire Certain Portions Of Surplus State Highway Properties Located On The South Side Of 4th Street Between 10th and 11th Avenues

City Manager Peterson read Planning Commission Resolution No. 353, which recommends to the Council that the City purchase the two odd shaped parcels located along the south side of the freeway on the south side of 4th Street in the vicinity of the Redington Street ramp. (Parcel

C - 15,125 sq. ft. and Parcel D - 12,175 sq. ft.) Mr. Peterson stated that the State Division of Highways has not yet set a price on these parcels, and the City will be given the opportunity to purchase these parcels before being placed on the auction block. Mr. Peterson recommended that Planning Commission Resolution No. 353 be approved as read and the City submit application for the purchase of the two triangular shaped parcels for beautification areas.

A motion was made by Councilman SCHAFER, seconded by Councilman MEIRELLES, that Planning Commission recommendations in their Resolution No. 353 be approved. Motion was unanimously carried.

ENGINEERING & PUBLIC WORKS DEPARTMENT

Approved Notice Of Completion For Resurfacing Portions Of Redington Street, Florinda Street, Parks & Williams Streets and Lacey Park Basketball Court

Public Works Director Schwartz reported that the work of resurfacing portions of Redington Street, Florinda Street, Parks and Williams Streets and the Lacey Park Basketball Court have been completed by James Melton of Fresno. Mr. Schwartz recommended that the Notice of Completion be approved and that the Mayor be authorized and directed to sign the Notice and the Clerk to attest thereto.

A motion was made by Councilman BROWN, seconded by Councilman MEIRELLES, that Notice of Completion to James Melton of Fresno be approved and the Mayor be directed to sign the Notice and the Clerk attest thereto. Motion was unanimously carried.

Approved Notice Of Completion For Construction Of Two Airport Shade Hangars

Public Works Director Schwartz reported that the construction of two open shelter airplane hangars at the Hanford Municipal Airport have been completed by the L. J. S. Company of Fresno. Mr. Schwartz recommended that the Notice of Completion be approved and the Mayor be authorized and directed to sign the Notice and the Clerk to attest thereto.

A motion was made by Councilman MEIRELLES, seconded by Councilman BROWN, that Notice of Completion to the L. J. S. Company of Fresno be approved, and the Mayor be directed to sign the Notice and the Clerk attest thereto. Motion was unanimously carried.

CITY MANAGER

Approved Changes In Cost Of Rentals At Hanford Municipal Airport Effective August 1, 1967

City Manager Peterson reported that a recap of the current and proposed charges in airport rentals has been presented to the Council, and recommended that the changes be approved: Tiedown from \$7.00 to \$8.00 per month, Shelters from \$15.00 to \$17.00 per month and T Hangars from \$20.00 to \$22.00 per month.

A motion was made by Councilman BROWN, seconded by Councilman MEIRELLES, that the proposed increases be approved effective August 1, 1967. Motion was unanimously carried.

Authorized Staff To Negotiate For Purchase Of 38.48 Acre Drainage Park Site In Vicinity Of 11th Avenue and Cortner Street

City Manager Peterson reported that the Council members were given a five year maintenance and development proposal on the property located west of 11th Avenue and south of Cortner Street. Mr. Peterson stated have gone ahead with appraisals of the property and are now ready to negotiate with the owner of the property. Mr. Peterson requested Council approval to proceed with negotiations for the purchase of this property for drainage park site.

A motion was made by Councilman BROWN, seconded by Councilman SCHAFER, that Staff be authorized to negotiate with current owner of this particular parcel at going price. Motion was unanimously carried.

Approved Transfer Of \$600.00 From Contingency Reserve Fund To Public Works Streets, Function 447, For Replacement Of 7th and Irwin Streets Traffic Signal Controller

City Manager Peterson reported that this traffic controller became inoperative, and because of age is not repairable. Therefore, Mr. Peterson

requested authorization to purchase a new traffic controller, and the transfer of \$600.00 from the Contingency Reserve Fund to Function 447 of the Public Works Streets.

A motion was made by Councilman MEIRELLES, seconded by Councilman SCHAFER, that \$600.00 be transferred from the Contingency Fund to the Public Works Streets, Function 447. Motion was unanimously carried.

Authorized The Installation Of A Head Gate In The City Drainage Ditch At A Point Lying North Of Grangeville Boulevard And Approximately 1/4 Mile East Of 10th Avenue

City Manager Peterson reported that a letter had been received from Kenneth Odell requesting permission to place a headgate in the City drainage ditch. Mr. Peterson further reported that City Attorney Clawson and Public Works Director Schwartz have given this very careful thought and have prepared a letter stipulating six conditions to be met, and recommended that permission be granted subject to the terms mentioned in the letter.

A motion was made by Councilman SCHAFER, seconded by Councilman MEIRELLES, that permission be granted to install a headgate in the City Drainage Ditch subject to the six conditions mentioned in the letter. Motion was unanimously carried.

Approved Escrow Instructions For Purchase Of Block 115 Parking

City Manager Peterson reported on the proposal on purchase of the Cottage Cafe in the Peden Block, and requested authorizing the Mayor to sign the Escrow Instruction and the Clerk attest thereto, at the time approval is received from all the property owners.

A motion was made by Councilman BROWN, seconded by Councilman SCHAFER, that the Mayor be authorized to sign the Escrow Instructions and the Clerk attest thereto. Motion was unanimously carried.

CITY ATTORNEY

Approved Date Of August 14, 1967 For Public Hearing On Fire Prevention Ordinance

City Attorney Clawson reported that before adoption of Fire Prevention Ordinance, a public hearing must be held, and recommended that the date of August 14, 1967 be set for public hearing on this ordinance. City Clerk Berry read title of Fire Prevention Ordinance.

A motion was made by Councilman SCHAFER, seconded by Councilman BROWN, that Public Hearing be set for August 14, 1967. Motion was unanimously carried.

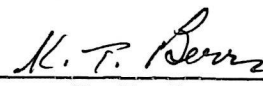
Approved Resolution No. 1009 Directing City Attorney To Prepare Ordinance Relating To The Issuance Of Permits In Food Handling Business

City Attorney Clawson read Resolution No. 1009 - Resolution Of The City Council Of The City Of Hanford Consenting That The County Health Officer Shall Enforce and Observe In The City All Of The Following: A. Orders, Quarantine Regulations and Rules Prescribed By The State Department and Other Rules and Regulations Issued Under The Provisions Of The Health and Safety Code, and B. Statutes Of The State Of California Relating To Public Health and Directing The Preparation Of An Ordinance and Service Of A Certified Copy Thereof Upon The Clerk Of The Board Of Supervisors.

A motion was made by Councilman MEIRELLES, seconded by Councilman BROWN, that Resolution No. 1009 be approved and the Mayor be authorized to sign and the Clerk attest thereto. Motion was unanimously carried.

ADJOURNMENT

A motion was made by Councilman BROWN, seconded by Councilman SCHAFER, that meeting be adjourned. Mayor Kinnie adjourned the meeting at 8:38 P.M.


K. T. Berry City Clerk

HANFORD CITY COUNCIL MINUTES
October 30, 1967

The Adjourned Regular Meeting of the Hanford City Council was called to order by Mayor Kinnie in the Council Chambers of the City Hall, 400 North Douty Street, Hanford, California at 5:02 P.M.

FLAG SALUTE

The flag salute was led by Mayor Kinnie.

COUNCILMEN PRESENT

Councilmen SCHAFER, MEIRELLES, BROWN, SPEAR, KINNIE.

STAFF PRESENT

City Manager Peterson, Public Works Director Schwartz, Planning Director Polehn, City Attorney Clawson, Assistant To Public Works Director King, City Clerk-Finance Director Berry, Clerk Typist Williams.

AUDIENCE

C. O. Elander, Louis T. Robinson, W. B. Honegger, Dan Humason, Roger Wilson, Robert Grunwald, George Eddy, Dan Walters, Bob Good.

PLANNING COMMISSION

Approved Final Subdivision Map Tract No. 243, Kings Mall Manor

After pointing out location of subdivision on the map, Planning Director Polehn read Planning Commission Resolution No. 365, approving Kings Mall Manor Subdivision Tract No. 243 with certain conditions. Mr. Polehn further stated that Subdivision Agreement had been signed by the applicants, Mr. Louis T. Robinson and Mrs. Harriet Hansen, and recommended that Council approve Subdivision Agreement on acceptance of the bond and/or letter of credit.

City Attorney Clawson stated he had discussed the letter of credit with the subdividers on several occasions, but still believe this instrument did not follow the code.

A discussion followed between members of the Council and Staff pertaining to the security deposit or bond.

A motion was made by Councilman SCHAFER, seconded by Councilman SPEAR, that the final subdivision map of Tract No. 243-1 be approved as presented, subject to approval of the City Attorney and City Manager upon filing of proper bond as stated in the municipal code.

City Manager Peterson suggested form of motion to be made, including authorizing the Mayor to sign the subdivision Agreement, and the Clerk to attest thereto.

Councilman SCHAFER, rescinded his motion, and moved that final map for Subdivision 243-1 be approved subject to developer furnishing financial surety in form to be approved by City Attorney, and that Mayor be authorized and directed to sign Subdivision Agreement and the Clerk attest. Motion was seconded by Councilman SPEAR, and was unanimously carried.

ENGINEERING & PUBLIC WORKS DEPARTMENT

Approved Purchase Of Refuse Truck And Packer

Public Works Director Schwartz reported that this request was presented at the meeting of October 23rd for the purchase of a refuse packer and truck with automatic transmission. Information has been directed to members of the Council since the October 23rd meeting, on the use of automatic transmissions in refuse trucks by several cities in California, experiencing good results in the use of automatic transmissions. Mr. Schwartz recommended that contract be awarded to the Ruckstell California Sales Company of Fresno for a Garwood Packer, and to the Dimbat Chevrolet Company of Hanford for a 1968 chassis-cab with automatic transmission for the Refuse Department.

A motion was made by Councilman SPEAR, seconded by Councilman SCHAFER, that contract be awarded to the low bidder, Dimbat Chevrolet, for a 1968

truck for the Refuse Department. Motion carried by the following roll call vote:

AYES: Councilmen SCHAFER, MEIRELLES, BROWN, SPEAR, KINNIE.
NOES: Councilmen NONE.
ABSENT: Councilmen NONE.

A motion was made by Councilman SPEAR, seconded by Councilman SCHAFER, that contract be awarded to the Ruckstell California Sales Company for a Garwood Packer. Motion carried by the following roll call vote:

AYES: Councilmen SCHAFER, MEIRELLES, BROWN, SPEAR, KINNIE.
NOES: Councilmen NONE.
ABSENT: Councilmen NONE.

<u>Sixteen Cubic Yard Ejector Type Refuse Collection Unit</u>			
Ruckstell Calif. Sales Co. of Fresno (Garwood)	\$5,763.45	Heil Equipment Co. (Heil)	\$5,906.25

<u>1968 Chassis-Cab For Refuse Collection Unit</u>			
Dimbat Chevrolet of Hanford	\$7,363.15	Orton Equip. Co. of Hanford	\$7,851.08

Bob Greene Co. of Hanford	\$8,031.45	Peterson Olds of Hanford	\$8,621.40
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CITY MANAGER

Approved Purchase Of Drainage Site On North 11th Avenue

City Manager Peterson reported that this item has been under consideration for sometime, and that Council approval was given on July 24th to start negotiations for the purchase of this property. This property is located on North 11th Avenue near Cortner Street, which extends from 11th Avenue back to the Santa Fe Railway tracks, approximately 600 feet in width, containing 38.48 acres. At the same time, the Staff was directed to submit application to the Housing and Urban Development Agency in San Francisco for open space federal grant assistance. We have not been able to receive any positive word from the Housing and Urban Agency, other than the application is still pending. In negotiating with the property owners, they do not wish to sell a portion of this property, but will sell the entire piece of property. Have had appraisals on this property, \$56,150, which the property owners would accept. Mr. Peterson further stated that there are two types of payment plans, (1) pay by cash, and (2) five year time purchase arrangement, with a down payment of \$16,284 and annual payments of \$7,973.30 plus 6% interest. There is \$32,200 allocated in the current budget for drainage purposes, and if cash is paid, can be financed out of current revenue, from the general surplus fund or the water surplus fund along with the budgeted amount.

A discussion was held between members of the Council and Staff regarding the financing of this purchase; the use of the acreage not needed for drainage purposes, either sell the excess acreage or use for future park.

A motion was made by Councilman SPEAR, seconded by Councilman SCHAFER, that the City purchase the 38.48 acres, using 12.84 acres for drainage and sell the balance at a fair market price; and that this purchase of land be made in cash. Motion was carried by the following roll call vote:

AYES: Councilmen SCHAFER, MEIRELLES, BROWN, SPEAR, KINNIE.
NOES: Councilmen NONE.
ABSENT: Councilmen NONE.

A motion was made by Councilman SPEAR, seconded by Councilman SCHAFER, that the Mayor be authorized to sign the escrow instructions and the Clerk attest thereto. Motion was unanimously carried.

During the discussion which followed, it was the general consensus of the Councilmen that the purchase should be financed from amounts already budgeted for this purpose plus a contribution from the Water Surplus Fund in whatever amount was necessary to cover the budget deficit.

Attachment: 1967.10.30 CC Minutes (Admin: HVP Ballot Measure)

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ADJOURNMENT

A motion was made by Councilman SPEAR, seconded by Councilman BROWN, that meeting be adjourned. Mayor Kinnie adjourned the meeting at 6:09 P.M.


K. T. Berry City Clerk

wilderness Park Site Eyed by Council

By TOM KENNEDY
Sentinel Managing Editor

With an eye toward inviting volunteer help, Hanford councilmen are preparing to take initial steps to construct a wilderness park on North 11th Avenue.

They reviewed site development plans with planning consultant Robert Grunwald and landscape architect Lothar Schipanski at a study session Monday, concluding by asking the city staff to compile a cost estimate and priority listing.

Grading of the 38.5-acre site will probably come first, with \$10,500 available in this year's budget for preliminary development. Other early work will include installation of a sprinkler system and planting of trees.

Councilmen agreed the park should be primarily a wilderness area, rather than a manicured site for organized sports and large organizations. It will be meant to facilitate families and small groups in a secluded setting.

The park would include a hilly area in front, with numerous trees and trails for horseback riding and bicycles meandering to the rear portion. The middle part would consist of lakes or a system of lagoons connected by bridges and surrounded by Weeping Willows. Picnic spaces would surround the small lakes.

The rear of the park would contain a large open play area and a heavily forested area for archery and camping.

Most planting would be natural to the area and require low maintenance, Schipanski said. Plantings would consist of a mixture of deciduous and evergreens to give the park a live look year-round.

The consultants raised the possibility of the city purchasing adjacent land to the northeast and southwest for an

intensive recreation area featuring tennis, badminton, volleyball and basketball on one parcel and a golf course on the other.

Grunwald suggested the front portion of the park be developed first, with tree planting over the entire area "an obvious early priority."

He said the park would cost some \$300,000 with contract labor but would only run \$100,000 to \$150,000 with donated help.

"We feel the city ought to be able to get community help on it," Grunwald said. "I think we have something here to rally the community around. It's the type of donation which should be attractive to make because people could see the fruits of their labors."

"How fast the city moves depends on how much community support is forthcoming."

Councilman Harold Brown suggested a bamboo grove to provide Boy Scouts with wood to build tents. Mrs. Wynn Wiltshire, a member of the Advisory Committee on the 11th Avenue Open Space Site, said she is interested in an access trail being built to Grangeville Boulevard to invite people living in other sections of the city to use the park.

Parking spaces for some 200 cars are included in the site plans.

Grunwald said the park would include a bird sanctuary: "Some of the shrub material we've selected is the type that attracts some of the more desirable species."

During the evening business meeting, councilmen granted the request of the Hanford Ministerial Association for a public call to prayer from Dec. 26 to Jan. 6 as part of a national observance.

However, upon the motion of Councilman Stan Ham, it

was decided to sound the auditorium bell instead of three toots on the noon fire horn that the association requested.

In other business, councilmen:

— Scheduled a public hearing for Dec. 26 on a rezoning application by the estate of Martin Kleinfeld to establish motorcycle sales and service shop at 620 Visalia St.

— Scheduled a public hearing for Jan. 8 on proposed adoption of the 1971 editions of the Uniform Electrical Code and National Electrical Code.

— Approved the request of Kings Outreach to be given one free use of the Civic Auditorium each year.

— Were notified of a request for a 10 per cent rate increase by Southern California Edison Co. In answer to a question district manager James Salls said the company was approved for a 6.4 per cent rate hike a year ago.

— Approved retention of Everett Dority as negotiator to acquire some 15 parcels on South 11th Avenue for full street widening. Councilmen praised Dority for the work he has done in the past on the program.

— Presented certificates for completion of training police officers Sgt. Joe R. Crewse, Sgt. William H. Verma and Robert L. Sisson. A San Joaquin Valley Library System trainee program certificate was also presented to junior library clerk Florence Nishi.

— Accepted escrow and deed from Mary E. Pine for a 50-acre parcel at 11th Avenue and Iona for \$45,500 to expand the sewer plant.

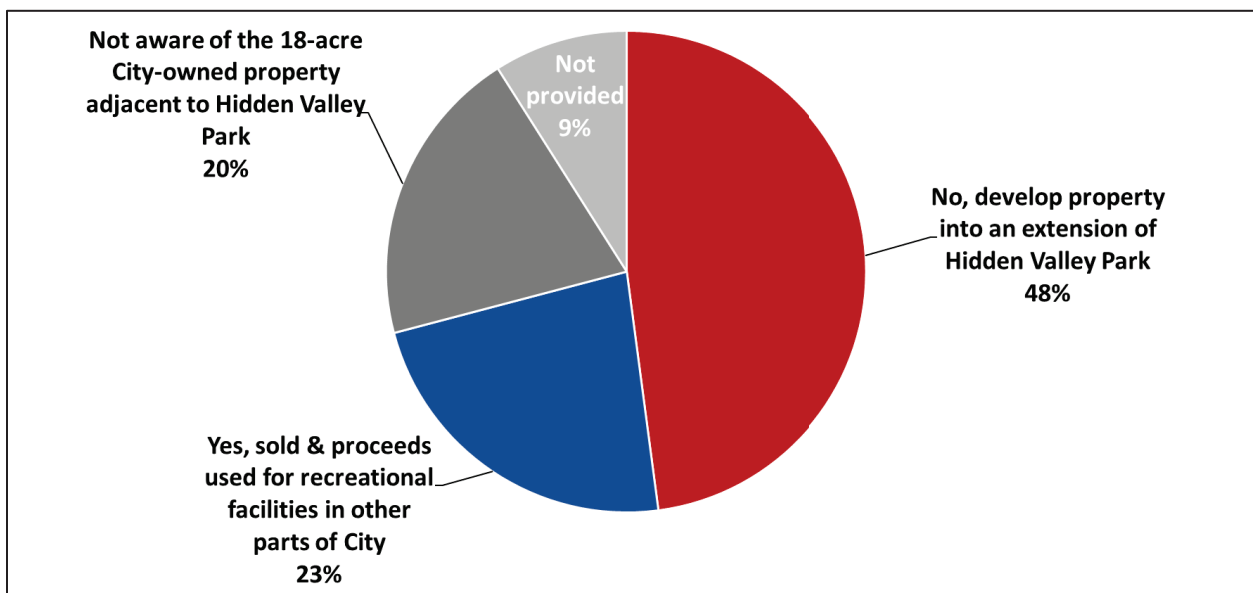
— Approved a request by E. D. Hines for an extra driveway approach width of 27 feet at 1167 Hansen Court.



4.2.10 PROPERTY ADJACENT TO HIDDEN VALLEY PARK

The community was asked if the 18-acre City-owned property adjacent to Hidden Valley Park should be sold and proceeds be used for other recreational facilities in other parts of the City.

- Forty-eight percent (48%) of households indicated that: **No, the property should be developed into an extension of Hidden Valley Park.**
- Other responses include:
 - Yes, sold and proceeds used for recreational facilities in other parts of the City (23%).
 - Not aware of the 18-acre City-owned property adjacent to Hidden Valley Park (20%).
 - 9% of survey respondents did not provide a response to the question.





Area: 13.11 ac

Area: 3.8 ac





**AGENDA
STAFF REPORT**

MEETING DATE: 11/2/2021	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	12/7/2021
6/18/20	Discussion of Courthouse improvements and financing options	Council Consensus	Brad Albert	Delayed pending additional building review
8/17/2021	Overview of City Code Enforcement and discussion on Blighted Areas and Nuisance issues	Council Consensus	Various Staff	11/16/2021