The City of Hanford
CALIFORNIA

AGENDA

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, May 24, 2016

CALL TO ORDER

ROLL CALL

FLAG SALUTE

INVOCATION - ART TAFT, KINGS COUNTY SHERIFF'S CHAPLAIN

PUBLIC COMMENT

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

1. **Approval of the Minutes of the May 10, 2016 Meeting**
2. **Time Extension No. 2016-01, a request to extend the life of Tentative Tract 909 for two years. The property is located west of 12th Avenue between Hume Avenue and Houston Avenue.**

GENERAL BUSINESS

Capital Improvement Plan (CIP) Finding of Consistency with the General Plan in accordance with California Government Code Section 65401.

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Douty Street, Hanford, California 93230, during normal business hours. Such documents are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post documents 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 Planning Division's office, 559-585-2580, 317 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

APPEALS:
Any action of the Planning Commission, which is a final project decision, may be appealed to the City Council by the applicant or any adversely affected person. To file an appeal, an appeal application and filing fee of $1,000.00 must be submitted to the Community Development Department, 317 N. Douty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.

AGENDA
STAFF REPORT

MEETING DATE: 5/24/2016	**AGENDA SECTION:** 1

SUBJECT:
Approval of the Minutes of the May 10, 2016 Meeting

RECOMMENDATION:
Approve the Minutes of the May 10, 2016 Meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:
05-10-16 PC Minutes

MINUTES

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, May 10, 2016

CALL TO ORDER

Chairperson HAM called the meeting to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Ajmer Nahal		Present	
Michael Johnston		Present	
Travis Paden		Present	
John Draxler		Present	

FLAG SALUTE

The flag salute was led by Commissioner JOHNSTON.

INVOCATION

Led by Commissioner PADEN

PUBLIC COMMENT

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

None.

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.

Approval of the Minutes of the April 26, 2016 Meeting

Motion by Commissioner DRAXLER, seconded by Commissioner JOHNSTON, to approve the Consent Calendar. Motion carried by the following roll call vote:

AYES: Commissioners DRAXLER, JOHNSTON, NAHAL, HAM
NOES: Commissioners NONE
ABSTAIN: Commissioners PADEN
ABSENT: Commissioners NONE

PUBLIC HEARING

Planned Unit Development No. 2016-02, a request to deviate from the standards of the "R-1-6" Low-Density Residential Zone District to allow reduced side-yard setbacks for two-story homes from 10 feet to five feet. The project is located at the northwest corner of Grangeville Boulevard and 9 ¼ Avenue (APN 014-143-086)

Chairperson HAM opened the Public Hearing at 7:04 p.m. and called for the Staff Report.

Assistant Planner de Silva presented the Staff Report and recommended approval.

Chairperson HAM opened Questions of Staff. Following Questions of Staff, he opened Public Comment:

Maria asked for clarification regarding setback requirements and the meaning of "setbacks." Staff explained. Maria was concerned that smaller setback requirements would make the community look too crowded.

FAVOR
Andrea Weaver, of Wathen Castanos, encouraged approval of the request.

OPPOSED
None.

Chairperson HAM closed Public Comment and opened Commission Discussion. Following Commission Discussion, Chairperson HAM closed the Public Hearing at 7:30 p.m. and called for a motion.

Motion by Commissioner PADEN, seconded by Commissioner NAHAL, to find the project consistent with adopted Negative Declaration 2005-01 with the included addendum. Motion carried by the following roll call vote:

AYES: Commissioners PADEN, NAHAL, JOHNSTON, DRAXLER, HAM
NOES: Commissioners NONE
ABSTAIN: Commissioners NONE
ABSENT: Commissioners NONE

Motion by Commissioner PADEN, seconded by Commissioner NAHAL, to adopt Resolution 2016-12 approving Planned Unit Development 2016-02, with the additional requirement of adding shutters to the Model 2173C homes. Motion carried by the following roll call vote:

AYES: Commissioners PADEN, NAHAL, JOHNSTON, DRAXLER, HAM
NOES: Commissioners NONE
ABSTAIN: Commissioners NONE
ABSENT: Commissioners NONE

DIRECTOR'S COMMENTS

In Director Mata's absence, Senior Planner Haigh reported that Appeals have been filed for CUP 2016-01 (the Verizon Wireless Tower at Hidden Valley Park) and for TT 914/PUD 2016-01/MND 2016-02.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner DRAXLER will not be able to attend the Joint Meeting of City Council and Planning Commission on Wednesday, May 18, 5:30 p.m. in the Training Room, as he will be out of town.

Commissioner PADEN will be unable to attend the May 24 Planning Commission meeting.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 7:35 p.m.

Respectfully Submitted,

Diana Black
Recording Secretary

AGENDA
STAFF REPORT

MEETING DATE: 5/24/2016	AGENDA SECTION: 2

SUBJECT:
Time Extension No. 2016-01, a request to extend the life of Tentative Tract 909 for two years. The property is located west of 12th Avenue between Hume Avenue and Houston Avenue.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2016-13 and approve Time Extension No. 2016-01.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2016-13 and approve Time Extension No. 2016-01.

PROJECT PROPOSAL

Time Extension No. 2016-01 is a request to the Planning Commission, by MMV Development, to extend the life of Tentative Tract Map 909 for two years. If approved, the time extension would extend the expiration of the project until September 23, 2018.

Tentative Tract Map 909 is attached, as **Exhibit A.**

BACKGROUND INFORMATION

In 2009, Planned Unit Development No. 2005-04 was approved by the City Council. The planned unit development approved the development of 1,560 residential units on 390 acres as part of the overall Live Oak Master Plan. The City entered into a development agreement with MMV Development to further ensure the development of the entire master plan. As phase I and

II of the Live Oak Master Plan, Tentative Tract Maps 865 and 881 were approved by the Planning Commission. Later in 2010, Tentative Tract Map 902 was approved as phase III. Tentative Tract 909 is the fourth phase of development in the Live Oak Master Plan.
On September 23, 2014, the Planning Commission approved Tentative Tract Map 909, filed by MMV Development, subdividing 197.1 acres into 642 single-family residences with two parks, Lot A and B, dedication to the Lone Oak Slough, Lot C, and dedication of a landscape lot, Lot D.

The project is located west of 12th Avenue between Hume Avenue and Houston Avenue (APN 011-040-017, 011-040-018, 011-040-019, and 011-040-020).

Figure 1
Zoning: “R-1-6” and “R-1-12”

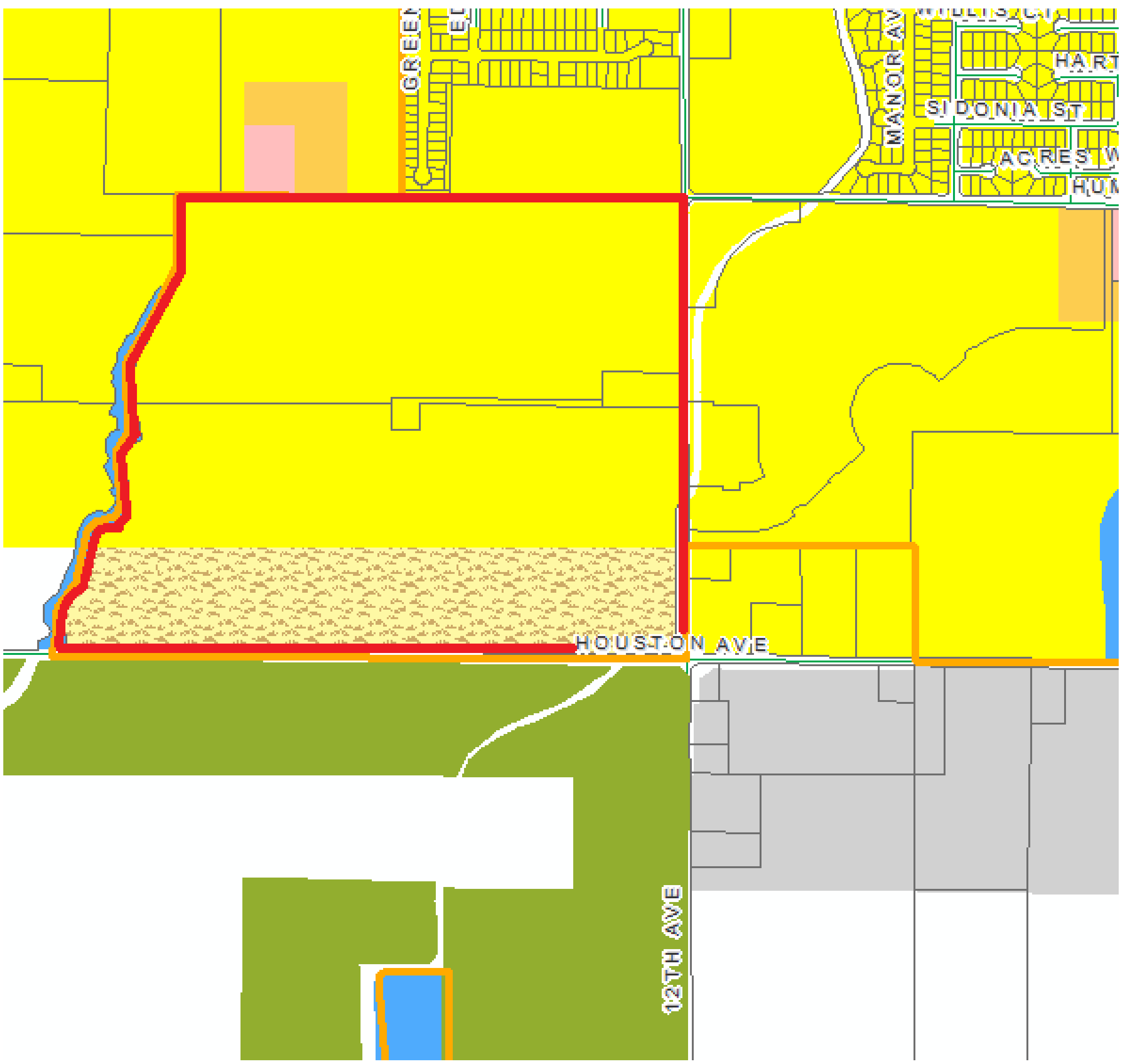
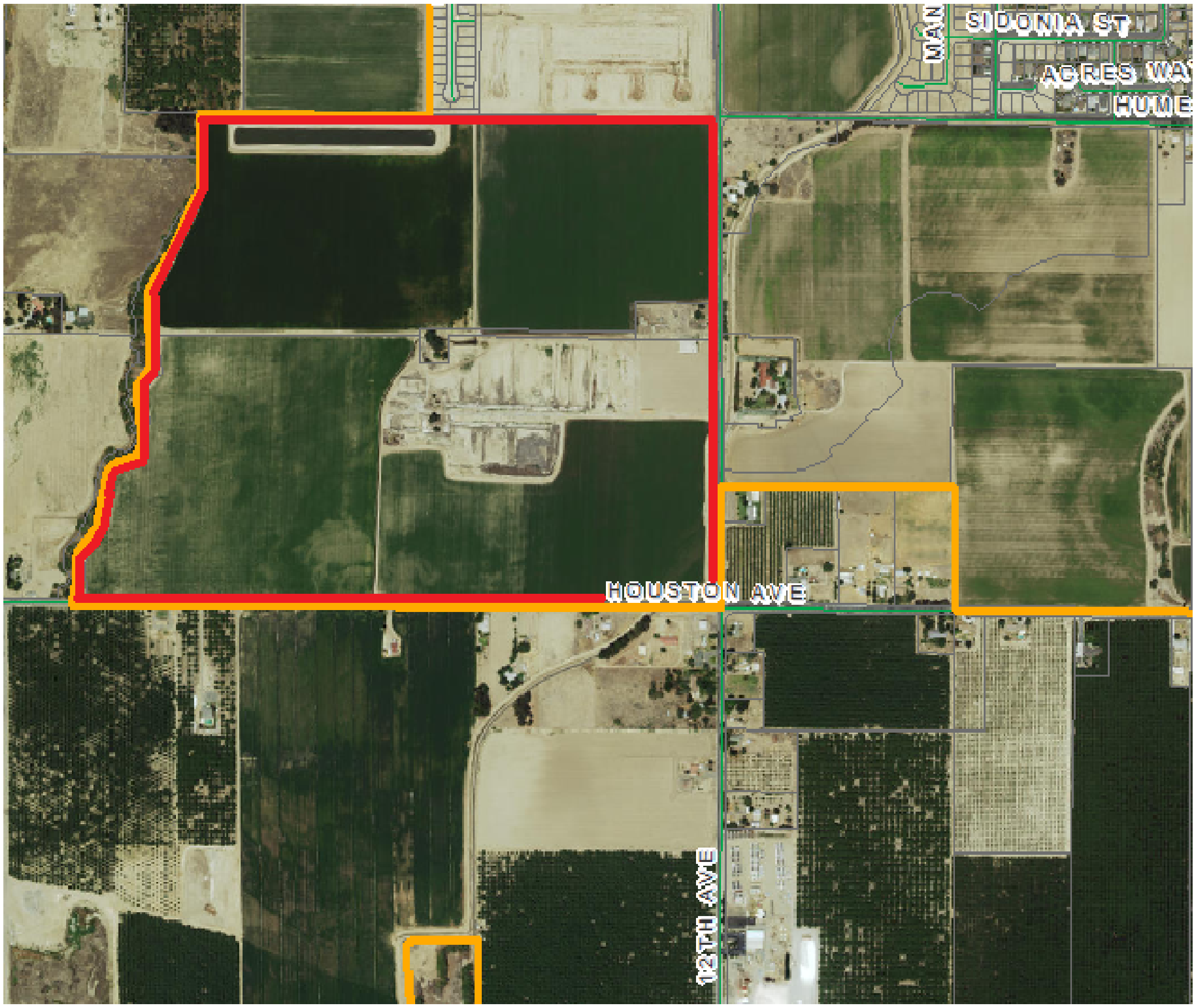


Figure 2:
Site Aerial



A full analysis of Tentative Tract Map 909 appears in the original Planning Commission staff report, attached as **Exhibit B** for the Commission's review. Under Planning Commission Resolution No. 2014-17, attached as **Exhibit C**, the Planning Commission approved Tentative Tract 909 for two years, September 23, 2014 to September 23, 2016.

The applicant has requested that the Planning Commission grant a two-year time extension, thus extending the expiration of Tentative Tract Map 909 to September 23, 2018. The applicant has noted the reason for the time extension on the application. According to the applicant, "With the downturn in the economy, the demand for new housing was slower than the demand that we had anticipated for original application. Still moving forward with project."

No automatic State map extensions are applicable for this project.

ENVIRONMENTAL ASSESSMENT

An Environmental Impact Report (EIR) was prepared for the Live Oak Master Plan, which includes the subject properties. The EIR identified many topic areas with no impact or a less than significant impact. It also identified several significant impacts that can be mitigated to a less-than-significant level relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation, and a Mitigation, Monitoring and Reporting Plan (MMRP) was prepared for the project.

In addition to the significant impacts that can be mitigated, the report identified unavoidable significant adverse impacts that include Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. Because significant adverse impacts have been found which cannot be mitigated, a statement of overriding considerations was made in accordance with CEQA.

The Final Environmental Impact Report, along with CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program, was certified by City Council Resolution No. 09-57-R on September 15, 2009.

CONDITIONS OF APPROVAL

All conditions of the original approval, outlined in Resolution No. 2014-17, shall apply. All conditions of Planned Unit Development No. 2005-04, outlined in City Council Resolution No. 2009-57R, attached as **Exhibit D**, shall also apply. Additionally, all new conditions of Resolution 2016-13, including the increase in impact fees to reflect the City's current fees, shall apply.

Applicant/Owner
MMV Development, LLC
550 Harvest Park Drive, #A
Brentwood, CA 95354

FISCAL IMPACT:

ATTACHMENTS:
Resolution 2016-13
Exhibit A TT 909 Final Map
Exhibit B Staff Report 909
Exhibit C Reso 2014-17 (TT 909)
Exhibit D PUD 05-04 signed CC Reso

RESOLUTION NO. 2016-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING TIME EXTENSION NO. 2016-01 EXTENDING THE LIFE OF PREVIOUSLY APPROVED TENTATIVE TRACT MAP 909 FOR AN ADDITIONAL TWO YEARS

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on May 24, 2016, by motion of Commissioner ________**,** seconded by Commissioner________**,** and duly carried, the following resolution was adopted:

WHEREAS, Tentative Tract Map 909, filed by MMV Development, LLC, proposing the subdivision of 197.1 acres into 642 single-family residences with two parks, Lot A and B, dedication to the Lone Oak Slough, Lot C, and dedication of a landscape lot, Lot D, generally located west of 12th Avenue between Hume Avenue and Houston Avenue (APN 011-040-017, 011-040-018, 011-040-019, and 011-040-020) has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Title 16 of the Hanford Municipal Code;

WHEREAS, a time extension was requested by the applicant pursuant to Resolution No. 2014-17 and Section 66463.5(c) of the Subdivision Map Act; and

WHEREAS, findings were made pursuant to Section 66474 of the Subdivision Map Act in Planning Commission Resolution No. 2014-17; and

THEREFORE, BE IT RESOLVED, that a two-year time extension for Tentative Tract Map 909 be approved, in accordance with the existing conditions in Resolution No. 2014-17, adopted September 23, 2014, and with the addition of the following conditions:

1. That the new expiration date of Tentative Tract Map 909 be September 23, 2018.

2. That all subdivision improvements shall conform to the City of Hanford Construction Standards, Specifications, Ordinances and Policies in effect on the date of the extension approval and shall be subject to fees currently in effect at time of development.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford on May 24, 2016 by the following vote:

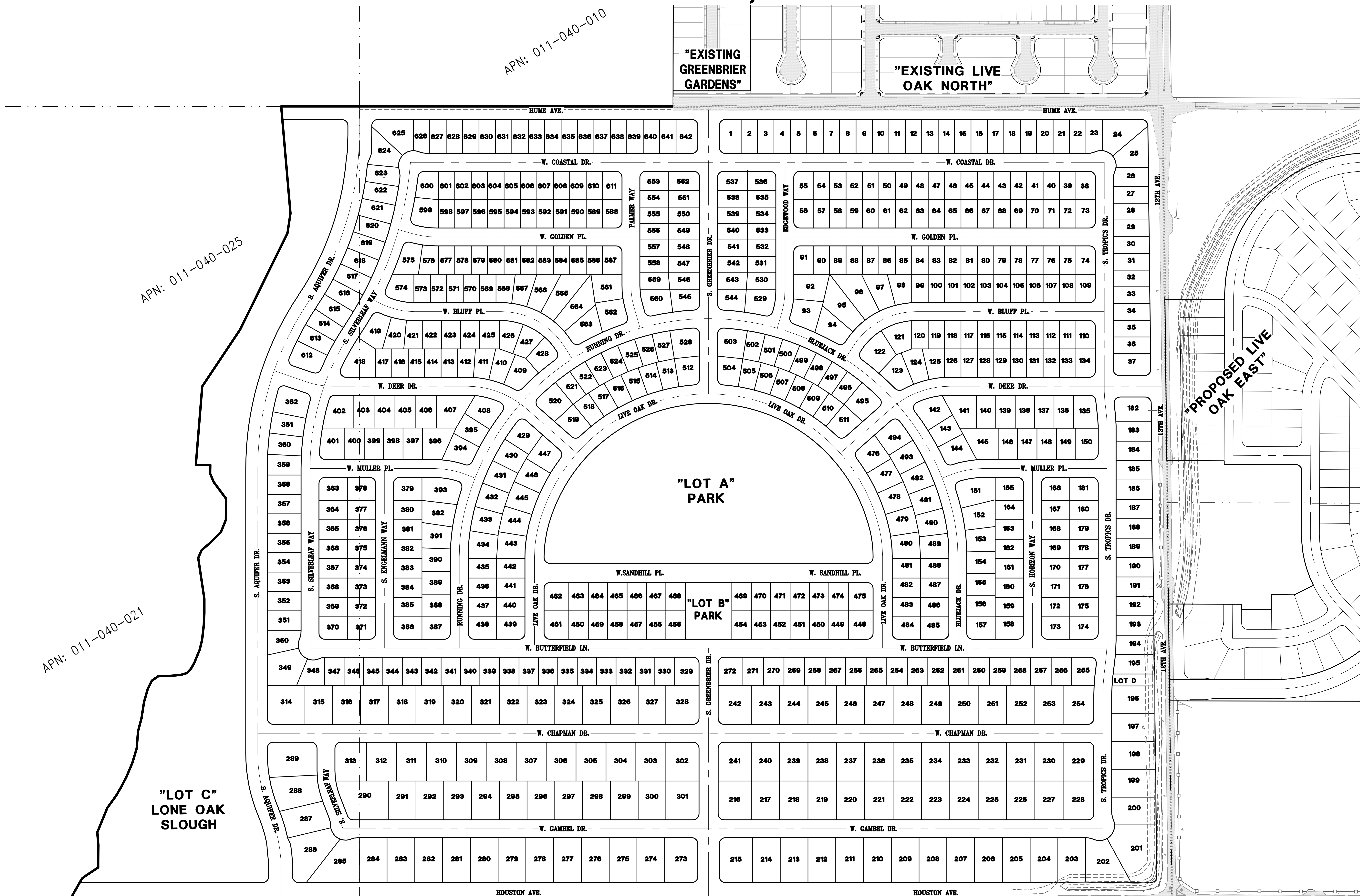
AYES: Commissioners
NOES: Commissioners
ABSTAIN: Commissioners
ABSENT: Commissioners

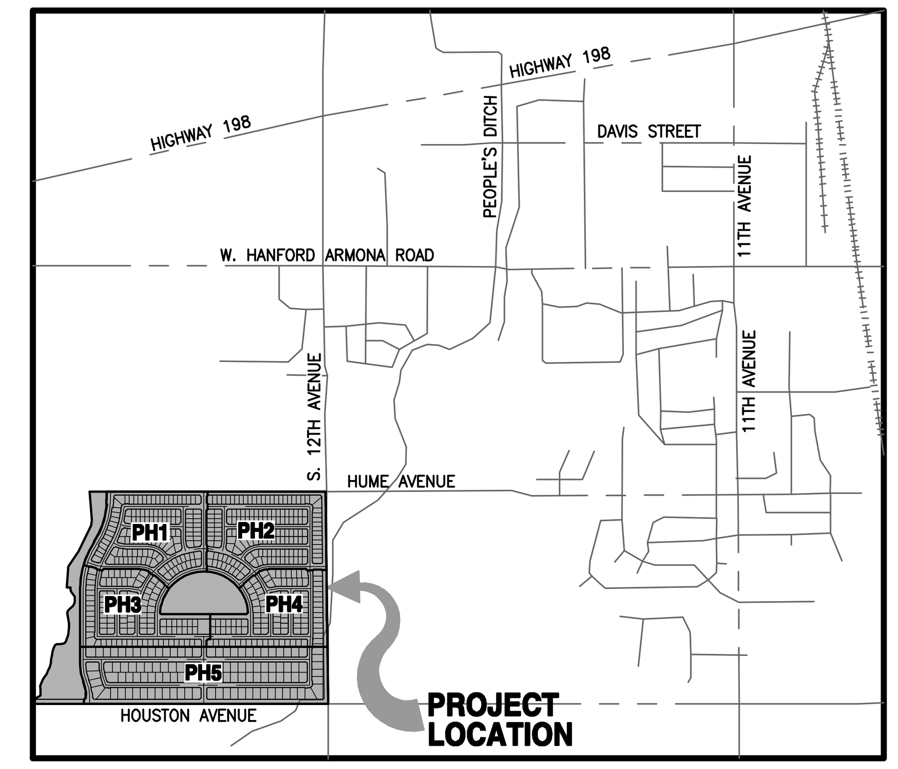
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 24th day of May, 2016.

Darlene R. Mata, Secretary

LIVE OAK WEST
VESTING TENTATIVE SUBDIVISION MAP 909
HANFORD, CALIFORNIA





VICINITY MAP
N.T.S

PROJECT INFORMATION

OWNER/SUBDIVIDER:
MMV DEVELOPMENT, LLC
550 HARVEST PARK DRIVE, SUITE A
BRENTWOOD, CA 94513
PHONE: (925) 634-8890
FAX: (925) 634-9651
CONTACT: MIKE STEVENSON OR MANNY VIERRA

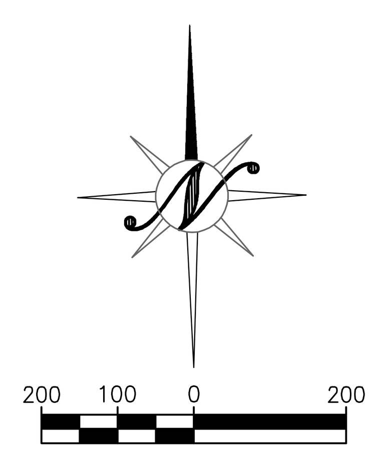
ENGINEER:
NORTHSTAR ENGINEERING GROUP, INC.
620 12TH STREET MODESTO, CA 95354 PHONE:
(209) 524-3525
FAX: (209) 524-3526
ATTN: ANTHONY DE MELO, P.E.

SITE INFORMATION:
* THE PROJECT PHASING SHOWN ON THIS MAP IS BASED ON FUTURE LARGE LOT PARCEL MAP OR LOT LINE ADJUSTMENTS TO BE SUBMITTED WITH FUTURE APPLICATION.

1. LEGAL DESCRIPTION: LEGAL DESCRIPTION OF ALL EXISTING PARCELS WITHIN PROJECT AREA ARE CONTAINED WITHIN THE PRELIMINARY REPORTS SUBMITTED WITH THIS APPLICATION.
2. ASSESSOR'S PARCEL NUMBERS AND ADDRESSES:
   011-040-017, 011-040-018
   011-040-019, 011-040-020
3. APPROXIMATE SITE SIZE: NET 197.1 ± ACRES.
4. PROPOSED USE: 642 SINGLE FAMILY RESIDENCES.
5. EXISTING USE: AGRICULTURE
6. EXISTING GENERAL PLAN DESIGNATION: A PORTION OF APN 011-040-019, IS VLD, ALL OTHER PARCELS ARE LDR.
7. EXISTING ZONING DESIGNATION: A PORTION OF APN 011-040-019 IS ZONED R-1-12, ALL OTHER PARCELS ZONED R-1-6.
8. PROPOSED MINIMUM LOT SIZES:
   PHASE 1: 55'x95' 135 UNITS
   PHASE 2: 55'X95' 167 UNITS
   PHASE 3: 65'X95' 113 UNITS
   PHASE 4: 65'X95' 112 UNITS
   PHASE 5: 93'X130' 115 UNITS
9. STREET NAMES TO BE APPROVED BY CITY OF HANFORD STAFF.
10. ALL EXISTING STRUCTURES AND TREES WITHIN THE BOUNDARY OF THE PROJECT SITE TO BE REMOVED IN ACCORDANCE WITH CITY OF HANFORD STANDARDS AND SPECIFICATIONS.
11. ALL CONTOURS SHOWN IN 1' INCREMENTS.
12. THE PROPERTY LINE DISTANCES, BEARINGS AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP HAVE BEEN TAKEN FROM DEEDS, ASSESSOR'S MAPS, OR G.I.S.
13. LOT "A", "B", "C", AND "D" AND LANDSCAPE SETBACK EASEMENTS (LSE AS NOTED ON THIS MAP) TO BE DEVELOPED AS COMMUNITY OPEN SPACE, DEDICATED TO AND MAINTAINED BY THE CITY OF HANFORD.
14. ALL STREET SECTIONS AND MODIFIED SECTIONS ON THIS MAP ARE FROM THE LIVE OAK MASTER PLAN.

STATEMENT OF SUBDIVIDER:

15. ALL IMPROVEMENTS AND PUBLIC UTILITIES TO BE MADE OR INSTALLED AT THE TIME OF DEVELOPMENT. ALL IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HANFORD STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
16. WATER, SEWER, STORM DRAIN AND STREETS ARE TO BE PUBLIC IMPROVEMENTS.
    UTILITY/SERVICE PROVIDERS:
    WATER: CITY OF HANFORD
    SEWER: CITY OF HANFORD
    STORM DRAIN: CITY OF HANFORD
    GAS: SOUTHERN CALIFORNIA GAS COMPANY
    ELECTRICITY: SOUTHERN CALIFORNIA EDISON
    FIRE PROTECTION: CITY OF HANFORD
    TELEPHONE: SBC
17. PRIOR TO OR CONCURRENTLY WITH THE RECORDATION OF THE FINAL MAP THE DEVELOPER WILL DEDICATE THE NECESSARY AMOUNT OF PROPOSED RIGHT OF WAY ALONG THE NORTH HALF OF HOUSTON AVENUE, WEST HALF OF 12TH AVENUE, AND SOUTH HALF OF HUME AVENUE ALONG THE PROJECT FRONTAGE AREAS.
18. IN ACCORDANCE WITH SECTION 66456.1 OF THE "SUBDIVISION MAP ACT", THE OWNER RESERVES THE RIGHT TO FILE FOR MULTIPLE FINAL MAPS.
19. PURSUANT TO SECTION 66452.6 OF THE "SUBDIVISION MAP ACT", THE TERM OF THIS MAP MAY EXTEND 10 YEARS.



LEGEND

	EXISTING	PROPOSED
PHASE LINE	N/A	
BOUNDARY LINE		
SECTION LINE		N/A
BARBED WIRE FENCE		N/A
WOOD FENCE		N/A
CHAIN LINK FENCE		N/A
TREES		N/A
TREE CLUSTERS		N/A
1' CONTOURS	230'	N/A
ASPHALT		N/A
POWER POLE	PP	N/A
STRUCTURE		N/A
MASONRY WALL		N/A
CURB, GUTTER AND SIDEWALK		

SHEET INDEX

CALL BEFORE YOU DIG
USA
800-227-2600

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DESCRIPTIONS	DATE	APPROVED
	REVISIONS		

VESTING TENTATIVE SUBDIVISION MAP 909
COVER SHEET
LIVE OAK WEST
HANFORD CALIFORNIA

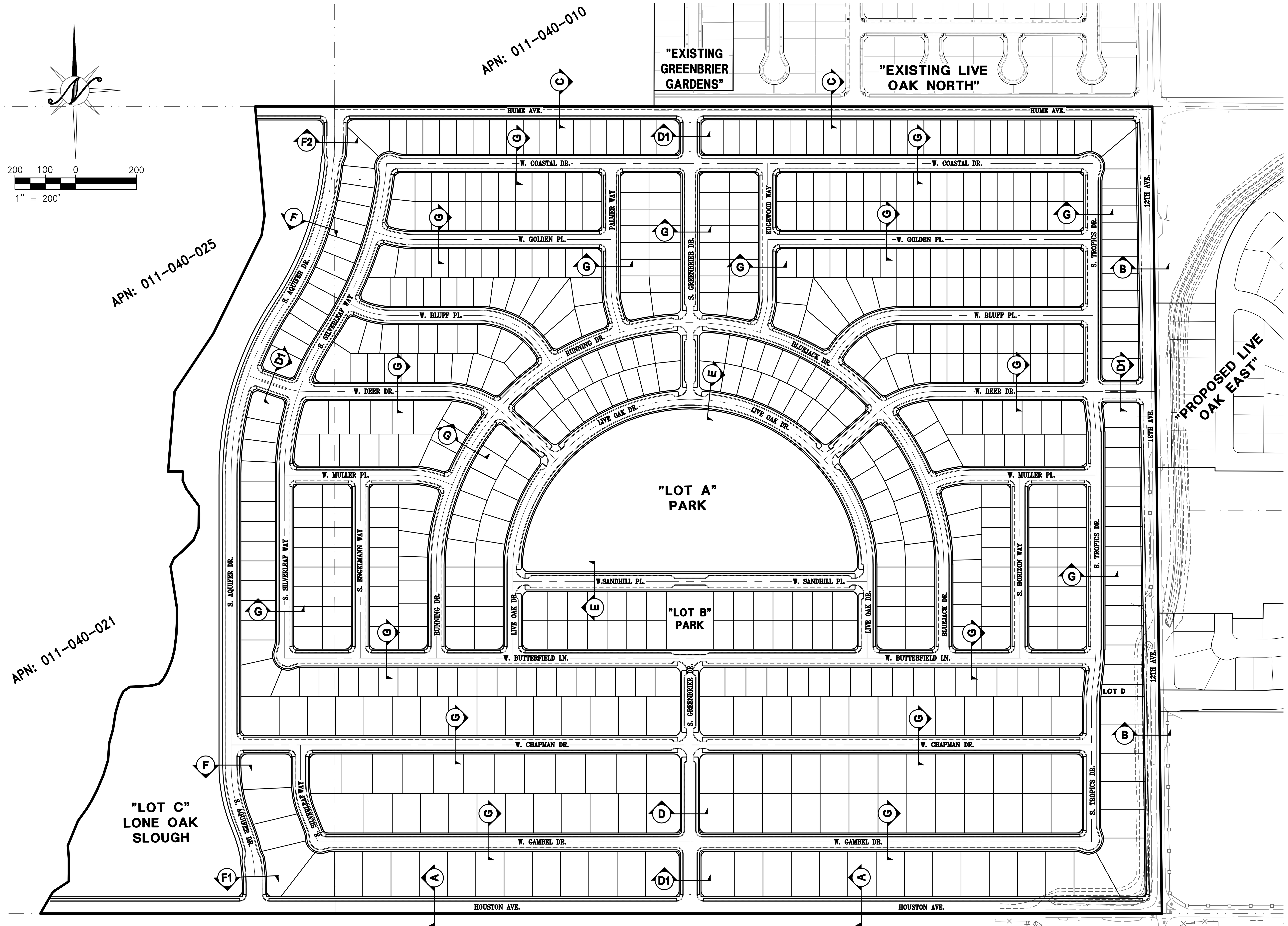
North Star Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

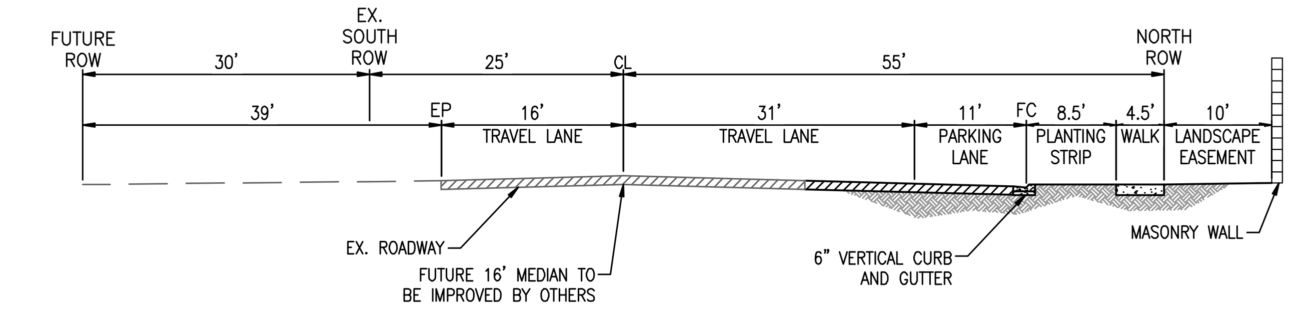
JOB #:	14-1368
DATE:	08/11/2014
SCALE:	AS SHOWN
DRAWN:	KW/HC
DESIGN:	TC
CHK'D:	APD

SHEET NUMBER
TM1.1

Attachment: Exhibit A TT 909 Final Map (1506 : Time Extension No. 2016-01)

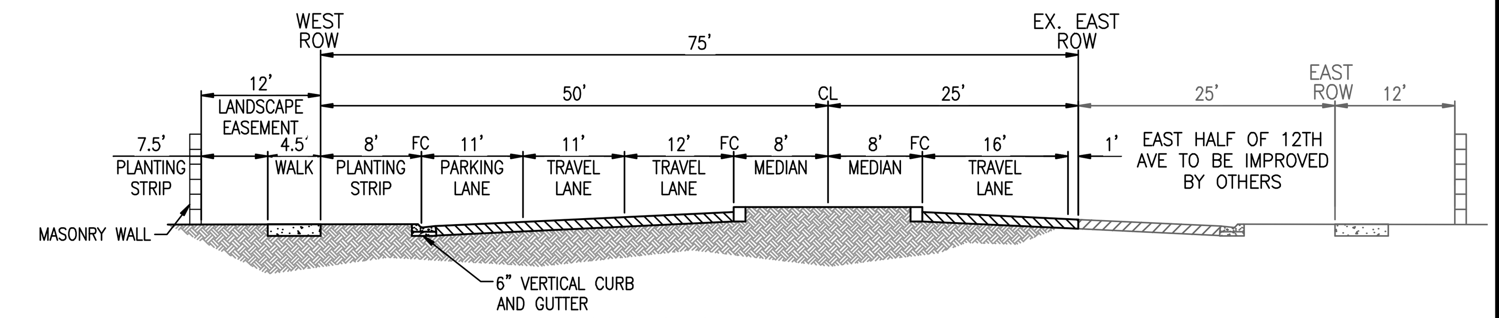
PLOTTED: 09/17/14 15:17 PLOTTED BY: kmohwold
DWG NAME: F:\14-1368 Live Oak West\Planning\TM\TM1.1.dwg





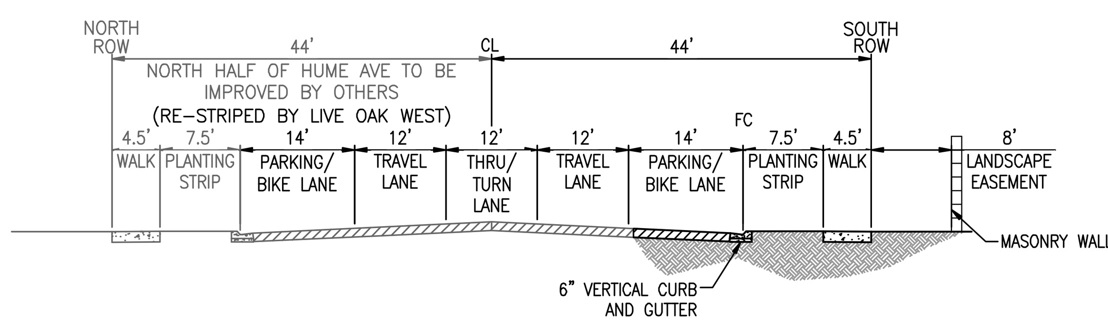
110' HOUSTON AVENUE (CROSS SECTION A OF THE LIVE OAK MASTER PLAN)

A REFERENCE FIGURES 4-2 & 4.3 OF THE LIVE OAK MASTER PLAN
N.T.S.



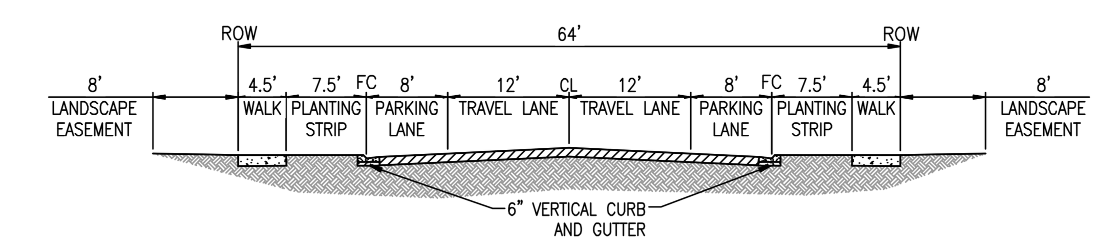
100' ARTERIAL STREET (CROSS SECTION B OF THE LIVE OAK MASTER PLAN)

B 12TH AVENUE
REFERENCE FIGURES 4-2 & 4.4 OF THE LIVE OAK MASTER PLAN
N.T.S.



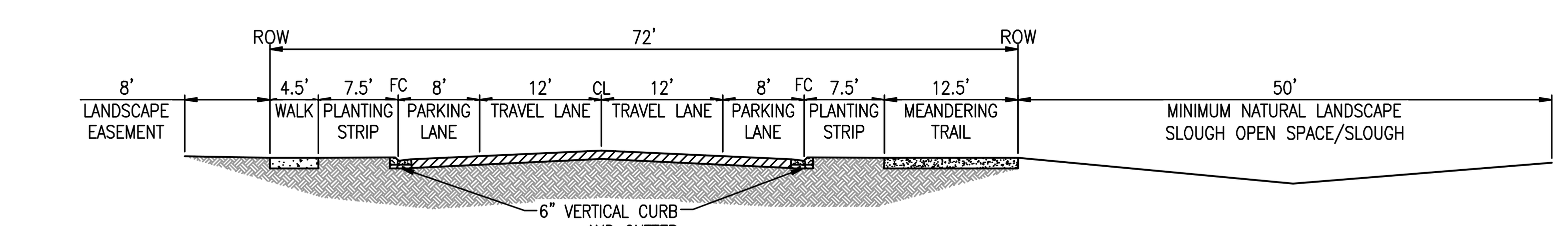
88' MAJOR COLLECTOR STREET (MODIFIED CROSS SECTION C OF THE LIVE OAK MASTER PLAN)

C HUME AVENUE WEST OF THE PEOPLES DITCH
REFERENCE FIGURES 4-2 & 4.5 OF THE LIVE OAK MASTER PLAN
N.T.S.



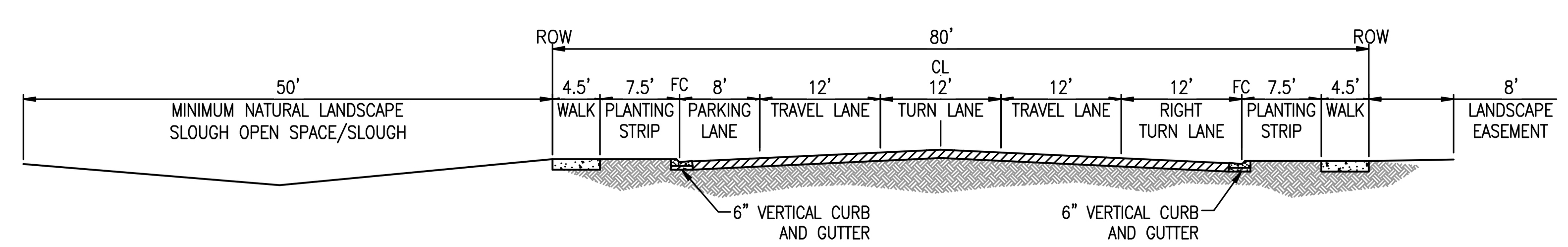
64' ENTRY MINOR COLLECTOR STREET (CROSS SECTION D OF THE LIVE OAK MASTER PLAN)

D REFERENCE FIGURES 4-2 & 4.7 OF THE LIVE OAK MASTER PLAN
N.T.S.



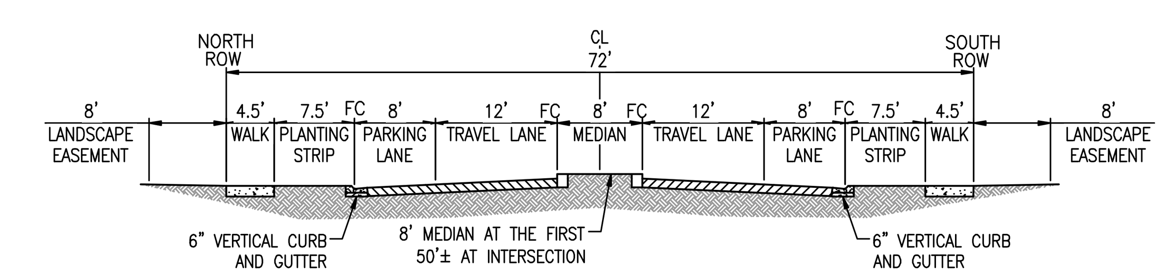
72' MINOR COLLECTOR AT SLOUGH (CROSS SECTION F OF THE LIVE OAK MASTER PLAN)

F REFERENCE FIGURES 4-2 & 4.9 OF THE LIVE OAK MASTER PLAN
N.T.S.



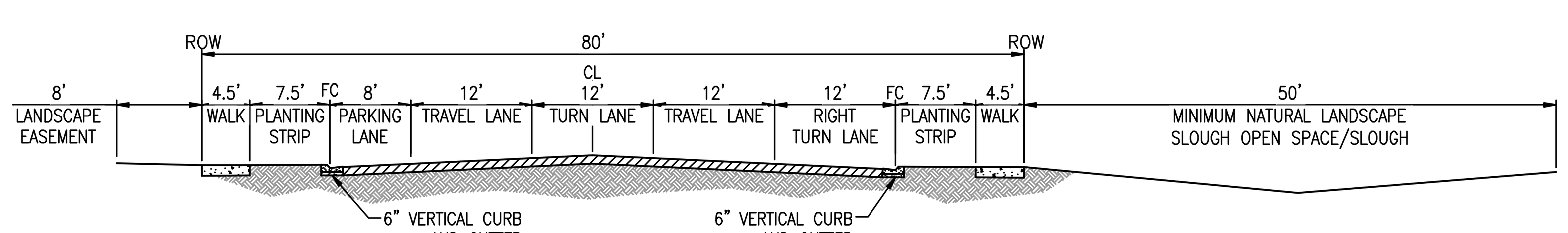
80' MINOR COLLECTOR AT SLOUGH (MIRRORED CROSS SECTION F-1 OF THE LIVE OAK MASTER PLAN)

F2 REFERENCE FIGURES 4-2 & 4.14 OF THE LIVE OAK MASTER PLAN
N.T.S.



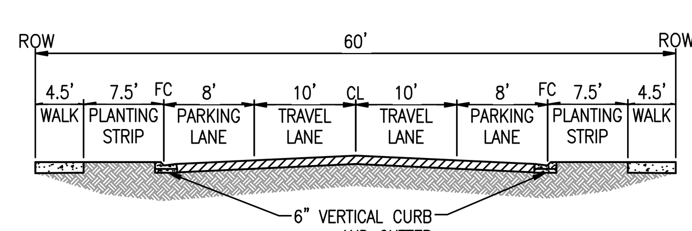
72' ENTRY MINOR COLLECTOR STREET (MODIFIED CROSS SECTION D1 OF THE LIVE OAK MASTER PLAN)

D1 REFERENCE FIGURES 4-2 & 4.13 OF THE LIVE OAK MASTER PLAN
N.T.S.



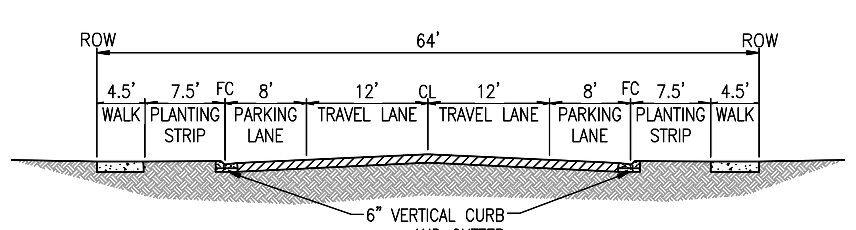
80' MINOR COLLECTOR AT SLOUGH (CROSS SECTION F-1 OF THE LIVE OAK MASTER PLAN)

F1 REFERENCE FIGURES 4-2 & 4.14 OF THE LIVE OAK MASTER PLAN
N.T.S.



60' LOCAL STREET (CROSS SECTION G OF THE LIVE OAK MASTER PLAN)

G REFERENCE FIGURES 4-2 & 4.10 OF THE LIVE OAK MASTER PLAN
N.T.S.



64' MINOR PARK COLLECTOR STREET (CROSS SECTION E OF THE LIVE OAK MASTER PLAN)

E REFERENCE FIGURES 4-2 & 4.8 OF THE LIVE OAK MASTER PLAN
N.T.S.

CALL BEFORE YOU DIG 800-227-2600

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DESCRIPTIONS	DATE	APPROVED
REVISIONS			

VESTING TENTATIVE SUBDIVISION MAP 909 TYPICAL CROSS SECTIONS

LIVE OAK WEST

HANFORD CALIFORNIA

NorthStar Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

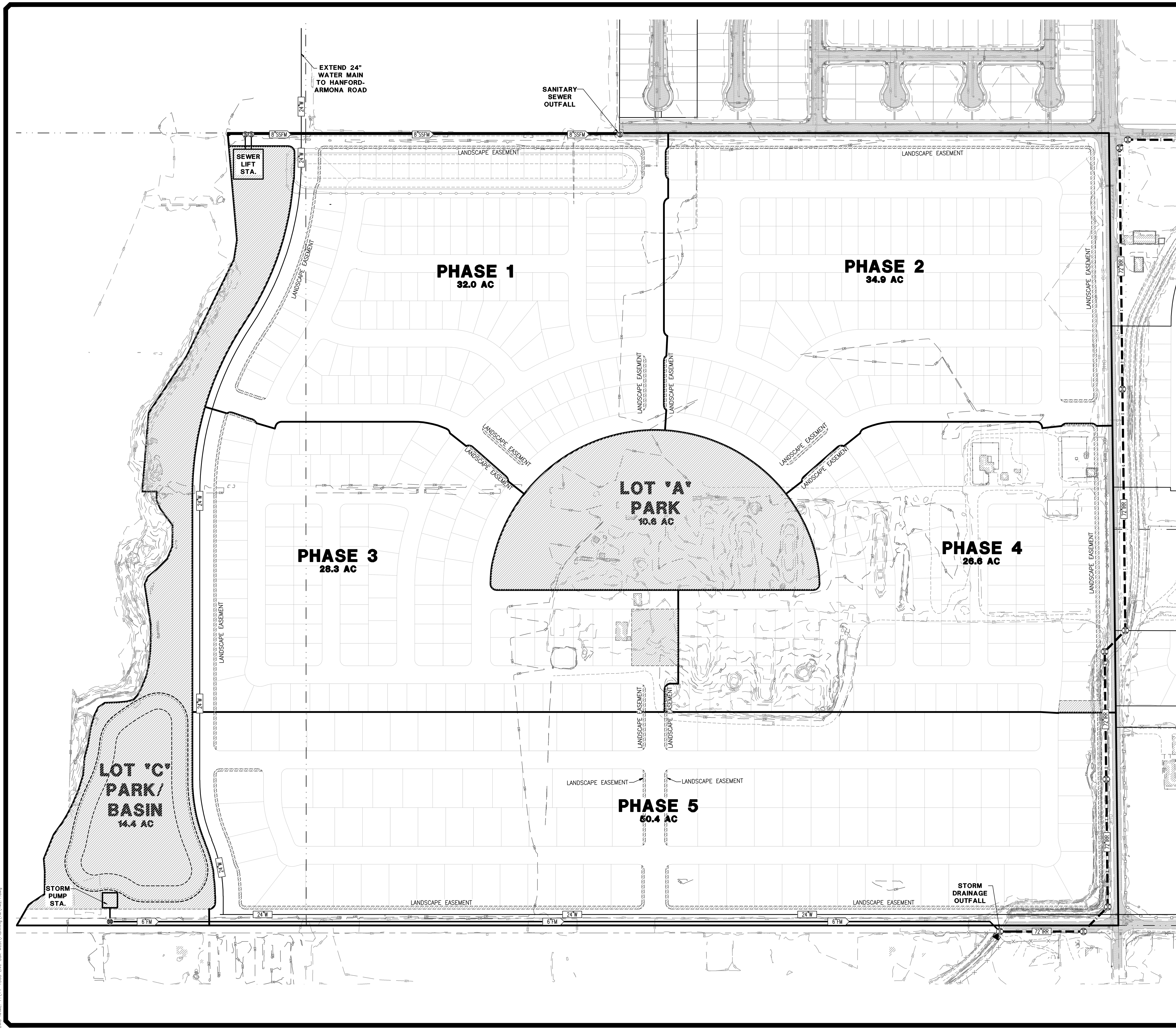
JOB #:	14-1368
DATE:	08/11/2014
SCALE:	AS SHOWN
DRAWN:	KW/HC
DESIGN:	TC
CHK'D:	APD

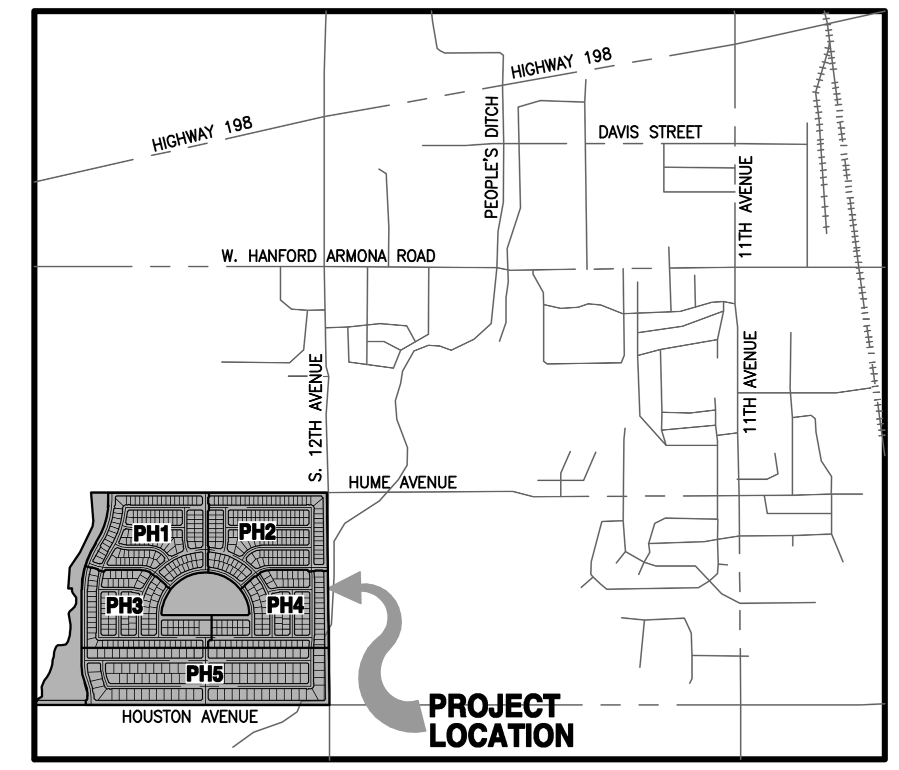
SHEET NUMBER

TM1.2

PLOTTED: 09/17/14 15:17 PLOTTED BY: kmohowald
DWG NAME: F:\14-1368 Live Oak West\Planning\TM\TM1.2.dwg

Attachment: Exhibit A TT 909 Final Map (1506 : Time Extension No. 2016-01)





VICINITY MAP

N.T.S

LEGEND

	PROPOSED
STORM DRAINAGE FORCE MAIN	6"FM
WATER (MAIN)	24"W
SEWER MAINTENANCE HOLE	
SEWER (MAIN)	12"SS
IRRIGATION LINE	72"IRR
IRRIGATION PRESSURE MANHOLE/VENT	
IRRIGATION OUTFALL	
PARK, OPEN SPACE AND LANDSCAPE AREAS (27.67 ACRES)	

GENERAL NOTES

1. THE PHASE ORDER IS PRELIMINARY AND IS SUBJECT TO CHANGE BASED ON FUTURE DEVELOPMENT CONDITIONS.
2. THE PARK (LOT A) WILL BE CONSTRUCTED AS PART OF THE INITIAL PHASE OF THE PROJECT.
3. THE PARK / BASIN (LOT C) WILL BE EXCAVATED WITH THE INITIAL PHASE OF THE PROJECT AND WILL BE LANDSCAPED IN ACCORDANCE WITH THE PROJECT CONDITIONS OF APPROVAL AND DEVELOPMENT AGREEMENT REQUIREMENTS.
4. PROPOSED LOCATIONS FOR STORM DRAINAGE BASIN, STORM DRAINAGE PUMP STATION, AND SEWER PUMP STATION ARE CONCEPTUAL ONLY. FINAL LOCATIONS ARE TO BE IN ACCORDANCE WITH FUTURE UPDATES TO THE LIVE OAK MASTER PLANS.
5. ALL IN-TRACT UTILITIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT LIVE OAK MASTER PLANS.

CALL BEFORE YOU DIG 800-227-2600

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DESCRIPTIONS	DATE	APPROVED

REVISIONS

VESTING TENTATIVE SUBDIVISION MAP 909 BOUNDARY AND INFRASTRUCTURE SHEET

LIVE OAK WEST

HANFORD CALIFORNIA

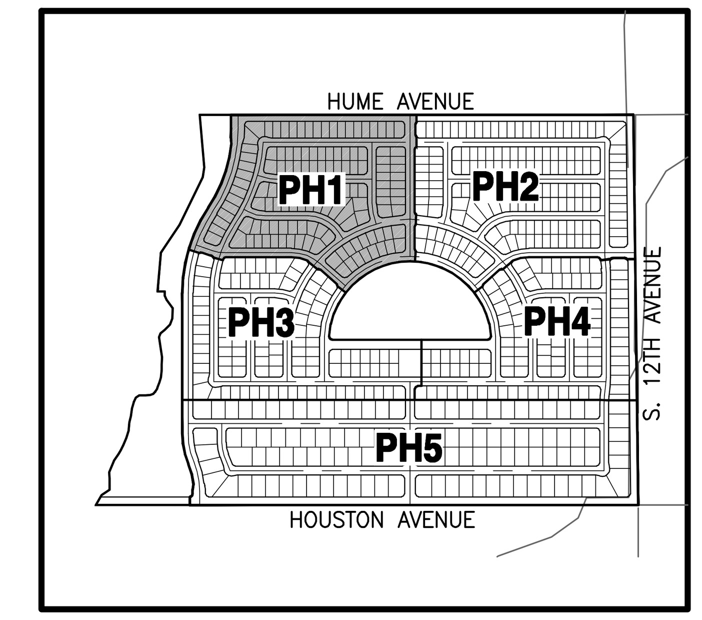
NorthStar Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	14-1368
DATE:	08/11/2014
SCALE:	AS SHOWN
DRAWN:	KW/HC
DESIGN:	TC
CHK'D:	APD

SHEET NUMBER

TM2.1

Attachment: Exhibit A TT 909 Final Map (1506 : Time Extension No. 2016-01)



KEY MAP

N.T.S

1" = 60'

LEGEND

	EXISTING	PROPOSED
PHASE LINE	N/A	
BOUNDARY LINE		
SECTION LINE		N/A
BARBED WIRE FENCE		N/A
WOOD FENCE		N/A
CHAIN LINK FENCE		N/A
TREES		N/A
TREE CLUSTERS		N/A
1' CONTOURS	230'	N/A
ASPHALT		N/A
POWER POLE	PP	N/A
STRUCTURE		N/A
MASONRY WALL		N/A
CURB, GUTTER AND SIDEWALK		

CALL BEFORE YOU DIG 800-227-2600

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DESCRIPTIONS	DATE	APPROVED
	REVISIONS		

VESTING TENTATIVE SUBDIVISION MAP 909
PHASE 1
LIVE OAK WEST
HANFORD CALIFORNIA

NorthStar Engineering Group, Inc.
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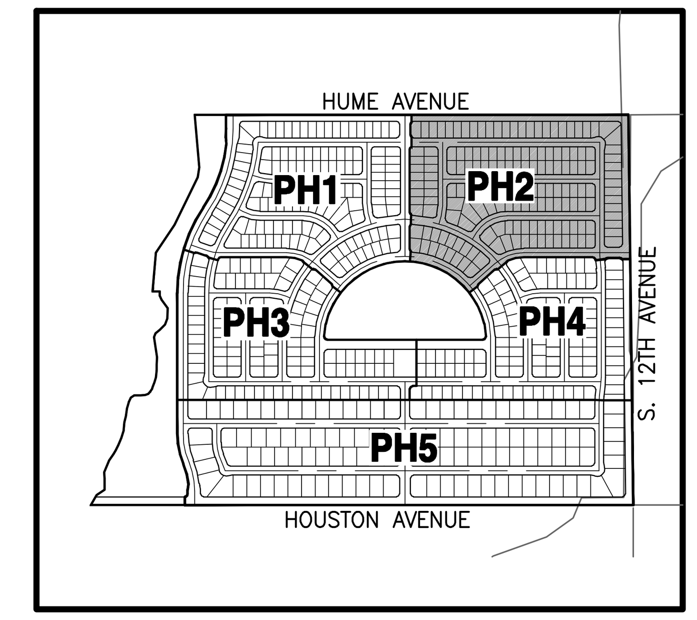
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	14-1368
DATE:	08/11/2014
SCALE:	AS SHOWN
DRAWN:	KW/HC
DESIGN:	TC
CHK'D:	APD

SHEET NUMBER
TM3.1

Attachment: Exhibit A TT 909 Final Map (1506 : Time Extension No. 2016-01)

PLOTTED: 09/17/14 15:21 PLOTTED BY: kmuhowald
DWG NAME: F:\14-1368 Live Oak West\Planning\TM\TM3.1.dwg



KEY MAP

N.T.S

LEGEND

	EXISTING	PROPOSED
PHASE LINE	N/A	
BOUNDARY LINE		
SECTION LINE		N/A
BARBED WIRE FENCE		N/A
WOOD FENCE		N/A
CHAIN LINK FENCE		N/A
TREES		N/A
TREE CLUSTERS		N/A
1' CONTOURS	230'	N/A
ASPHALT		N/A
POWER POLE	PP	N/A
STRUCTURE		N/A
MASONRY WALL		N/A
CURB, GUTTER AND SIDEWALK		

CALL BEFORE YOU DIG 800-227-2600

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS DESCRIPTIONS	APPROVED

VESTING TENTATIVE SUBDIVISION MAP 909
PHASE 2
LIVE OAK WEST
HANFORD CALIFORNIA

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620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	14-1368
DATE:	08/11/2014
SCALE:	AS SHOWN
DRAWN:	KW/HC
DESIGN:	TC
CHK'D:	APD

SHEET NUMBER

TM3.2

Attachment: Exhibit A TT 909 Final Map (1506 : Time Extension No. 2016-01)

PLOTTED: 09/17/14 15:23 PLOTTED BY: kmuthowald
DWG NAME: F:\14-1368 Live Oak West\Planning\TM\TM3.2.dwg

VESTING TENTATIVE SUBDIVISION MAP 909
PHASE 3
LIVE OAK WEST
HANFORD CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

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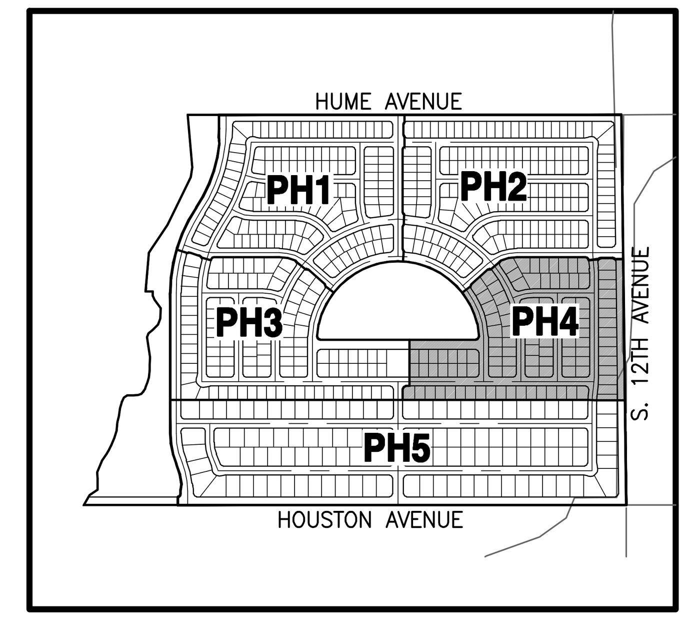
CIVIL ENGINEERING • SURVEYING • PLANNING
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #: 14-1368
DATE: 08/11/2014
SCALE: AS SHOWN
DRAWN: KW/HC
DESIGN: TC
CHK'D: APD

SHEET NUMBER
TM3.3



KEY MAP

N.T.S

60 30 0 60

1" = 60'

LEGEND

	EXISTING	PROPOSED
PHASE LINE	N/A	
BOUNDARY LINE		
SECTION LINE		N/A
BARBED WIRE FENCE		N/A
WOOD FENCE		N/A
CHAIN LINK FENCE		N/A
TREES		N/A
TREE CLUSTERS		N/A
1' CONTOURS	230'	N/A
ASPHALT		N/A
POWER POLE	PP	N/A
STRUCTURE		N/A
MASONRY WALL		N/A
CURB, GUTTER AND SIDEWALK		

CALL BEFORE YOU DIG 800-227-2600

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS DESCRIPTIONS	APPROVED

VESTING TENTATIVE SUBDIVISION MAP 909 PHASE 4

LIVE OAK WEST

HANFORD CALIFORNIA

NorthStar Engineering Group, Inc.
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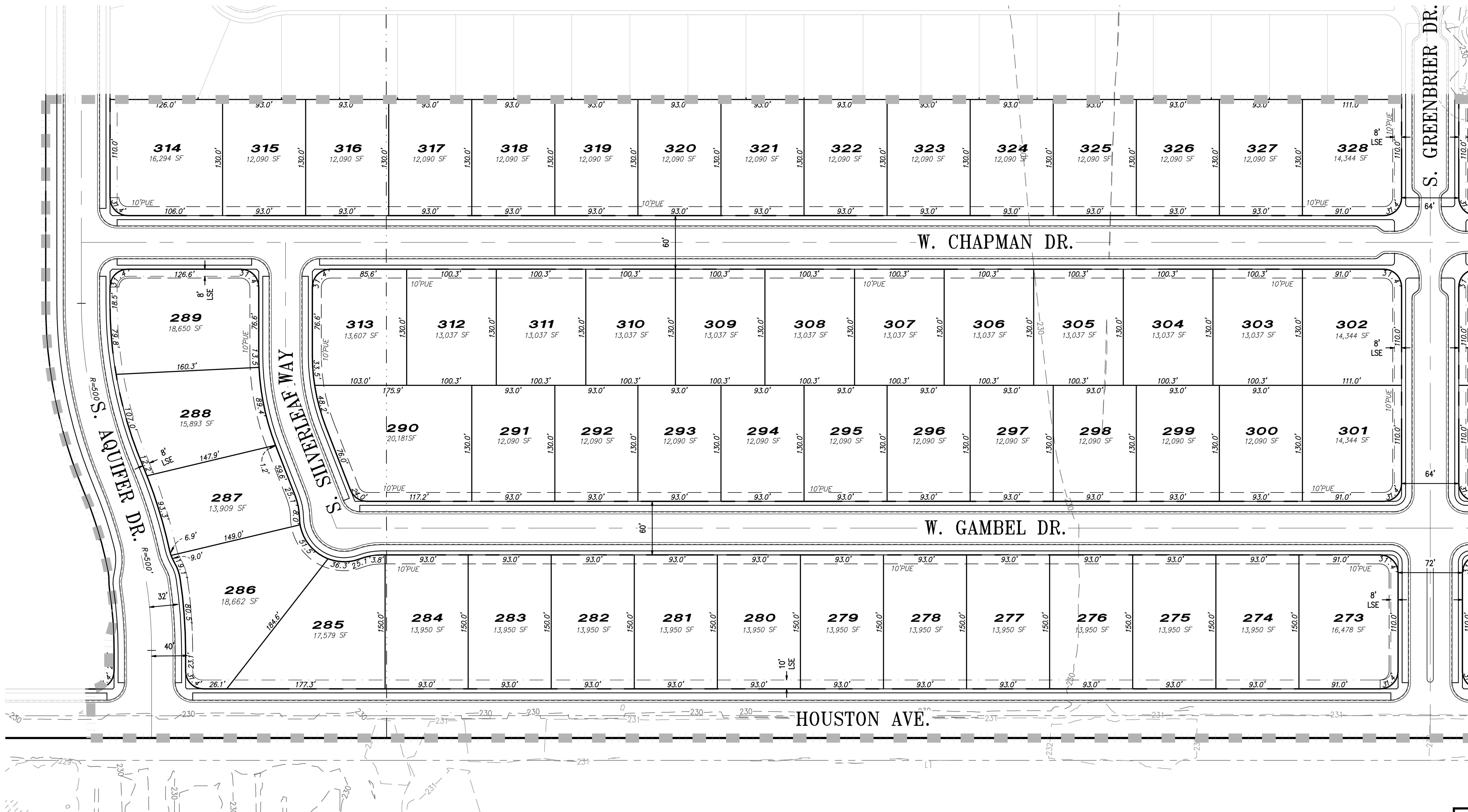
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

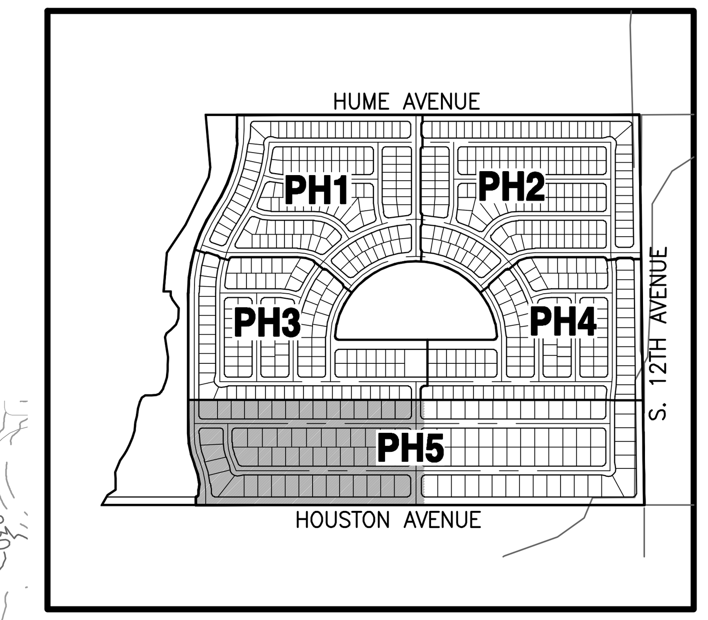
JOB #:	14-1368
DATE:	08/11/2014
SCALE:	AS SHOWN
DRAWN:	KW/HC
DESIGN:	TC
CHK'D:	APD

SHEET NUMBER

TM3.4

Attachment: Exhibit A TT 909 Final Map (1506 : Time Extension No. 2016-01)





KEY MAP

N.T.S

60 30 0 60

1" = 60'

CALL BEFORE YOU DIG
800-227-2600

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DESCRIPTIONS	DATE	APPROVED
	REVISIONS		

VESTING TENTATIVE SUBDIVISION MAP 909
PHASE 5 WEST
LIVE OAK WEST
HANFORD CALIFORNIA

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620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	14-1368
DATE:	08/11/2014
SCALE:	AS SHOWN
DRAWN:	KW/HC
DESIGN:	TC
CHK'D:	APD

SHEET NUMBER

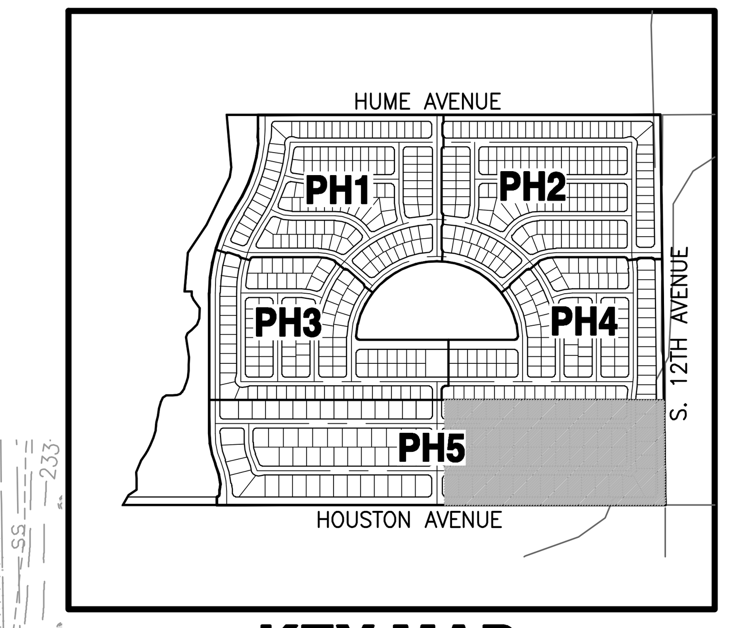
TM3.5

LEGEND

	EXISTING	PROPOSED
PHASE LINE	N/A	
BOUNDARY LINE		
SECTION LINE		N/A
BARBED WIRE FENCE		N/A
WOOD FENCE		N/A
CHAIN LINK FENCE		N/A
TREES		N/A
TREE CLUSTERS		N/A
1' CONTOURS	230'	N/A
ASPHALT		N/A
POWER POLE	PP	N/A
STRUCTURE		N/A
MASONRY WALL		N/A
CURB, GUTTER AND SIDEWALK		

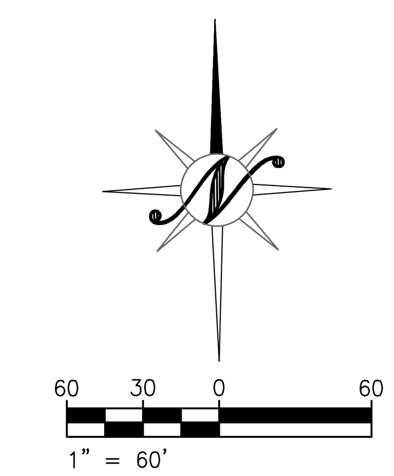
PLOTTED: 09/17/14 15:34 PLOTTED BY: kmuhowald
DWG NAME: F:\14-1368 Live Oak West\Planning\TM\TM3.5.dwg

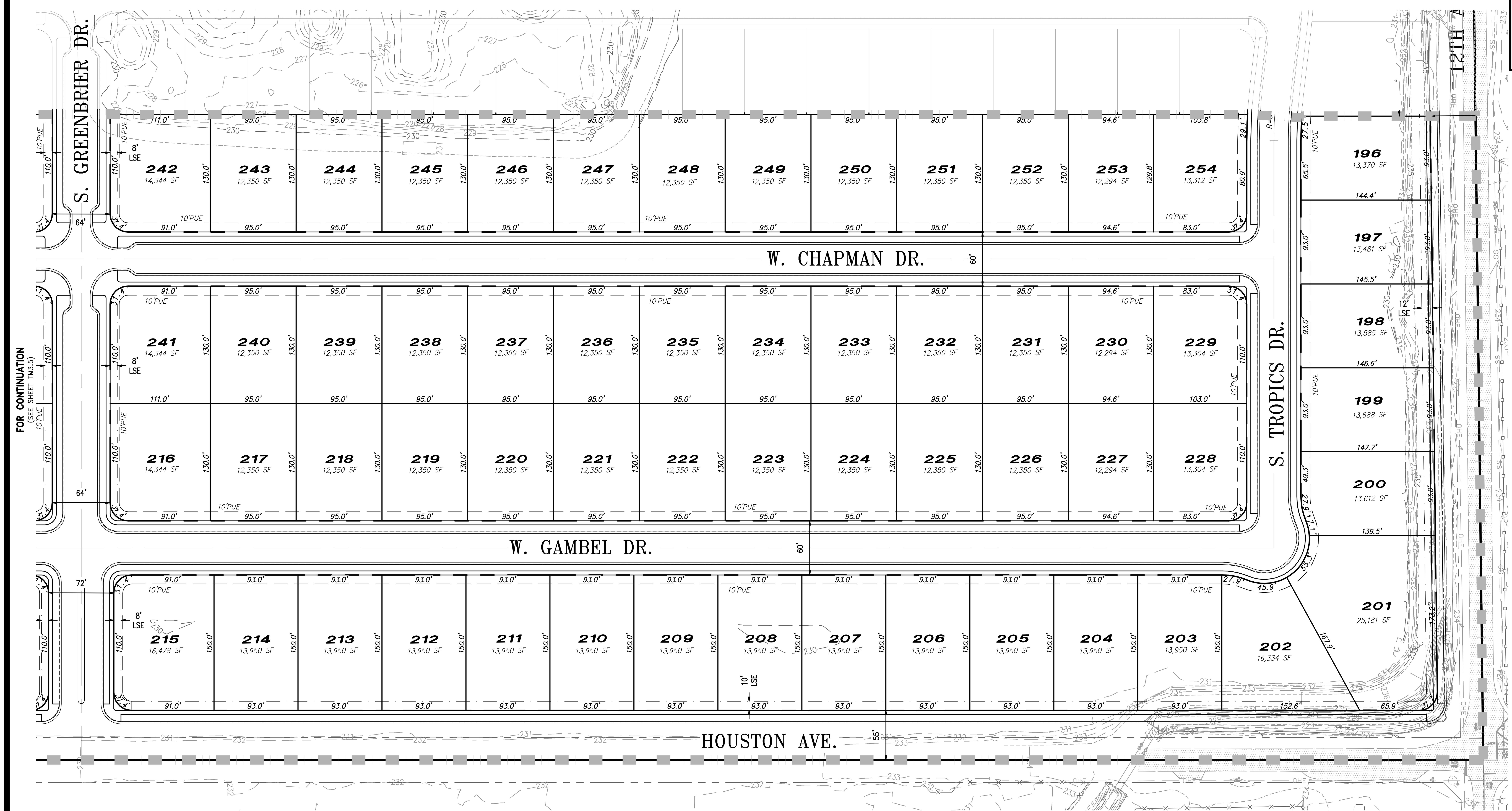
Attachment: Exhibit A TT 909 Final Map (1506 : Time Extension No. 2016-01)



KEY MAP

N.T.S





LEGEND

	EXISTING	PROPOSED
PHASE LINE	N/A	
BOUNDARY LINE		
SECTION LINE		N/A
BARBED WIRE FENCE		N/A
WOOD FENCE		N/A
CHAIN LINK FENCE		N/A
TREES		N/A
TREE CLUSTERS		N/A
1' CONTOURS	230'	N/A
ASPHALT		N/A
POWER POLE	PP	N/A
STRUCTURE		N/A
MASONRY WALL		N/A
CURB, GUTTER AND SIDEWALK		

PRELIMINARY NOT FOR CONSTRUCTION

CALL BEFORE YOU DIG 800-227-2600

NO.	DESCRIPTIONS	DATE	APPROVED
	REVISIONS		

VESTING TENTATIVE SUBDIVISION MAP 909
PHASE 5 EAST
LIVE OAK WEST
HANFORD CALIFORNIA

NorthStar Engineering Group, Inc.
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620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	14-1368
DATE:	08/11/2014
SCALE:	AS SHOWN
DRAWN:	KW/HC
DESIGN:	TC
CHK'D:	APD

SHEET NUMBER

TM3.6

Attachment: Exhibit A TT 909 Final Map (1506 : Time Extension No. 2016-01)

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT

MEETING DATE: September 23, 2014

PROJECT: Vesting Tentative Tract 909

PROJECT PLANNER: Gabrielle de Silva, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Make the appropriate findings and approve Vesting Tentative Tract 909 based on the findings and conditions in Resolution 2014-17.

RECOMMENDED MOTION

1. I move to adopt Resolution 2014-17 approving Vesting Tentative Tract 909 (roll call vote).

PROJECT DESCRIPTION

Vesting Tentative Tract 909 proposes to subdivide 197.1 acres into 642 single family lots and 4 community open-space areas. (Exhibit A). The area is zoned "R-1-6" low density residential and "R-1-12" very low density residential. The lot sizes range from 5,225 SF to 25,181 SF, averaging 7,558 SF.

LOCATION

The property is located on the west side of 12th Avenue between Hume Avenue and Houston Avenue, (APN: 011-040-017, 011-040-018, 011-040-019, 011-040-020)

BACKGROUND INFORMATION

In 2009, PUD 2005-04 was approved by the City Council. The PUD approved the development of 1,560 residential units on 390 acres as part of the overall Live Oak Master Plan. The City entered into a development agreement with MMV Development to further ensure the development of the entire master plan. As phase I and II of the Live Oak Master Plan, Tentative Tract Maps 865 and 881 were approved by the Planning Commission. Later in 2010, Tentative Tract Map 902 was approved as phase III. Tentative Tract 909 is the fourth phase of development in the Live Oak Master Plan.

Development Agreement:

The previously-approved development agreement will allow the developer to proceed with the project, assured that approvals granted will not change during the period of development of the project. The City is equally assured that costly infrastructure such as roads, sewers, schools, park facilities, fire protection facilities, etc. will be available at the time the development project(s) come on line.

PROJECT EVALUATION

Existing Land Use: The property is currently vacant. The property is not located in a flood plain (Flood Insurance Rate Map Panel No. 06031C0195C, June 16, 2009).

General Plan Designation and Zoning: The General Plan designates the property as Low Density and Very Low Density Residential. The property is currently zoned "R-1-6" and "R-1-12" Single-Family Residential. The proposed land division is consistent with the General Plan and Zoning Ordinance.

Adjacent Land Use And Zoning:

	USE	ZONED
NORTH:	Tentative Tract 902/Tentative Tract 876	R-1-6 (Single Family Residential)
SOUTH:	Agriculture	County
EAST:	Tentative Tract 881 and 865	"R-1-6"
WEST:	Vacant	County

ANALYSIS FOR VESTING TENTATIVE TRACT 909:

Project Design:

Total Area: **197.1 acres** Number of Lots: **642 single family residences**

Units per gross acre: **3.26** Maximum units per gross acre: **8.3 units per gross acre**

Number of Dwelling Units: **642 single family residences**

Potential population increase: **3.11 persons per household x 642 households = 1,997**

Lot Sizes:

Average	Smallest	Largest	Required
7,558 sf	5,225 sf	25,181 sf	as noted in PUD 2005-04

All proposed lots meet or exceed minimum depth, width and area requirements of the "R-1-6" or "R-1-12" zone district, as modified by PUD 2005-04, and appear to have buildable configurations.

Vesting Tentative Map:

The project is being processed as a vesting tentative map. A vesting tentative map provides a vested right to proceed with the development in substantial compliance with the ordinances, policies, and standards in effect at the time the application of the vesting tentative map is deemed complete. Any amendments to City development standards, general plan designation and zoning would not restrict the project from being developed as originally approved.

Streets/Circulation:

Street improvements will include the installation of concrete curb & gutter, sidewalk, landscaping, street lights, median island curb, street striping, and all improvements will be installed within public street right of way or utility easements in accordance with the requirements of Chapter 16.24 "Improvements", of the Hanford Municipal Code, Public Works Standards and Specifications, the Live Oak Master Plan, and the resolution pertaining to the subdivision.

Hume Avenue will be developed along the north boundary of the tract as an 88 ft. Major Collector Street, as indicated on the tentative tract map and the Live Oak Master Plan.

Houston Avenue will be developed along the southern boundary of the tract as a 110 ft. Major Arterial Street, as indicated on the tentative tract and the Live Oak Master Plan.

Twelfth Avenue will be developed as a 100 foot arterial street along the development frontages of the subdivision, as indicated on the tentative subdivision map and the Live Oak Master Plan. All other streets within the subdivision will be developed to residential street standard ST-32, modified as indicated on the vesting tentative tract map (street narrowing adjacent to parks for traffic calming).

The developer is responsible for payment of a proportionate cost share of future improvements to mitigate interim impacts to the 12th Avenue/State Highway 198 interchange and the 13th Avenue/State Highway 198 interchange, as identified in the EIR and traffic study.

Easements and Dedications:

Easements will be designated on the final subdivision map as required by the utility companies and where needed for providing service to streetlights and landscape improvements as designated by the Public Works Department.

All proposed streets, street extensions, opposite travel lanes on boundary streets and offsite pavement transitions with right of way, as shown on the vesting tentative subdivision map, will be dedicated to the City as public rights-of-way, and any alteration of existing utilities will be the responsibility of the developer.

All proposed landscape lots, located as shown on the vesting tentative subdivision map, (Lots "A" ,"B", "C" and "D"), will be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.

Backup Parkway Improvements:

The developer will design and construct the improvements along the development frontages of 12th Avenue, Hume Avenue, Houston Avenue, Aquifer Drive and the entry streets of South Greenbrier Drive, and West Deer Drive for lots backing or siding onto said streets consisting of a minimum six foot high decorative masonry block wall, a 4 ½ foot wide detached sidewalk, and landscape and irrigation system improvements.

Sewer Improvements:

The developer's engineer will provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the first phase of development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

Storm Drainage Improvements:

The developer's engineer will provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Works department review and approval prior to recording a subdivision final map for the first phase of development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

All drainage from proposed development shall be directed to the Sand Slough drainage basin located as shown on the tentative subdivision map for Lot "C" and in conformance with Live Oak Development Master Plan requirements.

Water System:

The developer's engineer will provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the first phase of the development. Provisions will be made to provide service for future areas of development located adjacent to the subdivision.

Assessment District:

The developer will enter into an agreement with the City for the formation of a tax assessment district for the maintenance of park and open space landscaping (Lots "A", "B", "C" and "D"), subdivision street lighting, and decorative fencing and landscaping located along the property frontages of Hume Avenue, Aquifer Drive, Houston Avenue, and 12^{th} Avenue and entry streets of South Greenbrier Drive and West Deer Drive located as shown on the tentative subdivision map.

Public Services:

City services that include fire, police and general services (planning, building, and recreation) can adequately be provided for the increase in population from this subdivision. Armona Union Elementary School District and Hanford Joint Union High School District will serve the households in the proposed subdivision.

PUBLIC NOTICE:

As part of the tentative subdivision application process, the City is required to provide notice of the proposed project to public and private agencies and neighboring property owners. The City did not receive any comments on this proposal.

REQUIRED FINDINGS FOR VESTING TENTATIVE TRACT 909:

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

A. Consistency Finding: A consistency finding can be made because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan and Zoning and Subdivision Ordinances.

B. Design Finding: A design finding can be made because the design or improvement of the subdivision map is consistent with general and specific plans.

C. Type of Development Finding: A type of development finding can be made because the site is physically suitable for the proposed type of development.

D. Density Finding: A density finding can be made because the site is physically suitable for the proposed density of development.

E. Environmental Finding: An environmental finding can be appropriately made because the design of the subdivision map and/or the proposed improvements is not likely to cause serious substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat.

F. Public Health Finding: A public health finding can be appropriately made because the design of the subdivision map and/or type of improvement is not likely to cause serious public health problems.

G. Improvements & Access Findings: An improvements and access finding can be appropriately made because the design of the subdivision map and/or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed parcels.

FINDINGS FOR APPROVAL

1. The subdivision map is being processed in accordance with the Subdivision Map Act.

2. The subdivision map is in compliance with the goals and objectives of the General Plan.

3. The proposed lots meet all minimum requirements of the Zoning Ordinance for the "R-1-6," and "R-1-12" Single Family Residential zone district, as modified by PUD 2005-04.

4. The proposed lots are designed for the future homes to meet front, side and rear yard setbacks of the "R-1-6," and "R-1-12" Single Family Residential zone district, as modified by PUD 2005-04.

5. When developed, the lots will all have frontage and access to public streets, public utilities and services.

6. All street and city utility improvements will be constructed to City Public Works Improvement Standards and/or as indicated in the Live Oak Master Plan.

7. That the subdivision is within City limits and will be developed to city improvement standards.

8. The future development will utilize city sewer and water.

9. The site is flat and not located in a flood zone.

10. The General Plan designates the property for Low Density and Very Low Density Residential uses. The proposed development of single-family homes and zoning of “R-1-6” and “R-1-12” is within the density allowed by the General Plan.

11. An Environmental Impact Report (“EIR”) was prepared for this project as part of the Live Oak Master Plan. The EIR identifies several significant impacts that can be mitigated to a less-than-significant level. In addition, the report identified unavoidable significant adverse impacts that cannot be mitigated, and a statement of overriding considerations was made in accordance with CEQA.

12. The Public Works Department, Fire Department, Building Department, and other involved departments and agencies have reviewed this proposal. Any improvements or mitigations required for public health and safety have been applied to this project as conditions of approval.

13. Any off-site improvements such as curbs, gutters, sidewalks, drive approaches, and transitional paving, when installed by the developer, will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford.

14. The proposed lots will be adjacent to public streets, most of which will be provided by the developer.

15. The developer will supply the City with a title report, legal descriptions, and deed drawings for all existing and required right-of-way and utility easements on the property.

    Evidence: Subdivision Map Act; General Plan; Zoning Ordinance; Proposed Vesting Tentative Tract 909, Planned Unit Development No. 2005-04; Conditions of Approval of Planning Commission Resolution; Public Works Construction Standards, Live Oak Master Plan and Development Agreement; Flood Insurance Rate Map Panel No. 06031C0195C, City Sewer and Water Maps, Live Oak Final EIR, and General Plan EIR

ENVIRONMENTAL REVIEW

An Environmental Impact Report (“EIR”) was prepared for the Live Oak Master Plan, which includes the subject properties. The EIR identified many topic areas with no impact or a less than significant impact. It also identified several significant impacts that can be mitigated to a less-than-significant level relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation, and a Mitigation, Monitoring and Reporting Plan (“MMRP”) was prepared for the project.

In addition to the significant impacts that can be mitigated, the report identified unavoidable significant adverse impacts that include Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. Because significant adverse impacts have been found which cannot be mitigated, a statement of overriding considerations was made in accordance with CEQA.

The Final Environmental Impact Report, along with CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program, was certified by City Council Resolution No. 09-57-R on September 15, 2009.

CONDITIONS OF APPROVAL

General:

1. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.

2. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances except as modified by Planned Unit Development No. 2005-04; and except as may be determined by development rights of a Vesting Tentative Map per the Subdivision Map Act.

3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Vesting Tentative Subdivision Map approval prior to recording the final map.

4. That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.

5. That four trees per lot be planted in the front yard at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.

6. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform to Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation".

7. That all species of trees shall be selected from a list approved by the City Street Tree Commission.

8. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 and the Development Agreement shall be conditions of approval for Vesting Tentative Subdivision Map No. 909.

Zoning:

1. That the proposed subdivision is subject to the "R-1-6" and "R-1-12" Single-Family Residential zone district standards, as modified by Planned Unit Development No. 2005-04. Setback requirements for all lots are as follows:

   Front Yard

Covered Porch	10 feet minimum
Living Space	15 feet minimum
Garage	20 feet minimum

   Side Yard

Interior	5 feet minimum
Corner (Street Side)	10 feet minimum
Corner (Street Side)	15 feet minimum at collector streets
Garage (Side Entry)	20 feet minimum
Covered Porch	10 feet minimum

   Rear Yard

One-story	15 feet minimum
Multi-story	5 feet additional per story

Accessory Structures	5 feet from rear or side property line
Distance b/w Structures	10 feet minimum

2. That lots 1-642 be limited to one single family home.

3. That any changes to the proposed phasing be approved by the Community Development and Public Works Department.

Special Requirements:

1. That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the subdivision are aware of the adjacent agricultural uses and their right to continue to operate.

2. That each lot owner within Tract No. 909 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and lawn area along the street side of their lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.

3. That the tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.

4. That should the tree(s) and lawn area become damaged, severely pruned, neglected, removed or die, the lot owner shall replace said tree(s) and lawn area within thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway

5. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as in Exhibit B.

6. That 10% of all units be made affordable to persons of moderate income. Lots are to be distributed throughout the subdivision.

7. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 shall be conditions of approval for Vesting Tentative Tract Map No. 909.

Environmental Requirements:

1. That all mitigations identified in the Mitigation Monitoring and Reporting Program prepared for the Live Oak Master Plan Environmental Impact Report be made conditions of Tentative Tract 909.

2. That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.

3. That electric or low nitrogen oxide (NO) emitting gas-fired water heaters be installed in each house.

4. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues for each house.

5. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mower, edgers, etc.

6. That options offered as part of the Live Oak Master Plan be available to buyers within this subdivision. Options to include solar panels, drive strips with front facing garages instead of driveways, and second units to be allowed on lots 5,500 sq. ft. and larger. Options shall be shown on the master building plans so as to be available to all buyers of qualified lots.

7. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application must be filed with the District immediately upon approval of project**. For more information and instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.

8. That the project is subject to all rules and regulations of the San Joaquin Valley Unified Air Pollution Control District for residential development.

Archeological:

1. That if any archeological resources or endangered species are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate mitigation measures.

Dust Control:

1. That the following dust control practices be implemented:

Pre-construction:

That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

During Construction

After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

That nonactive portions of the construction site be restricted from vehicular movement.

That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust:

At all times, fugitive dust emissions should be controlled using the following procedures:

That on site vehicle speed should be limited to 15 mph.

That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt, which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors:

At all times, ozone precursor emissions should be controlled by the following methods:
That all internal combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

Owner/ Applicant
MMV Development
550 Harvest Park Drive Suite A
Brentwood, CA 94513

ATTACHMENTS
Exhibit A – Vesting Tentative Tract 909
Exhibit B – "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY"
Exhibit C- Layout

CITY OF HANFORD PLANNING COMMISSION RESOLUTION NO 2014-17
FOR VESTING TENTATIVE TRACT MAP NO. 909
FILED BY: MMV DEVELOPMENT

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on September 23, 2014, by motion of Commissioner **FROBERG**, seconded by Commissioner **HAM**, and duly carried, the following resolution was adopted:

WHEREAS, Vesting Tentative Subdivision Map No. 909, filed by MMV Development has been reviewed by the Planning Commission of the City of Hanford as an advisory agency in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of **September 23, 2014**, and

WHEREAS, all affected public utility companies, various governmental department agencies and the Planning Commission staff have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, the Final Environmental Impact Report and all notices related thereto were prepared in compliance with the California Environmental Quality Act ("CEQA") and the City of Hanford CEQA Guidelines; and

WHEREAS, on the basis of the application, the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, and Environmental Impact Report for the Live Oak Project, the Planning Commission of the City of Hanford hereby makes the findings in accordance with Section 15091 of the CEQA Guidelines and as specifically articulated in an appendix to the Final EIR and Incorporated herein by this reference; and

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation, and a Mitigation, Monitoring and Reporting Plan ("MMRP") has been prepared for the Project; and

WHEREAS, the Final Environmental Impact Report also identified unavoidable significant adverse impacts regarding Agricultural Resources, Air Quality, and Energy Conservation and Climate Change; and

WHEREAS, Section 15093 of the CEQA Guidelines requires the City to balance the benefits of the Project against its unavoidable environmental impacts in determining whether or not to approve the Project; and

WHEREAS, the Planning Commission finds that the following statement of overriding considerations can be made for the unavoidable significant environmental impacts identified by the Final Environmental Impact Report:

> The City balanced the economic, legal, social and technological and other benefits of the proposed project and determined that the unavoidable adverse environmental impacts identified above may be considered acceptable due to the following specific considerations which outweigh the unavoidable adverse environmental impacts of the proposed project. Benefits of the proposed Project are stated herein, and determined to be unto itself and independent of the other project benefits, a basis for overriding all identified unavoidable environmental impacts.

- The proposed project will result in significant unavoidable impacts to agricultural land, air quality, and energy conservation and climate change. In adopting the Hanford General Plan Update, the City Council adopted a Statement of Overriding Considerations for the loss of agricultural land and air quality impacts accruing to implementation of the Plan. The approval of the Live Oak project is considered implementation of the Hanford General Plan.
- The project will meet the objectives of the General Plan to conveniently serve current and future residential needs, be adequately served by arterial streets, and contribute to the attractiveness of the community and the City's tax base.
- The proposed project is located on major arterial and collector streets in the City and adjacent to major public utilities with adequate capacity to accommodate its development.
- In adopting the finding of overriding considerations for the Hanford General Plan Update in 2002, the City Council recognized that the population of the City of Hanford will continue to grow and there will be a need to provide adequate land to serve the needs of existing and future population. The City is essentially surrounded by agricultural land and any growth will cause the conversion of agricultural land. The need to adequately house and provide services to a growing population outweighed the preservation of agricultural land. The project would provide a substantial increase in assessed value of the property over the agricultural state of the land that has the potential to increase revenues to all levels of local government to deliver necessary services.
- The project will expand improvements to infrastructure commensurate with its impacts on those systems.
- The City has adopted reasonable and feasible mitigation measures to the extent it has authority to reduce air quality, energy conservation and climate change impacts from the project.
- While the City may have an impact on urban designs that promote the use of bicycles, pedestrian, and public transit, local policies have little impact on the major causes of air pollution whose conditions are controlled by the State and Federal Government. Motor vehicles are among the leading causes of air pollution in the Valley. The Valley's geographic location in comparison to other regions also adds to increased air pollution. Exemptions for certain kinds of agricultural activities also add to diminished air quality. The California Air Resources Board and the San Joaquin Valley Air Pollution Control District have the authority to promulgate regulations that affect Hanford and all other cities in California that may lead to major improvements in air quality. The City of Hanford does not have authority to make substantial reductions in motor vehicle air pollution affecting the City.

WHEREAS, the Planning Commission has made the following findings pursuant to Section 66474 of the Subdivision Map Act:

a.) That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, and Zoning Ordinance;

b.) That the design or improvement of the subdivision is consistent with general or specific plans;

c.) That the site is physically suitable for the type of development;

d.) That the site is physically suitable for the proposed density of development;

e.) That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially and unavoidably injure fish or wildlife or their habitat;

f.) That the design of the subdivision and type of improvements are not likely to cause serious public health problems; and

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

THEREFORE, BE IT RESOLVED that Vesting Tentative Subdivision Map No. 909 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact City Attorney thru the Planning Division at (559) 585-2580
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

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

2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.

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

4. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.

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

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

PLANNING DEPARTMENT

Contact Assistant Planner Gabrielle de Silva at (559)585-2590
Concerning questions that you may have on the conditions listed below:

General:

1. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.

2. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances except as modified by Planned Unit Development No. 2005-04; and except as may be determined by development rights of a Vesting Tentative Map per the Subdivision Map Act.

3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Vesting Tentative Subdivision Map approval prior to recording the final map.

4. That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.

5. That four trees per lot be planted in the front yard at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.

6. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform to Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation".

7. That all species of trees shall be selected from a list approved by the City Street Tree Commission.

8. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 and the Development Agreement shall be conditions of approval for Vesting Tentative Subdivision Map No. 909.

Zoning:

1. That the proposed subdivision is subject to the "R-1-6" and "R-1-12" Single-Family Residential zone district standards, as modified by Planned Unit Development No. 2005-04. Setback requirements for all lots are as follows:

Front Yard	
Covered Porch	10 feet minimum
Living Space	15 feet minimum

Garage	20 feet minimum
Side Yard	
Interior	5 feet minimum
Corner (Street Side)	10 feet minimum
Corner (Street Side)	15 feet minimum at collector streets
Garage (Side Entry)	20 feet minimum
Covered Porch	10 feet minimum
Rear Yard	
One-story	15 feet minimum
Multi-story	5 feet additional per story
Accessory Structures	5 feet from rear or side property line
Distance b/w Structures	10 feet minimum

2. That lots 1-642 be limited to one single family home.

3. That any changes to the proposed phasing be approved by the Community Development and Public Works Department.

<u>Special Requirements</u>:

1. That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the subdivision are aware of the adjacent agricultural uses and their right to continue to operate.

2. That each lot owner within Tract No. 909 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and lawn area along the street side of their lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.

3. That the tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.

4. That should the tree(s) and lawn area become damaged, severely pruned, neglected, removed or die, the lot owner shall replace said tree(s) and lawn area within thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway

5. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as in Exhibit B.

6. That 10% of all units be made affordable to persons of moderate income. Lots are to be distributed throughout the subdivision.

7. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 shall be conditions of approval for Vesting Tentative Tract Map No. 909.

Environmental Requirements:

1. That all mitigations identified in the Mitigation Monitoring and Reporting Program prepared for the Live Oak Master Plan Environmental Impact Report be made conditions of Tentative Tract 909.

2. That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.

3. That electric or low nitrogen oxide (NO) emitting gas-fired water heaters be installed in each house.

4. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues for each house.

5. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mower, edgers, etc.

6. That options offered as part of the Live Oak Master Plan be available to buyers within this subdivision. Options to include solar panels, drive strips with front facing garages instead of driveways, and second units to be allowed on lots 5,500 sq. ft. and larger. Options shall be shown on the master building plans so as to be available to all buyers of qualified lots.

7. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application must be filed with the District immediately upon approval of project**. For more information and instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.

8. That the project is subject to all rules and regulations of the San Joaquin Valley Unified Air Pollution Control District for residential development.

Archeological:

1. That if any archeological resources or endangered species are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate mitigation measures.

Dust Control:

1. That the following dust control practices be implemented:

   Pre-construction

   That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

   That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

   That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

   That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

During Construction

After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

That nonactive portions of the construction site be restricted from vehicular movement.

That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust

At all times, fugitive dust emissions should be controlled using the following procedures:

That on site vehicle speed should be limited to 15 mph.

That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt, which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors

At all times, ozone precursor emissions should be controlled by the following methods:
That all internal combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

PRIVATE UTILITY COMPANIES

Contact the following persons concerning questions that you may have on the conditions listed below:
Southern California Edison Co., David Loftin: (559) 684-3557
AT&T, John Lewis: (559) 739-6455
Southern California Gas Co., Louise Brown: (559) 739-2316
ComCast, Micahel Corral: (559) 217-9003
USA: 811

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.

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

3. That all existing utility poles and appurtenances located along the property frontage of 12th Avenue shall be installed underground at the developer's expense.

PUBLIC WORKS DEPARTMENT

Contact Public Works Director Lou Camara (559) 585-2567
Concerning questions that you may have on the conditions listed below:

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, park and landscape improvements and all other infrastructure required to complete development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.

2. That prior to beginning any construction or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) blue line copies of the approved set of construction plans and four (4) bound sets of the approved construction specifications, if any.

3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) blue line copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.

2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.

2. That all proposed landscape lots, located as shown on the tentative subdivision map (Lots "A", "B", "C" and "D") shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.

2. That all access shall be restricted from lots at the property lines backing or siding onto 12th Avenue, Houston Avenue, Aquifer Drive and Hume Avenue (except for pedestrian walkways) and shall be indicated on the subdivision final map.

People's Ditch Improvements:

1. That People's Ditch shall be relocated and installed underground in a pipeline in accordance with the requirements of both the City of Hanford Public Works department and the People's Ditch Company. The proposed irrigation ditch pipeline alignment shall begin at Hume Avenue / People's ditch intersection and continue west within the Hume Avenue to 12th Avenue, then south within 12th Avenue to Houston Avenue, then west within Houston Avenue to the intersection of Houston Avenue / People's Ditch. The pipeline will terminate beyond the south limits of the future Houston Avenue right-of-way. All costs to relocate and to underground People's Ditch with a pipeline as stated herein, and to backfill the abandoned open channel ditch as shown on the tentative subdivision map, shall be at developer's own expense.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.

2. That all streets within the subdivision shall be developed to residential street standard ST-32, modified as indicated on the tentative subdivision map, (Street narrowing adjacent to park (Lot "A") and South Greenbrier Drive for traffic calming), except the following:

   a. Hume Avenue shall be developed as a major collector street (Section "C") along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, modified as indicated on the tentative subdivision map and as follows:

      i. Traffic index used for the design of the street structural section shall be a minimum of 8.

      ii. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, masonry block wall, street lights, street striping, signing, and pavement widening along the development frontage of the subdivision (Half-width street improvements, plus a minimum 16 foot travel lane north of street centerline). The installation of a raised concrete median is not required.

   b. Twelfth Avenue (Section "B") shall be developed as an arterial street, along the development frontages of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-20, modified as indicated on the tentative subdivision map and as follows:

      i. Traffic index used for the design of street structural section shall be a minimum of 10.0.

      ii. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of 12th Avenue, from Hume Avenue to Houston Avenue, concurrent with the submittal of development improvement plans. Reconstruction of 12th Avenue between Hume Avenue and Houston Avenue (or another form of mitigation as approved by the City Engineer) will be required if the existing street structural section does not conform to City Standards and Specifications.

      iii. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, masonry block wall, street lights, median island curb, street striping, signing and pavement reconstruction of existing roadway, if applicable, and pavement widening along the development frontage of the subdivision (half width street improvements, including a raised median island and a minimum 16 foot wide paved travel lane east of the proposed median).

iv. That electrical conduit and pull boxes shall be installed at the intersection of 12th Avenue / Hume Avenue to facilitate the installation of a future traffic signal system in accordance with Traffic Impact Study prepared by the firm of KD Anderson and Associates dated March 20, 2006.

c. Aquifer Drive (sections "F", "F-1" and "F-2" shall be developed as a collector street along the development frontages of the subdivision in conformance with City Standard ST-26, modified as indicated on the tentative subdivision map.

i. Traffic index for the design of street structural section shall be a minimum of 7.0

ii. Street improvements shall include, but not be limited to, the installation of concrete curb, gutter, sidewalk, landscape, masonry block wall, street lights, street paving, striping and signing.

d. Houston Avenue shall be developed as a major Arterial street along the development frontage of the subdivision in conformance with City Standards ST-17 and ST-18, modified as indicated on the tentative subdivision map as follows:

i. Traffic index used for the design of the street structural section shall be a minimum of 10.0.

ii. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Houston Avenue along the development frontage of the subdivision concurrent with the submittal of development improvement plans. Reconstruction of existing Houston Avenue street section (or another form of mitigation as approved by the City Engineer) along the development frontage of the subdivision will be required if the existing street structural section does not conform to City Standards and Specifications.

iii. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, masonry block wall, street lights, pavement striping, signing, and transitional paving tapers to provide for both acceleration and deceleration lanes at entrances to subdivision. Pavement widening along Houston Avenue property frontage other than as stated herein shall be deferred until additional travel lane capacity is warranted. Installation of Class II aggregate base rock (4' minimum thickness) over compacted native soil shall be required in the area between existing roadway and new curb and gutter section. A petroleum based palliative shall be applied to the base rock surface to provide dust control. The installation of a raised concrete median in Houston Avenue is not required.

3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and PUD master plan requirements. Street lights located along 12th Avenue, Hume Avenue, Houston Avenue and Aquifer Drive shall be octagon concrete type poles as indicated on City Standard GE-56. Street lights located along all other streets within the subdivision shall be decorative lights in conformance with PUD master plan and Southern California Edison Company requirements. Street lights shall be located as designated by City Engineer.

4. That the developer is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their

development impact fee for permanent street improvements constructed by the developer within 12th Avenue and Houston Avenue consisting of curb & gutter, median curb, street striping, signing and street paving from gutter lip to edge of the existing 12th Avenue and Houston Avenue street sections. If applicable, the developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing 12th Avenue and Houston Avenue street sections. Transitional paving improvements beyond the development limits, as stated in section 2b and 2d above, that are not considered to be a permanent improvements and the reconstruction of the existing 12th Avenue and Houston Avenue, street section, if required, will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate cost of reimbursable items for City Public Works department review and approval prior to beginning construction.

5. That the developer is responsible for payment of a proportionate cost share of future improvements to mitigate interim impacts to 13th Avenue/Highway 198 interchange as identified in the project environmental impact report and the traffic impact study prepared by the firm of KD Anderson Transportation Engineers. Payment of developer's equitable share of improvement shall be collected by the City prior to the recording of a subdivision final map. Mitigation fees shall be held in a separate-interest banking account and reserved for the interim improvements referenced above.

<u>Backup Parkway Improvements</u>:

1. That the developer shall design and construct the following improvements along the development frontages of 12th Avenue, Hume Avenue, Houston Avenue, Aquifer Drive and the entry streets of South Greenbrier Drive, and West Deer Drive for lots backing or siding onto said streets:

    a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.

    b. A 4 1/2 foot wide detached sidewalk along the development frontages of 12th Avenue, Hume Avenue, Houston Avenue, Aquifer Drive and entry streets of South Greenbrier Drive, and West Deer Drive for lots backing or siding onto said streets.

    c. Landscaping and irrigation system improvements along the development frontages of 12th Avenue , Hume Avenue, Houston Avenue, Aquifer Drive and entry streets of South Greenbrier Drive and West Deer Drive. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by both the City Public Works and Community Development Departments. Landscape and irrigation plans shall conform to City's landscape efficiency ordinance.

2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.

3. That all species of trees and plants shall be selected from a list approved by the City Street Tree Commission.

4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible

with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All above-ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall.

Park Improvements:

1. That all park facility improvements (lots "A", "B", "C" and "D") shall conform to PUD master plan requirements and City Standards and Specifications. Developer shall retain the services of a landscape architect to design all park facility improvements. Improvements shall include, but not be limited to, installation of covered picnic areas, decorative security lighting, drinking fountains, park benches and trash receptacles landscaping and irrigation systems. Park improvements (lot "A") shall be constructed concurrent with the first phase of the development.

2. That a minimum six foot high decorative masonry block wall shall be constructed along the side yard property lines of Lots "B" and "D".

3. That the development is subject to a park development mitigation impact fee as required by City Municipal Code section 15.44 and any revisions thereof. Developer shall be entitled to a 50% credit towards their park development impact fee, as specified in development agreement, for all park and open space improvements provided by developer in accordance with PUD master plan requirements.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the first phase of development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.08 for sanitary sewer main improvements constructed within Hume Avenue, which also provides a benefit to others. Developer shall submit competitive bid cost proposals to substantiate costs for sanitary sewer main improvements installed within Hume Avenue, if applicable, for Public Works department review and approval prior to beginning construction.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Works department review and approval prior to recording a subdivision final map for the first phase of development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That all drainage from proposed development shall be directed to the Sand Slough drainage basin located as shown on the tentative subdivision map for Lot "C" and in conformance with Live Oak Development Master Plan requirements.

3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

4. That development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof. Developer shall be entitled to a credit towards their storm water development impact fee for capacity enhancement improvements constructed within Slough Area (Lot "C") that satisfy all (full credit) or a portion (partial credit) of their storm water storage requirements.

Water System:

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the first phase of the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That a minimum 24 inch diameter offsite and on-site water main and appurtenances shall be extended within the future alignment of Aquifer Drive, from Hanford-Armona Road to Houston Avenue and within Houston Avenue from Aquifer Drive to 12th Avenue, located as shown on the Live Oak development master plan. Improvement shall conform to the City's water system master plan.

3. That a minimum 12 inch diameter water main and appurtenances shall be extended within Hume Avenue from Aquifer Drive to 12th Avenue and within 12th Avenue from Hume Avenue to Houston Avenue, located as shown on the Live Oak development master plan. Improvements shall conform to the City's water system master plan.

4. That developer maybe entitled to a refund for water main over-sizing in accordance with City Municipal Code Section 13.04. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Works department for review and approval. If applicable, developer shall submit competitive bid proposals to substantiate costs for water main over-sizing for City Public Works Department review and approval prior to beginning construction.

5. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements constructed within Aquifer Drive from Hanford-Armona to Houston Avenue, within Houston from Aquifer to 12th Avenue and within 12th Avenue from Hume Avenue to Houston Avenue, which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said water system improvements for Public Works Department review and approval prior to beginning construction.

6. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of park and open space landscaping (Lots "A", "B", "C" and "D"), subdivision street lighting, and decorative fencing and landscaping located along the property frontages of Hume Avenue, Aquifer Drive, Houston Avenue, 12th Avenue and portions of entry streets along South Greenbrier Drive and West Deer Drive, located as shown on the tentative subdivision map.

2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision street lighting and decorative fencing.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez @ 559-585-4793 or smartinez@cityofhanfordca.com
Concerning questions that you may have on the conditions listed below:

General:

1. That water mains and fire hydrants be installed before housing construction (unless otherwise approved by the Fire Department) and be of sufficient capacity for fire protection as well as domestic supply. Fire hydrants are to be located as designated by the Fire Department. All fire hydrants and mains are to meet City standards.

2. That the blue dot fire hydrant location markers be installed six inches from the middle of the street.

3. That an all weather 20 ft. wide road be provided throughout the subdivision where houses are being constructed, as required by City Ordinance No. 929, prior to the issuance of building permits.

BUILDING DIVISION

Contact Building Official: Tom Webb (559) 585-2584
Concerning questions that you may have on the conditions listed below:

Codes:

1. That all construction shall conform to the 2013 Edition, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code and the California Energy Code. Also, with the City of Hanford, Water Efficient Landscape Design and Installation Ordinance.

Soils:

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.

2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering Department and Building Division prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.

3. That the developer retain the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Division prior to building permit issuance.

Street Names and Addresses:

1. That street addresses for each lot, as provided by the Building Division, be included on the subdivision final map.

2. That street names, as shown on the tentative subdivision map, be included on the subdivision final maps.

3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.

EXPIRATION:

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

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford by the following vote:

VOTING:

AYES:	Commissioners	**FROBERG, HAM, DOUGLAS, AYERS, BEARD,**
NOES:	Commissioners	**FERNANDES**
ABSTAIN:	Commissioners	**NONE**
ABSENT:	Commissioners	**NAHAL**

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

I, **DARLENE MATA** Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **September 23, 2014** .

Darlene Mata, Community Development Director
Secretary of the Planning Commission

RESOLUTION NO. 09-57-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING PLANNED UNIT DEVELOPMENT NO. 2005-04 FILED BY: MMV DEVELOPMENT, LLC

At a regular meeting of the City Council of the City of Hanford duly called and held on **September 15, 2009**, it was moved by Council Member **CHIN**, seconded by Council Member **SORENSEN,** and duly carried, that the following resolution be adopted:

WHEREAS, Planned Unit Development No. 2005-04, filed by MMV Development proposing to construct a 1,526-lot residential development with variations from the City's zoning standards on approximately 390 acres, was presented to the City Council of the City of Hanford; and

WHEREAS, the real property that is the subject of this Planned Unit Development (PUD) application is generally located on the east and west sides of 12th Avenue between Hume Avenue and Houston Avenue (APN: 018-172-010, 012, 029, 031, 032, 018-112-017, 027, 052, 053, 073, 074, and 075) in Hanford, California as depicted in Exhibit "A" which is attached hereto and made a part hereof; and

WHEREAS, the Final Environmental Impact Report and all notices related thereto were prepared in compliance with the California Environmental Quality Act ("CEQA") and the City of Hanford CEQA Guidelines; and

WHEREAS, on the basis of the application, the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, and Environmental Impact Report for the Live Oak Project, the City Council of the City of Hanford hereby makes findings in accordance with Section 15091 of the CEQA Guidelines and as specifically articulated in an appendix to the Final EIR and incorporated herein by this reference; and

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation; and

WHEREAS, the City Council has systematically identified both the significant effects of the proposed project and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects in accordance with the provisions of the California Environmental Quality Act as more specifically articulated in "The Mitigation Monitoring and Reporting Plan" in an appendix of the final EIR and incorporated herein by this reference; and

WHEREAS, the Final Environmental Impact Report also identified unavoidable significant adverse impacts regarding Agricultural Resources, Air Quality, and Energy Conservation and Climate Change; and

WHEREAS, Section 15093 of the CEQA Guidelines requires the City to balance the benefits of the Project against its unavoidable environmental impacts in determining whether or not to approve the Project; and

WHEREAS, the City Council finds that the following statement of overriding considerations can be made for the unavoidable significant environmental impacts identified by the Final Environmental Impact Report:

> The City balanced the economic, legal, social and technological and other benefits of the proposed project and determined that the unavoidable adverse environmental impacts identified above may be considered acceptable due to the following specific considerations which outweigh the unavoidable adverse environmental impacts of the proposed project. Benefits of the proposed Project are stated herein, are determined to be unto itself and independent of the other project benefits, a basis for overriding all identified unavoidable environmental impacts.
>
> - The proposed project will result in significant unavoidable impacts to agricultural land, air quality, and energy conservation and climate change. In adopting the Hanford General Plan Update, the City Council adopted a Statement of Overriding Considerations

for the loss of agricultural land and air quality impacts accruing to implementation of the Plan. The approval of the Live Oak project is considered implementation of the Hanford General Plan.

- The project will meet the objectives of the General Plan to conveniently serve current and future residential needs, be adequately served by arterial streets, and contribute to the attractiveness of the community and to the City's tax base.
- The proposed project is located on major arterial and collector streets in the City and adjacent to major public utilities with adequate capacity to accommodate its development.
- In adopting the finding of overriding considerations for the Hanford General Plan Update in 2002, the City Council recognized that the population of the City of Hanford will continue to grow and there will be a need to provide adequate land to serve the needs of existing and future population. The City is essentially surrounded by agricultural land and any growth will cause the conversion of agricultural land. The need to adequately house and provide services to a growing population outweighed the preservation of agricultural land. The project would provide a substantial increase in assessed value of the property over the agricultural state of the land that has the potential to increase revenues to all levels of local government to deliver necessary services.
- The project will expand improvements to infrastructure commensurate with its impacts on those systems.
- The City has adopted reasonable and feasible mitigation measures to the extent it has authority to reduce air quality, energy conservation and climate change impacts from the project.
- While the City may have an impact on urban designs that promote the use of bicycles, pedestrian, and public transit, local policies have little impact on the major causes of air

pollution whose conditions are controlled by the State and Federal Government. Motor vehicles are among the leading causes of air pollution in the Valley. The Valley's geographic location in comparison to other regions also adds to increased air pollution. Exemptions for certain kinds of agricultural activities also add to diminished air quality. The California Air Resources Board and the San Joaquin Valley Air Pollution Control District have the authority to promulgate regulations that affect Hanford and all other cities in California that may lead to major improvements in air quality. The City of Hanford does not have authority to make substantial reductions in motor vehicle air pollution affecting the City.

WHEREAS, the City of Hanford Planning Commission, at its regularly scheduled meeting held on August 11, 2009, held a public hearing and received testimony and evidence for and against the proposed Planned Unit Development. After closing the public hearing, the City of Hanford Planning Commission, by resolution, recommended that the City Council of the City of Hanford certify the Final Environmental Impact Report and approve Planned Unit Development No. 2005-04; and

WHEREAS, the City Council of the City of Hanford, at its regularly scheduled meeting held on **September 15, 2009**, held a public hearing and received testimony and evidence for and against the proposed Planned Unit Development; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the City Council hereby makes the following findings pursuant to Section 17.62.070(J) of the Zoning Ordinance:

(a) That the proposed location of the PUD is in accordance with the objectives of the City's Zoning Ordinance;

(b) That the proposed location of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, and welfare or materially injurious to properties or improvements in the vicinity and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities;

(c) That the proposed PUD complies with the provisions of Chapter 17.62.010 and the other applicable provisions of the City's Zoning Ordinance;

(d) That the requirements and standards of the City's Zoning Ordinance, including, but not limited to site area, dimension, site coverage, height of structures, distance between structures, off-street parking, off-street loading facilities, landscaped area, and street design will produce an environment of suitable and desirable character consistent with the objectives of the City's Zoning Ordinance.

(e) That the combination of different structure types or varieties of land use within the project will complement each other and harmonize with the existing and proposed land use within the vicinity; and

(f) That an Environmental Impact Report ("EIR") was prepared for this project that identifies several significant impacts that can be mitigated to a less-than-significant level and also identifies unavoidable significant adverse impacts that cannot be mitigated, and a statement of overriding considerations must also be made in accordance with CEQA.

THEREFORE, BE IT RESOLVED, that based on the above and incorporated findings, the City Council does hereby certify the Final Environmental Impact Report ("FEIR") with a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Plan ("MMRP") for Planned Unit Development No. 2005-04 was (i) completed in compliance with CEQA; (ii) presented to the Hanford City Council, as representing the Lead Agency, and the Hanford City Council reviewed and considered the information contained in the Final Environmental Impact Report prior to making any determinations on Planned Unit Development No. 2005-04; and (iii) the Final Environmental Impact Report reflects the Hanford City Council's independent judgment and analysis.

THEREFORE, BE IT FURTHER RESOLVED that the City Council hereby approves Planned Unit Development No. 2005-04 subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the Planning Department: (559) 585-2580
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

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

2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.

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

4. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.

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

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

PLANNING DEPARTMENT

Contact Interim Planning Manager Cathy Cain (559) 585-2578
Concerning questions that you may have on the conditions listed below:

General:

1. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.

2. That approval of this project does not exempt the project from compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, other City Ordinances or the payment of any applicable fees.

3. That all approved proposals of the application be conditions of development if not mentioned herein.

4. That the site be developed according to the approved master plan with minor modifications to be approved by the Community Development Department.

5. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.

6. That 10% of all units will be made affordable to persons of moderate income. Lots are to be distributed throughout the subdivision.

7. That no occupancy of any building and/or structure shall be permitted which is not in substantial compliance with approved plans except upon specific review and approval of any "as built" modifications by the authorizing City body (City Council, Planning Commission, Community Development Department, or other appropriate city departments).

8. That no expansion of use beyond the scope and nature described in this PUD, which would tend to increase the projected scale of operations, shall be permitted except upon application for, and approval of, modification of this Planned Unit Development permit in compliance with all procedures and requirements therefore.

9. That the developer shall designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the developer. Said authorized representative or designee shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City Building Official shall be made for any emergency work, which may be required.

10. That the developer shall be responsible for all actions of the contractors and subcontractors during the course of any work occurring on the site.

11. That all applicable conditions of approval for Vesting Tentative Tract Map 865 and Vesting Tentative Tract Map 881 will apply.

Zoning:

1. That the proposed development is subject to the zone district standards, as modified by Planned Unit Development No. 2005-04. Setbacks, lot coverage, street frontages, parking, etc. will conform to the guidelines in the master plan.

2. That any changes to the proposed phasing be approved by the Community Development Department and Public Works Department.

Special Requirements:

1. That a right-to-farm provision be recorded with the recording of final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.

2. That automatic garage door openers be installed on all garage doors to encourage the use of garages for the purpose of parking cars. The garages are to be used only for the parking of cars, boats or similar items for storage purposes. They are not to be converted for any items of living or recreational activities.

3. That recreational vehicle storage on individual lots shall be prohibited in the Small Lot Low Density and Medium Density Residential areas.

4. That drive strips are not allowed. All driveways are to have the full width paved.

Architectural Conditions:

1. That the structures in the PUD be developed in substantial compliance with the architectural renderings, colors, etc., as shown in the PUD Master Plan Exhibits.

2. That any future changes to the architectural design features must maintain the overall integrity of the surrounding neighborhood and not detract from the consistent look and appearance of the planned unit development.

3. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall to which the item is attached.

4. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.

5. That all mechanical equipment, including electrical and gas meters are to be screened from view, and that all new electrical transformers are either installed underground or screened.

6. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the building

Environmental Requirements:

1. That the developer complies with all mitigation measures in the Mitigation Monitoring and Reporting Program (MMRP) as certified with the Final Environmental Impact Report

2. That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

3. That the developer shall abandon all existing water wells on the site, if any, according to California Department of Health requirements.

4. That all common areas be kept free of rubbish, debris and other unsightly and/or unsanitary materials.

5. That options offered as part of the Live Oak Master Plan, such as solar panels, be shown on the master building plans so as to be available to all buyers of qualified lots.

6. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application must be filed with the District immediately upon approval of project**. For more information and instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.

7. That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.

8. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.

9. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

1. That construction equipment be muffled and construction activities be limited to the hours between 7:00 a.m. to 7:00 p.m., Monday thru Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.

2. That noise from fixed mechanical equipment when measured at the property line meets the standard of the Hanford Noise Element.

Lighting:

1. That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.

Screening:

1. That all backflow device and electrical transformers be screened with landscaping.

2. That all backflow devices be painted hunter green.

Fencing/Walls:

1. That all proposed fencing on the site be maintained in good repair with any graffiti at the site removed within 72 hours of occurrence.

Landscaping:

1. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.

2. That the Developer shall enter into an agreement for a tax assessment district for the maintenance of neighborhood park landscaping, open space slough area, subdivision street lighting, decorative fencing, and landscaping located along the property frontages of Houston Avenue, S. Alpine Avenue, Butterfield Lane, Hume Avenue, 12th Avenue (including Sanchez "not-a-part" area), and Countryside Drive (Hume Avenue to Amber Harvest Drive). The creation of the District will be required prior to the recording of the first subdivision map.

Signage:

1. That all signs proposed for this development be designed and approved in conformance with the City's Sign Ordinance and/or as outlined in the PUD Master Plan. A separate application is required for review and administrative approval.

PRIVATE UTILITY COMPANIES

Contact the following persons concerning questions that you
may have on the conditions listed below:
Southern California Edison Co., Jon Bimat: (559) 685-3202 or jon.bimat@sce.com
Or Southern California Edison Co., Eric Thomas: eric.thomas@sce.com
SBC/AT&T, Cindy Lee: (559) 228-7006: cindy.1.lee@att.com
Or SBC/AT&T, Lon Downer: (559) 228-7017 or ld2693@att.com
Southern California Gas Co., Jerry Alvarez: (559) 739-6455 or ajalvarez@semprautilities.com
Or Southern California Gas Co., Louise Lankford llankford@semprautilities.com
Comcast, Brian Copeland: (559) 455-4580 or brian_copeland@cable.comcast.com
USA: 1 (800) 642-2444

Public Utilities:

1. That all utilities including cable TV be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.

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

3. That existing utility poles and appurtenances along the property frontage of 12th Avenue, Hume Avenue, and Houston Avenue are to be installed underground, at developer's expense, to facilitate widening of streets.

PUBLIC WORKS DEPARTMENT

Contact Senior Engineer: Eric Froberg (559) 585-2556
Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That the developer complies with the City of Hanford Public Works Construction Standards and Specification requirements. Any deviation from said standards and specifications must be approved by the City Engineer prior to construction.

2. That the developer is required to contact the City of Hanford Public Works department to discuss proposed off-site street improvements, right-of-way dedications and site drainage requirements prior to submittal of project master plans. Project master plans will be required with the first subdivision of the proposed project.

3. That the development is subject to an engineering review/construction inspection fee in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fee shall be payable prior to approval of improvement plans.

Drainage Requirements:

1. That all drainage from the proposed development shall be directed to the Sand Slough and Lone Oak drainage basins located as shown in the Live Oak Master Plan.

2. That applicant is required to comply with State of California Water Resource Control Board requirements specifically related to the National Pollution Elimination System permit process.

3. That applicant is required to comply with the approved layouts for the storm drainage basin size and location and the Live Oak Master Plan for all issues relating to drainage.

4. That developer's engineer provides a storm water system master plan for the project site for city public works department review and approval prior to the approval of the first subdivision on the project site.

5. That People's Ditch shall be relocated and installed underground in a pipeline in accordance with the requirements of both the City of Hanford Public Works Department and the People's Ditch Company. All costs to relocate and to underground People's Ditch with a pipeline and to backfill the abandoned open channel ditch as shown on the tentative subdivision map will be at developer's expense.

6. That all applicable conditions of approval of VTT 865 and VTT 881 relating to drainage requirements shall apply.

Street Right-of-Way Dedication & Easement Requirements:

1. That the developer shall dedicate to the City of Hanford all streets to the widths and locations as shown on the approved master plan and the tentative maps.

2. That all applicable conditions of approval of VTT 865 and VTT 881 relating to street right-of-way dedications and easement requirements shall apply.

Street Requirements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, traffic signal modifications, landscaping, site grading and pavement surfacing and all other improvements be installed in accordance with City of Hanford Public Works construction standards and specifications currently in effect.

2. That streetlights be installed along all public streets in conformance with City Standard GE-56 and PUD master plan guidelines. Street lights shall be located as designated by the city engineer.

3. That all applicable conditions of approval of VTT 865 and VTT 881 relating to street requirements shall apply.

Sanitary Sewer Requirements:

1. That developer's engineer provides a sanitary sewer master plan for the project site for city public works department review and approval prior to the approval of the first subdivision on the project site.

2. That all applicable conditions of approval of VTT 865 and VTT 881 relating to sanitary sewer requirements shall apply.

Water System Requirements:

1. That developer's engineer provides a water system master plan for the project site for city public works department review and approval prior to the approval of the first subdivision on the project site.

2. That all applicable conditions of approval of VTT 865 and VTT 881 relating to water system requirements shall apply.

Refuse Requirements:

1. That refuse facilities be installed as outlined in the PUD master plan.

Soil Requirements:

1. That a Preliminary Soils Report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to approval of development improvement plans.

2. That a final soils report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to acceptance of development improvements by the City.

3. That Developer retains the Design Engineer to inspect and verify that all grading within the development is completed in conformance with approved plans. Design Engineer shall be required to provide a certification letter to the Building Department prior to issuance of any building permits.

Landscape Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of neighborhood park landscaping (Lots "D & E"), open space slough area (Lot "A"), subdivision street lighting, decorative fencing, and landscaping located along the property frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane (Lots "B, C, F, G & H") located as shown on Tentative Subdivision Map 865.

2. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of linear park landscaping (Lots "A, D, E, F, & G"), subdivision street lighting, decorative fencing and landscaping located along the property frontages of Hume Avenue, S. Alpine Avenue, 12th Avenue (Including Sanchez "not-a-part" area), Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane (Lots "B, C, H, I, J, K, L & M") located as shown on Tentative Subdivision Map 881.

3. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision street lighting and decorative fencing.

Development Impact Fees:

1. That development is subject to impact fees as outlined in the recorded development agreement for the Live Oak project.

2. All other transportation related fees as identified in the Final Environmental Impact Report approved with this project are required as outlined in the resolutions of approval and the development agreement. This includes mitigation fees related to the SR198/12th Avenue interim improvements and the SR198/13th Avenue interim improvements.

FIRE DEPARTMENT

Contact Fire Marshall David Sumaya (559) 585-2545
Concerning questions that you may have on the conditions listed below:

General:

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.

Emergency Access:

1. A city standard all weather fire lane 20 feet in width and an unobstructed vertical clearance of not less than 13 feet six inches be provided around the buildings as required by Article 9 of the 1998 California Fire Code. Access shall be in place prior to above ground construction beginning.

2. Gate widths shall be a minimum of 20 feet unobstructed and if locked a Knox lock will be required.

Special Requirements:

1. Site address shall be posted in an illuminated area, with 6" minimum letters on contrasting background.

2. Smoke detectors required in all units.

BUILDING DIVISION

Contact Building Official: Jim Kochar (559) 585-2584
Concerning questions that you may have on the conditions listed below:

1. That building permits must be obtained from the City Building Division for any structural, plumbing, electrical or mechanical work being done.

2. That the site, as well as the building, be made accessible and usable by the handicapped according to California Building Code Chapter 11A.

3. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has issued a Certificate of Occupancy.

4. That detailed dimensioned plans be provided to the Building Division prior to obtaining construction permits.

5. That single family dwellings will require plans and calculations signed by the designer. Submittal shall consist of:

    5.1 1 copy of the City of Hanford Permit Application form
    5.2 1 copy of the building floor plan for the assessor
    5.3 2 complete sets of drawings and documentation including:
        5.3.1 Site Plan including landscaping
        5.3.2 Architectural Drawings
        5.3.3 Structural Drawings and Calculations as required, and truss calculations
        5.3.4 Electrical Drawings and Calculations as required
        5.3.5 Mechanical Drawings and duct sizing calculations
        5.3.6 Plumbing Drawings and Calculations for dwellings greater than 3,000 SF
        5.3.7 Energy Calculations

6. Master plans shall follow the submittal requirements, as per item #5 above, for the original plan submittal. All subsequent submittals shall require two copies of a site plan describing the plan to be used and any options which might be included.
7. That separate sewer lateral and water services be provided to each building.

8 That separate gas and electric services be provided to each building.

9. That a school impact fee of $2.97 (or revision thereof) for each square foot of new residential building area be paid when building permits are issued.

10. That all special inspection reports be submitted to the Building Division prior to final inspection.

11. Addresses shall be assigned by the building division.

12. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans.

13. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.

14. All construction shall conform to the 2007 California Building Code, California Mechanical Code, California Plumbing Code, California Fire Code; California Electrical Code, and California Energy Code or currently adopted code at time of construction.

15. That Kings County Impact fees shall be assessed as applicable.

EXPIRATION

That the Planned Unit Development shall become null and void two (2) years following the date on which approval by the City Council became effective unless, prior to the expiration of two (2) years, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion of the structures. The time-frame of the Planned Unit Development will run with the subdivision map approval. A time extension may be granted by the Planning Commission if a written request and fee is received from the applicant prior to the expiration date. If an extension is approved, the project shall be subject to all improvement standards and fees according to the development agreement.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the **15th** day of **September, 2009**, by the following vote:

AYES:	Council Member	CHIN
		SORENSEN
		THOMAS
		AYERS
NOES:	Council Member	NONE
ABSTAIN:	Council Member	NONE
ABSENT:	Council Member	GONZALES

APPROVED: [signature]
David G. Ayers, Mayor

ATTEST: Karen Madruga
Karen Madruga, City Clerk

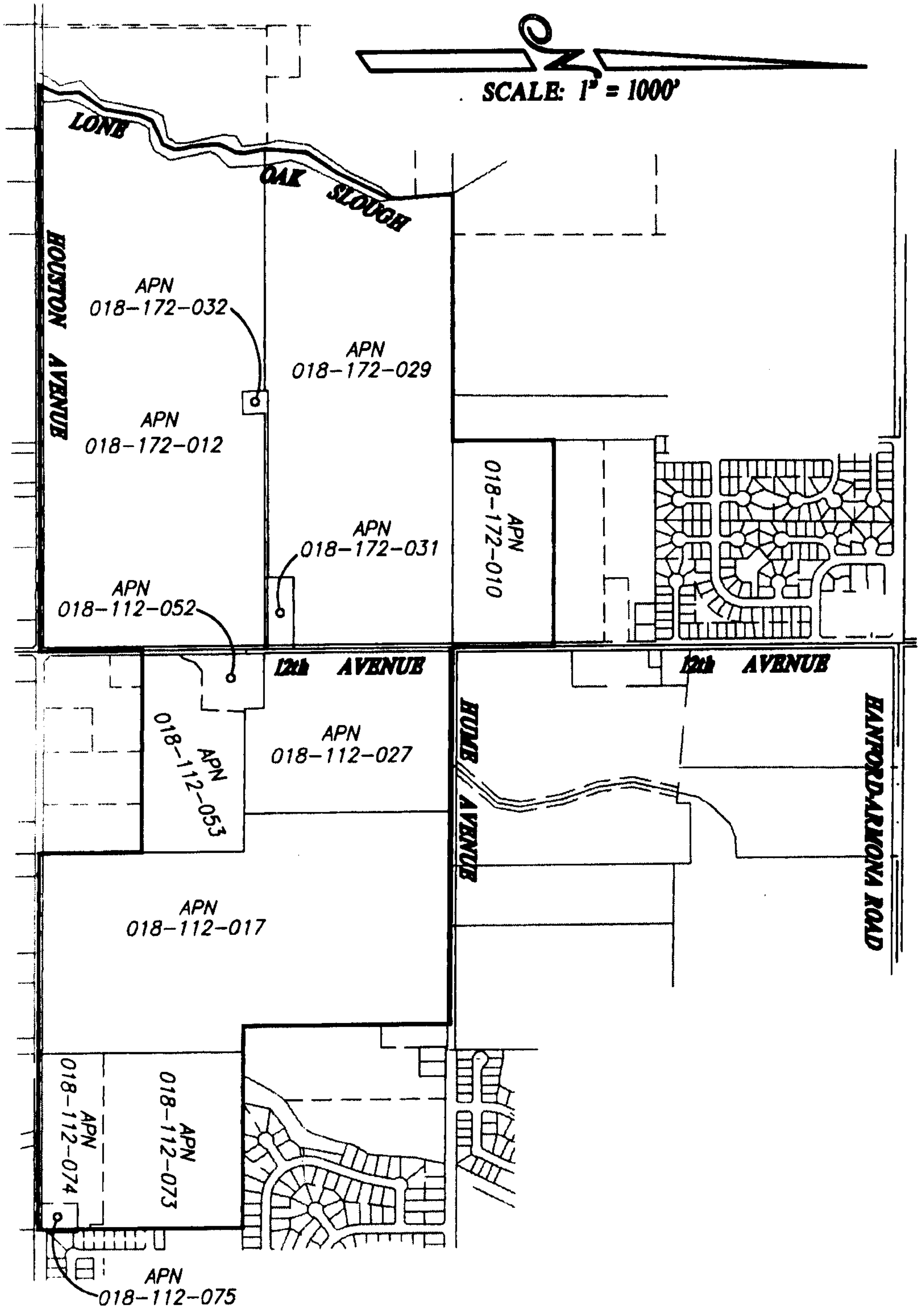
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, **KAREN MADRUGA**, City Clerk of the City Council of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the **15th** day of **September, 2009**.

Dated: **September 17, 2009**

Karen Madruga

Karen Madruga, City Clerk



INDEX OF ASSESSORS PARCEL NUMBERS
APN 018-172-010
APN 018-172-012
APN 018-172-029
APN 018-172-031
APN 018-172-032
APN 018-112-052
APN 018-112-027
APN 018-112-017
APN 018-112-053
APN 018-112-073
APN 018-112-074
APN 018-112-075

NorthStar Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
909 14th Street, Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB NO. 04-205
DATE 7/31/2007
SCALE 1" = 1000'
DR. BY C. JOHNSON
FILE: DEVEL AGREEMENT

EXHIBIT "A"

SHEET 1 OF 1 SHEETS

AGENDA
STAFF REPORT

MEETING DATE: 5/24/2016	AGENDA SECTION:

SUBJECT:
Capital Improvement Plan (CIP) Finding of Consistency with the General Plan in accordance with California Government Code Section 65401.

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Forward the Environmental Evaluation for the Capital Improvement Plan for FY 2017-FY 2018 to the City Council with a recommendation for approval.

2. Find that the Six Year Capital Improvement Plan Budget is consistent with the City of Hanford's General Plan, pursuant to Government Code Section 65401.

RECOMMENDED MOTION:

1. I move to recommend approval of the Environmental Evaluation for the Capital Improvement Plan for FY 2017-2018 to the City Council.

2. I find that the Six Year Capital Improvement Plan Budget is consistent with the City of Hanford's General Plan, pursuant to Government Code Section 65401.

DISCUSSION:

Attached as **Exhibit A,** is a copy of the proposed Six Year Capital Improvement Plan, which will be adopted in the City's budget. The projects listed reflect expansion and/or rehabilitation of existing City facilities, as well as additional new projects. The Capital Improvement Plan's projects (FY 2017 – FY 2018) are consistent with the goals and objectives of the General Plan. The Plan's projects provide the necessary rehabilitation, facilities, and improvements to manage and promote orderly growth in the City.

Capital Improvement Plan's projects have been divided into the following nine (9) categories; each category corresponds to one or more General Plan elements:

Capital Improvement Projects Summary	
Category	**General Plan Element and Master Plan Consistency**
Facilities and General Projects	Land Use Element; Public Facilities and Service Element
Parks and Recreation Projects	Open Space, Conservation and Recreation Element
Transportation Projects	Circulation Element
Storm Drainage Projects	Public Facilities and Service Element; Storm Drainage Master Plan
Wastewater Projects	Public Facilities and Service Element
Water Projects	Public Facilities and Service Element; Urban Water Management Plan
Downtown Projects	Land Use Element;
Airport Projects	Land Use Element; Airport Master Plan
Industrial Park Projects	Land Use Element (Industry and Industrial Business Park)

A preliminary environmental evaluation has been initiated for each project (within the next fiscal year, FY 2017- FY 2018) to determine the level of environmental review necessary, attached as **Exhibit B.**

Environmental evaluation categories cited are as follows:

1. **Non-Project** (CEQA Section 15378): According to CEQA, a "Project" means the whole of an action, which has potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect change in the environment.

2. **Statutory Exemption** (CEQA Section 15260 – 15285): Statutory Exemptions are exemptions from CEQA granted by State Legislature.

3. **Categorical Exemption** (CEQA Section 15300 – 15333): These projects are specifically listed as exempt from environmental review in the CEQA Guidelines. They have been determined not to have a significant effect on the environment.

4. **Additional Environmental Review Required:** Projects in this category do not qualify as exempt and will need to be reviewed for significant environmental impacts at the time of site selection, development, construction, or when bids are awarded.

FISCAL IMPACT:

ATTACHMENTS:
Exhibit A 2017-18 Final CIP
Exhibit B Initial Environmental Review

PROPOSED SIX YEAR CAPITAL PROGRAM

	CATEGORY	2017	2018	2019	2020	2021	2022
	Facilities and General Projects	$1,777,000	$764,000	$370,000	$110,000	$110,000	$110,000
	Parks and Recreation Projects	$820,000	$483,500	$618,000	$1,050,000	$420,000	$330,000
	Transportation Projects	$4,619,000	$4,035,000	$1,555,000	$4,605,000	$3,745,000	$1,205,000
	Storm Drainage Projects	$600,000	$375,000	$245,000	$495,000	$520,000	$345,000
	Wastewater Projects	$415,000	$262,000	$715,000	$620,000	$865,000	$770,000
	Water Projects	$1,820,000	$3,870,000	$3,730,000	$5,570,000	$2,690,000	$2,920,000
	Downtown Projects	$110,000	$110,000	$290,000	$110,000	$110,000	$110,000
	Airport Projects	$1,215,000	$850,000	$60,000	$635,000	$0	$0
	Industrial Park Projects	$50,000	$50,000	$130,000	$350,000	$50,000	$50,000
		$11,426,000	$10,799,500	$7,713,000	$13,545,000	$8,510,000	$5,840,000

	FUNDING SOURCE	2017	2018	2019	2020	2021	2022
004	Accumulated Capital Outlay	$1,280,175	$753,000	$998,000	$1,040,000	$530,000	$440,000
300	Airport	$121,500	$85,000	$6,000	$63,500	$0	$0
023	Special Aviation (FAA Grant)	$1,093,500	$765,000	$54,000	$571,500	$0	$0
040	Gas Tax 2105	$425,000	$425,000	$200,000	$200,000	$430,000	$430,000
041	Gas Tax 2106	$170,000	$0	$170,000	$0	$170,000	$0
042	Gas Tax 2107	$510,000	$510,000	$510,000	$510,000	$510,000	$510,000
044	Gas Tax 2103	$1,175,000	$1,150,000	$180,000	$0	$0	$0
050	Gas (TDA Tax Transportation)	$1,035,000	$545,000	$330,000	$330,000	$100,000	$100,000
052	RSTP Exchange Funds	$64,800	$340,000	$0	$0	$0	$0
055	Congestion Mitigation and Air Quality (CMAQ)	$915,200	$797,000	$0	$400,000	$0	$0
180	Park Impact Fees	$750,000	$303,500	$150,000	$570,000	$150,000	$150,000
181	Transportation Impact Fees	$309,000	$253,000	$150,000	$3,150,000	$2,520,000	$150,000
184	Storm Drainage System Impact Fees	$50,000	$100,000	$100,000	$50,000	$100,000	$50,000
358	Storm Drainage Capital	$565,750	$307,500	$152,500	$452,500	$427,500	$302,500
185	Water System Impact Fees	$50,000	$50,000	$850,000	$50,000	$850,000	$50,000
391	Water Capital	$1,778,250	$3,970,000	$2,880,000	$5,520,000	$1,840,000	$2,870,000
186	Wastewater System Impact Fees	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
363	Wastewater Capital	$280,750	$144,500	$572,500	$477,500	$722,500	$627,500
161	12th Avenue Sewer Benefit Assmt District Fees	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000
025	Central Parking and Business Improvement	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000
183	Police Impact Fees	$127,000	$0	$0	$0	$0	$0
306	Refuse Enterprise	$313,250	$50,000	$0	$0	$0	$0
182	Fire Impact Fees	$0	$0	$250,000	$0	$0	$0
	Building Replacement Reserve	$119,825	$91,000	$0	$0	$0	$0
	Fleet Replacement Reserve	$132,000	$0	$0	$0	$0	$0
	TOTALS	**$11,426,000**	**$10,799,500**	**$7,713,000**	**$13,545,000**	**$8,510,000**	**$5,840,000**

FACILITIES AND GENERAL PROJECTS - SIX YEAR CAPITAL PLAN

PROJECT TITLE	2017	2018	2019	2020	2021	2022
Dangerous Building Abatement	50,000	50,000	50,000	50,000	50,000	50,000
ADA Building Modifications	50,000	50,000	50,000	50,000	50,000	50,000
Energy Conservation Projects / Programs	10,000	10,000	10,000	10,000	10,000	10,000
Corporation Yard Wash Bay Renovation	285,000	0	0	0	0	0
Bastille Building Renovations	600,000	0	0	0	0	0
Fire Station No. 1 Expansion	90,000	0	0	0	0	0
Longfield Center Re-roofing	240,000	0	0	0	0	0
Hanford Police Department Re-roofing	127,000	0	0	0	0	0
Civic Auditorium Chimney Brick Repair	15,000	0	0	0	0	0
Coe Park Roof Replacement	18,000	0	0	0	0	0
Police Department - Locker Room Expansion	70,000	0	0	0	0	0
Police Department - Building Demolition	57,000	0	0	0	0	0
Public Works Technology Upgrades	165,000	250,000	0	0	0	0
Fire Station No. 1 Parking Lot Restoration	0	35,000	0	0	0	0
Fire Station No. 3 Equipment and Furnishing	0	130,000	0	0	0	0
Fire Station No. 2 Asphalt Concrete Repair/Resurfacing	0	18,000	0	0	0	0
Fire Station No. 1 - Relocation of Prevention Office	0	43,000	0	0	0	0
Civic Auditorium Exterior Painting	0	155,000	0	0	0	0
Civic Auditorium Acoustic Wall Carpet Replacement	0	23,000	0	0	0	0
Fire Station No. 2 - Landscape (Xeriscape) Materials	0	0	10,000	0	0	0
Fire Station No. 5 - Land Acquisition	0	0	250,000	0	0	0
TOTAL	**$1,777,000**	**$764,000**	**$370,000**	**$110,000**	**$110,000**	**$110,000**

FUNDING SOURCES						
004 Accumulated Capital Outlay	1,080,175	423,000	120,000	110,000	110,000	110,000
182 Fire Impact Fees	0	0	250,000	0	0	0
183 Police Impact Fees	127,000	0	0	0	0	0
306 Refuse Enterprise	293,250	50,000	0	0	0	0
358 Storm Drainage	8,250	25,000	0	0	0	0
363 Wastewater Capital	8,250	25,000	0	0	0	0
391 Water Capital	8,250	150,000	0	0	0	0
Building Replacement Reserve	119,825	91,000	0	0	0	0
Fleet Replacement Reserve	132,000	0	0	0	0	0
TOTAL	**$1,777,000**	**$764,000**	**$370,000**	**$110,000**	**$110,000**	**$110,000**

Dangerous Building Abatement

Project Background:

These funds will be used to facilitate abatement of buildings determined to be unsafe or public nuisances under city or state building or fire codes.

Existing Conditions:

Buildings are determined by the city building department to be unsafe or of a public nuisance.

Project Justification:

Public funds are needed to facilitate the demolition and removal of dilapidated buildings on private properties when considered to be unsafe or public nuisances and when insufficient private funding exists to accomplish the task.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay Reserves. The city will recover costs for demolition and disposal expenses through property assessments collected by the Kings County Tax Collector.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Abatement Expenses	50,000	50,000	50,000	50,000	50,000	50,000
	Total Expenditure	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
	Funding						
Revenue	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000	50,000
	Total Funding	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000

ADA Building Modifications

Project Background:

The Americans with Disabilities Act (ADA) requires that public facilities be accessible to all users. The act requires that inaccessible facilities must be brought up to current ADA standards within a reasonable time frame.

Existing Conditions:

Some of the upgrades and improvements needed to comply with ADA requirements include electrically operated doors at city hall, hand rails at various drinking fountains, lever type door handles, accessibility signs and relocation of various mirrors and dispensers, sidewalks and ramps at various public facilities.

Project Justification:

In order to comply with the ADA, upgrades are required at various city facilities.

Fiscal Implications:

Funding for various mandated ADA improvements will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Design	4,000	4,000	4,000	4,000	4,000	4,000
	Materials / Construction	45,000	45,000	45,000	45,000	45,000	45,000
	Department Overhead	1,000	1,000	1,000	1,000	1,000	1,000
	Total Expenditure	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
	Funding						
Revenue	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000	50,000
	Total Funding	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000

Energy Conservation Projects / Programs

Project Background:

These funds will be used to purchase and install energy saving fixtures and equipment as well as to leverage / match energy efficiency grants that may become available and suitable to our operation.

Existing Conditions:

City buildings and facilities equipped with outdated lighting sources are areas where energy efficient improvements can be made. Energy management systems such as motion detection devices to control lighting use and thermostat controls are examples of possible cost saving opportunities.

Project Justification:

Energy efficiency projects will be selected based upon economic benefits as well as compliance with AB 32 and SB 375 mandates.

Fiscal Implications:

Funding for various energy efficiency improvements will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Inspection	1,000	1,000	1,000	1,000	1,000	1,000
	Materials / Construction	8,500	8,500	8,500	8,500	8,500	8,500
	Department Overhead	500	500	500	500	500	500
	Total Expenditure	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000
	Funding						
Revenue	004 Accumulated Capital Outlay	10,000	10,000	10,000	10,000	10,000	10,000
	Total Funding	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000

Corporation Yard Wash Bay Renovation

Project Background:

This project will renovate and expand the existing Corporation Yard wash bay to increase capacity and eliminate delays and clean the equipment at the facility.

Existing Conditions:

The Corporation Yard wash bay was constructed as a single bay facility in the early 1980's as part of development of the Public Works Department Corporation Yard. The single bay facility is heavily used on a daily basis for cleaning refuse trucks, Street sweepers, and other city equipment. The facility is inadequate for the number of vehicles the City currently has and has outlived its useful life.

Project Justification:

This project will replace and expand the existing wash bay facility to provide additional vehicle cleaning capacity. The increased capacity will improve service efficiencies by reducing the time it takes to clean vehicles due to capacity constraints. A bathroom facility will also be incorporated into the project.

Fiscal Implications:

Funding for this project will be allocated from the Refuse Enterprise Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	20,000					
	Construction	235,000					
	Contingency	23,500					
	Department Overhead	6,500					
	Total Expenditure	$285,000	$0	$0	$0	$0	$0
	Funding						
Revenue	306 Refuse Enterprise	285,000					
	Total Funding	$285,000	$0	$0	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Bastille Building Renovations

Project Background:

The Bastille Building located in the City's Civic Park is a historic building that is beginning to show signs of advanced deterioration due to lack of maintenance funds. A building evaluation and needs assessment report completed in 2015, identified the need to perform extensive renovation improvements in order to preserve the facility and bring back to a leasable condition.

Existing Conditions:

The building is in need of a new roof, seismic upgrades, ADA improvements, and exterior repairs in order to preserve this historic landmark. Improvements are needed to prevent further deterioration of the structure and to bring facility back to a leasable condition.

Project Justification:

This project will fund necessary repairs to the structure to stabilize the building and keep the facility in a leasable condition.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	**Program or Project**	Construction					
	Engineering / Inspection	24,000					
	Construction	520,000					
	Contingency	52,000					
	Department Overhead	4,000					
	Total Expenditure	$600,000	$0	$0	$0	$0	$0
Revenue	**Funding**						
	004 Accumulated Capital Outlay	600,000					
	Total Funding	$600,000	$0	$0	$0	$0	$0

Fire Station No. 1 Bathroom Renovation

Project Background:

A leak was discovered in the wall separating the two bathrooms in the crew quarters at Station No. 1. The leak caused extensive damage to the wall and the tile surrounding floor and walls in both bathrooms. Building maintenance isolated the leak to prevent further damage. The bathroom was constructed in 1989 and has not been remodeled since the original construction. This project includes updating the bathroom to current ADA standards.

Existing Conditions:

One of the three showers has been inoperable since the leak was detected. There is damage in the wall and flooring tiles of both bathrooms. The bathrooms are currently not up to current ADA standards and must be remodeled. Two additional existing showers remain in service.

Project Justification:

The bathrooms are showing signs of deterioration including a water leak that caused significant damage. The bathrooms also need to be brought up to current ADA standards. This project will also provide portable showers and toilets to be utilized by the staff during the construction.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	3,000					
	Construction	75,000					
	Contingency	7,500					
	Temporary Facility Rental	3,000					
	Department Overhead	1,500					
	Total Expenditure	$90,000	$0	$0	$0	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay	90,000					
	Total Funding	$90,000	$0	$0	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Longfield Center Re-roofing

Project Background:

The Longfield Center was built in 1977 to serve the community. Many forms of recreation are represented at the Center. The roofing of both levels was last replaced in 1990 (26 years ago). It is a hot mop, built-up roof designed to last a maximum of 20 years. Crazing, bubbles, and mineral coating loss has greatly affected the integrity of the roof making it a top priority for roof replacement

Existing Conditions:

In 2014 termites were discovered inside the gym. It was determined that we must tent the facility to eradicate the pests. In FY 15 water infiltration caused a large portion of the stucco in back of the building to fall off. Upon discovery we found the termites are in the ceiling joists. Staff spent $14,000 to replace 2 sections of roof and repair the stucco. Those measures were only temporary to get through this winter season until a complete roofing replacement is completed.

Project Justification:

The existing condition of the roof, if allowed to continue, will damage larger portions of the structure and invite additional termite and dry rot damage. Termite treatment is to be done after the existing roof is torn off and before the new roof is installed.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay Reserves and Building Replacement Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	3,000					
	Construction	210,000					
	Contingency	21,000					
	Department Overhead	6,000					
	Total Expenditure	$240,000	$0	$0	$0	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay	236,000					
	Building Replacement Reserve	4,000					
	Total Funding	$240,000	$0	$0	$0	$0	$0

Hanford Police Department Re-roofing

Project Background:

The police department was built in 1976 after formerly occupying the basement of the Civic Auditorium. Its roof was replaced in 1993. It is a built-up, hot asphalt type roof designed to last no more than 20 years. It is now 23 years old. The roof displays typical age defects of mineral loss, bubbles, cracks or crazing, and cap sheet slippage. Replacement is now required.

Existing Conditions:

The mineral cap sheet protects the remaining layers from UV deterioration and water exposure. The existing cap sheet surface has lost much of its mineral surface. Heat and inadequate attachment has lead to cap sheet slippage allowing areas not protected by minerals to be exposed to the elements. Leakage has occurred over the car port which staff has recently replaced with a 50 ft section. Bubbles are extensive.

Project Justification:

Replacement of the roof will provide protection for the building for a minimum of 20 years. It is imperative the roof is replaced in a timely manner to prevent further deterioration.

Fiscal Implications:

Funding will come from the Building Equipment Reserves and Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	2,000					
	Construction	110,000					
	Contingency	11,000					
	Department Overhead	4,000					
	Total Expenditure	$127,000	$0	$0	$0	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay	24,550					
	Building Replacement Reserve	102,450					
	Total Funding	$127,000	$0	$0	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Civic Auditorium Chimney Brick Repair

Project Background:

After the failure of the Hanford Fox Theater ceiling it was decided and approved by council to have a buildings safety assessment of four of the City's oldest buildings. The Auditorium was one of those buildings. Lane Engineers conucted an analysis that determined that the bricks at the very top of the highest portion of the building above the stage are unsafe and need to be replaced.

Existing Conditions:

The chimney at the Auditorium vents exhaust gases from the buildings steam boiler which provides heat for the main hall. Staff has observed that bricks have fallen from the inside layers of the chimney down to the bottom of the shaft. This proposal is to remove the interior layers of brick leaving just the face bricks to 3ft below the top. New bricks and reclaimed bricks will then be set in new mortar restoring the structural integrity.

Project Justification:

Public safety is at utmost importance while in and around City facilities. Rebuilding the upper brick structure of the chimney will insure we keep to that promise and prolong the life of this cherished facility.

Fiscal Implications:

Funding will come from the Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	500					
	Construction	12,500					
	Contingency	1,250					
	Department Overhead	750					
	Total Expenditure	$15,000	$0	$0	$0	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay	15,000					
	Total Funding	$15,000	$0	$0	$0	$0	$0

Coe Park Roof Replacement

Project Background:

The Coe Park building was constructed in the 1940's by the Army Corps of Engineers. The building was remodeled and updated in 1998 to make building more suitable for city programs. The roof was part of the 1998 remodel and is asphalt shingle with a 20 year life span. During recent storms staff determined that exposure and vandalism has accelerated the deterioration of the roof and has caused significant leaks.

Existing Conditions:

Sections of the roof in several places have been stripped off by vandalism exposing the nailed areas of the shingles. The ridge caps have been largely destroyed from physical damage and exposure. Left undisturbed, the roof could last another two years with patching but the physical damage has required the need for it to be replaced at this time.

Project Justification:

Replacement of the roof will provide protection for the building for a minimum of 20 years. It is imperative the roof is replaced in a timely manner to prevent further deterioration and damage.

Fiscal Implications:

Funding will come from the Building Equipment Reserves and Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	1,000					
	Construction	15,000					
	Contingency	1,500					
	Department Overhead	500					
	Total Expenditure	$18,000	$0	$0	$0	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay	4,625					
	Building Replacement Reserve	13,375					
	Total Funding	$18,000	$0	$0	$0	$0	$0

Police Department - Locker Room Expansion

Project Background:

Purchase of the Fadenracht building and the relocation of the evidence and investigation units from portions of the Police Department main building have create opportunities to repurpose the existing space that was created.

Existing Conditions:

The current armory is too small and is not safe for its intended purpose. There are several other small spaces and rooms that will be vacated when evidence moves to the new building. There are three traffic officers sharing a small room and the existing men's locker room is not large enough to handle the current staff.

Project Justification:

This project will allow officers to have a modern space where they can clean their weapons that is properly ventilated and is large enough to serve its purpose. The project will also provide for secure storage of department firearms that are not currently assigned to officers and will also remodel two smaller inefficient rooms and made them into a larger office for traffic officers.

Fiscal Implications:

Funding will come from the Police Impact Fees.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	3,000					
	Construction	60,000					
	Contingency	6,000					
	Department Overhead	1,000					
	Total Expenditure	$70,000	$0	$0	$0	$0	$0
	Funding						
Revenue	183 Police Impact Fees	70,000					
	Total Funding	$70,000	$0	$0	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Police Department - Building Demolition

Project Background:

Existing buildings located at 416 and 418 North Douty Street are the current locations of the Police Department investigations and evidence storage units. With the purchase remodeling of the Fadenracht building located at 422 N. Douty Street, the Police Department investigations and evidence storage units will be relocating to the newer facility.

Existing Conditions:

The existing buildings located at 416 and 418 North Douty St. are in disrepair and have outlived their usefulness. The buildings are substandard and have no historical significance.

Project Justification:

Demolition of these buildings will allow for the creation of additional parking for Police Department staff. Existing parking in this vicinity of the police station is insufficient to meet the needs of its current staff.

Fiscal Implications:

Funding will come from the Police Impact Fee Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	1,500					
	Construction	50,000					
	Contingency	5,000					
	Department Overhead	500					
	Total Expenditure	$57,000	$0	$0	$0	$0	$0
	Funding						
Revenue	183 Police Impact Fees	57,000					
	Total Funding	$57,000	$0	$0	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Public Works Technology Upgrades

Project Background:

In order to continue to provide efficient and effective customer service and inventory controls, a Computerized Maintenance Software(CMMS) system is necessary. This project will also include the replacement of the existing antiquated radio system with a new UHF repeated radio system.

Existing Conditions:

The City Public Works Department currently has no automated maintenance management software. All maintenance management is done either by pencil and paper or on spreadsheets and is inefficient. In addition, the existing radio system is antiquated and does not provide adequate coverage.

Project Justification:

The proposed new CMMS system will allow managers to better plan for staff's daily work, manage inventory, and determine if productivity measures are being achieved. The new radio system will allow better coverage and allow staff to communicate more efficiently with the line staff.

Fiscal Implications:

Funding for this project will be allocated from Storm Drain Reserves, Wastewater Reserves, Refuse Enterprise, Water Reserves, and Fleet Replacement Reserve.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Radios	CMMS				
Expenditure	Equipment/Installation	165,000					
	Software		225,000				
	Implementation		20,000				
	Training		5,000				
	Total Expenditure	$165,000	$250,000	$0	$0	$0	$0
	Funding						
Revenue	306 Refuse Enterprise	8,250	50,000				
	358 Storm Drainage	8,250	25,000				
	361 Wastewater Capital	8,250	25,000				
	391 Water Capital	8,250	150,000				
	Fleet Replacement Reserve	132,000					
	Total Funding	$165,000	$250,000	$0	$0	$0	$0

Fire Station No. 1 Parking Lot Restoration

Project Background:

This project will remove and replace damaged concrete and asphalt at Fire Station No. 1. The project only includes areas in need of significant repair.

Existing Conditions:

The driveways on both sides of the station are beginning to crack and damage. Some of the existing pavement sections are cracking under the weight of the fire engines and the cracks are getting significantly worse. Restriping of pavement markings will need to be addressed after all of the necessary repairs are made.

Project Justification:

This project is necessary to prevent further damage and deterioration of the asphalt and concrete driveways surrounding the station.

Fiscal Implications:

Funding will come from the Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project		Construction				
Expenditure	Engineering / Inspection		1,500				
	Construction		30,000				
	Contingency		3,000				
	Department Overhead		500				
	Total Expenditure	$0	$35,000	$0	$0	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay		35,000				
	Total Funding	$0	$35,000	$0	$0	$0	$0

Fire Station No. 3 Equipment and Furnishing

Project Background:

In September 2015, the City Council approved funding to design and construct Fire Station No. 3 at Woodland Drive and 12 Avenue. The allocation did not include purchasing the equipment and furnishings necessary for the station. This project will provide the necessary communications equipment, information technology agreement, tools and equipment for department apparatus and station maintenance, and furnishings for personnel.

Existing Conditions:

Currently, the HFD responds to emergencies out of stations that are fully equipped. This location was selected due to the amount of development and growth in the southwestern region or city and it is in an area were call volume is high in a response times are extended as compared to the other station location sites.

Project Justification:

The construction of Fire Station No. 3 will improve our coverage of the city, reduce response times, and enhance the level of service that the HFD provides to our community. This project is consistent with the goals and objectives established by the City Council and with the Station Location Study which was conducted in 2006.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project						
Expenditure	Communications Equipment		35,000				
	IT Equipment		35,000				
	Equipment and Furnishings		60,000				
	Total Expenditure	$0	$130,000	$0	$0	$0	$0
	Funding						
Revenue	182 Fire Impact Fees		130,000				
	Total Funding	$0	$130,000	$0	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Fire Station No. 2 Asphalt Concrete Repair/Resurfacing

Project Background:

This project will remove and replace portions of the existing asphalt adjacent to Fire Station No. 2. The project will only include the areas that need repair.

Existing Conditions:

This project involves asphalt repair along the east side of Fire Station No. 2. The asphalt on this side of the fire station is severely damaged and needs to be replaced. Restriping of pavement markings will be necessary after all asphalt repairs have been completed.

Project Justification:

The project is necessary to prevent further damage of the deteriorating asphalt on the east side of the station where department vehicles are parked. In addition, injuries and vehicle damage can be prevented if this project is funded and the repairs are completed. The asphalt will continue to degrade if not repaired.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project		Construction				
Expenditure	Engineering/Inspection		1,000				
	Construction		15,000				
	Contingency		1,500				
	Department Overhead		500				
	Total Expenditure	$0	$18,000	$0	$0	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay		18,000				
	Total Funding	$0	$18,000	$0	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Fire Station No. 1 - Relocation of Prevention Office

Project Background:
This project involves relocating the Fire Prevention personnel from Station 1 to the City Offices at 315 N. Douty St. into the southwest corner of the building near the front utility billing desk. This project includes adding walls and counters in the office area to provide adequate space for personnel, equipment, and files. This will put the Fire Prevention division in the same building as the Building Department and clients of the City will be able to complete their business in the same location. Relocating will also improve communication and efficiency between both departments.

Existing Conditions:

Our current Fire Prevention Division consists of three personnel. Two personnel share one office and the third members shares space with our Administrative Support Technician. All prevention files are currently throughout the administration side of Fire Station 1 and space is becoming more and more limited for personnel and storage as our department grows. We do not have room for additional personnel for either the prevention division nor for our fire administration due to the lack of office space.

Project Justification:
Relocating the Fire Prevention Division to the City Offices will improve the communication and efficiency of operations between the Building Department and Fire Prevention Division, who work closely together. This will also improve customer service by allowing our customers to deal with both departments in the same building. Relocation of the Prevention Division will also free up office space at Station 1 for future growth.

Fiscal Implications:

Funding will come from the Accumulated Capital Outlay Reserves

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project		Construction				
Expenditure	Engineering / Inspection		3,500				
	Construction		35,000				
	Contingency		3,500				
	Department Overhead		1,000				
	Total Expenditure	$0	$43,000	$0	$0	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay		43,000				
	Total Funding	$0	$43,000	$0	$0	$0	$0

Civic Auditorium Exterior Painting

Project Background:

The Civic Auditorium has served the community since 1924. The building was last painted between 1988-1992. The building maintenance staff continues to repaint areas most affected by public use each year. This keeps the most conspicuous areas looking fresh and without age. However staff cannot paint the high elevation woodwork, stucco, and details that, left untouched, degrade over time creating dry rot and structure damage.

Existing Conditions:

Wood casements and lattice detail work at all the windows have decayed to a point where the paint no longer provides protection from the elements. Oxidation from the sun and elements have made the paint hue on the exterior stucco different on all sides making it difficult to perform paint maintenance. Metal flashings are leaking from behind which allows water to infiltrate the plaster leaving stains behind the paint and blistering.

Project Justification:

Deferred maintenance has a lasting effect on a structure while going unnoticed until permanent or structural damage occurs. The repainting of the Auditorium will insure the longevity of the building for future generations to enjoy while leaving a clean and refreshed look. The City will also benefit from reduced maintenance costs over the next 10 years or longer.

Fiscal Implications:

Funding will come from the Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	**Program or Project**		Construction				
	Engineering / Inspection		4,000				
	Construction		135,000				
	Contingency		13,500				
	Department Overhead		2,500				
	Total Expenditure	$0	$155,000	$0	$0	$0	$0
Revenue	**Funding**						
	004 Accumulated Capital Outlay		64,000				
	Building Replacement Reserve		91,000				
	Total Funding	$0	$155,000	$0	$0	$0	$0

Civic Auditorium Acoustic Wall Carpet Replacement

Project Background:

The Civic Auditorium is a multipurpose venue that commonly hosts large assemblies, concerts, seminars, etc. Due to its high ceiling and hard floor surface the acoustics of the room must be controlled. One way of achieving this is by placing a soft material either over the whole surface or in a predetermined panel design on the upper and lower walls of the balcony area and staircases. Acoustic carpet is what was chosen to be used for this purpose.

Existing Conditions:

The existing acoustic carpet called "Tretford" was installed in 1982. It has a design life of approximately 20 years. Age, dust, and past leaks have stained and faded the carpet to a point where it can no longer be spot cleaned by maintenance staff. Areas of the material are consistanly losing their bond to the substrate.

Project Justification:

The existing carpet is stained and faded and does not provide an acceptable visual appeal the City is trying to maintain with the Civic Auditiorium. The City wants visitors and guests that come to the Auditorium for training seminars and functions to leave with a good impression of our facilities and their value to this City.

Fiscal Implications:

Funding will come from the Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project		Construction				
Expenditure	Engineering / Inspection		350				
	Construction		20,000				
	Contingency		2,000				
	Department Overhead		650				
	Total Expenditure	$0	$23,000	$0	$0	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay		23,000				
	Total Funding	$0	$23,000	$0	$0	$0	$0

Fire Station No. 2 - Landscape (Xeriscape) Materials

Project Background:

Over the last 15 years, the HFD has tried unsuccessfully to plant various types of vegetation to improve the aesthetics of the grounds at Fire Station No. 2. This project involves the purchase of xeriscape materials to improve the aesthetics, which will be low maintenance and low water use.

Existing Conditions:

The current conditions of the grounds at fire Station No. 2 are barren, mainly due to the inability of vegetation to grow in the soil. Staff previously had the soil analyzed and were advised that it would be difficult for anything to grow in this soil due to its high alkalinity.

Project Justification:

This project will improve the aesthetics at Fire Station No. 2 by utilizing xeriscape materials which require less maintenance and will utilize less water thereby reducing staff time for maintenance and costs associated with water use.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	**Program or Project**			Materials			
	Xeriscape Materials			10,000			
	Total Expenditure	$0	$0	$10,000	$0	$0	$0
Revenue	**Funding**						
	004 Accumulated Capital Outlay			10,000			
	Total Funding	$0	$0	$10,000	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Fire Station No. 5 - Land Acquisition

Project Background:

This project involves purchasing land for a fire station on the east side of Hanford. In 2006, a Station Location Study was completed and three sites/locations were determined for the locations of the next three fire stations in an order to be determined by the need and demand for service. In September of 2015, City Council allocated funding to design and construct Station 3, which will be located at 12th Ave. and Woodland Drive.

Existing Conditions:

The HFD currently responds out of two stations. Station 3 will be constructed on the southwest side of the City to improve response times in that area. Currently, the east side of Hanford is not covered adequately and has poor response times. Building a station on the east side will provide more comprehensive coverage and improve response times. The City owns land for Station No. 4 at Centennial Dr. & Berkshire St. in the northeast part of the city, but the call service demand on the east side is a higher

Project Justification:

One of the locations identified in the Station Location Study is on the east side for a future station. The new shopping center at Highway 43 and Lacey Blvd. also identifies the need to construct a new eastside fire station once funds are available. The current call density and lower response times occur on the east side of the City which makes the next fire station location on the east side of town a higher priority

Fiscal Implications:

Funding will come from the Fire Impact Fees

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	**Program or Project**			Purchase			
	Appraisal/Escrow Fees			10,000			
	Land Acquisition			240,000			
	Total Expenditure	$0	$0	$250,000	$0	$0	$0
Revenue	**Funding**						
	182 Fire Impact Fees			250,000			
	Total Funding	$0	$0	$250,000	$0	$0	$0

PARKS AND RECREATION PROJECTS - SIX YEAR CAPITAL PLAN

PROJECT TITLE	2017	2018	2019	2020	2021	2022
Park Development Oversizing Requirements	150,000	150,000	150,000	150,000	150,000	150,000
ADA Parks/Recreation Modifications	30,000	30,000	30,000	30,000	30,000	30,000
Park Refuse Enclosures - Community Garden	20,000	0	0	0	0	0
Rotary Field Lighting Project	600,000	0	0	0	0	0
Coe and Centennial Parks - Basketball Court Resurfacing	20,000	0	0	0	0	0
Street Median Landscape Renovation	0	150,000	0	150,000	0	150,000
Coe Park Arbor Project	0	153,500	0	0	0	0
Hidden Valley Park Pathway Construction Project	0	0	208,000	0	0	0
Centennial Park Pathway Construction Project	0	0	230,000	0	0	0
Youth Athletic Complex (YAC) Concession Building Restoration	0	0	0	300,000	0	0
Soc Com Field Lighting	0	0	0	420,000	0	0
Highway 198 Monument Entrance Signs	0	0	0	0	240,000	0
TOTAL	**$820,000**	**$483,500**	**$618,000**	**$1,050,000**	**$420,000**	**$330,000**

FUNDING SOURCES	2017	2018	2019	2020	2021	2022
180 Park Impact Fees	750,000	303,500	150,000	570,000	150,000	150,000
004 Accumulated Capital Outlay	50,000	180,000	468,000	480,000	270,000	180,000
306 Refuse Enterprise	20,000	0	0	0	0	0
TOTAL	**$820,000**	**$483,500**	**$618,000**	**$1,050,000**	**$420,000**	**$330,000**

Park Development Oversizing Requirements

Project Background:

In accordance with City Ordinance, developers are required to mitigate their impacts to parks and recreation programs by constructing qualifying improvements and/or payment of park mitigation impact fees.

Existing Conditions:

Park mitigation impact fees were established by ordinance in 1990.

Project Justification:

These funds will be used to reimburse developers for costs associated with park construction in excess of their park impact fee assessment.

Fiscal Implications:

Funding for over sizing improvements shall be allocated from park mitigation impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction-Reimbursement	150,000	150,000	150,000	150,000	150,000	150,000
	Total Expenditure	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000
	Funding						
Revenue	180 Park Impact Fees	150,000	150,000	150,000	150,000	150,000	150,000
	Total Funding	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

ADA Parks/Recreation Modifications

Project Background:

The American with Disabilities Act (ADA) requires that parks and recreation facilities be accessible to all users. The act requires that inaccessible facilities must be brought up to current ADA standards within a reasonable time frame.

Existing Conditions:

Staff has surveyed our park facilities in conformance with the ADA. A list of modifications has been prepared along with cost estimates.

Project Justification:

These funds will be used to upgrade our 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.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering / Inspection	750	750	750	750	750	750
	Materials/Equipment	8,000	8,000	8,000	8,000	8,000	8,000
	Construction	21,000	21,000	21,000	21,000	21,000	21,000
	Department Overhead	250	250	250	250	250	250
	Total Expenditure	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000
	Funding						
Revenue	004 Accumulated Capital Outlay	30,000	30,000	30,000	30,000	30,000	30,000
	Total Funding	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Park Refuse Enclosures - Community Garden

Project Background:

This project will involve the construction of concrete block trash enclosures at the City Community Garden which is currently void of an enclosure. A refuse dumpster will then be stored within the enclosure. This project will improve park aesthetics and safety by installing the refuse dumpster in enclosure structure.

Existing Conditions:

Some older community facilities were developed without refuse enclosures. The refuse dumpster is placed inside the garden on soil and is difficult for refuse employees to move and dump.

Project Justification:

Fiscal Implications:

Funds for this project will be allocated from refuse enterprise reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	1,000					
	Construction	17,000					
	Contingency	1,700					
	Department Overhead	300					
	Total Expenditure	$20,000	$0	$0	$0	$0	$0
	Funding						
Revenue	306 Refuse Enterprise	20,000					
	Total Funding	$20,000	$0	$0	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Rotary Field Lighting Project

Project Background:

This project includes the installation of sports lighting within the Rotary Field and moving the chain link fence separating the Bob Hill Sports Complex to the south end of the Rotary Field along North Drive. The lighting improvement will expand the use of the facility for youth and Parks and Recreation sports.

Existing Conditions:

The Rotary Field is landscaped with turf, three backstops, three 80 yard football fields and soccer goals for practice field play.

Project Justification:

Adding lighting to the Rotary Field will allow increased usage of the facility by the Hanford Youth Baseball, Hanford Youth Football and the Parks and Recreation Department.

Fiscal Implications:

Funding for this project will be allocated from park impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	22,000					
	Construction	520,000					
	Contingency	52,000					
	Department Overhead	6,000					
	Total Expenditure	$600,000	$0	$0	$0	$0	$0
	Funding						
Revenue	180 Park Impact Fees	600,000					
	Total Funding	$600,000	$0	$0	$0	$0	$0

Coe and Centennial Parks - Basketball Court Resurfacing

Project Background:

The project involves the resurfacing and restriping of the basketball courts at Centennial Park and Coe Park to prevent further deterioration of the surface and improve playability.

Existing Conditions:

The current condition of the asphalt basketball courts are starting to deteriorate due to weather, age, and usage. The surface is starting to break up causing a slippery surface to form and cause issues with playability.

Project Justification:

Resurfacing the courts will provide a new playing surface that would be safer for users and also extend the life of the asphalt courts.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	750					
	Construction	19,000					
	Contingency	0					
	Department Overhead	250					
	Total Expenditure	$20,000	$0	$0	$0	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay	20,000					
	Total Funding	$20,000	$0	$0	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Street Median Landscape Renovation

Project Background:

This project will 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 on various arterial streets. Portions of the existing irrigation will also be upgraded to above ground popups and planting material replaced.

Existing Conditions:

The existing landscape within the medians includes planting material and irrigation in the narrow turn pockets which is labor intensive and creates insufficient work space of maintenance crews. Portions of the medians islands have subsurface irrigation which has plugged and is no longer sustainable and needs upgrading with a new irrigation system. Existing planting materials in some locations are in need of replacement and replenishment of walk on bark.

Project Justification:

The project will substantially decrease labor costs and water consumption within the median islands and will also increase the safety for maintenance crews working in the medians. The project will also beautify the entrances to our community and major shopping outlets.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project		Construction		Construction		Construction
Expenditure	Engineering / Inspection		15,000		15,000		15,000
	Construction		120,000		120,000		120,000
	Contingency		12,000		12,000		12,000
	Department Overhead		3,000		3,000		3,000
	Total Expenditure	$0	$150,000	$0	$150,000	$0	$150,000
	Funding						
Revenue	004 Accumulated Capital Outlay		150,000		150,000		150,000
	Total Funding	$0	$150,000	$0	$150,000	$0	$150,000

Coe Park Arbor Project

Project Background:

This project will construct a new arbor near the Splash pad at Coe Park for family rentals, reunions, birthday parties and Parks and recreation programs.

Existing Conditions:

The existing facility only has one arbor at this time and with the recent addition of a Splash pad there is a demand for additional arbor space for patrons to gather and enjoy the water play feature.

Project Justification:

This project will provide an additional arbor structure to support a growing demand for facility space to accommodate family rentals and parks and recreation programs.

Fiscal Implications:

Funds for this project will be allocated from park impact fees reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project		Construction				
Expenditure	Engineering / Inspection		3,500				
	Construction		135,000				
	Contingency		13,500				
	Department Overhead		1,500				
	Total Expenditure	$0	$153,500	$0	$0	$0	$0
	Funding						
Revenue	180 Park Impact Fees		153,500				
	Total Funding	$0	$153,500	$0	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Hidden Valley Park Pathway Construction Project

Project Background:

There is currently no pathway at Hidden Valley Park from the oak arbor to the new pedestrian bridge. This project would construct a 6 foot wide concrete sidewalk pathway and address ADA accessibility from the oak shelter to connect all amenities together, including the picnic arbors, splash pad, playground, dog facilities and restrooms.

Existing Conditions:

There is no pathway that connects the oak arbor and dog facilities to the new pedestrian bridge, splash pad, picnic arbors, playground and restrooms. Patrons with disabilities are forced to travel to Cortner Street and use the sidewalk to reach many of the park amenities.

Project Justification:

This pathway would create an even level pathway for park patrons to walk on, including persons with disabilities, and to access various park amenities.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project			Construction			
Expenditure	Engineering / Inspection			7,500			
	Construction			180,000			
	Contingency			18,000			
	Department Overhead			2,500			
	Total Expenditure	$0	$0	$208,000	$0	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay			208,000			
	Total Funding	$0	$0	$208,000	$0	$0	$0

Centennial Park Pathway Construction Project

Project Background:

The current pathways at Centennial Park are basically dirt with trace amounts of decomposed granite. This project would construct an all connecting 8' wide concrete sidewalk pathway and address ADA accessibility from Hanford-Armona Road into the park and connect all amenities together, including the picnic arbors, splash pad, playgrounds, dog facilities, and Restrooms.

Existing Conditions:

The existing dirt pathway has many potholes with trace amounts of decomposed granite and is not ADA compliant from Hanford-Armona Road into the park facilities. Only a very small portion of the park has ADA accessibility from the parking lot into and around the splash pad, playgrounds and restrooms.

Project Justification:

This pathway would create an even level pathway for park patrons to walk on, including persons with disabilities, and to access various park amenities.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project			Construction			
Expenditure	Engineering / Inspection			7,500			
	Construction			200,000			
	Contingency			20,000			
	Department Overhead			2,500			
	Total Expenditure	$0	$0	$230,000	$0	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay			230,000			
	Total Funding	$0	$0	$230,000	$0	$0	$0

Youth Athletic Complex (YAC) Concession Building Restoration

Project Background:

Restore and remodel existing structure and restrooms to include ADA / ABA accessibility to and within the facility. The current facility has some structural integrity issues to the stairway leading to the second story and is in need of accessibility upgrades to the restroom portion.

Existing Conditions:

The current facility is approximately 30 years old, is run down and is in need of structural improvements to the stairway leading to the second story which is not used due to the existing condition. Improvements for ADA / ABA accessibility leading to and within the restrooms and other locations inside the structure also need to be upgraded for compliance.

Project Justification:

This facility is a supportive facility to service the youth, family and friends of Hanford Youth Baseball League and tournament play. The facility currently services approximately 700 youth participating in youth baseball from early spring throughout the summer and into the fall.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project				Construction		
Expenditure	Engineering / Inspection				50,000		
	Construction				220,000		
	Contingency				22,000		
	Department Overhead				8,000		
	Total Expenditure	$0	$0	$0	$300,000	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay				300,000		
	Total Funding	$0	$0	$0	$300,000	$0	$0

Soc Com Field Lighting

Project Background:

This project includes the installation of sports lighting within the city's property (basin fields) located at the Soc Com facility. The lighting improvement will expand the use of the facility for both youth and adult sports.

Existing Conditions:

The City owns the drainage basin property located within the Soc Com facility. The basin area is currently turfed and is utilized for soccer field play.

Project Justification:

Adding lighting to a portion of the Soc-Com facility will allow for increased usage of the facility by the Hanford Youth Soccer League, competitive soccer teams and adult soccer league play. The Hanford Youth Soccer League currently rents portable lights for fall season practice and play.

Fiscal Implications:

Funding for this project will be allocated from park impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project				Construction		
Expenditure	Engineering / Inspection				19,500		
	Construction				360,000		
	Contingency				36,000		
	Department Overhead				4,500		
	Total Expenditure	$0	$0	$0	$420,000	$0	$0
	Funding						
Revenue	180 Park Impact Fees				420,000		
	Total Funding	$0	$0	$0	$420,000	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Highway 198 Monument Entrance Signs

Project Background:

This project will include the installation of decorative monument entrance signs and landscaping located along Highway 198 at the east and west entrances to our community.

Existing Conditions:

There are no existing monument signs along Highway 198 to identify an entrance into our community.

Project Justification:

Entrance monument signs enhance a community's image and also provides a "welcoming feel" to out of town visitors.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project					Construction	
Expenditure	Engineering / Inspection					16,000	
	Construction					200,000	
	Contingency					20,000	
	Department Overhead					4,000	
	Total Expenditure	$0	$0	$0	$0	$240,000	$0
	Funding						
Revenue	004 Accumulated Capital Outlay					240,000	
	Total Funding	$0	$0	$0	$0	$240,000	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

TRANSPORTATION PROJECTS - FIVE YEAR CAPITAL PLAN

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

Sidewalk and Miscellaneous Concrete Repairs

Project Background:

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.

Existing Conditions:

Project Justification:

These funds will be used to repair sidewalks, drive approaches, and other public concrete improvements that are in disrepair and create potential safety hazards.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering / Inspection	2,250	2,250	2,250	2,250	2,250	2,250
	Construction	20,000	20,000	20,000	20,000	20,000	20,000
	Contingency	2,000	2,000	2,000	2,000	2,000	2,000
	Department Overhead	750	750	750	750	750	750
	Total Expenditure	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000
	Funding						
Revenue	050 Gas Tax (TDA Transportation)	25,000	25,000	25,000	25,000	25,000	25,000
	Total Funding	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

New Sidewalk and ADA Improvements

Project Background:

These funds will be used to install sidewalks and other concrete improvements in areas currently void of such improvements. Improvement areas will be selected along arterial/collector streets with high pedestrian volume and where existing rights-of-ways exist to facilitate sidewalk installation. These funds will also be used to install accessibility ramps in compliance with American with Disabilities Act (ADA) standards.

Existing Conditions:

Project Justification:

Compliance with ADA standards is a federal law. Also, the installation of sidewalks provides pedestrians with a safe walkway located outside vehicular travel areas.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering / Inspection	2,250	2,250	2,250	2,250	2,250	2,250
	Construction	40,000	40,000	40,000	40,000	40,000	40,000
	Contingency	2,000	2,000	2,000	2,000	2,000	2,000
	Department Overhead	750	750	750	750	750	750
	Total Expenditure	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000
	Funding						
Revenue	050 Gas Tax (TDA Transportation)	45,000	45,000	45,000	45,000	45,000	45,000
	Total Funding	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Street Division Maintenance

Project Background:

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.

Existing Conditions:

Project Justification:

These funds will pay for labor, maintenance materials, equipment rental, and other contracted services for street reconstruction, resurfacing, and repair projects.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Maintenance	Maintenance	Maintenance	Maintenance	Maintenance	Maintenance
Expenditure	Maintenance	510,000	510,000	510,000	510,000	510,000	510,000
	Total Expenditure	$510,000	$510,000	$510,000	$510,000	$510,000	$510,000
	Funding						
Revenue	042 Gas Tax (2107)	510,000	510,000	510,000	510,000	510,000	510,000
	Total Funding	$510,000	$510,000	$510,000	$510,000	$510,000	$510,000

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Unscheduled Arterial Upgrades & Traffic Signal Installation

Project Background:

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.

Existing Conditions:

Project Justification:

This fund will set aside funds to reimburse developers that are required to construct street improvements, as part of project conditions of approval, that are considered to be over sized.

Fiscal Implications:

Funding for this program will be allocated from transportation impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	150,000	150,000	150,000	150,000	150,000	150,000
	Total Expenditure	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000
	Funding						
Revenue	181 Transportation Impact Fees	150,000	150,000	150,000	150,000	150,000	150,000
	Total Funding	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000

Slurry Seal Treatment

Project Background:

Funds for this project will be used to apply a slurry seal treatment to various residential streets as identified by Public Works Department staff. The slurry seal treatment is a mixture of oil and fine rock aggregate that restores and protects the top surface of a street.

Existing Conditions:

Asphalt concrete pavement surfaces deteriorate over time due to loss of oil content from naturally occurring processes and vehicular traffic loads.

Project Justification:

Timely application of a pavement slurry seal treatment provides a roadway with a smooth riding surface, reduces pavement cracking and extends the useful life of the street. This project will provide surface treatment for approximately 10 miles of residential street (225,000 SY).

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering / Inspection	7,500	7,500	7,500	7,500	7,500	7,500
	Construction	400,000	400,000	200,000	200,000	200,000	200,000
	Contingency	40,000	40,000	20,000	20,000	20,000	20,000
	Department Overhead	2,500	2,500	2,500	2,500	2,500	2,500
	Total Expenditure	$450,000	$450,000	$230,000	$230,000	$230,000	$230,000
	Funding						
Revenue	040 Gas Tax (2105)	200,000	200,000	200,000	200,000	200,000	200,000
	050 Gas Tax (TDA Transportation)	250,000	250,000	30,000	30,000	30,000	30,000
	Total Funding	$450,000	$450,000	$230,000	$230,000	$230,000	$230,000

Survey Monumentation / Mapping

Project Background:

These funds will be used to re-establish survey monumentation on street re-surfacing projects and to update our survey bench mark datum and mapping.

Existing Conditions:

The city's survey bench mark datum is used by private engineers in the design of various Public Works infrastructure projects. The bench mark datum is updated by the city approximately every 10 years.

Project Justification:

State law requires that survey monuments be re-established if altered due to re-surfacing or reconstruction of streets. Updating of our survey bench mark datum periodically is necessary for proper installation of curbs, storm drainage facilities and sanitary sewer lines.

Fiscal Implications:

Funding for this project will be allocated from storm drainage and sanitary sewer fund reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering	15,000	15,000	15,000	15,000	15,000	15,000
	Total Expenditure	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000
	Funding						
Revenue	358 Storm Drainage Capital	7,500	7,500	7,500	7,500	7,500	7,500
	363 Wastewater Capital	7,500	7,500	7,500	7,500	7,500	7,500
	Total Funding	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000

Reclamite Seal Treatment

Project Background:

Reclamite is a pavement surface protection and preservation treatment for city streets. The treatment keeps pavement surfaces flexible and reduces asphalt oil content loss.

Existing Conditions:

Asphalt concrete pavement surfaces deteriorate over time due to loss of oil content from naturally occurring processes and vehicular traffic loads.

Project Justification:

Reclamite seal treatments will extend the useful life of asphalt pavement surfaces thereby reducing street maintenance costs. This project will provide surface treatment for approximately five miles of arterial/collector street (175,000 SY).

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering / Inspection	3,500		3,500		3,500	
	Construction	150,000		150,000		150,000	
	Contingency	15,000		15,000		15,000	
	Department Overhead	1,500		1,500		1,500	
	Total Expenditure	$170,000	$0	$170,000	$0	$170,000	$0
	Funding						
Revenue	041 Gas Tax (2106)	170,000		170,000		170,000	
	Total Funding	$170,000	$0	$170,000	$0	$170,000	$0

Pavement Resurfacing Treatment

Project Background:

Pavement Resurfacing Treatment is a surface protection and pavement preservation treatment for city streets. The treatment process is performed in three applications. The first step is application of a scrub seal oil coating to fill in roadway cracks. Next a fine gravel rock surfacing is applied to add structural integrity to the product and finally a micro-seal coat is applied to provide a smooth driving surface.

Existing Conditions:

Asphalt concrete pavement surfaces deteriorate over time due to loss of oil content from naturally occurring processes and vehicular traffic loads.

Project Justification:

Pavement Resurfacing treatments will extend the useful life of asphalt concrete pavement surfaces thereby reducing street maintenance costs. This project will provide surface treatment for approximately 5 miles of collector street (175,000 SY).

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering / Inspection	7,500	7,500	7,500	7,500	7,500	7,500
	Construction	400,000	400,000	200,000	200,000	200,000	200,000
	Contingency	40,000	40,000	20,000	20,000	20,000	20,000
	Department Overhead	2,500	2,500	2,500	2,500	2,500	2,500
	Total Expenditure	$450,000	$450,000	$230,000	$230,000	$230,000	$230,000
	Funding						
Revenue	040 Gas Tax (2105)	225,000	225,000			230,000	230,000
	050 Gas Tax (TDA Transportation)	225,000	225,000	230,000	230,000		
	Total Funding	$450,000	$450,000	$230,000	$230,000	$230,000	$230,000

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

Project Background:

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

Existing Conditions:

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

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

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

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

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

Project Background:

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

Existing Conditions:

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

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

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

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Bicycle Facility Improvements

Project Background:

The City's Pedestrian and Bicycle Master plan was accepted by Council action on February 16, 2016. The updated plan is compatible with the goals and objectives as set forth in the City's General Plan is currently in the process of being updated.

Existing Conditions:

The City's current bicycle facility network is a combination of Class II (striped bike lanes) and the Class III (bike routes or shared lanes) that is incomplete and does not provide a cohesive transportation network.

Project Justification:

This project will fund the installation of new Class II and Class III bicycle paths within existing roadways in conformance with the city's recently accepted Pedestrian and Bicycle Master Plan. The new facilities provide an alternative mode of transportation other than motorized vehicles and will provide air quality benefits as well.

Fiscal Implications:

Funding for this project will be allocated from Congestion Mitigation/Air Quality (CMAQ) funds and Gas Tax Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	50,000					
	Construction	455,000					
	Contingency	45,000					
	Department Overhead	15,000					
	Total Expenditure	$565,000	$0	$0	$0	$0	$0
	Funding						
Revenue	052 RSTP Reserves	64,800					
	055 Congestion Mitigation/Air Quality (CM	500,200					
	Total Funding	$565,000	$0	$0	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Traffic Signal at Douty Street and Sixth Street

Project Background:

This project includes the installation of a traffic signal system at the of Douty Street and Sixth Street. This roadway is currently widened to its' ultimate width.

Existing Conditions:

The current traffic control at this intersection is a four way stop. This intersection meets current traffic signal warrants and is included in the City's Traffic Signal Priority List.

Project Justification:

This project will increase traffic flow efficiency and reduce intersection congestion by allowing more free flow traffic movements through the intersection. The project will also provide air quality benefits by reducing vehicle idling times.

Fiscal Implications:

Funding for this project will be allocated from Congestion Mitigation/ Air Quility (CMAQ) funding and transportation impact fees.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	30,000					
	Construction	280,000					
	Contingency	28,000					
	Department Overhead	12,000					
	Total Expenditure	$350,000	$0	$0	$0	$0	$0
	Funding						
Revenue	181 Transportation Impact Fees	67,000					
	055 Congestion Mitigation/Air Quality (CM	283,000					
	Total Funding	$350,000	$0	$0	$0	$0	$0

Capacity Improvements at 11th Avenue and Grangeville Boulevard

Project Background:

This project will involve widening this intersection to increase traffic capacity and improve safety. Improvements include the installation of a raised median within Grangeville Boulevard, accessibility ramps, and pavement widening to facilitate additional travel lanes.

Existing Conditions:

Increased traffic volumes and current intersection geometric constraints have lead to increased traffic congestion. In addition, raised medians exist only on the north leg of the intersection.

Project Justification:

This project will improve traffic flow efficiency, safety, and reduce intersection congestion by the installation of additional travel lanes and raised medians to prohibit conflicting movements.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Design	Construction				
Expenditure	Engineering / Inspection	75,000	15,000				
	Right-of-Way	149,000					
	Construction		300,000				
	Contingency		30,000				
	Department Overhead		5,000				
	Total Expenditure	$224,000	$350,000	$0	$0	$0	$0
	Funding						
Revenue	181 Transportation Impact Fees	92,000	40,000				
	055 Congestion Mitigation/Air Quality (CM	132,000	310,000				
	Total Funding	$224,000	$350,000	$0	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Grangeville Boulevard Resurfacing (CIR), 12th Avenue to Centennial Drive

Project Background:

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

Existing Conditions:

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

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

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

Traffic Signal at Grangeville Boulevard & 13th Avenue

Project Background:

This project will involve the installation of a traffic signal at the intersection of Grangeville Boulevard and 13th Avenue. Additional improvements will include pavement transitioning to facilitate the installation of additional travel lanes.

Existing Conditions:

The current traffic control at this intersection is a four way stop. This intersection meets current traffic signal warrants and is included in the City's Traffic Signal Priority List.

Project Justification:

This project will increase traffic flow efficiency and reduce intersection congestion by allowing more free flow traffic movements through the intersection. The project will also provide air quality benefits by reducing vehicle idling times.

Fiscal Implications:

Funding for this project will be allocated from CMAQ funding and Transportation Impact Fees.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project		Construction				
Expenditure	Engineering / Inspection		20,000				
	Right of Way		50,000				
	Construction		430,000				
	Contingency		43,000				
	Department Overhead		7,000				
	Total Expenditure	$0	$550,000	$0	$0	$0	$0
	Funding						
Revenue	181 Transportation Impact Fees		63,000				
	055 Congestion Mitigation/Air Quality (CMAQ)		487,000				
	Total Funding	$0	$550,000	$0	$0	$0	$0

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

Project Background:

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

Existing Conditions:

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

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

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

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Signage Replacement

Project Background:

This project would replace four internally illuminated street signs that are out of date and do not meet the current California MUTCD specifications along with replacing for eliminated speed limit signs at two school locations that are out of date and beyond repair.

Existing Conditions:

The city of Hanford maintains internally illuminated street signs to identify each signalized intersection within our jurisdiction. Currently there are four internally illuminated street signs that are unrepairable and outdated. The city of Hanford also provides lighted speed limit signs at two locations for a total of four signs that are currently in significant disrepair and need to be replaced.

Project Justification:

The current internally illuminated street signs are not functioning properly and do not meet current standards. Upgrading the signs would provide better service ability to the general public and emergency response vehicles, while saving energy by replacing them with new LED fixtures. The eliminated school speed limit signs are out of date, faded, and are no longer repairable. Replacing them with high visibility solar powered signage would bring better attention to the school area and provide a safer environment for the students.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project		Construction				
Expenditure	Engineering / Inspection		2,000				
	Construction		25,000				
	Contingency		2,500				
	Department Overhead		500				
	Total Expenditure	$0	$30,000	$0	$0	$0	$0
	Funding						
Revenue	044 Gas Tax (2103)		30,000				
	Total Funding	$0	$30,000	$0	$0	$0	$0

Traffic Signal Battery Backup Retrofit

Project Background:

The City operates and maintains 50 traffic signals. Currently the City has 41 of those signals that are equipped with a battery backup system in the event of a short power outage. The current systems we have and use are out of date and becoming ineffective.

Existing Conditions:

Currently the city has 41 of its traffic signals on a battery backup system. There are three different backup systems currently in place. The Clary system has operational life expectancy of 8 to 10 years, and the Sentinel system only provides a four way flash for short period of time. Having three different backup systems is becoming difficult and costly to maintain. In addition, when a battery backup fails we have to wait for parts which could take one or two months to obtain.

Project Justification:

By updating all the city traffic control battery backup systems, the City can essentially ensure zero lag time in the event of a major power outage as the new system will be a simple system aligned for fast exchange between locations. The current systems require the use of car type batteries that are hazardous and costly to dispose of. The new system, which is made of recycled products comes with a five year warranty and can be exchanged for a discount once replacement is necessary.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project		Construction	Construction			
Expenditure	Engineering / Inspection		2,500	2,500			
	Construction		160,000	160,000			
	Contingency		16,000	16,000			
	Department Overhead		1,500	1,500			
	Total Expenditure	$0	$180,000	$180,000	$0	$0	$0
	Funding						
Revenue	044 Gas Tax (2103)		180,000	180,000			
	Total Funding	$0	$180,000	$180,000	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

STORM DRAINAGE PROJECTS - SIX YEAR CAPITAL PLAN

PROJECT TITLE	2017	2018	2019	2020	2021	2022
Curb and Gutter Installation	20,000	20,000	20,000	20,000	20,000	20,000
Increase Flow Capacity of Main Branch of Peoples Ditch	25,000	25,000	25,000	25,000	25,000	25,000
Storm Drainage System Oversizing Requirements	50,000	50,000	50,000	50,000	50,000	50,000
Stonecrest Basin Pump Equipment Installation	135,000	0	0	0	0	0
Flat Grate Conversion	95,000	95,000	0	0	0	0
SCADA Installation on Storm Drain Lift Stations	250,000	0	0	0	0	0
Youth Athletic Complex - Storm Drain Outfall Structure	25,000	0	0	0	0	0
Storm Drainage Pump Station No. 39 Upgrade	0	35,000	0	0	0	0
Glendale Avenue Storm Drain Outfall Pipeline	0	150,000	0	0	0	0
Sand Slough Houston Avenue Pipeline Project	0	0	150,000	0	0	0
Lamplight Estates Main Replacement	0	0	0	400,000	0	0
Mussel Slough / YMCA Pump Installation	0	0	0	0	100,000	0
Magnolia Street / Amber Way Main Replacement	0	0	0	0	325,000	0
Brown Street Main Addition - HWY 198 to Brown Street Basin	0	0	0	0	0	250,000
TOTAL	**$600,000**	**$375,000**	**$245,000**	**$495,000**	**$520,000**	**$345,000**

FUNDING SOURCES	2017	2018	2019	2020	2021	2022
358 Storm Drainage Capital	550,000	275,000	145,000	445,000	420,000	295,000
184 Storm Drainage Impact Fees	50,000	100,000	100,000	50,000	100,000	50,000
TOTAL	**$600,000**	**$375,000**	**$245,000**	**$495,000**	**$520,000**	**$345,000**

Curb and Gutter Installation

Project Background:

This project involves the installation of new or replacement 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.

Existing Conditions:

A portion of the City's streets were not constructed with curb and gutter improvements. These improvements are necessary to ensure proper drainage and to alleviate localized flooding.

Project Justification:

Storm Drainage collection in the City is necessary to reduce localized flooding and damage to existing properties.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering/Inspection	3,000	3,000	3,000	3,000	3,000	3,000
	Construction	15,000	15,000	15,000	15,000	15,000	15,000
	Contingency	1,500	1,500	1,500	1,500	1,500	1,500
	Department Overhead	500	500	500	500	500	500
	Total Expenditure	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000
	Funding						
Revenue	358 Storm Drainage Capital	20,000	20,000	20,000	20,000	20,000	20,000
	Total Funding	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Increase Flow Capacity of Main Branch of Peoples Ditch

Project Background:

The City, by agreement, has drainage rights with Peoples Ditch Company which allows discharge in Peoples Ditch under certain parameters. This project provides funds for shared maintenance costs and improvements to increase the capacity in both the east and west branches of Peoples Ditch within city limits.

Existing Conditions:

Portions of the ditch can be improved to allow for additional on and off peak pumping into the ditch which assists in lowering the standing water in the City's basins. Pumping to the ditch provides additional capacity in these basins to reduce the potential for flooding.

Project Justification:

Projects would be performed in cooperation with Peoples Ditch Company and would include culvert repair/enlargements, ditch realignment and piping, turn-out basins, control structure modifications, and additional ditch maintenance.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	25,000	25,000	25,000	25,000	25,000	25,000
	Total Expenditure	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000
	Funding						
Revenue	358 Storm Drainage Capital	25,000	25,000	25,000	25,000	25,000	25,000
	Total Funding	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000

Storm Drainage System Oversizing Requirements

Project Background:

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.

Existing Conditions:

Project Justification:

As provided by City Ordinance, these funds will be used to reimburse developers for the costs attributed to over sizing drainage systems to provide service for future growth.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	50,000	50,000	50,000	50,000	50,000	50,000
	Total Expenditure	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
	Funding						
Revenue	184 Storm Drainage Impact Fees	50,000	50,000	50,000	50,000	50,000	50,000
	Total Funding	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000

Stonecrest Basin Pump Equipment Installation

Project Background:

This project consists of equipping the Stonecrest Basin with an electrical service, control panel, pump, and related piping equipment for dewatering the basin to accommodate additional development and routine maintenance.

Existing Conditions:

This basin was constructed in 1997 with the Stonecrest Subdivision. The basin has a capacity of 36.6 ac.ft. which accommodates the subdivision as well as the discharge from Tank 6 located across the railroad tracks. A storm drain wet well and related piping exist for the pumping of this basin to the People's Ditch.

Project Justification:

This project will provide for dewatering of the basin to provide routine maintenance, assist in mosquito abatement activities, and increase storage capacity.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	33,000					
	Construction	90,000					
	Contingency	9,000					
	Department Overhead	3,000					
	Total Expenditure	$135,000	$0	$0	$0	$0	$0
	Funding						
Revenue	358 Storm Drainage Capital	135,000					
	Total Funding	$135,000	$0	$0	$0	$0	$0

Flat Grate Conversion

Project Background:

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

Existing Conditions:

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

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

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

SCADA Installation on Storm Drain Lift Stations

Project Background:

This project consists of installing equipment and programming the existing Wonderware system to utilize SCADA's controls to operate and control Storm Drain lift Stations that pump into People's Ditch during storm events.

Existing Conditions:

Currently City staff have to manually check all lift stations during storm events which requires significant manhours that could be utilized repairing, cleaning, or monitoring other parts of the storm system. The addition of these lift stations to SCADA will allow remote startup and help staff to optimize pumping during storms without having to manually visit each pump.

Project Justification:

This project will allow staff to utilize SCADA to determine if pumps start as required and to minimize high level faults. In addition, during storm events, staff will be able to minimize labor travelling to each station which will assist in better storm response to other issues.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Equipment/Installation	250,000					
	Total Expenditure	$250,000	$0	$0	$0	$0	$0
	Funding						
Revenue	358 Storm Drainage Capital	250,000					
	Total Funding	$250,000	$0	$0	$0	$0	$0

Youth Athletic Complex - Storm Drain Outfall Structure

Project Background:

This project consist of replacing an existing Strom Drainage outfall structure located within the YAC Drainage Basin with a new facility to improve Storm Drainage capacity.

Existing Conditions:

The existing outfall structure providing service to the County Complex and Surrounding City Streets is undersized and restricts flow capacity.

Project Justification:

This project will impove drainage service to the County Complex and surrounding City streets by removing a flow restriction in the existing outfall structure.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	2,500					
	Construction	20,000					
	Contingency	2,000					
	Department Overhead	500					
	Total Expenditure	$25,000	$0	$0	$0	$0	$0
	Funding						
Revenue	358 Storm Drainage Capital	25,000					
	Total Funding	$25,000	$0	$0	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Storm Drainage Pump Station No. 39 Upgrade

Project Background:

Storm Drainage Pump Station No. 39 is located at Mulberry Drive and People's Ditch has a large service area and has not been upgraded.

Existing Conditions:

This station was constructed in the 1996 and has not been updated. The condition of the station as well as availability of parts for the aged equipment contributes to the need to replace the existing control panel and pumps.

Project Justification:

This project is necessary to increase system reliability and provide a means for adequately maintaining the pump station by City staff.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project		Construction				
Expenditure	Engineering / Inspection		1,500				
	Construction		30,000				
	Contingency		3,000				
	Department Overhead		500				
	Total Expenditure	$0	$35,000	$0	$0	$0	$0
	Funding						
Revenue	358 Storm Drainage Capital		35,000				
	Total Funding	$0	$35,000	$0	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Glendale Avenue Storm Drain Outfall Pipeline

Project Background:

This project will construct a storm drain pipeline to connect east Glendale Avenue to the Hansen Basin to accommodate the future extension of Glendale Avenue to Campus Drive.

Existing Conditions:

There is no existing storm drainage system in this area.

Project Justification:

This project will provide a storm drain connection to the Hansen Basin that will facilitate the orderly development of Glendale Avenue east of 12th Avenue and the future connection to Campus Drive.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project		Construction				
Expenditure	Engineering / Inspection		19,000				
	Construction		115,000				
	Contingency		11,500				
	Department Overhead		4,500				
	Total Expenditure	$0	$150,000	$0	$0	$0	$0
	Funding						
Revenue	358 Storm Drainage Capital		100,000				
	184 Storm Drainage Impact Fees		50,000				
	Total Funding	$0	$150,000	$0	$0	$0	$0

Sand Slough Houston Avenue Pipeline Project

Project Background:

This project will pipe the north end of the existing Sand Slough across Houston Avenue into the southern portion of Sand Slough in order to provide additional capacity of the slough.

Existing Conditions:

The slough has been utilized as a drainage basin and storm water storage for many years. Due to development over the years, the existing size of the slough north of Houston Avenue is inadequate and needs to be expanded.

Project Justification:

This project is identified in the Storm Drain Master plan as a proposed improvement to provide additional capacity to the system and to connect sand slough which will increase storage both north and south of Houston Avenue.

Fiscal Implications:

Funding for this project will be allocated from storm drainage capital and storm drain impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project			Construction			
Expenditure	Engineering / Inspection			19,000			
	Construction			115,000			
	Contingency			11,500			
	Department Overhead			4,500			
	Total Expenditure	$0	$0	$150,000	$0	$0	$0
	Funding						
Revenue	358 Storm Drainage Capital			100,000			
	184 Storm Drainage Impact Fees			50,000			
	Total Funding	$0	$0	$150,000	$0	$0	$0

Lamplight Estates Main Replacement

Project Background:

This project will provide for the replacement of an undersized main within Lamplight Estates subdivision, located South of Leland Drive, and west of 9-1/4 Avenue.

Existing Conditions:

The collector mains in this area are undersized to serve proposed future development on the east side of town. The proposed modifications will increase the ability to pump down the Freedom Park Drainage Basin which will in turn enhance the recreational value of the park drainage facility.

Project Justification:

This project is identified in the Storm Drain Master plan as a proposed improvement to provide additional capacity to the system.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project				Construction		
Expenditure	Engineering / Inspection				20,000		
	Construction				340,000		
	Contingency				34,000		
	Department Overhead				6,000		
	Total Expenditure	$0	$0	$0	$400,000	$0	$0
	Funding						
Revenue	358 Storm Drainage Capital				400,000		
	Total Funding	$0	$0	$0	$400,000	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Mussel Slough / YMCA Pump Installation

Project Background:

This project consists of equipping the YMCA Basin with an electrical service, control panel, pump, and connection to existing piping for dewatering the basin to accommodate additional development and routine maintenance.

Existing Conditions:

This basin serves as a terminus basin for other basins in the Storm Drain system. The storm drain wet well and piping exist for the pumping of this basin to People's Ditch.

Project Justification:

This project will provide for dewatering of the basin to provide routine maintenance, assist in mosquito abatement activities, and increase storage capacity.

Fiscal Implications:

Funding for the project will be allocated from storm drainage capital and storm drainage impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project					Construction	
Expenditure	Engineering / Inspection					10,000	
	Construction					77,000	
	Contingency					7,700	
	Department Overhead					5,300	
	Total Expenditure	$0	$0	$0	$0	$100,000	$0
	Funding						
Revenue	358 Storm Drainage Capital					50,000	
	184 Storm Drainage Impact Fees					50,000	
	Total Funding	$0	$0	$0	$0	$100,000	$0

Magnolia Street / Amber Way Main Replacement

Project Background:

This project consists of replacing undersized storm drainage mains located in Magnolia Street and Amber Way in order to provide adequate drainage capacity to the area.

Existing Conditions:

Existing storm drain mains are undersized and cause localized flooding. During prolonged storm events the system will backup excessively into the street and cause safety concerns.

Project Justification:

This project will increase the capacity of the system in accordance with the Storm Drainage Master Plan.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project					Construction	
Expenditure	Engineering / Inspection					29,000	
	Construction					260,000	
	Contingency					26,000	
	Department Overhead					10,000	
	Total Expenditure	$0	$0	$0	$0	$325,000	$0
	Funding						
Revenue	358 Storm Drainage Capital					325,000	
	Total Funding	$0	$0	$0	$0	$325,000	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Brown Street Main Addition - HWY 198 to Brown Street Basin

Project Background:

This project consists of installing a new main in Brown Street to provide additional drainage capacity for the downtown area.

Existing Conditions:

The storm drainage system in the downtown area is under capacity and needs to be improved. During prolonged storm events this system will backup excessively into the street and cause safety concerns.

Project Justification:

This project will improve drainage service to portions of downtown in accordance with the Storm Drainage Master Plan.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project						Construction
Expenditure	Engineering / Inspection						20,000
	Construction						205,000
	Contingency						20,500
	Department Overhead						4,500
	Total Expenditure	$0	$0	$0	$0	$0	$250,000
	Funding						
Revenue	358 Storm Drainage Capital						250,000
	Total Funding	$0	$0	$0	$0	$0	$250,000

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

WASTEWATER PROJECTS - SIX YEAR CAPITAL PLAN

PROJECT TITLE	2017	2018	2019	2020	2021	2022
Sanitary Sewer Main Oversizing Requirements	50,000	50,000	50,000	50,000	50,000	50,000
Unscheduled Main Extensions / Replacements	50,000	50,000	50,000	50,000	50,000	50,000
Sanitary Sewer Video Inspection	20,000	20,000	20,000	20,000	20,000	20,000
12th Avenue Sewer Trunk Main Oversizing	100,000	100,000	100,000	100,000	100,000	100,000
Wastewater Treatment Plant Expansion Reserve	0	0	400,000	400,000	400,000	400,000
Manhole Repair and Coating Project	95,000	0	95,000	0	95,000	0
Sanitary Sewer Lift Station No. 47 Upgrade	45,000	0	0	0	0	0
Sanitary Sewer Lift Stations No. 16/54 Electrical Panel Upgrad	55,000	0	0	0	0	0
Sanitary Sewer Lift Station No. 41 Upgrade	0	42,000	0	0	0	0
Soil Cement Sludge Bed Renovation Project	0	0	0	0	150,000	150,000
TOTAL	**$415,000**	**$262,000**	**$715,000**	**$620,000**	**$865,000**	**$770,000**

FUNDING SOURCES		2017	2018	2019	2020	2021	2022
363	Wastewater Capital	265,000	112,000	565,000	470,000	715,000	620,000
186	Wastewater Impact Fees	50,000	50,000	50,000	50,000	50,000	50,000
161	12th Avenue Sewer Benefit Assessment District	100,000	100,000	100,000	100,000	100,000	100,000
	TOTAL	**$415,000**	**$262,000**	**$715,000**	**$620,000**	**$865,000**	**$770,000**

Sanitary Sewer Main Oversizing Requirements

Project Background:

The City reimburses developers that are required to upsize their main installation to provide additional capacity in compliance with the City's Sanitary Sewer Master Plan.

Existing Conditions:

Project Justification:

As provided by City Ordinance, these funds will reimburse developers for the costs attributed to oversizing sewer mains to provide service for future growth demands.

Fiscal Implications:

Reimbursement funds for oversizing improvements will be allocated from Wastewater Impact Fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	50,000	50,000	50,000	50,000	50,000	50,000
	Total Expenditure	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
	Funding						
Revenue	186 Wastewater Impact Fees	50,000	50,000	50,000	50,000	50,000	50,000
	Total Funding	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000

Unscheduled Main Extensions / Replacements

Project Background:

These funds are for unanticipated projects which occur when a developer is connecting to our sanitary sewer system and requires the main to be extended beyond the project boundaries. These funds could also be utilized for replacement of undersized or deteriorated sewer mains.

Existing Conditions:

Project Justification:

These funds will be used to reimburse developers for costs attributed to extending sewer mains beyond their project frontage in order to provide service to their project. This account could also be utilized for unscheduled emergency repairs on deteriorated or undersized mains within the sewer system.

Fiscal Implications:

Funding for Unscheduled Main Extensions/Replacements will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	50,000	50,000	50,000	50,000	50,000	50,000
	Total Expenditure	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
	Funding						
Revenue	363 Wastewater Capital	50,000	50,000	50,000	50,000	50,000	50,000
	Total Funding	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000

Sanitary Sewer Video Inspection

Project Background:

This project involves video camera inspection of the City's sanitary sewer mains and recording the resulting data. All mains are to be videotaped and catalogued as to their current condition.

Existing Conditions:

The existing condition of each main is to be analyzed and catalogued to determine if and when repair, rehabilitation, or replacement is necessary.

Project Justification:

In order to determine the existing condition of a sewer main, a video inspection needs to be completed to determine if there are intrusions, breaks, slope restrictions, and/or deterioration of pipe.

Fiscal Implications:

Funding for Video Inspection Services will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Consultant Services	17,000	17,000	17,000	17,000	17,000	17,000
	Contingency	1,500	1,500	1,500	1,500	1,500	1,500
	Department Overhead	1,500	1,500	1,500	1,500	1,500	1,500
	Total Expenditure	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000
	Funding						
Revenue	363 Wastewater Capital	20,000	20,000	20,000	20,000	20,000	20,000
	Total Funding	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

12th Avenue Sewer Trunk Main Oversizing

Project Background:

The City reimburses developers that are required to upsize the trunk sewer main within 12th Avenue to provide additional capacity for future growth.

Existing Conditions:

Project Justification:

As provided by City Ordinance, these funds will reimburse developers for the costs attributed to oversizing sewer mains to provide service for future growth demands.

Fiscal Implications:

Funding for 12th Avenue Sewer Trunk Main Oversizing will be allocated from 12th Avenue Sewer Benefit Assessment District reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	100,000	100,000	100,000	100,000	100,000	100,000
	Total Expenditure	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000
	Funding						
Revenue	161 12th Ave. Sewer Benefit District	100,000	100,000	100,000	100,000	100,000	100,000
	Total Funding	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000

Wastewater Treatment Plant Expansion Reserve

Project Background:

These funds will be deposited into a separate account to fund the next expansion of the Wastewater Treatment Plan (WWTP).

Existing Conditions:

Project Justification:

Annual contributions to this account will reduce the amount of long term financing that will be needed to increase treatment capacity at the WWTP from 8.0 million gallons per day (MGD) to 10.5 MGD. The construction costs are estimated at a present value of $8,000,000.00.

Fiscal Implications:

Funding for the WWTP expansion will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction			400,000	400,000	400,000	400,000
	Total Expenditure	$0	$0	$400,000	$400,000	$400,000	$400,000
	Funding						
Revenue	363 Wastewater Capital			400,000	400,000	400,000	400,000
	Total Funding	$0	$0	$400,000	$400,000	$400,000	$400,000

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Manhole Repair and Coating Project

Project Background:

This project provides for repair and coating of damaged sanitary sewer manholes and lift stations where corrosion is affecting concrete surfaces.

Existing Conditions:

Project Justification:

In order to limit damage to sewer facilities from corrosion, this project provides for repairing and coating the facilities.

Fiscal Implications:

Funding for the Manhole Repair and Coating Project will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction		Construction		Construction	
Expenditure	Engineering / Inspection	5,000		5,000		5,000	
	Construction	80,000		80,000		80,000	
	Contingency	8,000		8,000		8,000	
	Department Overhead	2,000		2,000		2,000	
	Total Expenditure	$95,000	$0	$95,000	$0	$95,000	$0
	Funding						
Revenue	363 Wastewater Capital	95,000		95,000		95,000	
	Total Funding	$95,000	$0	$95,000	$0	$95,000	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Sanitary Sewer Lift Station No. 47 Upgrade

Project Background:

This station is located at 9-1/4 Avenue and Lacey Boulevard. This project will replace both of the obsolete submersible pumps along with the guide rails, check valves, and the electrical control panel.

Existing Conditions:

This station was constructed in 1985. With the additional development on east Lacey Boulevard, the equipment is undersized and parts are no longer available for repairs. This station has an increasing service area and requires modification to electrical equipment and pumps.

Project Justification:

The original parts from this lift station have served their useable life. The new pumps, guide rails, and electrical control panel will allow for a decreased maintenance effort and an increasing service area.

Fiscal Implications:

Funding for the Sanitary Sewer Lift Station No. 47 Upgrade will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	5,000					
	Construction	35,000					
	Contingency	3,500					
	Department Overhead	1,500					
	Total Expenditure	$45,000	$0	$0	$0	$0	$0
	Funding						
Revenue	363 Wastewater Capital	45,000					
	Total Funding	$45,000	$0	$0	$0	$0	$0

Sanitary Sewer Lift Stations No. 16/54 Electrical Panel Upgrade

Project Background:

This project will replace the obsolete electrical control panels for two existing sanitary sewer list stations located along Kensington Way and Rodgers Road.

Existing Conditions:

These stations were both constructed prior to 1994 and the equipment has not been updated since construction. The electrical panels have served their useful life and parts are no longer available for repairs.

Project Justification:

Installation of new control panels will reduce operational maintenance time and costs and increase system reliability.

Fiscal Implications:

Funding for the Sanitary Sewer Lift Stations No. 16 and 54 Electrical Panel Upgrade will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	3,500					
	Construction	45,000					
	Contingency	4,500					
	Department Overhead	2,000					
	Total Expenditure	$55,000	$0	$0	$0	$0	$0
	Funding						
Revenue	363 Wastewater Capital	55,000					
	Total Funding	$55,000	$0	$0	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Sanitary Sewer Lift Station No. 41 Upgrade

Project Background:

This lift station is located on Industry Avenue in the Industrial Park and was constructed in 1977 and has had minimal upgrades to facilitate more efficient operation.

Existing Conditions:

This lift station is antiquated and has not been upgraded since its completion. Due to age of the equipment, excessive wear, and the inability to get replacement parts, the control panel, pump, and deck lid are in need of replacement.

Project Justification:

Due to age of the equipment, excessive wear, and the inability to get replacement parts, the control panel, pump, and deck lid are in need of replacement.

Fiscal Implications:

Funding for the Sanitary Sewer Lift Station No. 41 Upgrade will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project		Construction				
Expenditure	Engineering / Inspection		2,500				
	Construction		35,000				
	Contingency		3,500				
	Department Overhead		1,000				
	Total Expenditure	$0	$42,000	$0	$0	$0	$0
	Funding						
Revenue	363 Wastewater Capital		42,000				
	Total Funding	$0	$42,000	$0	$0	$0	$0

Soil Cement Sludge Bed Renovation Project

Project Background:

The Wastewater treatment plant has six soil- cement lined sludge beds that were constructed in 2003. This project provides for repair of the sludge beds over a two year period.

Existing Conditions:

Over the years the existing soil-cement has deteriorated in to a powder form making it difficult to pile and remove dried sludge without removing the soil-cement that is in powder form . This effectively increases our biosolids removal cost.

Project Justification:

The sludge beds should have a concrete like surface with sufficient strength to support the operation of front-end loaders and other sludge handling equipment . This project provides for renovation of the sludge beds to a concrete surface

Fiscal Implications:

Funding for the Soil Cement Sludge Bed Renovation Project will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project					Construction	Construction
Expenditure	Engineering					5,000	5,000
	Construction					130,000	130,000
	Contingency					13,000	13,000
	Department Overhead					2,000	2,000
	Total Expenditure	$0	$0	$0	$0	$150,000	$150,000
	Funding						
Revenue	363 Wastewater Capital					150,000	150,000
	Total Funding	$0	$0	$0	$0	$150,000	$150,000

WATER - SIX YEAR CAPITAL PLAN

PROJECT TITLE	2017	2018	2019	2020	2021	2022
Unscheduled Main Extensions / Replacements	50,000	50,000	50,000	50,000	50,000	50,000
Water Main Oversizing Requirements	50,000	50,000	50,000	50,000	50,000	50,000
Meter Replacement Program	300,000	300,000	300,000	300,000	300,000	300,000
AMR Replacement Program	230,000	230,000	230,000	230,000	230,000	230,000
AMR System Upgrade / Replacement	930,000	0	0	0	0	0
Magnetic Meter Replacement	180,000	0	0	0	0	0
Water System Security Upgrades	80,000	80,000	50,000	50,000	50,000	50,000
Water Main Replacement Program	0	700,000	0	700,000	0	700,000
Flat to Meter Conversion	0	2,000,000	0	0	0	0
New Water Supply Well	0	460,000	1,540,000	0	460,000	1,540,000
Industrial Park Water Storage Facility	0	0	310,000	4,190,000	0	0
Water Distribution Main Extension Program	0	0	1,200,000	0	1,200,000	0
Demolition of Abandoned Water Storage Tanks and Buildings	0	0	0	0	350,000	0
TOTAL	**$1,820,000**	**$3,870,000**	**$3,730,000**	**$5,570,000**	**$2,690,000**	**$2,920,000**

FUNDING SOURCES	2017	2018	2019	2020	2021	2022
391 Water Capital	1,770,000	3,820,000	2,880,000	5,520,000	1,840,000	2,870,000
185 Water Impact Fees	50,000	50,000	850,000	50,000	850,000	50,000
TOTAL	**$1,820,000**	**$3,870,000**	**$3,730,000**	**$5,570,000**	**$2,690,000**	**$2,920,000**

Unscheduled Main Extensions / Replacements

Project Background:

These funds are for unanticipated projects which occur when a developer is connecting to our water system and requires the main to be extended beyond the project boundaries. These funds could also be utilized for replacement of undersized or deteriorated water mains.

Existing Conditions:

Project Justification:

These funds will be used to reimburse developers for the costs attributed to extending water mains beyond their project frontage in order to provide service to their project. This account could also be utilized for unscheduled emergency repairs on deteriorated or undersized mains within the water system.

Fiscal Implications:

Funding for Unscheduled Main Extensions/Replacements will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	50,000	50,000	50,000	50,000	50,000	50,000
	Total Expenditure	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
	Funding						
Revenue	391 Water Capital	50,000	50,000	50,000	50,000	50,000	50,000
	Total Funding	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000

Water Main Oversizing Requirements

Project Background:

The City reimburses developers that are required to upsize their main installation to provide additional capacity in compliance with the Water Master Plan.

Existing Conditions:

Project Justification:

As provided by City Ordinance, these funds will reimburse developers for the costs attributed to oversizing water mains to provide service for future growth demands.

Fiscal Implications:

Reimbursement funds for over sizing improvements will be allocated from water impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	50,000	50,000	50,000	50,000	50,000	50,000
	Total Expenditure	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
	Funding						
Revenue	391 Water Capital						
	185 Water Impact Fees	50,000	50,000	50,000	50,000	50,000	50,000
	Total Funding	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Meter Replacement Program

Project Background:

This project will set aside funds into an account that will be utilized in the future to replace meters on a citywide basis that are no longer reading accurately and are unable to be repaired.

Existing Conditions:

The City replaced almost all of the 14500 meters within the City's system in 2010. This was due to the age of the meters and their reliability. Since the water system operates on the sale of water as a commodity, it is imperative that the meters read accurately. The normal replacement cycle for a meter is 15 years.

Project Justification:

Setting aside funds to replace meters on a Citywide basis follow City policy regarding preparing for future large expenses by establishing replacemnet funds and collecting those costs on an annual basis to plan for large future expenditures.

Fiscal Implications:

Funding for the Meter Replacement Program will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Equipment	300,000	300,000	300,000	300,000	300,000	300,000
	Total Expenditure	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000
	Funding						
Revenue	391 Water Capital	300,000	300,000	300,000	300,000	300,000	300,000
	Total Funding	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

AMR Replacement Program

Project Background:

This project will set aside funds into an account that will be utilized in the future to replace the automated meter reading devices on a citywide basis that are no longer reading accurately and are unable to be repaired.

Existing Conditions:

The City converted all of the 14500 meters within the City's system to an automated meter reading program in 2010. Since the water system operates on the sale of water as a commodity, it is imperative that the meter reading devices read accurately. The normal replacement cycle for a reading device is 10 years.

Project Justification:

Setting aside funds to replace meter reading devices on a Citywide basis follows City policy regarding preparing for future large expenses by establishing replacemnet funds and collecting those costs on an annual basis to plan for large future expenditures.

Fiscal Implications:

Funding for the Meter Replacement Program will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Equipment	230,000	230,000	230,000	230,000	230,000	230,000
	Total Expenditure	$230,000	$230,000	$230,000	$230,000	$230,000	$230,000
	Funding						
Revenue	391 Water Capital	230,000	230,000	230,000	230,000	230,000	230,000
	Total Funding	$230,000	$230,000	$230,000	$230,000	$230,000	$230,000

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

AMR System Upgrade / Replacement

Project Background:

This project will replace all of the old Datamatic equipment that is no longer under warranty and no longer serviceable due to bankruptcy of the company.

Existing Conditions:

The City has approximately 8000 metered connections that are still utilizing the Datamatic equipment that is no longer under warranty and no longer serviceable. The City has migrated to Zenner's AMR system and has had significant success.

Project Justification:

The existing Datamatic product is failing at a significant rate. Staff is unable to continue to service those devices and is required to replace them as they fail. Staff is unable to keep up with the failure rates and is having to hand read more meters which is causing significant labor costs.

Fiscal Implications:

Funding for the AMR System Upgrade / Replacement will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	25,000					
	Construction	850,000					
	Contingency	50,000					
	Department Overhead	5,000					
	Total Expenditure	$930,000	$0	$0	$0	$0	$0
	Funding						
Revenue	391 Water Capital	930,000					
	Total Funding	$930,000	$0	$0	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Magnetic Meter Replacement

Project Background:

This project will replace all of the magnetic meters on City wells that measure flow out of the well to ensure accurate reporting of water pumped from underground.

Existing Conditions:

Project Justification:

Fiscal Implications:

Funding for the Magnetic Meter Replacement will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction					
Expenditure	Engineering / Inspection	10,000					
	Construction	150,000					
	Contingency	15,000					
	Department Overhead	5,000					
	Total Expenditure	$180,000	$0	$0	$0	$0	$0
	Funding						
Revenue	391 Water Capital	180,000					
	Total Funding	$180,000	$0	$0	$0	$0	$0

Water System Security Upgrades

Project Background:

This project will fund the installation of system security measures as identified in the City Water Vulnerability Assessment. The project proposes lighting, hatch intrusion shut down systems, and perimeter alarms.

Existing Conditions:

Project Justification:

In compliance with the U.S. Bureau of Homeland Security, the City developed a Vulnerability Study to determine what types of security measures should be taken to ensure delivery and quality of the water system. This project provides funds to protect our well sites and tank sites from potential contamination.

Fiscal Implications:

Funding for the Water System Security Upgrade Project will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Equipment	50,000	50,000	20,000	20,000	20,000	20,000
	Installation	30,000	30,000	30,000	30,000	30,000	30,000
	Total Expenditure	$80,000	$80,000	$50,000	$50,000	$50,000	$50,000
	Funding						
Revenue	391 Water Capital	80,000	80,000	50,000	50,000	50,000	50,000
	Total Funding	$80,000	$80,000	$50,000	$50,000	$50,000	$50,000

Water Main Replacement Program

Project Background:

This project will replace existing small mains and older mains that do not meet City standards for fire protection or for delivery of water to consumers.

Existing Conditions:

Project Justification:

Projects will include replacement of steel and cast iron mains, undersized mains causing low pressure areas, and in-fill in areas where minor adjustments to the distribution system will enhance system performance.

Fiscal Implications:

Funding for the Water Main Replacement Program will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project		Construction		Construction		Construction
Expenditure	Engineering / Inspection		38,000		38,000		38,000
	Construction		600,000		600,000		600,000
	Contingency		60,000		60,000		60,000
	Department Overhead		2,000		2,000		2,000
	Total Expenditure	$0	$700,000	$0	$700,000	$0	$700,000
	Funding						
Revenue	391 Water Capital		700,000		700,000		700,000
	Total Funding	$0	$700,000	$0	$700,000	$0	$700,000

Flat to Meter Conversion

Project Background:

This project will replace all of the old flat rate accounts within the City to metered services.

Existing Conditions:

The City has approximately 2500 non-metered connections that are still within the City's service area. The City has been required by the State of California to expedite the installation of meters on all accounts.

Project Justification:

Fiscal Implications:

Funding for the Flat to Meter Conversion will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project		Construction				
Expenditure	Engineering / Inspection		50,000				
	Construction		1,850,000				
	Contingency		92,500				
	Department Overhead		7,500				
	Total Expenditure	$0	$2,000,000	$0	$0	$0	$0
	Funding						
Revenue	391 Water Capital		2,000,000				
	Total Funding	$0	$2,000,000	$0	$0	$0	$0

New Water Supply Well

Project Background:

This project funds the installation of a new deep water well and associated pumping equipment to provide additional City water supply and service reliability.

Existing Conditions:

The City water system currently has 13 active water supply wells and one standby emergency well. The wells have a total production capacity of approximately 26 million gallons per day.

Project Justification:

As development occurs the need to provide additional water capacity and service reliability is necessary. This project would provide funding to install a new deep well as needed.

Fiscal Implications:

Funding for the new water supply well will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project		Design	Construction		Design	Construction
Expenditure	Engineering		35,000			35,000	
	Consultant		50,000			50,000	
	Equipment		350,000			350,000	
	Construction			1,400,000			1,400,000
	Contingency			140,000			140,000
	Department Overhead		25,000			25,000	
	Total Expenditure	$0	$460,000	$1,540,000	$0	$460,000	$1,540,000
	Funding						
Revenue	391 Water Capital		460,000	1,540,000		460,000	1,540,000
	Total Funding	$0	$460,000	$1,540,000	$0	$460,000	$1,540,000

Industrial Park Water Storage Facility

Project Background:

the City's existing Industrial Park Infrastructure Master Plan identifies the need to provide additional water storage capacity to support expansion of the Industrial Park. New developments are currently required to provide their own fire flow storage facilities on site to meet the City's fire flow standards.

Existing Conditions:

The City's Industrial Park currently has one 500,000 gallon water storage tank and pumping facility. The City's Industrial park Infrastructure Master Plan identifies the need to provide approximately 1,000,000 gallons of additional storage to meet the demands of water supply and fire flow capacity for future development.

Project Justification:

Additional water supply storage is necessary to support expansion of the Kings Industrial Park, which provides jobs and economic benefits to our community. The additional infrastructure will allow the City to be more competitive in our continued efforts to attract new industrial facilities to our Industrial Park.

Fiscal Implications:

Funding for the Industrial Park Water Storage Facility will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	**Program or Project**			Design	Construction		
	Engineering / Inspection			300,000	200,000		
	Construction				3,600,000		
	Contingency				360,000		
	Department Overhead			10,000	30,000		
	Total Expenditure	$0	$0	$310,000	$4,190,000	$0	$0
Revenue	**Funding**						
	391 Water Capital			310,000	4,190,000		
	Total Funding	$0	$0	$310,000	$4,190,000	$0	$0

Water Distribution Main Extension Program

Project Background:

This project includes replacing undersized distribution mains or extending distribution mains in various locations throughout the City to enhance system performance.

Existing Conditions:

Project Justification:

Projects will include replacing undersized distribution mains and extending distribution mains within in-fill and growth areas to enhance system performance and to facilitate orderly growth of the City.

Fiscal Implications:

Funding for the Water Distribution Main Extension Program will be allocated from water capital and water impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project			Construction		Construction	
Expenditure	Engineering / Inspection			120,000		120,000	
	Construction			960,000		960,000	
	Contingency			96,000		96,000	
	Department Overhead			24,000		24,000	
	Total Expenditure	$0	$0	$1,200,000	$0	$1,200,000	$0
	Funding						
Revenue	391 Water Capital			400,000		400,000	
	185 Water Impact Fees			800,000		800,000	
	Total Funding	$0	$0	$1,200,000	$0	$1,200,000	$0

Demolition of Abandoned Water Storage Tanks and Buildings

Project Background:

This project funds the demolition and disposal of two existing dilapidated buildings and the abandoned elevated water storage tanks that are no longer in use.

Existing Conditions:

Water Storage Tanks No. 1 and 2, and two out buildings are located at Fifth Street and Irwin Street. Water Storage Tank No. 3 is located within Earl F. Johnson Park. These structures are no longer in service for the water utility division and need to be removed.

Project Justification:

Removal of the tank and out buildings will reduce the amount of maintenance time and money that is spent covering graffiti and deterring vandalism at this sites.

Fiscal Implications:

Funding for the Demolition of Abandoned Water Storage Tanks and Buildings will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	**Program or Project**					Construction	
	Engineering					20,000	
	Abatement					50,000	
	Construction					250,000	
	Contingency					25,000	
	Department Overhead					5,000	
	Total Expenditure	$0	$0	$0	$0	$350,000	$0
Revenue	**Funding**						
	391 Water Capital					350,000	
	Total Funding	$0	$0	$0	$0	$350,000	$0

DOWNTOWN PROJECTS - SIX YEAR CAPITAL PLAN

PROJECT TITLE	2017	2018	2019	2020	2021	2022
Downtown Reinvestment Zone	50,000	50,000	50,000	50,000	50,000	50,000
Parking Lot / Alley Seal Coat Treatment	10,000	10,000	10,000	10,000	10,000	10,000
Downtown 2010 Plan Projects	50,000	50,000	50,000	50,000	50,000	50,000
China Alley Streetscape Improvements	0	0	130,000	0	0	0
Police Department Parking Lot Expansion	0	0	50,000	0	0	0
TOTAL	**$110,000**	**$110,000**	**$290,000**	**$110,000**	**$110,000**	**$110,000**

FUNDING SOURCES	2017	2018	2019	2020	2021	2022
004 Accumulated Capital Outlay	100,000	100,000	280,000	100,000	100,000	100,000
025 Central Parking and Business Improvement	10,000	10,000	10,000	10,000	10,000	10,000
TOTAL	**$110,000**	**$110,000**	**$290,000**	**$110,000**	**$110,000**	**$110,000**

Downtown Reinvestment Zone

Project Background:

This project includes funding of infrastructure improvements as well as Downtown improvement loans and grants.

Existing Conditions:

Typical infrastructure that exists in the downtown includes parking lots, street trees, tree grates, street lights, signage, and planter bulbs. Some of these items are in disrepair and need to be updated to current standards.

Project Justification:

Downtown Reinvestment Zone Funds are utilized to encourage public/private partnerships to support development in the Downtown.

Fiscal Implications:

Funds for this program will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	50,000	50,000	50,000	50,000	50,000	50,000
	Total Expenditure	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
	Funding						
Revenue	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000	50,000
	Total Funding	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000

Parking Lot / Alley Seal Coat Treatment

Project Background:

These funds are used to seal City parking lots and/or alleys to extend the useful life of the pavement surface.

Existing Conditions:

Project Justification:

Pavement seal coat treatments protect the wearing surface of parking lots and alleys, inhibit water infiltration, and extend the serviceable life of asphalt concrete surfaces.

Fiscal Implications:

Funds for the Parking Lot/Alley Seal Coat Treatment Project shall be allocated from Central Parking and Business Improvement District Funds.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	10,000	10,000	10,000	10,000	10,000	10,000
	Total Expenditure	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000
	Funding						
Revenue	025 Central Parking and Business Improvement	10,000	10,000	10,000	10,000	10,000	10,000
	Total Funding	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000

Downtown 2010 Plan Projects

Project Background:

This project provides funds to implement projects identified in the Downtown 2010 Plan.

Existing Conditions:

The Downtown 2010 Plan was adopted in 1997. The plan identified projects to be completed that would enhance the asthetics and feel of the Downtown Area. The plan included projects for parking lot upgrades, Civic Center Park renovation, streetscape improvements, landscaping and street trees, and street light upgrades.

Project Justification:

This project provides funds on an annual basis for implementation of the Downtown 2010 Plan.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering / Inspection	2,000	2,000	2,000	2,000	2,000	2,000
	Construction	45,000	45,000	45,000	45,000	45,000	45,000
	Contingency	2,500	2,500	2,500	2,500	2,500	2,500
	Department Overhead	500	500	500	500	500	500
	Total Expenditure	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
	Funding						
Revenue	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000	50,000
	Total Funding	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000

China Alley Streetscape Improvements

Project Background:

This project intends to provide funding for the restoration of China Alley and enhancing the streetscape of the China Alley area of Downtown Hanford.

Existing Conditions:

China Alley was constructed in the late 1800's. The alley is located in the Downtown Hanford Enhancement Project Area and in the Downtown East Planning Study Area. Some of the buildings and streets in China Alley are in need of repair and restoration in order to bring this area up to current standards.

Project Justification:

China Alley is a jewel in the heart of Downtown Hanford. Many visitors each year visit China Alley making it a significant tourist attraction for the City. This project will assist in restoring China Alley to its former glory.

Fiscal Implications:

Funding for this program will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project		Construction	Construction			
Expenditure	Engineering / Inspection			15,000			
	Construction			100,000			
	Contingency			10,000			
	Department Overhead			5,000			
	Total Expenditure	$0	$0	$130,000	$0	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay			130,000			
	Total Funding	$0	$0	$130,000	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Police Department Parking Lot Expansion

Project Background:

This project will provide for the reconfiguration of existing parking spaces located east of the Police Station to provide for additional and more efficient parking.

Existing Conditions:

Existing parking areas located east of the police station (east of alley) are inefficient and function poorly.

Project Justification:

The reconfiguration of parking in this area will add four parking stalls and allow for more efficient use of the space.

Fiscal Implications:

Funds for the Police Department Parking Lot Expansion Project shall be allocated Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project			Construction			
Expenditure	Engineering / Inspection			5,000			
	Construction			40,000			
	Contingency			4,000			
	Department Overhead			1,000			
	Total Expenditure	$0	$0	$50,000	$0	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay			50,000			
	Total Funding	$0	$0	$50,000	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

AIRPORT PROJECTS- SIX YEAR CAPITAL PLAN

PROJECT TITLE	2017	2018	2019	2020	2021	2022
Hanger Taxilane Rehabilitation - Phases 2 & 3	1,180,000	850,000	0	0	0	0
PCN Evaluation and Analysis	35,000	0	0	0	0	0
Runway 14-32 Pavement Slurry Seal	0	0	60,000	635,000	0	0
TOTAL	**$1,215,000**	**$850,000**	**$60,000**	**$635,000**	**$0**	**$0**
FUNDING SOURCES						
300 Airport	121,500	85,000	6,000	63,500	0	0
023 Special Aviation (FAA Grant)	1,093,500	765,000	54,000	571,500	0	0
TOTAL	**$1,215,000**	**$850,000**	**$60,000**	**$635,000**	**$0**	**$0**

Hanger Taxilane Rehabilitation - Phases 2 & 3

Project Background:

Project includes rehabilitation of the hanger taxilanes.

Existing Conditions:

The taxilanes to the hangers are in various stages of decline based upon the age of the pavement. The existing pavement surface is in need of repair.

Project Justification:

The hanger taxilanes are necessary for safe operation function of the Airport. The pavement surface is in disrepair and in need of rehabilitation. This project will extend the useful life of the facility.

Fiscal Implications:

Federal Aviation Administration(FAA) provides funding for this project which requires a 10% match from Airport Capital Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction				
Expenditure	Engineering / Inspection	290,000	180,000				
	Construction	800,000	600,000				
	Contingency	80,000	60,000				
	Department Overhead	10,000	10,000				
	Total Expenditure	$1,180,000	$850,000	$0	$0	$0	$0
	Funding						
Revenue	300 Airport	118,000	85,000				
	023 FAA Grant	1,062,000	765,000				
	Total Funding	$1,180,000	$850,000	$0	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

PCN Evaluation and Analysis

Project Background:

This project will evaluate the existing pavement conditions to establish the Pavement Classification Number (PCN) which indicates the strength pf a runway, taxiway, or airport apron and is required now by the Federal Aviation Administration (FAA)

Existing Conditions:

As part of the requirements for submitting pavement rehabilitation projects to the FAA, the City needs to establish PCN's at the Hanford Municipal Airport.

Project Justification:

The project requires significant geotechnical testing and analysis to determine the PCN's in order to determine the need for pavement rehabilitation and meet the FAA grant requirements.

Fiscal Implications:

Federal Aviation Administration(FAA) provides funding for this project which requires a 10% match from Airport Capital Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Study					
Expenditure	Engineering/Inspection	35,000					
	Total Expenditure	$35,000	$0	$0	$0	$0	$0
	Funding						
Revenue	300 Airport	3,500					
	023 FAA Grant	31,500					
	Total Funding	$35,000	$0	$0	$0	$0	$0

Runway 14-32 Pavement Slurry Seal

Project Background:

Project includes pavement sealing and resurfacing of Runway 14-32.

Existing Conditions:

The existing runway needs to be slurry sealed approximately every 5-7 years to ensure pavement durability and reliability and to comply with the guidelines for pavement management by the Federal Aviation Administration.

Project Justification:

This project includes design and construction of the runway slurry seal to improvement the pavement's useable life.

Fiscal Implications:

Federal Aviation Administration(FAA) provides funding for this project which requires a 10% match from Airport Capital Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project			Design	Construction		
Expenditure	Engineering / Inspection			60,000	80,000		
	Construction				500,000		
	Contingency				50,000		
	Department Overhead				5,000		
	Total Expenditure	$0	$0	$60,000	$635,000	$0	$0
	Funding						
Revenue	300 Airport			6,000	63,500		
	023 FAA Grant			54,000	571,500		
	Total Funding	$0	$0	$60,000	$635,000	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

INDUSTRIAL PARK PROJECTS - SIX YEAR CAPITAL PLAN

PROJECT TITLE	2017	2018	2019	2020	2021	2022
Pavement Treatment Various Streets	50,000	50,000	50,000	50,000	50,000	50,000
Landscape Renovation	0	0	50,000	0	0	0
Identification Signs	0	0	30,000	0	0	0
Landscape R-O-W Areas	0	0	0	300,000	0	0
TOTAL	**$50,000**	**$50,000**	**$130,000**	**$350,000**	**$50,000**	**$50,000**

FUNDING SOURCES		2017	2018	2019	2020	2021	2022
004	Accumulated Capital Outlay	50,000	50,000	130,000	350,000	50,000	50,000
	TOTAL	**$50,000**	**$50,000**	**$130,000**	**$350,000**	**$50,000**	**$50,000**

Pavement Treatment Various Streets

Project Background:

This project provides funds to perform various pavement rehabilitation / surfacing treatments to extend the useful life of streets in the Industrial Park. Pavement treatment may include reclamite, crack filling, cape seal coating or deep patching.

Existing Conditions:

The Kings Industrial Park consists of 1,000 acres of developed and vacant land. The park is mostly developed with most infrastructure in place. Infrastructure in the park dates back to the 1970's. Streets in the park are heavily used by semi-trucks and vehicles and as a result are in varying degrees of disrepair.

Project Justification:

The Kings Industrial Park provides significant jobs to the City. Infrastructure must be in good repair in order to attract new businesses and keep the existing businesses content. This is an effective way to make the Industrial Park more business friendly. This will attract new investment, core jobs and lead to a fully occupied Industrial Park.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	50,000	50,000	50,000	50,000	50,000	50,000
	Total Expenditure	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
	Funding						
Revenue	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000	50,000
	Total Funding	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000

Landscape Renovation

Project Background:

This project provides for the renovation of landscaping along the frontage of 11th Avenue from Industry Avenue to Iona Avenue and along Iona Avenue between 11th Avenue and Burlington Northern Santa Fe Railroad.

Existing Conditions:

The Kings Industrial Park consists of 1,000 acres of developed and vacant land. The park is developed with most infrastructure in place. There are 18 businesses in the park. Landscaping currently exists in the right-of-way along Iona Avenue, 11th Avenue, and Industry Avenue.

Project Justification:

Landscaping is important for business attraction and retention. This project will renovate existing landscaping along the street frontages of Iona, 11th and Industry Avenues. Work will include installation of a new irrigation system and planting of additional trees and shrubs.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project			Construction			
Expenditure	Engineering / Inspection			5,000			
	Construction			40,000			
	Contingency			4,000			
	Department Overhead			1,000			
	Total Expenditure	$0	$0	$50,000	$0	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay			50,000			
	Total Funding	$0	$0	$50,000	$0	$0	$0

Identification Signs

Project Background:

This project provides for the construction of two (2) monument-type Industrial Park entrance signs strategically located at the intersections of 11th and Idaho Avenues and 10th and Idaho Avenues.

Existing Conditions:

The Kings Industrial Park consists of 1,000 acres of developed and vacant land. The park is developed with most infrastructure in place. There are 18 businesses in the park. There are two existing industrial park signs: one located at the southeast corner of Iona Avenue and Crown Avenue, and one located at the northeast corner of 11th Avenue and Industry Avenue.

Project Justification:

Signage is important in order for businesses to be found in the Industrial Park and for business attraction. Additional signage is necessary subsequent to the Industrial Park expansion south of Industry Avenue. There is currently no signage north of Industry Avenue.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project			Construction			
Expenditure	Engineering / Inspection			2,000			
	Construction			25,000			
	Contingency			2,500			
	Department Overhead			500			
	Total Expenditure	$0	$0	$30,000	$0	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay			30,000			
	Total Funding	$0	$0	$30,000	$0	$0	$0

Attachment: Exhibit A 2017-18 Final CIP (1507 : Capital Improvement Plan)

Landscape R-O-W Areas

Project Background:

This project provides for the installation of landscaping along the frontage of 11th Avenue from Industry Avenue to Idaho Avenue and on Idaho Avenue between 11th Avenue and the Burlington Northern Santa Fe Railroad.

Existing Conditions:

The Kings Industrial Park consists of 1,000 areas of developed and vacant land. The park is developed with most infrastructure in place. There are 18 businesses in the park. Landscaping currently exists in right-of-way along Iona Avenue, 11th Avenue, and Industry Avenue.

Project Justification:

Landscaping is important for business attraction and retention. Additional landscaping is necessary along 11th Avenue and Idaho Avenue, which serves as the western and southern boundaries of the Industrial Park. This project will complete the landscaping on the west side of the park.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
	Program or Project				Construction		
Expenditure	Engineering / Inspection				20,000		
	Construction				250,000		
	Contingency				25,000		
	Department Overhead				5,000		
	Total Expenditure	$0	$0	$0	$300,000	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay				300,000		
	Total Funding	$0	$0	$0	$300,000	$0	$0

Capital Improvement Plan Fiscal Year 2017 - 2018

Facilities and General Projects

Project Title	Fiscal Year 17 - 18	Environmental Review
Dangerous Building Abatement	$ 50,000	Categorical Exemption (Section 15301, Existing Facilities)
ADA Building Modifications	$ 50,000	Categorical Exemption (Section 15301, Existing Facilities)
Energy Conservation Projects/Programs	$ 10,000	Categorical Exemption (Section 15301, Existing Facilities)
Corporation Yard Wash Bay Renovation	$ 285,000	Categorical Exemption (Section 15303, New Construction or Conversion of Small Structures)
Bastille Building Renovations	$ 600,000	Categorical Exemption (Section 15301, Existing Facilities)
Fire Station No. 1 Bathroom Renovation	$ 90,000	Categorical Exemption (Section 15302, Replacement or Reconstruction)
Longfield Center Re-roofing	$ 240,000	Categorical Exemption (Section 15301, Existing Facilities)
Hanford Police Department Re-roofing	$ 127,000	Categorical Exemption (Section 15301, Existing Facilities)
Civic Auditorium Chimney Brick Repair	$ 15,000	Categorical Exemption (Section 15301, Existing Facilities)
Coe Park Roof Replacement	$ 18,000	Categorical Exemption (Section 15301, Existing Facilities)
Police Department – Locker Room Expansion	$ 70,000	Categorical Exemption (Section 15301, Existing Facilities)
Police Department – Building Demolition	$ 57,000	Categorical Exemption (Section 15301, Existing Facilities)
Public Works Technology Upgrades	$ 165,000	Non-Project (Section 15378)
Total	**$ 1,777,000**	

Parks and Recreation Projects

Project Title	Fiscal Year 17 - 18	Environmental Review
Park Development Oversizing Requirements	$ 150,000	Non-Project (Section 15378)
ADA Parks/Recreation Modification	$ 30,000	Categorical Exemption (Section 15301, Existing Facilities)
Park Refuse Enclosures - Community Garden	$ 20,000	Categorical Exemption (Section 15311, Accessory Structures)
Rotary Field Lighting Project	$ 600,000	Categorical Exemption (Section 15301, Existing Facilities)
Coe and Centennial Parks - Basketball Court Resurfacing	$ 20,000	Categorical Exemption (Section 15301, Existing Facilities)
Total	**$ 820,000**	

Transportation Projects

Project Title	Fiscal Year 17 - 18	Environmental Review
Sidewalk and Miscellaneous Concrete Projects	$ 25,000	Categorical Exemption (Section 15301, Existing Facilities)
New Sidewalk and ADA Improvements	$ 45,000	Categorical Exemption (Section 15301, Existing Facilities)
Street Division Maintenance	$ 510,000	Categorical Exemption (Section 15301, Existing Facilities)
Unscheduled Arterial Upgrades & Traffic Signal Installation	$ 150,000	Non-Project (Section 15378)
Slurry Seal Treatment	$ 450,000	Categorical Exemption (Section 15301, Existing Facilities)
Survey Monumentation/Mapping	$ 15,000	Non-Project (Section 15378)
Reclamite Seal Treatment	$ 170,000	Categorical Exemption (Section 15301, Existing Facilities)
Pavement Resurfacing Treatment	$ 450,000	Categorical Exemption (Section 15301, Existing Facilities)
Lacey Boulevard Resurfacing (CIR), Mall Drive to Magna Carta Avenue	$ 1,140,000	Categorical Exemption (Section 15301, Existing Facilities
Lacey Boulevard Resurfacing (CIR), Irwin Street to 11th Avenue	$ 525,000	Categorical Exemption (Section 15301, Existing Facilities)
Bicycle Facility Improvements	$ 565,000	Categorical Exemption (Section 15304, Minor Alterations to Land).
Traffic Signal at Douty Street and Sixth Street	$ 350,000	Categorical Exemption (Section 15301, Existing Facilities)
Capacity Improvements at 11th Avenue and Grangeville Boulevard	$ 224,000	Additional Environmental Review Required
Total	**$ 4,619,000**	

Storm Drainage Projects

Project Title	Fiscal Year 17 - 18	Environmental Review
Curb and Gutter Installation	$ 20,000	Categorical Exemption (Section 15302, Replacement or Reconstruction)
Increase Flow Capacity of Main Branch of Peoples Ditch	$ 25,000	Categorical Exemption (Section 15301, Existing Facilities)
Storm Drainage Oversizing Requirements	$ 50,000	Non-Project (Section 15378)
Stonecrest Basin Pump Equipment Installation	$ 135,000	Categorical Exemption (Section 15301, Existing Facilities)
Flat Grate Conversion	$ 95,000	Categorical Exemption (Section 15302, Replacement or Reconstruction)
SCADA Installation on Storm Drain Lift Stations	$ 250,000	Categorical Exemption (Section 15301, Existing Facilities)
Youth Athletic Complex - Storm Drain Outfall Structure	$ 25,000	Categorical Exemption (Section 15302, Replacement or Reconstruction)
	$ 600,000	

Wastewater Projects

Project Title	Fiscal Year 17 - 18	Environmental Review
Sanitary Sewer Main Oversizing Requirements	$ 50,000	Non-Project (Section 15378)
Unscheduled Main Extensions/Replacements	$ 50,000	Non-Project (Section 15378)
Sanitary Sewer Video Inspection	$ 20,000	Non-Project (Section 15378)
12th Avenue Sewer Trunk Main Oversizing	$ 100,000	Non-Project (Section 15378)
Manhole Repair and Coating Project	$ 95,000	Categorical Exemption (Section 15301, Existing Facilities)
Sanitary Sewer Lift Station No. 47 Upgrade	$ 45,000	Categorical Exemption (Section 15302, Replacement or Reconstruction)
Sanitary Sewer Lift Station No. 16/54 Electrical Panel Upgrade	$ 55,000	Categorical Exemption (Section 15302, Replacement or Reconstruction)
Total	**$ 415,000**	

Water

Project Title	Fiscal Year 17 - 18	Environmental Review
Unscheduled Main Extensions/ Replacements	$ 50,000	Non-Project (Section 15378)
Water Main Oversizing Requirements	$ 50,000	Non-Project (Section 15378)
Meter Replacement Program	$ 300,000	Categorical Exemption (Section 15302, Replacement or Reconstruction)
AMR Replacement Program	$ 230,000	Categorical Exemption (Section 15302, Replacement or Reconstruction)
AMR System Upgrade/Replacement	$ 930,000	Categorical Exemption (Section 15302, Replacement or Reconstruction)
Magnetic Meter Replacement	$ 180,000	Categorical Exemption (Section 15302, Replacement or Reconstruction)
Water System Security Upgrades	$ 80,000	Categorical Exemption (Section 15301, Existing Facilities)
	$ 1,820,000	

Downtown Projects

Project Title	Fiscal Year 17 - 18	Environmental Review
Downtown Reinvestment Zone	$50,000	Categorical Exemption (Section 15301, Existing Facilities)
Parking Lot/ Alley Seal Coat Treatment	$10,000	Categorical Exemption (Section 15301, Existing Facilities)

Downtown 2010 Plan Projects	$50,000	Categorical Exemption (Section 15301, Existing Facilities)
	$110,000	

Airport Projects		
Project Title	**Fiscal Year 17 - 18**	**Environmental Review**
Hanger Taxilane Rehabilitation – Phases 2 and 3	$ 1,180,000	Categorical Exemption (Section 15301, Existing Facilities)
PCN Evaluation and Analysis	$ 35,000	Categorical Exemption (Section 15306, Information Collection)
Total	**$ 1,215,000**	

Industrial Park Projects		
Project Title	**Fiscal Year 17 - 18**	**Environmental Review**
Pavement Treatment Various Streets	$ 50,000	Categorical Exemption (Section 15301, Existing Facilities)
Total	**$ 50,000**	