

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, November 8, 2016

CALL TO ORDER

ROLL CALL

INVOCATION

FLAG SALUTE

PUBLIC COMMENT

*This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of **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 September 13, 2016 Meeting**
- 2. Approval of the Minutes of the September 28, 2016 City Council and Planning Commission Joint Meeting**

GENERAL BUSINESS

3. **Finding of Conformity – A finding that the disposition of real property is in conformance with the General Plan. The property is located on South 11th Avenue, north of Idaho Avenue within the Kings Industrial Park (APN 018-242-067 and 018-242-077).**
4. **Finding of General Plan Consistency for the sale of seven surplus City real properties. The list of properties is as follows:**
 1. 0.29 acres located along South 11th Avenue, between Iona Avenue and Industry Avenue (APN 018-242-042).
 2. 0.23 acres located along Kensington Way, between Richardson Way and Leland Way (APN 008-192-011).
 3. 7,500 sq. ft. located at 211 Ball Park Alley, between Brown Street and Harris Street (APN 012-211-009).
 4. Two properties, totaling 0.78 acres, located at the southeast corner of Hanford-Armona Road and 10½ Avenue (APN 011-440-021 and 011-440-020).
 5. Two properties, totaling 1.04 acres, located east of Irwin Street, between Fifth Street and Fourth Street (APN 012-095-001 and 012-095-011).
 6. Two acres located at the northeast intersection of Lacey Boulevard and Park Avenue, the former Goodwill building (APN 010-253-001).
 7. Approximately 20,000 sq. ft. located at the northwest intersection of Lacey Boulevard and Kaweah Street, the Old Fire Station (a portion of APN 010-253-004).

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: 11/8/2016	AGENDA SECTION: 1
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SUBJECT:

Approval of the Minutes of the September 13, 2016 Meeting

RECOMMENDATION:

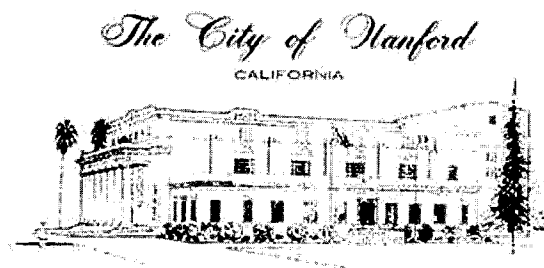
Approve the Minutes of the September 13, 2016 Meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

09-13-2016 Minutes



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, September 13, 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		Absent	
Michael Johnston		Absent	
Travis Paden		Present	
John Draxler		Present	

INVOCATION

The Invocation was provided by Chaplain Robert Needham, Kings County Sheriff's Department

FLAG SALUTE

Chairperson HAM led the flag salute.

PUBLIC COMMENT

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

Kimberly Johnson, Hanford homeless resident, expressed concerns regarding issues outside the purview of the Planning Commission. Chairperson HAM suggested she bring them before the City Council. She stated that she plans to open a large homeless shelter in the future.

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.

Commissioner DRAXLER requested that Item 1 of the Consent Calendar be pulled for separate consideration.

1. Approval of the Minutes of the August 17, 2016 City Council and Planning Commission Joint Meeting

Motion by Commissioner PADEN, seconded by Chairperson HAM, to approve the Minutes of the August 17, 2016 City Council and Planning Commission Joint Meeting. Motion carried by the following roll call vote:

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

2. Approval of the Minutes of the August 23, 2016 Meeting

Motion by Commissioner DRAXLER, seconded by Commissioner PADEN, to approve the Minutes of the August 23, 2016 meeting. Motion carried by the following roll call vote:

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

PUBLIC HEARING

VARIANCE NO. 2016-03, a request to deviate from the standards of the Hanford Municipal Code Section 17.16.070 to allow a reduction in the frontage requirements for the proposed subdivision of a residential lot in the "R-1-20" Very Low-Density Residential Zone District. TENTATIVE PARCEL MAP NO. 2016-01, a request to subdivide a 2.89-acre parcel into two parcels (Parcel A: 1.69 acres; Parcel B: 1.20 acres) in the "R-1-20" Very Low-Density Residential Zone District. The project is located at 2634 Meadow Court (APN 014-400-031).

Chairperson HAM opened the Public Hearing and called for the Staff Report.

Associate Planner de Silva presented the Staff Report and made the following recommendations to the Planning Commission:

Adopt Resolution No. 2016-17, denying Variance No. 2016-03, due to an inability to make the appropriate findings.

Adopt Resolution No. 2016-18, denying Tentative Parcel Map No. 2016-01, due to an inability to make the appropriate findings.

Following questions of staff, Chairperson HAM opened Public Comment.

Jim Hansen, of Zumwalt-Hansen, representing the applicant, stated that the parcel is too large for the applicant to maintain. The 56-foot width was chosen as a width to accommodate a minor city street. It was not economically feasible for the applicant, so he wants to divide the parcel.

The applicant explained that he had planned a private garden or to develop the extra land for his children; but it is not feasible, due to lack of water. He thought it would be better to divide it into two parcels.

Chairperson HAM closed Public Comment and opened Commission Discussion. Following Commission Discussion, he closed the Public Hearing and called for a motion.

Motion by Commissioner DRAXLER, seconded by Commissioner PADEN, to adopt Resolution 2016-17, denying Variance 2016-03, due to an inability to make the appropriate findings. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN seconded by Commissioner DRAXLER, to adopt Resolution 2016-18, denying Tentative Parcel Map 2016-01, due to an inability to make the appropriate findings. Motion carried by the following roll call vote:

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

GENERAL BUSINESS

None.

DIRECTOR'S COMMENTS

Community Development Director Mata reminded the Commissioners that the next Joint Meeting with the City Council has been moved to September 28, 2016, 5:30 p.m., in the Training Room of City Hall. She explained the next steps in the General Plan Update, Environmental Impact Review (EIR), and Zoning Ordinance and answered questions from the Commissioners.

COMMISSIONERS' ITEMS OF INTEREST

There were no items to report.

ADJOURNMENT

Director Mata thanked Rosa Contreras, Planning Division Administrative Support Technician, for filling in as clerk for the meeting.

Chairperson HAM adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Diana Black, Recording Secretary



**AGENDA
STAFF REPORT**

MEETING DATE: 11/8/2016	AGENDA SECTION: 2
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SUBJECT:

Approval of the Minutes of the September 28, 2016 City Council and Planning Commission Joint Meeting

RECOMMENDATION:

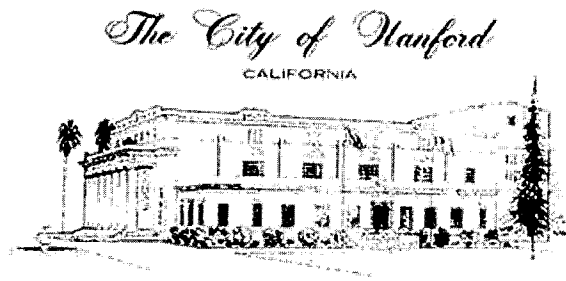
Approve the Minutes of the September 28, 2016 City Council and Planning Commission Joint Meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

09-28-2016 PC-CC Joint Mtg Minutes



**CITY COUNCIL MEETING
MINUTES
September 28, 2016 5:30 PM
Training Room
319 N. Douty**

CALL TO ORDER JOINT MEETING:

Vice Mayor Francisco Ramirez called the joint meeting to order at 5:30 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Russ Curry	Council Member	Present	5:30 PM
David Ayers	Council Member	Present	5:30 PM
Gary Pannett	Council Member	Present	5:30 PM
Francisco Ramirez	Vice Mayor	Present	5:30 PM
Justin Mendes	Mayor	Present	5:03 PM
John Draxler	Commissioner	Present	5:30 PM
Ajmer Nahal	Commissioner	Absent	
Travis Paden	Commissioner	Present	5:30 PM
Michael Johnston	Commissioner	Present	5:30 PM
Dennis Ham	Chairman	Present	5:30 PM

FLAG SALUTE:

Vice Mayor Ramirez led the flag salute.

PUBLIC COMMENT - JOINT MEETING:

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

Kevin Henshaw spoke in favor of allowing mobile signage as it really helps small businesses.

GENERAL BUSINESS:

A. Zoning Ordinance Update

Community Development Director Darlene Mata provided an overview of the direction that was given by the City Council at the last joint meeting.

The Commissioners and Council discussed proposed changes to the Historic Overlay Zone. They directed staff to allow the height of buildings to increase to 50 feet if it does not conflict with the airport zone. The demolition process of historic buildings was also reviewed for clarification.

Steve Brandt of Quad Knopf gave an overview of the remaining Zoning Ordinance Chapters. Pertaining to Chapter 17.50 - Development Standards, the consensus of the Council was to add "lighting" to section 17.50.020 under Nuisance. The recent ordinance change pertaining to landscaping was missing from Chapter 17.52 - Landscape Standards, so staff will add that back in.

The Commissioners, Council, and staff had extensive discussion regarding Chapter 17.56 - Signs and Outdoor Advertising Structures. The consensus was to allow temporary building signs for 30 days, then removed for 30 days. Staff was directed to add back language pertaining to the size of commercial freestanding signs specific to shopping centers that have multiple tenants. The Council also provided direction to move forward with the other proposed language presented by staff, but added that canned signs should be prohibited in the downtown area.

ADJOURNMENT:

Mayor Mendes adjourned the meeting at 8:12 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk



AGENDA STAFF REPORT

MEETING DATE: 11/8/2016	AGENDA SECTION: 3
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SUBJECT:

Finding of Conformity – A finding that the disposition of real property is in conformance with the General Plan. The property is located on South 11th Avenue, north of Idaho Avenue within the Kings Industrial Park (APN 018-242-067 and 018-242-077).

STAFF RECOMMENDATION

1. Find the disposition of the property in conformance with the General Plan, adopted June 18, 2002, in accordance with Government Code Section 65402 (a).

RECOMMENDED MOTION

1. I move to approve a finding that the disposition of the property is in conformance with the General Plan, adopted June 18, 2002, in accordance with Government Code Section 65402 (a).

PROJECT EVALUATION

The property consists of two parcels, totaling 26.24 acres and is located on South 11th Avenue, north of Idaho Avenue, bisected by Energy Street, for which a road-abandonment is being processed. The property is within the Kings Industrial Park and designated by the General Plan as Heavy Industrial, with a corresponding zone designation of “HI” Heavy Industrial. The property is currently vacant, but is the planned location of Helena Chemical. Site Plan Review No. 2015-07 is currently being processed by the City for the phased development of the site as a fertilizer blending, storage, and sale facility.

See property aerial, attached as **Exhibit A**.

General Plan Consistency

California Government Code Section 65402 requires that the disposition of real property that was originally acquired by the City for a public purpose be reviewed by the Planning Commission for determination as to whether the sale conforms to the City's adopted General Plan.

The following excerpts from the City of Hanford 2002 General Plan Update, adopted June 18, 2002, are applicable with respect to the proposed property disposition.

LAND USE ELEMENT ("LU") OBJECTIVES AND POLICIES

GOALS

The goals of the Land Use Element are to:

- Preserve and Enhance the Quality of Life for Hanford Residents without significant degradation to the natural or man-made environment.
- Provide for a Balance of Housing, Public Services and Facilities, and Jobs for all who Choose to Live in Hanford.
- Revitalize and Preserve the Historic Character of the Original Townsite while Planning for Growth to Support Increases in the Demand for City Services.

OBJECTIVE LU 21

Minimize conflicts between industry and other land uses by concentrating industrial activity within the Kings Industrial Park.

Policy LU 21.1 (AQ)

Performance and Development Standards for the Kings Industrial Park shall be continually updated and maintained to encourage and guide consistent development in the Industrial Area.

Policy LU 21.2

Retail uses shall only be permitted in industrial areas as a secondary use to a permitted use, such as manufacturing. A retail service use that meets the needs of employees in the area may also be permitted.

Staff Analysis:

1. **Policy LU 21.1 (AQ):** The development of the subject site will be guided by the development standards for the Kings Industrial Park.

2. **Policy LU 21.2:** The use of the site will be limited to those uses listed permitted within the “HI” Heavy Industrial or in the Kings Industrial Park Performance and Development Standards, adopted February 2011.

OBJECTIVE LU 23

Maintain, enhance, and promote the positive factors in the City’s Industrial area.

Policy LU 23.4

Retail uses may be permitted as a supplemental use to a permitted use or a use directly associated with the airport.

Staff Analysis:

1. Development of the subject property will be evaluated by the various City departments, in order to maintain, enhance, and promote the positive factors of the industrial area.
2. **Policy LU 23.4:** The use of the site will be limited to those uses listed as permitted within the “HI” Heavy Industrial or in the Kings Industrial Park Performance and Development Standards, adopted February 2011.

FISCAL IMPACT:

ATTACHMENTS:

Exhibit A Property Aerial

Exhibit A:

Property Aerial

APN 018-242-067 and 018-242-077



Attachment: Exhibit A Property Aerial (1718 : Finding of Conformity - Helena)



AGENDA STAFF REPORT

MEETING DATE: 11/8/2016	AGENDA SECTION: 4
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SUBJECT:

Finding of General Plan Consistency for the sale of seven surplus City real properties. The list of properties is as follows: 1. 0.29 acres located along South 11th Avenue, between Iona Avenue and Industry Avenue (APN 018-242-042). 2. 0.23 acres located along Kensington Way, between Richardson Way and Leland Way (APN 008-192-011). 3. 7,500 sq. ft. located at 211 Ball Park Alley, between Brown Street and Harris Street (APN 012-211-009). 4. Two properties, totaling 0.78 acres, located at the southeast corner of Hanford-Armona Road and 10 ½ Avenue (APN 011-440-021 and 011-440-020). 5. Two properties, totaling 1.04 acres, located east of Irwin Street, between Fifth Street and Fourth Street (APN 012-095-001 and 012-095-011). 6. Two acres located at the northeast intersection of Lacey Boulevard and Park Avenue, the former Goodwill building (APN 010-253-001). 7. Approximately 20,000 sq. ft. located at the northwest intersection of Lacey Boulevard and Kaweah Street, the Old Fire Station (a portion of APN 010-253-004).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Find the sale of the seven properties consistent with the General Plan, adopted June 18, 2002, in accordance with Government Code Section 65402.

RECOMMENDED MOTION

1. I move to approve a finding that the sale of the seven properties is consistent with the General Plan, adopted June 18, 2002, in accordance with Government Code Section 65402.

BACKGROUND

On September 20, 2016, the City Council of the City of Hanford initiated the process of declaring five properties as surplus. The properties included the following:

1. 0.29 acres located along South 11th Avenue, between Iona Avenue and Industry Avenue (APN 018-242-042). The property is zoned “HI” Heavy Industrial.
2. 0.23 acres located along Kensington Way, between Richardson Way and Leland Way (APN 008-192-011). The property is zoned “R-1-8” Low-Density Residential.
3. 7,500 sq. ft. located at 211 Ball Park Alley, between Brown Street and Harris Street (APN 012-211-009). The property is zoned “RM-3” Medium-Density Residential.
4. Two properties, totaling 0.78 acres, located at the southeast corner of Hanford-Armona Road and 10½ Avenue (APN 011-440-021 and 011-440-020). The property is zoned “RM-3” Medium-Density Residential.
5. Two properties, totaling 1.04 acres, located east of Irwin Street, between Fifth Street and Fourth Street (APN 012-095-001 and 012-095-011). The property is zoned “PF” Public Facility.

Later, on October 4, 2016, the City Council directed staff to initiate the process of declaring two additional properties as surplus. The properties included the following:

1. Two acres located at the northeast intersection of Lacey Boulevard and Park Avenue, the former Goodwill building (APN 010-253-001). The property is zoned “DC” Downtown Commercial.
2. Approximately 20,000 sq. ft. located at the northwest intersection of Lacey Boulevard and Kaweah Street, the Old Fire Station (a portion of APN 010-253-004). The property is zoned “OR” Office Residential.

California Government Code Section 65402 requires that the disposition of real property that was originally acquired by the City for a public purpose be reviewed by the Planning Commission for determination as to whether the sale conforms to the City’s adopted General Plan.

PROJECT EVALUATION

Property 1: APN 018-242-042

Property Analysis

The property is a 0.29-acre parcel located along South 11th Avenue, between Iona Avenue and Industry Avenue. The property is zoned “HI” Heavy Industrial. The City purchased the property on January 15, 1988 from Kings County Industrial Park Foundation, a non-profit corporation. In 1999, the City of Hanford recorded an easement agreement with Pacific Gas and Electric for use of the property. A well was installed onsite in September of 1976 and was abandoned in 1999. The property is currently vacant.

See property profile, attached as **Exhibit A**.

LAND USE ELEMENT (“LU”) OBJECTIVES AND POLICIES

GOALS

The goals of the Land Use Element are to:

- Preserve and Enhance the Quality of Life for Hanford Residents without significant degradation to the natural or man-made environment.
- Provide for a Balance of Housing, Public Services and Facilities, and Jobs for all who Choose to Live in Hanford.
- Revitalize and Preserve the Historic Character of the Original Townsite while Planning for Growth to Support Increases in the Demand for City Services.

OBJECTIVE LU 21

Minimize conflicts between industry and other land uses by concentrating industrial activity within the Kings Industrial Park.

Policy LU 21.1 (AQ)

Performance and Development Standards for the Kings Industrial Park shall be continually updated and maintained to encourage and guide consistent development in the Industrial Area.

Policy LU 21.2

Retail uses shall only be permitted in industrial areas as a secondary use to a permitted use, such as manufacturing. A retail service use that meets the needs of employees in the area may also be permitted.

Staff Analysis:

1. **Policy LU 21.1 (AQ):** The development of the subject site will be guided by the development standards for the Kings Industrial Park.
2. **Policy LU 21.2:** The use of the site will be limited to those uses listed permitted within the “HI” Heavy Industrial or in the Kings Industrial Park Performance and Development Standards, adopted February 2011.

OBJECTIVE LU 23

Maintain, enhance, and promote the positive factors in the City’s Industrial area.

Policy LU 23.4

Retail uses may be permitted as a supplemental use to a permitted use or a use directly associated with the airport.

Staff Analysis:

1. Development of the subject property will be evaluated by the various City departments, in order to maintain, enhance, and promote the positive factors of the industrial area.
2. **Policy LU 23.4:** The use of the site will be limited to those uses listed as permitted within the “HI” Heavy Industrial or in the Kings Industrial Park Performance and Development Standards, adopted February 2011.

Property 2: APN 008-192-011

Property Analysis

The property is a 0.23-acre parcel located along Kensington Way, between Richardson Way and Leland Way. The property is zoned “R-1-8” Low-Density Residential. The City purchased the property on February 17, 1958. A well was installed onsite in April of 1958 and was abandoned in September of 2011. The property is currently vacant.

See property profile, attached as **Exhibit B**.

LAND USE ELEMENT (“LU”) OBJECTIVES AND POLICIES

GOALS

The goals of the Land Use Element are to:

- Preserve and Enhance the Quality of Life for Hanford Residents without significant degradation to the natural or man-made environment.
- Provide for a Balance of Housing, Public Services and Facilities, and Jobs for all who Choose to Live in Hanford.
- Revitalize and Preserve the Historic Character of the Original Townsite while Planning for Growth to Support Increases in the Demand for City Services

OBJECTIVE LU 1

Maintain a balance between the cost of providing efficient community services and the benefit associated with continued growth.

Policy LU 1.1

Development proposals shall be reviewed to ensure that impact on public services and facilities, and significant environmental impacts have been mitigated to the extent feasible.

Staff Analysis:

1. Policy LU 1.1: Future development of the site will be evaluated by the Building Division in order to assure conformance with the City's standards. Development of the property as a residence has been evaluated under the General Plan. The City can sufficiently provide public service and utilities for the site.

OBJECTIVE LU 3

Provide single-family residential neighborhoods with a variety of cost ranges dispersed throughout the City.

Policy LU 3.1

New infill development shall conform to the character, density, and scale of existing residential neighborhoods.

Staff Analysis:

1. Policy LU 3.1: The future development of the property will have to conform to the character, density, and scale of the existing neighborhood.

Property 3: APN 012-211-009

Property Analysis

The property is a 7,500 square-foot parcel located at 211 Ball Park Alley, between Brown Street and Harris Street (APN 012-211-009). The property was acquired on July 18, 2003 as the result of a relocation and demolition of a substandard home. The property is zoned "RM-3" Medium-Density Residential and is currently vacant.

See property profile, attached as **Exhibit C**.

LAND USE ELEMENT ("LU") OBJECTIVES AND POLICIES

GOALS

The goals of the Land Use Element are to:

- Preserve and Enhance the Quality of Life for Hanford Residents without significant degradation to the natural or man-made environment.
- Provide for a Balance of Housing, Public Services and Facilities, and Jobs for all who Choose to Live in Hanford.

- Revitalize and Preserve the Historic Character of the Original Townsite while Planning for Growth to Support Increases in the Demand for City Services.

OBJECTIVE LU 1

Maintain a balance between the cost of providing efficient community services and the benefit associated with continued growth.

Policy LU 1.1

Development proposals shall be reviewed to ensure that impact on public services and facilities, and significant environmental impacts have been mitigated to the extent feasible.

Staff Analysis:

1. **Policy LU 1.1:** Future development of the site will be evaluated by the Building Division in order to assure conformance with the City's standards. Development of the property as a residence has been evaluated under the General Plan. The City can sufficiently provide public service and utilities for the site.

OBJECTIVE LU 2

Develop and maintain a pattern of residential land uses that provides for a variety and balance of densities and intensities and a mixture of different dwelling and tenure types.

Staff Analysis:

1. **Objective LU 2:** The subject property is zoned "RM-3" Medium-Density Residential. The property can be developed for a single-family residence or as a duplex, due to the size of the lot, which is 7,500 square feet. The zoning of the subject site allows flexibility and allows for a mixture of dwelling and tenure types.

Property 4: 011-440-021 and 011-440-020

Property Analysis

The property consists of two parcels, totaling 0.78 acres, located at the southeast corner of Hanford-Armona Road and 10½ Avenue (APN 011-440-020 and 011-440-021). A well was installed onsite in May of 1958 and was destroyed in September of 2006. The property was also used as a dog pound, but is currently vacant.

The property is zoned "RM-3" Medium-Density Residential.

See property profile, attached as **Exhibit D**.

LAND USE ELEMENT ("LU") OBJECTIVES AND POLICIES

GOALS

The goals of the Land Use Element are to:

- Preserve and Enhance the Quality of Life for Hanford Residents without significant degradation to the natural or man-made environment.
- Provide for a Balance of Housing, Public Services and Facilities, and Jobs for all who Choose to Live in Hanford.
- Revitalize and Preserve the Historic Character of the Original Townsite while Planning for Growth to Support Increases in the Demand for City Services .

OBJECTIVE LU 1

Maintain a balance between the cost of providing efficient community services and the benefit associated with continued growth.

Policy LU 1.1

Development proposals shall be reviewed to ensure that impact on public services and facilities, and significant environmental impacts have been mitigated to the extent feasible.

Staff Analysis:

1. **Policy LU 1.1:** Future development of the site will be evaluated by the Building Division in order to assure conformance with the City's standards. Development of the property as a residence has been evaluated under the General Plan. The City can sufficiently provide public service and utilities for the site.

OBJECTIVE LU 2

Develop and maintain a pattern of residential land uses that provides for a variety and balance of densities and intensities and a mixture of different dwelling and tenure types.

Staff Analysis:

1. **Objective LU 2:** The subject property is zoned "RM-3" Medium-Density Residential. The property can be developed for a single-family residence or as a multiple-unit project, up to 11 units, due to the size of the lot, which is 33,977 square feet. The zoning of the subject site allows flexibility and allows for a mixture of dwelling and tenure types.

Property #5: APN 012-095-001 and 012-095-011

Property Analysis

The property consists of two parcels, totaling 1.04 acres, located ea st of Irwin Street between Fourth Street and Fifth Street (APN 012-095-001 and 012-095-011). The property is the location

of two water towers and two buildings. There was a water well on site, which was installed in September 1987; however, the well was capped and abandoned in December 2012. The two elevated tanks on the properties have also been abandoned. The building located south of the alley, north of Fourth Street, was formerly used by the City Utility Division for storage purposes; however, both buildings on site are currently unoccupied. The property is zoned “PF” Public Facility; purchase and use of the property by another public agency would be permitted in the “PF” Public Facility designation. Due to surrounding property designations, changing the General Plan and Zoning designation from “PF” Public Facility to “SC” Service Commercial would be feasible, should the property be purchased by a non-public agency purchaser.

See property profile, attached as **Exhibit E**.

PUBLIC FACILITIES (PF) ELEMENT OBJECTIVES AND POLICIES

GOALS

The goals of the Public Facilities and Services Element are:

- To provide sufficient levels of public facilities and services, based upon timely planning and adequate funding
- To ensure adequate water quality and quantity to meet both existing and planned needs
- To ensure appropriate waste stream reduction through education, recycling and other means
- To ensure adequate wastewater collection and treatment to meet both existing and planned needs
- To ensure adequate storm water collection and disposal to meet both existing and planned needs
- To ensure that city services are able to keep pace with demand

OBJECTIVE PF 9

Provide timely, functional, safe, and attractive public buildings in order to provide high levels of public service.

Policy PF 9.4

Continue to promote the use of existing City structures for various educational, cultural, and civic programs by the community.

Staff Analysis:

1. **Policy PF 9.4:** The City will reach out to the various public agencies for the sale of the surplus property in an effort to continue to promote the use of City structures for various educational, cultural and civic programs by the community.

Property 6: APN 010-253-001

The property is a two-acre parcel located at the northeast intersection of Lacey Boulevard and Park Avenue. The property was acquired by the City on December 19, 1990. The City entered into a lease agreement with Goodwill Industries for occupancy of the building beginning on January 1, 2013. Goodwill Industries has since terminated their lease with the City. The property has two structures on site, totaling approximately 18,000 square feet. The property is zoned “DC” Downtown Commercial.

See property profile, attached as **Exhibit F**.

LAND USE ELEMENT (“LU”) OBJECTIVES AND POLICIES

GOALS

The goals of the Land Use Element are to:

- Preserve and Enhance the Quality of Life for Hanford Residents without significant degradation to the natural or man-made environment.
- Provide for a Balance of Housing, Public Services and Facilities, and Jobs for all who Choose to Live in Hanford.
- Revitalize and Preserve the Historic Character of the Original Townsite while Planning for Growth to Support Increases in the Demand for City Services.

OBJECTIVE LU 14

Promote the vitality of the Downtown Business District by encouraging it to become a unique shopping district with a variety of retail sales, financial institutions, including full service banks, mortgage companies, credit unions, restaurants, entertainment, public gathering facilities, offices, artisans, government offices, multi-family residential, and open space uses.

POLICY 14.2

Mixed and higher intensity uses that support the overall intent of the Downtown Business District should be encouraged by the adoption of a flexible zoning district for the area.

Staff Analysis:

1. **Policy 14.2:** The development of the subject site will contribute to the overall Downtown Business District by bringing employees and customers to the Downtown area.

Property 7: APN 010-253-004

The property is an approximately 20,000-sq. ft. portion of the parcel located at the northwest intersection of Lacey Boulevard and Kaweah Street, APN 010-253-004. The property was the former location of the City's fire station. The building was constructed in the 1940s and has been unoccupied since 1989. A structural evaluation and needs assessment was completed for the building by Lane Construction in 2015. The total renovation cost determined by that assessment was \$2,185,350. The building is zoned PF Public Facility.

See property profile, attached as **Exhibit G**.

The following excerpts from the City of Hanford 2002 General Plan Update adopted June 18, 2002 are applicable with respect to the proposed property disposition:

PUBLIC FACILITIES (PF) ELEMENT OBJECTIVES AND POLICIES

GOALS

The goals of the Public Facilities and Services Element are:

- To provide sufficient levels of public facilities and services, based upon timely planning and adequate funding
- To ensure adequate water quality and quantity to meet both existing and planned needs
- To ensure appropriate waste stream reduction through education, recycling and other means
- To ensure adequate wastewater collection and treatment to meet both existing and planned needs
- To ensure adequate storm water collection and disposal to meet both existing and planned needs
- To ensure that city services are able to keep pace with demand

OBJECTIVE PF 9

Provide timely, functional, safe, and attractive public buildings in order to provide high levels of public service.

Policy PF 9.4

Continue to promote the use of existing City structures for various educational, cultural, and civic programs by the community.

Staff Analysis:

1. **Policy PF 9.4:** The City will reach out to the various public agencies for the sale of the surplus property in an effort to continue to promote the use of City structures for various educational, cultural and civic programs by the community.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15312 of the California Environmental Quality Act Guidelines (CEQA), the sale of surplus government property is considered exempt from further environmental review.

FISCAL IMPACT:**ATTACHMENTS:**

Exhibit A Property #1
Exhibit B Property #2
Exhibit C Property #3
Exhibit D Property #4
Exhibit E Property #5
Exhibit F Property #6
Exhibit G Property #7

Exhibit A:

Property # 1: APN 018-242-042





Assessment Information

[Map **](#) [Taxes & Values](#) [Owner History](#) [Physical Characteristics](#) [Supplementals](#) [Other Assessments](#)

Main Menu

The Assessment number is required and consists of 12 digits.

Assessment Number * - - -

General Information

Fee Number 018-242-042-000

Assessment Type FEE PARCEL

Active

Description

[Legal Description](#)

Comments RE-VAMP WAS APN 018-240-072

Assessed To CITY OF HANFORD

[Current Owners](#)

315 N DOUTY ST
HANFORD CA 93230

Acres 0.29 EXEMPT PROPERTY

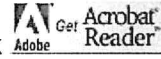
Zoning H1

Tax Rate Area 002-020

Documents Current //

Created 1987IRE-VAMP 07/23/1986

Situs Not found on file.

** Maps require Free Adobe Acrobat Reader. Click  to download now.

[Top](#)

Assessment 018-242-042-000
Description

Current Assessee CITY OF HANFORD
315 N DOUTY ST
HANFORD CA 93230

Legal Description *

Section 13 Township 19 Range 21

BEING A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4

*Note: The displayed legal description is for assessment use only and may be an abbreviated version of the true legal description. This description should not be used on a deed or other legal documents to identify the property.

Assessment 018-242-042-000
Description

Current Assessee CITY OF HANFORD
315 N DOUTY ST
HANFORD CA 93230

Physical Characteristics *
Single Family Residence

Location SOUTH HANFORD EAST	Dwelling Units
Nbr of Bedrooms 0	Building Class
Total Nbr of Rooms 0	Nbr of Baths 0.0
Lot Size 0 Sq Ft	Stories 0.0
Basement Unfinished Area 0 Sq Ft	Total Living Area 0 Sq Ft
Nbr of Fireplaces 0	2nd Floor Unfinished Area 0 Sq Ft
A/C Type UNKNOWN	Misc Improvements NO
Garage Area 0 Sq Ft	Carport NO
Pool UNKNOWN	2nd Residential Structure NO
Year Built	Effective Year

***IMPORTANT NOTICE:** The following disclaimer appears in California Revenue and Taxation Code Section 408.3. The County of Kings' Assessor, Assessor's Office, and its employees provide characteristics information pursuant to and subject to the provisions of that Section.

"The Legislature finds and declares that information concerning property characteristics is maintained solely for assessment purposes and is not continuously updated by the assessor. Therefore, neither the county nor the assessor shall incur any liability for errors, omissions, or approximations with respect to property characteristics information provided by the assessor to any party pursuant to this section. Further, this subdivision shall not be construed to imply liability on the part of the county or the assessor for errors, omissions, or other defects in any other information or records provided by the assessor pursuant to the provisions of this part."

UTILITY DIVISION WATER WELL FACILITIES RECORD

Updated 05-11-10

STA. NO.	DATE INST.	LOCATION	DRILLER	WELL DEPTH	PUMP TYPE	HP	G.P.M.	BOWL MAKE	COLUMN LENGTH	REMARKS
1-02	5-59	Fifth St. & Irwin St.	Belknap		Destroyed 1/78					
2-02	5-61	1502 N. Brown St. & Hill St.	Myers	508'	Destroyed 8/09					Lot Size = 300'x300', Elev. Tank #3
3-02	5-61	Florida St. & Park Ave.	Myers	608'	Destroyed 8/06			Fairbanks Morse	240'-76	Lot Size = 52'x133'
4-01	6-29	10th Ave. North of Kruger Ave.	Belknap		Destroyed 6/61					Lot Sold - 1985
5-01	6-30	Seventh St. West of Williams St.	Belknap		Destroyed 10/66					Lot Sold - Oct. 1966
6-01	7-40	1700 Block Easy St.	Belknap		Destroyed 12/65					Lot Sold - Dec. 1965
7-01	11-42	Malone St. West of 10th Ave.	Belknap		Destroyed 3/69					Lot Sold - March 1969
8-02	5-58	Irwin St. & Hld-Ammona Rd.	Belknap	518'	Destroyed 9/06			Floway	260'	12-72, 8-72, 8-72, Casing Collapsed/Repaired, Lot Size 100'x285', New CAT Engine, 500 gal. P.P.
9-01	9-49	Grangeville Blvd. & Mary St.	Myers		Destroyed 11/91					Lot Not Sold
10-01	9-49	1000 Block West of Seventh St.	Belknap		Destroyed 3/68					Lot Sold - March 1968
11-02	3-72	Third St. & 10th Ave.	Myers	665'	Destroyed 11/09			Floway	260'	Lot Size - 50'x100'
12-01	7-50	Rodgers Rd. & Van Zante St.	Belknap		Destroyed 10/89					Lot Sold - 11-91, Lot Size 61'x132'
13-01	4-51	Leoni Dr. & Monroe Dr.	Belknap		Destroyed 6/80					Lot Sold - April 1982
14-02	6-67	Mary St. North of Cameron St.	Wilkinson	515'	Destroyed 05			Byron Jackson	210'	Varl. Speed Drive Borg-Warner, Replaced Drive 2-71, Lot Size - 50'x150' - Well Not in Use
15-01	6-52	High St.	Belknap		Destroyed 6/86					Lot Sold - Nov. 1991
16-01	5-55	E. Lacey Blvd. East of 10th Ave.	Western	500'	Destroyed 08			Western	260'	1.H.C. Auxiliary Propane Engine, KREBS Sand Separator '58, Lot Size - 50'x100', 1000 gal. P.P.
17-01	7-57	Gladys Wy. North of Florida St.	Belknap		Destroyed 3/84					Lot Size - 75'x146', City Owned
18-01	4-58	Kensington Wy. & Leland Wy.	Belknap	406'	Destroyed 10/11	60	850	Layne Bowler	260'	Dorr-Oliver Sand Separator '67, Casing Collapsed 5-66, Lot Size - 68'x150' Casing collapsed 7-2011
19-01	5-60	Holt Ave. & Ewell Wy.	Myers		Destroyed 6/86					Lot Size - 60'x100', City Owned
20-01	5-63	Hld-Ammona Rd. & 12th Ave.	Myers		Destroyed 1/78					City Park Strip
21-01	5-64	Lacey Blvd. West of 11th Ave.	Myers		Destroyed 6/86					Lot Size - .898'x125'+2, City Owned
22-01	3-66	Emma Lee Ln. & Jana Wy.	Myers	570'	Destroyed			Fairbanks Morse	254'	Lot Size - .8102'x138'+2, Repaired Motor 3-73
23-01	2-70	Fifth St. West of 11th Ave.	Myers		Destroyed					Lot Size = 50'x85', City Owned
24-01	5-72	Grangeville Blvd. & E. Branch Peoples Ditch	Grabow		Destroyed 10/09			No Pump		Lot Size = .471'x101'+2
25-01	10-72	419 E. Enore Dr. & Caronelle Ln. @ Park Site	Mers	600'	Destroyed 09	60	680	Byron Jackson	230'	Lot Size - .95'x220', Pressure Regulator 4-74
26-01	8-76	Hnd-Am. Rd. & E. Branch Peoples Ditch	Myers		Destroyed 6/86					Lot size - 65'x161', Lot Rented by City, Ownership Transferred to KRW
27-01	12-76	Corner St. & Hidden Valley Park	Myers		Destroyed '92					In Hidden Valley Park
28-01	9-76	Iona Ave. & 10 3/4 Ave.	Cherry Valley		Destroyed 11/91					Property Belongs to WWTP

Attachment: Exhibit A Property #1 (1717 : Finding of Consistency - Seven Surplus Properties)

UTILITY DIVISION WATER WELL FACILITIES RECORD

Updated 05-11-10

STA. NO.	DATE INST.	LOCATION	DRILLER	WELL DEPTH	PUMP TYPE	HP	G.P.M.	BOWL MAKE	COLUMN LENGTH	REMARKS
29-01	9-76	13233 S 111th ave - 1250 feet south of Iona ave	Myers	417'	Destroyed 99			Peerless	357'	Lot size = 96' x 121' city owned
30-01	1-78	Cortner St. & Peoples Ditch	Myers		Destroyed '92					In Hidden Valley Park
31-01	3-81	851 Lakewood Dr. East of Knowlwood Dr.	Bakersfield Well & Pump	1458'	Destroyed 9/09	200	1200	Byron Jackson	420'	Lot Size - 100'x100'. Experimental Test Hole Drilled Before Full Well Developed & Tested for Arsenic Level
32-01	3-86	West Campus High School 1150 W. Lacey Blvd & Campus Dr.	Layne Western	1500'	Destroyed 1/11	100	1200	Floway	350'	Lot turned back over to Hanford high school
33-01	9-86	City Corp. Yard, 900 S. 10th Ave.	Layne Western	1500'	Lineshaft	100	1200	Floway	350'	Same As 31 - Standby Generator for 1000 gal. P.P., Well at Corp. Yard
34-01	9-87	117 S. Irwin St. & Fourth St.	Layne Western	1510'	Destroyed 12/12	200	150	Floway	415'	Standby Engine removed 11/11
35-01	11-87	City Fire Sta. #1 - 350 W. Grangeville Blvd. (between Redington St. & Kaweah St.)	Layne Western	1500'	Lineshaft	100	1200	Floway	350'	Emergency Generator 1000gal. Per Min. Propane. Same as 31 for F.H. & Well
36-01	12-87	Grangeville Blvd. & 9 1/4 Ave.	Layne Western	1460'	Submersible	75	1200	Fairbanks Morse	350'	Standby Well only 11 days per year
37	2-93	1580 W. Hfg-Almora Rd. & Robin Ct.	Zim Industries	1760'	Abandoned 8/09			Byron Jackson	360'	Drilled by G.W.F. well closed up 2008
38	12-93	975 W Cortner Hidden Valley Park	All American	1360'	Submersible	150	1400	Byron Jackson	360'	Control at Well #30 Site
39	6-93	764 E. Sherwood Dr. & Pine Castle Dr.	Zim Industries	1500'	Abandoned 11/09	250	2000	Peerless	400'	Used for Utilities storage area
40	6-97	1594 W. Grangeville Blvd. & Pleasant Wy.	Zim Industries	1440'	Lineshaft	200	2000	Byron Jackson	400'	Feeds to Tank #5- can be by-passed to system
41	5-98	11274 W. Fargo Ave. West of Peoples Ditch	Zim Industries	1320'	Lineshaft	250	2000	4sig. National M14XXHC	400'	Feeds to tank #6 - Can by-pass to system
42	00	2288 W. Grangeville Blvd.	Zim Industries	1530'	Submersible	250	2000	Byron Jackson	400'	Feeds to tank #5 Standby Gen 3000 gal Diesel
43	06	1280 Centennial Dr.	Zim Industries	1540'	Lineshaft	250	2000	4sig. National M14XXHC	400'	Feeds to tank #5
44	7/09	1200 W. Fargo Ave. - Directly W. of BN&SF R/R tracks	Zim Industries	1580'	Lineshaft	250	2000	4sig. National M14XXHC	400'	Feeds to tank #6 Standby Gen 3000 gal Diesel
45	08	944 E. Lacey Blvd.	Zim Industries	1634'	Submersible	250	1750	4sig. National M14XXHC	410'	
46	7/09	1508 N. Brown St. @ Hill St.	Zim Industries	1700'	Lineshaft	250	2000	4sig. National M14XXHC	400'	
47	7/09	919 E. Lakewood Dr.	Zim Industries	1700'	Lineshaft	250	2000	4sig. National M14XXHC	400'	
48	09	417 E. Encore Dr.	Zim Industries	1550'	Lineshaft	250	1800	5sig. National M14HC	420'	Standby Cummins Diesel 1000 gal. - 60 Hz 300kwatts
49	09	1386 Water View St.	Zim Industries	1535'	Lineshaft	250	1600	5sig. National M14HC	457' x 10"	Has feed line to future tank
50		9th @ hanford-almora road	Zim Industries	1510'	Lineshaft					Test hole drilled 5.3-12 Tested for Arsenic Level

24150

Attachment: Exhibit A Property #1 (1717 : Finding of Consistency - Seven Surplus Properties)

UTILITY DIVISION
SPECIAL FACILITIES RECORD

Updated 04-15-10

TANKS

UNITS	LOCATION	CAPACITY	WELL AT SITE	REMARKS
Tank #1	113 S. Irwin St. & Fifth St.	100,000 gal.	No. 1	Abandoned 2/98
Tank #2	113 S. Irwin St. & Fifth St.	75,000 gal.	No. 1	Abandoned 2/98
Tank #3	Hill St.	300,000 gal.	No. 2	Abandoned 6/09
Tank #4	Iona Ave. & 11th Ave.	500,000 gal.	Kings Industrial Park	Recoat inside tank 1/10 - Electric motor & pump upgrades
Tank #5	2288 W. Grangeville Blvd.	2 - 1,000,000 gal.	No. 42	
Tank #6	1200 W. Fargo Ave.	1,000,000 gal.	No. 44	

BOOSTER PUMPS

UNITS	LOCATION	TYPE		BOWL MAKE	H.P.	G.P.M.	REMARKS
1-A	113 S. Irwin St. & Fifth St.	Horizontal Split-Case, Centrifugal	Abandoned 5/98	Pacific	15	450	Tank #1
2	113 S. Irwin St. & Fifth St.	Horizontal Split-Case, Centrifugal	Abandoned 5/98	Fairbanks Morse	10	450	Tank #2
3	1503 N. Brown St. & Hill St.	Horizontal Split-Case, Centrifugal	Abandoned 6/09	Fairbanks Morse	40	800	Tank #3
4	2995 S. 11th Ave. & Iona Ave.	2 - 1000 G.P.M. Fire Pumps		Paco	175	2800	Tank #4
5	2288 W. Grangeville Blvd.	1 - 800 G.P.M. Pumps - Standby Engine		Paco	1810	11,000	Tank #5
6	1200 W. Fargo Ave.	5 - 2200 G.P.M. - Standby generator		Paco	1502	6,600	Tank #6
		3 - 2200 G.P.M. - Standby generator					

Attachment: Exhibit A Property #1 (1717 : Finding of Consistency - Seven Surplus Properties)

RECORDING REQUESTED BY
City of Hanford

WHEN RECORDED MAIL TO

City of Hanford
400 N Douty Street
Hanford, CA 93230

2761

BOOK 1087 PAGE 576

RECORDED IN OFFICIAL RECORDS OF
KINGS COUNTY, CALIFORNIA

AT 9 a MIN. PAST 8 MAR 4 - 1977

JOAN L. BULLOCK
County Clerk and Recorder

FEE

384

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

EXEMPT

DOCUMENTARY TRANSFER TAX \$ EXEMPT

SIGNED - PARTY OR AGENT

FIRM NAME

Grant Deed

THIS FORM FURNISHED BY HANFORD TITLE COMPANY

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

~~COUNTY INDUSTRIAL PARK FOUNDATION~~, a non-profit corporation
hereby GRANT(S) to

THE CITY OF HANFORD, a municipal corporation

the following described real property in the City of Hanford
county of KINGS state of California:

Parcel B of Parcel Map No. 5-2, in the incorporated City of Hanford,
County of Kings, State of California, according to the map thereof
recorded in Book 5, Page 2 of Parcel Maps, being a portion of the west
half of the northwest quarter of the northwest quarter of Section 13,
Township 19 south, range 21 east, Mount Diablo Base and Meridian,
according to the Official United States Government Township plat.

0179

BOOK 1087 PAGE 577

This is to certify that the interest in real property conveyed by the Deed of Grant dated February 15, 1977 from KINGS COUNTY INDUSTRIAL PARK FOUNDATION, a non-profit corporation, to the City of Hanford, a municipal corporation, is hereby accepted by order of the City Council of the City of Hanford on February 22, 1977 and the Grantee consents to recordation by its duly authorized officer.

Dated: February 22, 1977

BY

Mayor

ATTEST:

Diana L. Owens
City Clerk



**Pacific Gas and
Electric Company**

#1

South Valley Land Rights Office

650 O Street, Third Floor
Fresno, CA 93760-0001559.263.7297
Fax: 559.263.7388

October 22, 1999

City of Hanford
Ms. Barbara McCurdy Marty
Economic Development Manager
317 North Douty Street
Hanford, CA 92320

OCT 25 1999

RE: *Conformed copy Easement Agreement - Norwesco*

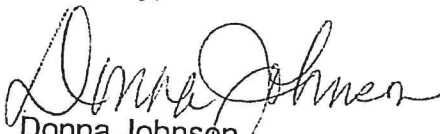
PM# 30088627 OR# 1001202

Dear Ms. McCurdy Marty:

Enclosed for your records is a conformed copy of the above easement agreement as requested in your letter dated October 8, 1999.

Once we receive the approved minutes from the City Council meeting our file will be complete. Thank you for your assistance in this matter. If you have any questions, please contact Randy Walker at (559) 263-7373.

Sincerely,


Donna Johnson
Land Rights Office - Fresno

APN 018-242-042

dkj

Enclosures

AFTER RECORDING, RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
Land Rights Office - Fresno
650 "O" Street, Third Floor
Fresno, CA 93760-0001

Location: City/County HANFORD
Recording Fee \$16.00
Document Transfer Tax \$ 0
[] Computed on Full Value of Property Conveyed, or
[] Computed on Full Value Less Liens & Encumbrances
Remaining at Time of Sale.
Ruache
Signature of declarant or agent determining tax

RECORDED IN OFFICIAL RECORDS OF
KINGS COUNTY, CALIFORNIA
AT 35 MIN PAST 12 PM

OCT 20 1999

GEORGE J. MISNER LM
County Clerk and Recorder



(SPACE ABOVE FOR RECORDER'S USE ONLY)

(Applicant: Norwesco Inc.)

EASEMENT

CITY OF HANFORD, a public body of the State of California,

hereinafter called first party, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called second party, the right from time to time to construct, reconstruct, install, inspect, maintain, replace, remove, and use facilities of the type hereinafter specified, together with a right of way therefor, within a strip or parcel of land or along a route as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands situate in the City of Hanford County of Kings, State of California, described as follows:

(APN 018-242-042)

Parcel B of Parcel Map No. 5-2, as said parcel is shown on the map filed for record in Book 5 of Parcel Maps at page 2, Kings County Records.

Said facilities shall consist of:

Such underground conduits, pipes, service boxes, wires, cables, and electrical conductors; aboveground marker posts, risers, and service pedestals; underground and aboveground switches, fuses, terminals, and transformers with associated concrete pads; and fixtures and appurtenances necessary to any and all thereof, as second party deems necessary located within the strips of land of the uniform width of 10 feet, the center lines of which are delineated by the heavy dashed lines shown upon the print of second party's Drawing No. 30088627 attached hereto and made a part hereof.

First party acknowledges that they have read the attached Exhibit A, Grant of Easement Disclosure Statement, which by this reference, is made part of this Grant of Easement Deed.

First party shall not erect or construct any building or structure or drill or operate any well within said strips of land.

The legal description herein, or the map attached hereto, defining the location of this utility distribution easement, was prepared by Pacific Gas and Electric Company pursuant to Section 8730 (c) of the Business and Professions Code.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

Dated October 7, 1999.

CITY OF HANFORD

Area 4 - Fresno Division
PM #30088627
CO #1001202
Plat 19214
DWG.NO. 30088627
M.D.B. & M., T.19S., R.21E.,
SEC.13, NW1/4 of NW1/4
2219-21-0107

By

J. E. Reynolds
JAN E. REYNOLDS,
CITY MANAGER

By

62-4202 Notary (General) Rev.8/91

STATE OF CALIFORNIA }
COUNTY OF Kings } SS.
On OCT 7, 1999 before me, the undersigned, a Notary Public for said State, personally
appeared JAN E REYNOLDS

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

WITNESS my hand and official seal.

Karen McAlister
Signature



CAPACITY CLAIMED BY SIGNER

- ☒ Individual(s) Signing For Oneself/Themselves
[] Corporate Officer(s) of the Above Named Corporation(s)
[] Guardian of the Above Named Individual(s)
[] Partner(s) of the Above Named Partnership(s)
[] Attorney(s)-in-Fact of the Above Named Principal(s)
[] Trustee(s) of the Above Named Trust(s)
[] Other _____

5612265

4.a

2-338 Rev. 5/85
ght of Way Map

11th AVENUE

CITY OF HANFORD,
a public body of the
State of California,
Bk.1087 OR P.576,K.C.R.
APN 018-242-042

PARCEL B
PARCEL MAP 5-2

PARCEL B
PARCEL MAP 6-86

NW.1/4
OF
NW.1/4

SW.CORNER
PARCEL B
PM #5-2

EXISTING UG.
FACILITIES

S 89°56'50" E
5.0'

N 89°56'50" W
40'±

N 1°28'50" E
13.0'

S 89°56'50" E

NEW UG.
FACILITIES

RAILROAD
EASEMENT

LEGEND

--- = C/L 10' STRIP

SERVICE TO:
NORWESCO INC.

PARCEL E
PARCEL MAP 6-86

W.1/4 CORNER
SEC.13,19/21.

CITY,RANCHO,SUBDIVISION,ETC.

PARCEL MAP NO. 5 - 2, K.C.R.

SCALE
1" = 40'

DATE
9-24-99

SECTION

TOWNSHIP

RANGE

MERIDIAN

13

T19S

R21E

MDB&M

COUNTY OF: KINGS

CITY OF: HANFORD

CHG DATE DESCRIPTION

AUTH BY CH

F.B.:

DR.BY: TJJ

CH.BY: RTW

PM#30088627

REFERENCES PLAT #19214

PG&E

FRESNO
DIVISION

1001202
AUTHORIZ

30088627
DRAWING NO.

*
CHG.

P.G.&E. CO.
COPY

Pacific Gas and Electric Company

EXHIBIT A**GRANT OF EASEMENT DISCLOSURE STATEMENT**

This Disclosure Statement will assist you in understanding your rights as a property owner when granting an easement to PG&E to accommodate your neighbor's new utility service extension. Please read this disclosure carefully before signing the Grant of Easement.

- You are under no obligation or threat of condemnation by PG&E to grant this easement.
- The granting of this easement is an accommodation to PG&E's applicant requesting the extension of PG&E utility facilities to the applicant's property or project, pursuant to the Line Extension Rules 15 and 16, as authorized by the California Public Utilities Commission. As this is an accommodation to a single customer or group of customers and not PG&E, the California Public Utilities Commission has not authorized PG&E to purchase such easements.
- By granting this easement to PG&E, the facilities installed within the easement across your property may be used to serve additional customers in the area.
- Removal and/or pruning of trees or other vegetation on your property may be necessary for the installation of PG&E facilities. You have the option of having PG&E or its contractors perform this work on your property, or having the applicant or the applicant's contractor perform this work.
- The description of the location in which the PG&E utility facilities are to be installed upon, in, on, or across your property must be satisfactory to you.
- The California Public Utilities Commission has authorized that the installation of certain utility facilities for utility service may be performed by the applicant. In addition to granting this easement to PG&E, you will need to give your consent to the applicant, or applicant's contractor, working on your property. Upon completion of the applicant's installation, the utility facilities will be inspected by PG&E. When the facility installation is determined to be acceptable the facilities will be conveyed to PG&E.

By signing the Grant of Easement, you are acknowledging that you have read this disclosure and understand that you are granting the easement to PG&E of your own free will. Please return the signed and notarized Grant of Easement and this Disclosure Statement to PG&E. The duplicate copy of the Grant of Easement and this Disclosure Statement is for your records.

Pacific Gas and Electric Company

**APPLICANT OBLIGATION AND RESPONSIBILITY STATEMENT
WHEN RIGHTS OF WAY MAY BE REQUIRED**

July 29, 1999



Mr. Bob Vinkemier
Norwesco, Inc.
599 Tepper Road, Apt. E
Hanford, CA 93230

RE: YOUR REQUEST FOR GAS OR ELECTRIC SERVICE; 30088627

You have applied for a gas and/or electric service extension to your property or project under the provisions of the California Public Utilities Commission Electric and Gas Rules 15 and 16. PG&E's representatives have discussed with you and explained the rule under which the service(s) you desire will be extended and your available options.

In consultation with PG&E's representatives, a potential route (or routes) for extending gas and/or electric service to your property or project has been identified. One or more of the routes may require installing utility facilities on property that you do not own (Third Party). PG&E will not design, engineer, provide preliminary costs, survey, or prepare easement documents until it is determined, by PG&E, that a utility facility installation route across the third party property is both acceptable and available to PG&E.

1. It is your responsibility to contact the third party property owner(s) to determine if they are willing to grant an easement to PG&E across their property for the utility facilities being extended to serve your property or project.
2. In your initial contact with the third party property owner(s), you need to explain that a potential route to serve your property or project with utility facilities has been identified as crossing their property.
3. It is your responsibility to advise the third party property owner(s) that granting the easement to PG&E is an accommodation to you and that they are under no threat of condemnation by PG&E. Under the provisions of Electric and Gas Rules 15 and 16 rights-of-way satisfactory to PG&E are to be provided without cost to or condemnation by PG&E.
4. It is your responsibility to satisfy any demand for payment made by the third party property owner(s) for granting the easement to extend PG&E's utility facilities to your property or project.
5. If the third party property owner(s) is/are unwilling to consider granting an easement for the extension of utility facilities to your property or project, that route will be eliminated by PG&E as an option.

P.G.&E. CO.
COPY

6. If the third party property owner(s) is/are willing to consider granting PG&E an easement, you, in consultation with PG&E's representatives and the third party property owner(s), must reach agreement regarding the following issues:
- **Routing** - The location in which the facilities will be installed on the third party's property.
 - **Method of Installation** - The third party property owner(s) may be willing to grant an easement to PG&E but will not allow the installation of overhead facilities on their property. You must decide if you are willing to pay the additional costs of an underground installation.
 - **Tree Trimming, Cutting or Removal** - Once the route is agreed upon, it may be necessary to identify trees which will need to be trimmed, cut or removed, and/or the removal of any other obstacle to allow for the installation of the utility facilities. You need to discuss who the third party property owner(s) prefers to do the trimming, cutting or removal of the trees or other obstacles. The options are you, your contractor, or PG&E or its contractor.
 - **Construction by Applicant** - You need to discuss with the third party property owner(s) that Electric and Gas Rules 15 and 16 provide the option for you or your contractor to construct electric pole line facilities or to perform trenching, conduit and substructure installations, and trench backfill on gas or electric underground installations. You must obtain written permission from each third party property owner for you to perform the work on their property and forward a copy of such permission to PG&E.
 - **Easement Description** - For utility service extensions, PG&E normally prepares a map attached description that shows the approximate location of the utility service facilities to be located on the third party property. If this form of description is not acceptable to the third party property owner(s) or PG&E, a surveyed description will be required. Generally, PG&E requires a surveyed description for underground facilities. Refer to item 9 below for costs.
7. Once agreement has been reached regarding all aspects of the utility facility installation, PG&E's representatives will request the third party property owner(s) to sign a Grant of Easement to PG&E. Attached to the Grant of Easement will be a disclosure statement, a copy of which is attached for your information.
8. **Land Costs** - PG&E will charge you a minimum of \$350 for its costs of preparing, mapping, coding, and recording the easement grant(s). If the third party property owner, or the location of the agreed upon facility installation, requires a surveyed description, PG&E will perform the survey for an additional \$700 charge. These charges (\$350 and \$700) are subject to ITCC (Income Tax Component Contribution) which is to be collected at the applicable rate. If you elect to retain your own licensed land surveyor to perform the survey and prepare the legal description and map, PG&E will still be required by law to collect the ITCC. The amount of tax to be collected will be based on PG&E's cost to perform the survey work and prepare the legal description and map. The total applicable charges plus ITCC will appear on your final cost billing.

P.G.&E. CO.
COPY

which will be due in full upon delivery and prior to PG&E commencing construction activities or PG&E assuming ownership of facilities constructed by you.

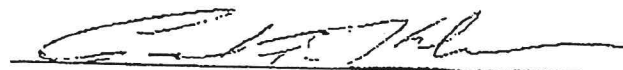
9. Once you have paid the appropriate project deposit and you then decide not to proceed, PG&E shall deduct actual expenses associated with your application from your deposit refund, if any.
10. Once the appropriate advance payments have been made by you, PG&E will complete the design and engineering and provide you with the costs of extending utility service to your property or project. When land rights (permits) for PG&E utility facilities to be constructed/installed on government-owned lands, properties of public agencies or railroads are required, you will be responsible for PG&E's costs of preparing permit applications, permit fees, permit renewal fees, and costs associated with permit compliance (e.g., archaeological, environmental assessments, mitigation measures). You will also be responsible for obtaining and paying for the necessary permits for your own construction activities.
11. The costs for surveying and preparation of easement grants, permits to use and occupy government-owned lands, and other permit fees will be identified separately on the final cost billing.

If you have any questions regarding this agreement letter or any land rights matters, please call Mr. Randy Walker at (559) 263-7373.

By signing this statement you are indicating to PG&E that you understand your obligations and responsibilities with regard to extending utility facilities to your property or project across third party property. Please return the signed copy of this document to PG&E, with your application for service, to prevent any delays to your project.

Signed this _____ day of _____, 199__.

NORWESCO, INC.


 VP & CFO
 Paul F. Klaus

Fresno Land Rights Office
 PM# 30088627
 CO# 1001202
 Div Plat Plat No. 19214
 T.19S., R.21E., M.D.B. & M.,
 SEC.13, SW 1/4 OF NW 1/4

cc: Ray Swift

P.G.&E. CO.
 COPY



John A. Zumwalt, P.E.
James F. Hansen, P.L.S.

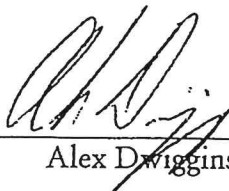
June 30, 1999
JN 0531411

NORWESCO INC.
MANUFACTURING PLANT

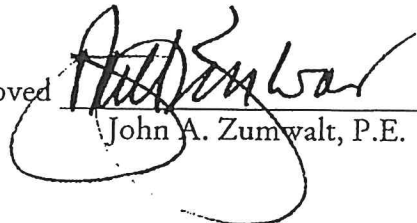
ADDENDUM NO. 1

Addendum to Sheet 4 (Detail sheet) of the Construction Drawings:

1. With regard to the chain link fence detail GE-23, delete the 6" x 8" concrete curb under the fence. See the attached detail.

Approved  Date 6/30/99
Alex D. Wiggins, E.I.T.



Approved  Date 6/30/99
John A. Zumwalt, P.E.



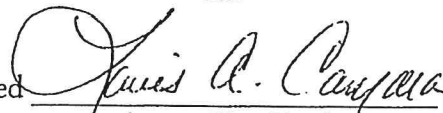
Approved  Date 7/1/99
Assistant City Engineer

Exhibit B:

Property #2: APN 008-192-011





Assessment Information

[Map **](#) [Taxes & Values](#) [Owner History](#) [Physical Characteristics](#) [Supplementals](#) [Other Assessments](#)

Main Menu

The Assessment number is required and consists of 12 digits

Assessment Number * - - -

General Information

Fee Number 008-192-011-000

Assessment Type FEE PARCEL

Active

Description WATER WELL SITE # 18

[Legal Description](#)

Comments

Assessed To CITY OF HANFORD

[Current Owners](#)

315 N DOUTY ST
HANFORD CA 93230

Acres 0.23 EXEMPT PROPERTY

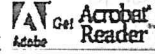
Zoning R18

Tax Rate Area 002-005

Documents Current //

Created 198519999999 11/12/1984

Situs Not found on file.

** Maps require Free Adobe Acrobat Reader. Click  to download now.
[Top](#)

Assessment 008-192-011-000
Description WATER WELL SITE # 18

Current Assessee CITY OF HANFORD
315 N DOUTY ST
HANFORD CA 93230

Legal Description *

Section 24 Township 18 Range 21

WATER WELL SITE #18--CITY OF HANFORD, BEING THE NORTH 67.50 FEET FROM
THE NORTHWEST CORNER OF LOT 31 OF KENSINGTON ACRES ADDITION NUMBER
3,
CONTAINING .23 ACRES, MORE OR LESS.
FORMERLY 008-190-002

*Note: The displayed legal description is for assessment use only and may be an abbreviated version of the true legal description. This description should not be used on a deed or other legal documents to identify the property.

Assessment 008-192-011-000
Description WATER WELL SITE # 18

Current Assessee CITY OF HANFORD
315 N DOUTY ST
HANFORD CA 93230

Legal Description *

Section 24 Township 18 Range 21

WATER WELL SITE #18--CITY OF HANFORD, BEING THE NORTH 67.50 FEET FROM
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3,
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FORMERLY 008-190-002

*Note: The displayed legal description is for assessment use only and may be an abbreviated version of the true legal description. This description should not be used on a deed or other legal documents to identify the property.

UTILITY DIVISION
WATER WELL FACILITIES RECORD

Updated 05-11-10

STA. NO.	DATE INST.	LOCATION	DRILLER	WELL DEPTH	PUMP TYPE	HP	G.P.M.	BOWL MAKE	COLUMN LENGTH	REMARKS
1-02	5-59	Fifth St. & Irwin St.	Belknap		Destroyed 1/78					
2-02	5-61	1502 N. Brown St. & Hill St.	Myers	508'	Destroyed 8/09					Lot Size = 300'x300', Elev. Tank #3
3-02	5-61	Florida St. & Park Ave.	Myers	608'	Destroyed 8/06			Fairbanks Morse	240'-76	Lot Size = 52'x133'
4-01	6-29	10th Ave. North of Kruger Ave.	Belknap		Destroyed 6/61					Lot Sold - 1985
5-01	6-30	Seventh St. West of Williams St.	Belknap		Destroyed 10/66					Lot Sold - Oct. 1966
6-01	7-40	1700 Block Easy St.	Belknap		Destroyed 12/65					Lot Sold - Dec. 1965
7-01	11-42	Malone St. West of 10th Ave.	Belknap		Destroyed 3/69					Lot Sold - March 1969
8-02	5-58	Irwin St. & Hfd-Armona Rd.	Belknap	518'	Destroyed 9/06			Floway	260'	12-72, 8-72, 8-72, Casing Collapsed/Repaired, Lot Size 100'x285', New CAT Engine, 500 gal. P.P.
9-01	9-49	Grangeville Blvd. & Mary St.	Myers		Destroyed 11/91					Lot Not Sold
10-01	9-49	1000 Block West of Seventh St.	Belknap		Destroyed 3/68					Lot Sold - March 1968
11-02	3-72	Third St. & 10th Ave.	Myers	665'	Destroyed 11/09			Floway	260'	Lot Size - 50'x100'
12-01	7-50	Rodgers Rd. & Van Zante St.	Belknap		Destroyed 10/89					Lot Sold - 11-91, Lot Size 61'x132'
13-01	4-51	Leoni Dr. & Monroe Dr.	Belknap		Destroyed 6/80					Lot Sold - April 1982
14-02	6-87	Mary St. North of Cameron St.	Wilkinson	515'	Destroyed 05			Byron Jackson	210'	Var. Speed Drive Borg-Warner, Replaced Drive 2-71, Lot Size - 50'x150' - Well Not in Use
15-01	6-52	High St.	Belknap		Destroyed 6/86					Lot Sold - Nov. 1991
16-01	5-55	E. Lacey Blvd. East of 10th Ave.	Western	500'	Destroyed 08			Western	260'	I.H.C. Auxiliary Propane Engine, KREBS Sand Separator '58, Lot Size - 50'x100', 1000 gal. P.P.
17-01	7-57	Gladys Wy. North of Florinda St.	Belknap		Destroyed 3/84					Lot Size - 75'x146', City Owned
18-01	4-58	Kensington Wy. & Leland Wy.	Belknap	406'	Destroyed 10/11	60	850	Layne Bowler	260'	Dorr-Oliver Sand Separator '67, Casing Collapsed 5-66, Lot Size - 68'x150' Casing collapsed 7-2011
19-01	5-60	Holt Ave. & Ewell Wy.	Myers		Destroyed 6/86					Lot Size - 60'x100', City Owned
20-01	5-63	Hfd-Armona Rd. & 12th Ave.	Myers		Destroyed 1/78					City Park Strip
21-01	5-64	Lacey Blvd. West of 11th Ave.	Myers		Destroyed 6/86					Lot Size - 498'x125'+2, City Owned
22-01	3-66	Emma Lee Ln. & Jana Wy.	Myers	570'	Destroyed			Fairbanks Morse	254'	Lot Size - 4102'x138'+2, Repaired Motor 3-73
23-01	2-70	Fifth St. West of 11th Ave.	Myers		Destroyed					Lot Size = 50'x95', City Owned
24-01	5-72	Grangeville Blvd. & E. Branch Peoples Ditch	Grabow		Destroyed 10/09			No Pump		Lot Size = 471'x101'+2
25-01	10-72	419 E. Encore Dr. & Caronette Ln. @ Park Site	Myers	600'	Destroyed 09	60	680	Byron Jackson	230'	Lot Size - 95'x220', Pressure Regulator 4-74
26-01	8-76	Hfd-Arm. Rd. & E. Branch Peoples Ditch	Myers		Destroyed 6/86					Lot size - 65'x161', Lot Rented by City, Ownership Transferred to KRW
27-01	12-76	Cortner St. & Hidden Valley Park	Myers		Destroyed '92					In Hidden Valley Park
28-01	9-76	Iona Ave. & 10 3/4 Ave.	Cherry Valley		Destroyed 11/91					Property Belongs to WWTP

UTILITY DIVISION WATER WELL FACILITIES RECORD

Updated 05-11-10

STA. NO.	DATE INST.	LOCATION	DRILLER	WELL DEPTH	PUMP TYPE	HP	G.P.M.	BOWL MAKE	COLUMN LENGTH	REMARKS
29-01	9-76	13233 S 11th ave	Myers	417'	Destroyed 99			Peerless	357'	Lot size = 96'x 121' city owned
30-01	1-78	Cornier St. & Peoples Ditch	Myers		Destroyed '92					In Hidden Valley Park
31-01	3-81	851 Lakewood Dr. East of Knowlwood Dr.	Bakersfield Well & Pump	1458'	Destroyed 9/09	200	1200	Byron Jackson	420'	Lot Size - 100'x100', Experimental Test Hole Drilled Before Full Well Developed & Tested for Arsenic Level
32-01	3-86	West Campus High School	Layne Western	1500'	Destroyed 1/11	100	1200	Floway	350'	Lot turned back over to Hanford high school
33-01	9-86	1150 W. Lacey Blvd & Campus Dr.								
34-01	9-87	City Corp. Yard, 900 S. 10th Ave.	Layne Western	1500'	Lineshaft	100'	1200	Floway	350'	Same As 31 - Standby Generator for 1000 gal. P.P., Well at Corp. Yard
35-01	11-87	117 S. Irwin St. & Fourth St.	Layne Western	1510'	Destroyed 12/12	200	150	Floway	415'	Standby Engine removed 11/11
36-01	12-87	City Fire Sta. #1 - 350 W. Grangeville Blvd. (between Redington St. & Kaweah St.)	Layne Western	1500'	Lineshaft	100	1200	Floway	350'	Emergency Generator 1000gal. Per Min. Propane, Same as 31 for F.H. & Well
37	2-93	Grangeville Blvd. & 9 1/4 Ave.	Layne Western	1460'	Submersible	75	1200	Fairbanks Morse	350'	Standby Well only 11 days per year
38	12-93	1580 W. Hfd-Armona Rd. & Robin Ct.	Zim Industries	1760'	Abandoned 8/09			Byron Jackson	360'	Drilled by G.W.F. well closed up 2008
39	6-93	975 w Cortner Hidden Valley Park	All American	1360'	Submersible	150	1400	Byron Jackson	360'	Control at Well #30 Site
40	6-97	764 E. Sherwood Dr. & Pine Castle Dr.	Zim Industries	1500'	Abandoned 11/09	250	2000	Peerless	400'	Used for Utilities storage area
41	5-98	1594 W. Grangeville Blvd. & Pleasant Wy.	Zim Industries	1440'	Lineshaft	200	2000	Byron Jackson	400'	Feeds to Tank #5 - can be by-passed to system
42	00	11274 W. Fargo Ave. West of Peoples Ditch	Zim Industries	1320'	Lineshaft	250	2000	4sfg. National M14XXHC	400'	Feeds to tank #6 - Can by-pass to system
43	06	2288 W. Grangeville Blvd.	Zim Industries	1530'	Submersible	250	2000	Byron Jackson	400'	Feeds to tank #5 Standby Gen 3000 gal Diesel
44	7/09	1290 Centennial Dr.	Zim Industries	1540'	Lineshaft	250	2000	4sfg. National M14XXHC	400'	Feeds to tank #5
45	08	1200 W. Fargo Ave. - Directly W. of BN&SF R/R tracks	Zim Industries	1580'	Lineshaft	250	2000	4sfg. National M14XXHC	400'	Feeds to tank #6 Standby Gen 3000 gal Diesel
46	7/09	944 E. Lacey Blvd.	Zim Industries	1634'	Submersible	250	1750	4sfg. National M14XXHC	410'	
47	7/09	1508 N. Brown St. @ Hill St.	Zim Industries	1700'	Lineshaft	250	2000	4sfg. National M14XXHC	400'	
48	09	919 E. Lakewood Dr.	Zim Industries	1700'	Lineshaft	250	2000	4sfg. National M14XXHC	400'	
49	09	417 E. Encore Dr.	Zim Industries	1550'	Lineshaft	250	1800	5sfg. National M14HC	420'	Standby Cummings Diesel 1000 gal - 60 Hz 300Kwatts
50		1386 Water View St.	Zim Industries	1535'	Lineshaft	250	1600	5sfg. National M14HC	457' x 10"	Has feed line to future tank
		9th @ hanford-armona road	Zim Industries	1510'	Lineshaft					Test hole drilled 5-3-12 Tested for Arsenic Level

24150

UTILITY DIVISION
SPECIAL FACILITIES RECORD

Updated 04-15-10

TANKS

UNITS	LOCATION	CAPACITY	WELL AT SITE	REMARKS
Tank #1	113 S. Irwin St. & Fifth St.	100,000 gal.	No. 1	Abandoned 2/98
Tank #2	113 S Irwin St. & Fifth St.	75,000 gal.	No. 1	Abandoned 2/98
Tank #3	Hill St.	300,000 gal.	No. 2	Abandoned 6/09
Tank #4	Iona Ave. & 11th Ave.	500,000 gal.	Kings Industrial Park	Recoat inside tank 1/10 - Electric motor & pump upgrades
Tank #5	2288 W. Grangeville Blvd.	2 - 1,000,000 gal.	No. 42	
Tank #6	1200 W. Fargo Ave.	1,000,000 gal.	No. 44	

BOOSTER PUMPS

UNITS	LOCATION	TYPE	BOWL MAKE	H.P.	G.P.M.	REMARKS
1-A	113 S. Irwin St. & Fifth St.	Horizontal Split-Case, Centrifugal	Pacific	15	450	Tank #1
2	113 S. Irwin St. & Fifth St.	Horizontal Split-Case, Centrifugal	Fairbanks Morse	10	450	Tank #2
3	1503 N. Brown St. & Hill St.	Horizontal Split-Case, Centrifugal	Fairbanks Morse	40	800	Tank #3
4	2995 S. 11th Ave. & Iona Ave.	2 - 1000 G.P.M. Fire Pumps	Paco	175	2800	Tank #4
5	2288 W. Grangeville Blvd.	1 - 800 G.P.M. Pumps - Standby Engine				
6	1200 W. Fargo Ave.	5 - 2200 G.P.M. - Standby generator	Paco	1810	11,000	Tank #5
		3 - 2200 G.P.M. - Standby generator	Paco	1502	6,600	Tank #6

2545

704-167

County of KINGS State of California, described as follows:

BEGINNING at the Northwest corner of the Northwest quarter (NW¹) of the Southwest quarter (SW¹) of Section Twenty-four (24), Township Eighteen (18) South, Range Twenty-one (21) East, Mount Diablo Base and Meridian, said point also being an intersection of the South line of Walnut Heights and the centerline of Kensington way as shown on the map recorded in Volume 5, Page 26, of the Licensed Surveyors Maps, Kings County Records; thence South along the East line of said Northwest Quarter (NW¹) a distance of 67.5 feet; thence West and parallel with the North line of said Northwest Quarter (NW¹) a distance of 150 feet; thence North and parallel with the East line of said Northwest quarter (NW¹) a distance of 67.5 feet; thence East 150 feet along the North line of said Northwest quarter (NW¹) to the point of beginning.

Dated February 17 1958

For Recorder's Use Only

STATE OF CALIFORNIA

County of Kings

On February 17 1958

before me, Tris R. Miller, a Notary Public,

in and for said County and State, personally appeared

Walter R. Miller

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

Witness my hand and Notary Public seal this 17th day of February, 1958.

My commission expires May 22, 1958

4.b

Packet Pg. 52

This is to certify that the interest in real property conveyed by ~~Deed~~ dated February 17, 1958, from D. O. KINNIE and MADGE K. KINNIE, husband and wife, to the CITY OF HANFORD, a municipal corporation, is hereby accepted by order of the City Council of the City of Hanford on the 24th day of February, 1958, and the grantee consents to recordation thereof by its duly authorized officer.

Dated February 24, 1958.

CITY OF HANFORD

By *Joseph P. [Signature]* Mayor

ATTEST:

[Signature]
CITY CLERK

GRANT DEED

RECORDED AT REC'D OF

[Signature]
AT 1:25 PM. PAST 11 P. M.

MAR 6 - 1958

VD 104 OFFICIAL RECORDS, P. 167
KINGS COUNTY, STATE OF CALIFORNIA

BEATRICE HAWES, Auditor and Recorder
[Signature]

WESTERN TITLE INSURANCE
AND GUARANTY COMPANY

CIVIC CENTER OFFICE
200 VAN NESS AVENUE
SAN FRANCISCO 4

DOWNTOWN OFFICE
120 MONTGOMERY STREET
SAN FRANCISCO 4

GEARY BOULEVARD OFFICE
1110 GEARY BOULEVARD
SAN FRANCISCO 16

PARKSIDE OFFICE
1400 TAYLOR STREET
SAN FRANCISCO 16

SAN FRANCISCO

TELEPHONE UNBELL 1-6000

RECORDED AT REC'D OF

AT 1:25 PM. PAST 11 P. M.

MAR 6 - 1958

OFFICIAL RECORDS, P. 167

KINGS COUNTY, STATE OF CALIFORNIA

BEATRICE HAWES, Auditor and Recorder

Exhibit C:

Property #3: APN 012-211-009



WELCOME TO

Kings County

Assessment Information

[Map **](#) [Taxes & Values](#) [Owner History](#) [Physical Characteristics](#) [Supplementals](#) [Other Assessments](#)

[Main Menu](#)

The Assessment number is required and consists of 12 digits.

Assessment Number * - - -

General Information

Fee Number 012-211-009-000

Assessment Type FEE PARCEL

Active

Description 211 BALL PARK ALLEY HFD

[Legal Description](#)

Comments CONVERTED FROM FIL095 - 12/19/84

Assessed To CITY OF HANFORD

[Current Owners](#)315 N DOUTY ST
HANFORD CA 93230

Acres 0.00 EXEMPT PROPERTY

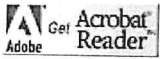
Zoning RM3

Tax Rate Area 002-091

Documents Current 2004R0319222 07/18/2003

Created 1984I9999999 //

Situs 211 BALL PARK ALLEY HANFORD

** Maps require Free Adobe Acrobat Reader. Click  to download now.
[Top](#)

Assessment 012-211-009-000
Description 211 BALL PARK ALLEY HFD

Current Assessee CITY OF HANFORD
315 N DOUTY ST
HANFORD CA 93230

Legal Description *

Section 36 Township 18 Range 21
LOTS 13 & 14 / BLK 23

*Note: The displayed legal description is for assessment use only and may be an abbreviated version of the true legal description. This description should not be used on a deed or other legal documents to identify the property.

Assessment 012-211-009-000
 Description 211 BALL PARK ALLEY HFD
 Current Assessee CITY OF HANFORD
 315 N DOUTY ST
 HANFORD CA 93230

Physical Characteristics *
Single Family Residence

Location SOUTH HANFORD EAST	Dwelling Units 0000
Nbr of Bedrooms 0	Building Class LAND
Total Nbr of Rooms 0	Nbr of Baths 0.0
Lot Size 7,500 Sq Ft	Stories 0.0
Basement Unfinished Area 0 Sq Ft	Total Living Area 0 Sq Ft
Nbr of Fireplaces 0	2nd Floor Unfinished Area 0 Sq Ft
A/C Type UNKNOWN	Misc Improvements NO
Garage Area 0 Sq Ft	Carport NO
Pool UNKNOWN	2nd Residential Structure NO
Year Built	Effective Year

***IMPORTANT NOTICE:** The following disclaimer appears in California Revenue and Taxation Code Section 408.3. The County of Kings' Assessor, Assessor's Office, and its employees provide characteristics information pursuant to and subject to the provisions of that Section.

"The Legislature finds and declares that information concerning property characteristics is maintained solely for assessment purposes and is not continuously updated by the assessor. Therefore, neither the county nor the assessor shall incur any liability for errors, omissions, or approximations with respect to property characteristics information provided by the assessor to any party pursuant to this section. Further, this subdivision shall not be construed to imply liability on the part of the county or the assessor for errors, omissions, or other defects in any other information or records provided by the assessor pursuant to the provisions of this part."

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO
CITY OF HANFORD
317 N. Douty Street
Hanford, CA 93230



Doc Nbr: 0319222

Doc Type: 07

Titles: 01 Pages:

Fees: 0

Taxes: 0

PAID: \$0.00

Kings County Clerk Recorder
George J. Misner

Chicago Title Company

07/18/2006

08:00:00

r06

Escrow No. 1039190 - GG
Order No. 1039190 - GMC

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$16.50

☐ unincorporated area ☐ City of

☒ computed on the full value of the interest or property conveyed, or is

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
EDWARD J. WARD, BY DEED DATED MARCH 22, 1965

hereby GRANT(S) to
CITY OF HANFORD

211 BARR PARK AVE

the following described real property in the
County of KINGS

, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated June 20, 2003

STATE OF CALIFORNIA

COUNTY OF Kings

On July 10, 2003

THE UNDERSIGNED

a Notary Public in and for said County and State, personally appeared
EDWARD WARD AND DELIA WARD

} SS. before me,

EDWARD WARD

DELIA WARD

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

WITNESS my hand and official seal.

Signature of Notary

Date My Commission Expires

FOR NOTARY SEAL OR STAMP

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

Name

Street Address

City, State & Zip



Page 1

Escrow No. 1039190 -GG

LEGAL DESCRIPTION EXHIBIT

LOTS 13 AND 14 IN BLOCK 23 OF THE CITY OF HANFORD, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICAL MAP THEREOF RECORDED IN BOOK 1 AT PAGE 35 OF MAPS, TULARE COUNTY RECORDS.

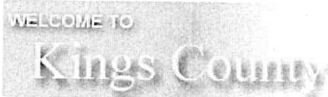
APN: 012-211-009

211 BAY PARK ALLEY.

Exhibit D:

Property #4: 011-440-021 and 011-440-020





Assessment Information

[Map **](#)
[Taxes & Values](#)
[Owner History](#)
[Physical Characteristics](#)
[Supplementals](#)
[Other Assessments](#)

Main Menu

The Assessment number is required and consists of 12 digits.

Assessment Number * - - -

General Information

Fee Number 011-440-021-000

Assessment Type FEE PARCEL

Active

Description DOG POUND

[Legal Description](#)

Comments REMAP FROM 018-150-001-000 - 08/24/2011

Assessed To CITY OF HANFORD

[Current Owners](#)

315 N DOUTY ST
HANFORD CA 93230

Acres 0.67 EXEMPT PROPERTY

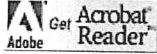
Zoning RM3

Tax Rate Area 002-006

Documents Current //

Created 198519999999 11/13/1984

Situs Not found on file.

** Maps require Free Adobe Acrobat Reader. Click  to download now.
[Top](#)

Assessment 011-440-021-000
Description DOG POUND

Current Assessee CITY OF HANFORD
315 N DOUTY ST
HANFORD CA 93230

Legal Description *

Section 01 Township 19 Range 21

THE W 125 FT OF THE S 235 FT OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4
OF SEC 01/19/21.

*Note: The displayed legal description is for assessment use only and may be an abbreviated version of the true legal description. This description should not be used on a deed or other legal documents to identify the property.

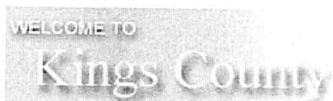
Assessment 011-440-021-000
 Description DOG POUND
 Current Assessee CITY OF HANFORD
 315 N DOUTY ST
 HANFORD CA 93230

Physical Characteristics *
Single Family Residence

Location SOUTH HANFORD EAST	Dwelling Units
Nbr of Bedrooms 0	Building Class
Total Nbr of Rooms 0	Nbr of Baths 0.0
Lot Size 0 Sq Ft	Stories 0.0
Basement Unfinished Area 0 Sq Ft	Total Living Area 0 Sq Ft
Nbr of Fireplaces 0	2nd Floor Unfinished Area 0 Sq Ft
A/C Type UNKNOWN	Misc Improvements NO
Garage Area 0 Sq Ft	Carport NO
Pool UNKNOWN	2nd Residential Structure NO
Year Built	Effective Year

***IMPORTANT NOTICE:** The following disclaimer appears in California Revenue and Taxation Code Section 408.3. The County of Kings' Assessor, Assessor's Office, and its employees provide characteristics information pursuant to and subject to the provisions of that Section.

"The Legislature finds and declares that information concerning property characteristics is maintained solely for assessment purposes and is not continuously updated by the assessor. Therefore, neither the county nor the assessor shall incur any liability for errors, omissions, or approximations with respect to property characteristics information provided by the assessor to any party pursuant to this section. Further, this subdivision shall not be construed to imply liability on the part of the county or the assessor for errors, omissions, or other defects in any other information or records provided by the assessor pursuant to the provisions of this part."



Assessment Information

[Map **](#) [Taxes & Values](#) [Owner History](#) [Physical Characteristics](#) [Supplementals](#) [Other Assessments](#)

Main Menu

The Assessment number is required and consists of 12 digits.

Assessment Number * - - -

General Information

Fee Number 011-440-020-000

Assessment Type FEE PARCEL

Active

Description PUMP STATION #8

[Legal Description](#)

Comments REMAP FROM 018-150-026-000 - 08/24/2011

Assessed To CITY OF HANFORD

[Current Owners](#)

315 N DOUTY ST
HANFORD CA 93230

Acres 0.11 EXEMPT PROPERTY

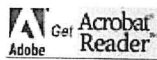
Zoning RM3

Tax Rate Area 002-006

Documents Current //

Created 198519999999 11/13/1984

Situs Not found on file.

** Maps require Free Adobe Acrobat Reader. Click  to download now. [Top](#)

Assessment 011-440-020-000
 Description PUMP STATION #8

Current Assessee CITY OF HANFORD
 315 N DOUTY ST
 HANFORD CA 93230

Physical Characteristics *
Single Family Residence

Location SOUTH HANFORD EAST	Dwelling Units
Nbr of Bedrooms 0	Building Class
Total Nbr of Rooms 0	Nbr of Baths 0.0
Lot Size 0 Sq Ft	Stories 0.0
Basement Unfinished Area 0 Sq Ft	Total Living Area 0 Sq Ft
Nbr of Fireplaces 0	2nd Floor Unfinished Area 0 Sq Ft
A/C Type UNKNOWN	Misc Improvements NO
Garage Area 0 Sq Ft	Carport NO
Pool UNKNOWN	2nd Residential Structure NO
Year Built	Effective Year

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Assessment 011-440-020-000
Description PUMP STATION #8

Current Assessee CITY OF HANFORD
315 N DOUTY ST
HANFORD CA 93230

Legal Description *

Section 01 Township 19 Range 21

BEING A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4
OF THE NE 1/4 OF SEC 01/19/21.

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UTILITY DIVISION
WATER WELL FACILITIES RECORD

Updated 05-11-10

STA. NO.	DATE INST.	LOCATION	DRIER	WELL DEPTH	PUMP TYPE	HP	G.P.M.	BOWL MAKE	COLUMN LENGTH	REMARKS
1-02	5-59	Fifth St. & Irwin St.	Belknap	508'	Destroyed 1/78					
2-02	5-61	1502 N. Brown St. & Hill St.	Myers	508'	Destroyed 8/09					Lot Size = 300'x300', Elev. Tank #3
3-02	5-61	Florida St. & Park Ave.	Myers	608'	Destroyed 8/06			Fairbanks Morse	240'-76'	Lot Size = 52'x133'
4-01	6-29	10th Ave. North of Kruger Ave.	Belknap		Destroyed 6/61					Lot Sold - 1985
5-01	6-30	Seventh St. West of Williams St.	Belknap		Destroyed 10/66					Lot Sold - Oct. 1966
6-01	7-40	1700 Block Easy St.	Belknap		Destroyed 12/65					Lot Sold - Dec. 1965
7-01	11-42	Malone St. West of 10th Ave.	Belknap		Destroyed 3/69					Lot Sold - March 1969
8-02	5-58	Irwin St. & Hld-Armora Rd.	Belknap	518'	Destroyed 9/06			Floway	260'	12-72, 8-72, 8-72, Casing Collapsed/Repaired, Lot Size 100'x285', New CAT Engine, 500 gal. P.P.
9-01	9-49	Grangeville Blvd. & Mary St.	Myers		Destroyed 11/91					Lot Not Sold
10-01	9-49	1000 Block West of Seventh St.	Belknap		Destroyed 3/68					Lot Sold - March 1968
11-02	3-72	Third St. & 10th Ave.	Myers	665'	Destroyed 11/09			Floway	260'	Lot Size - 50'x100'
12-01	7-50	Rodgers Rd. & Van Zante St.	Belknap		Destroyed 10/89					Lot Sold - 11-91, Lot Size 61'x132'
13-01	4-51	Leoni Dr. & Monroe Dr.	Belknap		Destroyed 6/80					Lot Sold - April 1982
14-02	6-67	Mary St. North of Cameron St.	Wilkinson	515'	Destroyed 05			Byron Jackson	210'	Var. Speed Drive Borg-Warner, Replaced Drive 2-71, Lot Size - 50'x150' - Well Not in Use
15-01	6-52	High St.	Belknap		Destroyed 6/86					Lot Sold - Nov. 1991
16-01	5-55	E. Lacey Blvd. East of 10th Ave.	Western	500'	Destroyed 08			Western	260'	L.H.C. Auxiliary Propane Engine, KREBS Sand Separator '68, Lot Size - 50'x100', 1000 gal. P.P.
17-01	7-57	Gladys Wy. North of Florida St.	Belknap		Destroyed 3/84					Lot Size - 75'x146', City Owned
18-01	4-58	Kensington Wy. & Leland Wy.	Belknap	406'	Destroyed 10/11	60	850	Layne Bowler	260'	Dorr-Oliver Sand Separator '67, Casing Collapsed 5-66, Lot Size - 66'x150' Casing collapsed 7-2011
19-01	5-80	Holt Ave. & Ewell Wy.	Myers		Destroyed 6/86					Lot Size - 60'x100', City Owned
20-01	5-63	Hld-Armora Rd. & 12th Ave.	Myers		Destroyed 1/78					City Park Strip
21-01	5-64	Lacey Blvd. West of 11th Ave.	Myers		Destroyed 6/86					Lot Size - A98'x125'+2, City Owned
22-01	3-66	Emma Lee Ln. & Jana Wy.	Myers	570'	Destroyed			Fairbanks Morse	254'	Lot Size - A102'x138'÷ 2, Replaced Motor 3-73
23-01	2-70	Fifth St. West of 11th Ave.	Myers		Destroyed					Lot Size = 50'x95', City Owned
24-01	5-72	Grangeville Blvd. & E. Branch Peoples Ditch	Grabow		Destroyed 10/09			No Pump		Lot Size = A71'x101'+2
25-01	10-72	419 E. Emore Dr. & Caronelle Ln. @ Park Site	Myers	600'	Destroyed 09	60	680	Byron Jackson	230'	Lot Size - 95'x220', Pressure Regulator 4-74
26-01	8-76	Hld-Arm. Rd. & E. Branch Peoples Ditch	Myers		Destroyed 6/86					Lot size - 65'x161', Lot Rented by City, Ownership Transferred to KRW
27-01	12-76	Corner St. & Hidden Valley Park	Myers		Destroyed '92					In Hidden Valley Park
28-01	9-76	Iona Ave. & 10 3/4 Ave.	Cherry Valley		Destroyed 11/91					Property Belongs to WWTP

Attachment: Exhibit D Property #4 (1717 : Finding of Consistency - Seven Surplus Properties)



UTILITY DIVISION
WATER WELL FACILITIES RECORD

Updated 05-11-10

STA. NO.	DATE INST.	LOCATION	DRI LLER	WELL DEPTH	PUMP TYPE	HP	G.P.M.	BOWL MAKE	COLUMN LENGTH	REMARKS
29-01	9-76	13233 S 11th ave 1250 feet south of Iona ave	Myers	417'	Destroyed 99			Peerless	357'	Lot size = 96' x 121' city owned
30-01	1-78	Cortner St. & Peoples Ditch	Myers		Destroyed 92					In Hidden Valley Park
31-01	3-81	861 Lakewood Dr. East of Knowlwood Dr.	Bakersfield Well & Pump	1458'	Destroyed 9/09	200	1200	Byron Jackson	420'	Lot Size - 100'x100', Experimental Test Hole Drilled Before Full Well Developed & Tested for Arsenic Level
32-01	3-86	West Campus High School 1150 W. Lacey Blvd & Campus Dr.	Layne Western	1500'	Destroyed 1/11	100	1200	Floway	350'	Lot turned back over to Hanford high school
33-01	9-86	City Corp. Yard, 900 S. 10th Ave.	Layne Western	1500'	Lineshaft	100	1200	Floway	350'	Same as 31 - Standby Generator for 1000 gal. P.P., Well at Corp. Yard
34-01	9-87	117 S. Irwin St. & Fourth St.	Layne Western	1510'	Destroyed 12/12	200	130	Floway	415'	Standby Engine removed 11/11
35-01	11-87	City Fire Sta. #1 - 350 W. Grangeville Blvd. (between Redington St. & Kaweah St.)	Layne Western	1500'	Lineshaft	100	1200	Floway	350'	Emergency Generator 1000gal. Per Min. Propane, Same as 31 for F.H. & Well
36-01	12-87	Grangeville Blvd. & 9 1/4 Ave.	Layne Western	1460'	Submersible	75	1200	Fairbanks Morse	350'	Standby Well only 11 days per year
37	2-93	1580 W. Hld-Armona Rd. & Robin Ct.	Zim Industries	1760'	Abandoned 8/09			Byron Jackson	360'	Drilled by G.W.F. well closed up 2008
38	12-93	975 W. Cortner Hidden Valley Park	All American	1360'	Submersible	150	1400	Byron Jackson	360'	Control at Well #30 Site
39	6-93	764 E. Sherwood Dr. & Pine Castle Dr.	Zim Industries	1500'	Abandoned 11/09	250	2000	Peerless	400'	Used for Utilities storage area
40	6-97	1594 W. Grangeville Blvd. & Pleasant Wy.	Zim Industries	1440'	Lineshaft	200	2000	Byron Jackson	400'	Feeds to Tank #5- can be by-passed to system
41	5-98	11274 W. Fargo Ave. West of Peoples Ditch	Zim Industries	1320'	Lineshaft	250	2000	4sqg. National M14XXHC	400'	Feeds to tank #6 - Can by-pass to system
42	00	2288 W. Grangeville Blvd.	Zim Industries	1530'	Submersible	250	2000	Byron Jackson	400'	Feeds to tank #5 Standby Gen 3000 gal Diesel
43	06	1290 Centennial Dr.	Zim Industries	1540'	Lineshaft	250	2000	4sqg. National M14XXHC	400'	Feeds to tank #5
44	7/09	1200 W. Fargo Ave. - Directly W. of BN&SF R/R tracks	Zim Industries	1580'	Lineshaft	250	2000	4sqg. National M14XXHC	400'	Feeds to tank #6 Standby Gen 3000 gal Diesel
45	08	944 E. Lacey Blvd.	Zim Industries	1634'	Submersible	250	1750	4sqg. National M14XXHC	410'	
46	7/09	1508 N. Brown St. @ Hill St.	Zim Industries	1700'	Lineshaft	250	2000	4sqg. National M14XXHC	400'	
47	7/09	919 E. Lakewood Dr.	Zim Industries	1700'	Lineshaft	250	2000	4sqg. National M14XXHC	400'	
48	09	417 E. Encore Dr.	Zim Industries	1550'	Lineshaft	250	1800	5sqg. National M14HC	420'	Standby Cummings Diesel 1000 gal - 60 Hz 300Kwatts
49	09	1386 Water View St.	Zim Industries	1535'	Lineshaft	250	1600	5sqg. National M14HC	457' x 10"	Has feed line to future tank
50		9th @ hanford-armona road	Zim Industries	1510'	Lineshaft					Test hole drilled 5-3-12 Tested for Arsenic Level

24150

UTILITY DIVISION
SPECIAL FACILITIES RECORD

Updated 04-15-10

TANKS

UNITS	LOCATION	CAPACITY	WELL AT SITE	REMARKS
Tank #1	113 S. Irwin St. & Fifth St.	100,000 gal.	No. 1	Abandoned 2/98
Tank #2	113 S Irwin St. & Fifth St.	75,000 gal.	No. 1	Abandoned 2/98
Tank #3	Hill St.	300,000 gal.	No. 2	Abandoned 6/09
Tank #4	Iona Ave. & 11th Ave.	500,000 gal.	Kings Industrial Park	Recoat inside tank 1/10 - Electric motor & pump upgrades
Tank #5	2288 W. Grangeville Blvd.	2 - 1,000,000 gal.	No. 42	
Tank #6	1200 W. Fargo Ave.	1,000,000 gal.	No. 44	

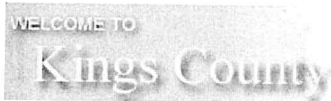
BOOSTER PUMPS

UNITS	LOCATION	TYPE		BOWL MAKE	H.P.	G.P.M.	REMARKS
1-A	113 S. Irwin St. & Fifth St.	Horizontal Spill-Case, Centrifugal	Abandoned 5/98	Pacific	15	450	Tank #1
2	113 S. Irwin St. & Fifth St.	Horizontal Spill-Case, Centrifugal	Abandoned 5/98	Fairbanks Morse	10	450	Tank #2
3	1503 N. Brown St. & Hill St.	Horizontal Spill-Case, Centrifugal	Abandoned 6/09	Fairbanks Morse	40	800	Tank #3
4	2995 S. 11th Ave. & Iona Ave.	2 - 1000 G.P.M. Fire Pumps		Paco	175	2800	Tank #4
5	2288 W. Grangeville Blvd.	1 - 800 G.P.M. Pumps - Standby Engine					
		5 - 2200 G.P.M. - Standby generator		Paco	1810	11,000	Tank #5
6	1200 W. Fargo Ave.	3 - 2200 G.P.M. - Standby generator		Paco	1502	6,600	Tank #6

Exhibit E:

Property #5: APN 012-095-001 and 012-095-011





Assessment Information

[Map **](#)
[Taxes & Values](#)
[Owner History](#)
[Physical Characteristics](#)
[Supplementals](#)
[Other Assessments](#)

Main Menu

The Assessment number is required and consists of 12 digits.

Assessment Number * - - -

General Information

Fee Number 012-095-001-000

Assessment Type FEE PARCEL

Active

Description WATER DEPT FACILITIES #1

[Legal Description](#)

Comments

Assessed To CITY OF HANFORD
315 N DOUTY ST
HANFORD CA 93230

[Current Owners](#)

Acres 0.52 EXEMPT PROPERTY

Zoning SC

Tax Rate Area 002-148

Documents Current 1958R0697579 01/09/1958

Created 1985I9999999 11/12/1984

Situs Not found on file.

** Maps require Free Adobe Acrobat Reader. Click  to download now. [Top](#)

Assessment 012-095-001-000
 Description WATER DEPT FACILITIES #1

Current Assessee CITY OF HANFORD
 315 N DOUTY ST
 HANFORD CA 93230

Physical Characteristics *

Single Family Residence

Location SOUTH HANFORD EAST	Dwelling Units
Nbr of Bedrooms 0	Building Class
Total Nbr of Rooms 0	Nbr of Baths 0.0
Lot Size 0 Sq Ft	Stories 0.0
Basement Unfinished Area 0 Sq Ft	Total Living Area 0 Sq Ft
Nbr of Fireplaces 0	2nd Floor Unfinished Area 0 Sq Ft
A/C Type UNKNOWN	Misc Improvements NO
Garage Area 0 Sq Ft	Carport NO
Pool UNKNOWN	2nd Residential Structure NO
Year Built	Effective Year

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Assessment 012-095-001-000
Description WATER DEPT FACILITIES #1

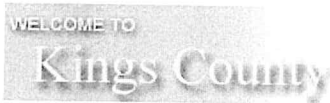
Current Assessee CITY OF HANFORD
315 N DOUTY ST
HANFORD CA 93230

Legal Description *

Section 36 Township 18 Range 21

LOTS 27, 28, 29, 30, 31 & 32 IN BLOCK 75

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Assessment Information

[Map **](#)
[Taxes & Values](#)
[Owner History](#)
[Physical Characteristics](#)
[Supplementals](#)
[Other Assessments](#)

Main Menu

The Assessment number is required and consists of 12 digits.

Assessment Number * - - -

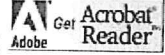
General Information

Fee Number 012-095-011-000
 Assessment Type FEE PARCEL
 Active
 Description WATER DEPT FACILITIES
 Comments
 Assessed To CITY OF HANFORD
 315 N DOUTY ST
 HANFORD CA 93230

[Legal Description](#)

[Current Owners](#)

Acres 0.52 EXEMPT PROPERTY Zoning SC
 Tax Rate Area 002-148
 Documents Current 1958R0697579 01/09/1958
 Created 1985I9999999 11/12/1984
 Situs Not found on file.

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[Top](#)

Assessment 012-095-011-000
 Description WATER DEPT FACILITIES

Current Assessee CITY OF HANFORD
 315 N DOUTY ST
 HANFORD CA 93230

Physical Characteristics *
Single Family Residence

Location SOUTH HANFORD EAST	Dwelling Units
Nbr of Bedrooms 0	Building Class
Total Nbr of Rooms 0	Nbr of Baths 0.0
Lot Size 22,500 Sq Ft	Stories 0.0
Basement Unfinished Area 0 Sq Ft	Total Living Area 0 Sq Ft
Nbr of Fireplaces 0	2nd Floor Unfinished Area 0 Sq Ft
A/C Type UNKNOWN	Misc Improvements YES
Garage Area 0 Sq Ft	Carport NO
Pool UNKNOWN	2nd Residential Structure NO
Year Built	Effective Year

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Assessment 012-095-011-000
Description WATER DEPT FACILITIES

Current Assessee CITY OF HANFORD
315 N DOUTY ST
HANFORD CA 93230

Legal Description *

Section 36 Township 18 Range 21
LOTS 1, 2, 3, 4, 5 & 6 IN BLOCK 75

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UTILITY DIVISION
WATER WELL FACILITIES RECORD

Updated 05-11-10

STA. NO.	DATE INST.	LOCATION	DRILLER	WELL DEPTH	PUMP TYPE	HP	G.P.M.	BOWL MAKE	COLUMN LENGTH	REMARKS
1-02	5-59	Fifth St. & Irwin St.	Belknap		Destroyed 1/78					
2-02	5-61	1502 N. Brown St. & Hill St.	Myers	508'	Destroyed 8/09					Lot Size = 300'x300', Elev. Tank #3
3-02	5-61	Florida St. & Park Ave.	Myers	608'	Destroyed 8/06			Fairbanks Morse	240'-76'	Lot Size = 52'x133'
4-01	6-29	10th Ave. North of Kruger Ave.	Belknap		Destroyed 6/61					Lot Sold - 1985
5-01	6-30	Seventh St. West of Williams St.	Belknap		Destroyed 10/66					Lot Sold - Oct. 1966
6-01	7-40	1700 Block Easy St.	Belknap		Destroyed 12/65					Lot Sold - Dec. 1965
7-01	11-42	Malone St. West of 10th Ave.	Belknap		Destroyed 3/69					Lot Sold - March 1969
8-02	5-58	Irwin St. & Hld-Armora Rd.	Belknap	518'	Destroyed 9/06			Floway	260'	12-72, 8-72, 8-72, Casing Collapsed/Repaired, Lot Size 100'x285', New CAT Engine, 500 gal. P.P.
9-01	9-49	Grangeville Blvd. & Mary St.	Myers		Destroyed 11/91					Lot Not Sold
10-01	9-49	1000 Block West of Seventh St.	Belknap		Destroyed 3/68					Lot Sold - March 1968
11-02	3-72	Third St. & 10th Ave.	Myers	665'	Destroyed 11/09			Floway	260'	Lot Size - 50'x100'
12-01	7-50	Rodgers Rd. & Van Zante St.	Belknap		Destroyed 10/89					Lot Sold - 11-91, Lot Size 61'x132'
13-01	4-51	Leon Dr. & Monroe Dr.	Belknap		Destroyed 6/80					Lot Sold - April 1982
14-02	6-67	Mary St. North of Cameron St.	Wilkinson	515'	Destroyed 05			Byron Jackson	210'	Var. Speed Drive Borg-Warner, Replaced Drive 2-71, Lot Size - 50'x150' - Well Not In Use
15-01	6-52	High St.	Belknap		Destroyed 6/86					Lot Sold - Nov. 1991
16-01	5-55	E. Lacey Blvd. East of 10th Ave.	Western	500'	Destroyed 08			Western	260'	I.H.C. Auxiliary Propane Engine, KREBS Sand Separator '88, Lot Size - 50'x100', 1000 gal. P.P.
17-01	7-57	Gladys Wy. North of Florida St.	Belknap		Destroyed 3/84					Lot Size - 75'x146', City Owned
18-01	4-58	Kensington Wy. & Leland Wy.	Belknap	405'	Destroyed 10/11	60	850	Layne Bowler	260'	Dorr-Oliver Sand Separator '67, Casing Collapsed 5-66, Lot Size - 68'x150' Casing collapsed 7-2011
19-01	5-60	Holt Ave. & Ewell Wy.	Myers		Destroyed 6/86					Lot Size - 60'x100', City Owned
20-01	5-63	Hld-Armora Rd. & 12th Ave.	Myers		Destroyed 1/78					City Park Strip
21-01	5-64	Lacey Blvd. West of 11th Ave.	Myers		Destroyed 6/86					Lot Size - A98'x125'+2, City Owned
22-01	3-66	Emma Lee Ln. & Jana Wy.	Myers	570'	Destroyed			Fairbanks Morse	254'	Lot Size - A102'x138'+2, Repaired Motor 3-73
23-01	2-70	Fifth St. West of 11th Ave.	Myers		Destroyed			No Pump		Lot Size = 50'x95', City Owned
24-01	5-72	Grangeville Blvd. & E. Branch Peoples Ditch	Grabow		Destroyed 10/09					Lot Size = A71'x101'+2
25-01	10-72	419 E. Encore Dr. & Caronelle Ln. @ Park Site	Myers	600'	Destroyed 09	60	680	Byron Jackson	230'	Lot Size - 95'x220', Pressure Regulator 4-74
26-01	8-76	Hld-Arm. Rd. & E. Branch Peoples Ditch	Myers		Destroyed 6/86					Lot size - 65'x161', Lot Rented by City, Ownership Transferred to KRW
27-01	12-76	Corner St. & Hidden Valley Park	Myers		Destroyed '92					In Hidden Valley Park
28-01	9-76	Iona Ave. & 10 3/4 Ave.	Cherry Valley		Destroyed 11/91					Property Belongs to WWTP

Attachment: Exhibit E Property #5 (1717 : Finding of Consistency - Seven Surplus Properties)

UTILITY DIVISION
WATER WELL FACILITIES RECORD

Updated 05-11-10

STA. NO.	DATE INST.	LOCATION	DRILLER	WELL DEPTH	PUMP TYPE	HP	G.P.M.	BOWL MAKE	COLUMN LENGTH	REMARKS
29-01	9-76	13233 S 11th ave 1250 feet south of Iona ave	Myers	417'	Destroyed 99			Peerless	357'	Lot size = 96' x 121' city owned
30-01	1-78	Corner St. & Peoples Ditch	Myers		Destroyed 92					In Hidden Valley Park
31-01	3-81	861 Lakewood Dr. East of Knowlwood Dr.	Bakersfield Well & Pump	1458'	Destroyed 9/09	200	1200	Byron Jackson	420'	Lot Size - 100'x100', Experimental Test Hole Drilled Before Full Well Developed & Tested for Arsenic Level
32-01	3-86	West Campus High School 1150 W. Lacey Blvd & Campus Dr.	Layne Western	1500'	Destroyed 1/11	100	1200	Floway	350'	Lot turned back over to Hanford high school
33-01	9-86	City Corp. Yard, 900 S. 10th Ave.	Layne Western	1500'	Lineshaft	100	1200	Floway	350'	Same As 31 - Standby Generator for 1000 gal. P.P., Well at Corp. Yard
34-01	9-87	117 S. Irwin St. & Fourth St.	Layne Western	1510'	Destroyed 12/12	200	150	Floway	415'	Standby Engine removed 11/11
35-01	11-87	City Fire Sta. #1 - 350 W. Grangeville Blvd. (between Redington St. & Kaweah St.)	Layne Western	1500'	Lineshaft	100	1200	Floway	350'	Emergency Generator 1000gal. Per Min. Propane, Same as 31 for F.H. & Well
36-01	12-87	Grangeville Blvd. & 9 1/4 Ave.	Layne Western	1460'	Submersible	75	1200	Fairbanks Morse	350'	Standby Well only 11 days per year
37	2-93	1580 W. Hld-Armona Rd. & Robin Ct.	Zim Industries	1760'	Abandoned 8/09			Byron Jackson	360'	Drilled by G.W.F. well closed up 2008
38	12-93	975 W. Corner Hidden Valley Park	All American	1360'	Submersible	150	1400	Byron Jackson	360'	Control at Well #30 Site
39	6-93	764 E. Sherwood Dr. & Pine Castle Dr.	Zim Industries	1500'	Abandoned 11/09	250	2000	Peerless	400'	Used for Utilities storage area
40	6-97	1594 W. Grangeville Blvd. & Pleasant Wy.	Zim Industries	1440'	Lineshaft	200	2000	Byron Jackson	400'	Feeds to Tank #5 - can be by-passed to system
41	5-98	11274 W. Fargo Ave. West of Peoples Ditch	Zim Industries	1320'	Lineshaft	250	2000	4sq. National M14XXHC	400'	Feeds to tank #6 - Can by-pass to system
42	00	2288 W. Grangeville Blvd.	Zim Industries	1530'	Submersible	250	2000	Byron Jackson	400'	Feeds to tank #5 Standby Gen 3000 gal Diesel
43	06	1290 Centennial Dr.	Zim Industries	1540'	Lineshaft	250	2000	4sq. National M14XXHC	400'	Feeds to tank #5
44	7/09	1200 W. Fargo Ave. - Directly W. of BN&SF R/R tracks	Zim Industries	1580'	Lineshaft	250	2000	4sq. National M14XXHC	400'	Feeds to tank #6 Standby Gen 3000 gal Diesel
45	08	944 E. Lacey Blvd.	Zim Industries	1634'	Submersible	250	1750	4sq. National M14XXHC	410'	Feeds to tank #6 Standby Gen 3000 gal Diesel
46	7/09	1508 N. Brown St. @ Hill St.	Zim Industries	1700'	Lineshaft	250	2000	4sq. National M14XXHC	400'	
47	7/09	919 E. Lakewood Dr.	Zim Industries	1700'	Lineshaft	250	2000	4sq. National M14XXHC	400'	
48	09	417 E. Encore Dr.	Zim Industries	1550'	Lineshaft	250	1800	5sq. National M14HC	420'	Standby Cummins Diesel 1000 gal - 60 Hz 300kva
49	09	1386 Water View St.	Zim Industries	1535'	Lineshaft	250	1600	5sq. National M14HC	457' x 10"	Has feed line to future tank
50		9th @ hanford-armona road	Zim Industries	1510'	Lineshaft					Test hole drilled 5-3-12 Tested for Arsenic Level

24150

UTILITY DIVISION
SPECIAL FACILITIES RECORD

Updated 04-15-10

TANKS

UNITS	LOCATION	CAPACITY	WELL AT SITE	REMARKS
Tank #1	113 S. Irwin St. & Fifth St.	100,000 gal.	No. 1	Abandoned 2/98
Tank #2	113 S. Irwin St. & Fifth St.	75,000 gal.	No. 1	Abandoned 2/98
Tank #3	Hill St.	300,000 gal.	No. 2	Abandoned 6/09
Tank #4	Iona Ave. & 11th Ave.	500,000 gal.	Kings Industrial Park	Recoat inside tank 1/10 - Electric motor & pump upgrades
Tank #5	2288 W. Grangeville Blvd.	2 - 1,000,000 gal.	No. 42	
Tank #6	1200 W. Fargo Ave.	1,000,000 gal.	No. 44	

BOOSTER PUMPS

UNITS	LOCATION	TYPE		BOWL MAKE	H.P.	G.P.M.	REMARKS
1-A	113 S. Irwin St. & Fifth St.	Horizontal Split-Case, Centrifugal	Abandoned 5/98	Pacific	15	450	Tank #1
2	113 S. Irwin St. & Fifth St.	Horizontal Split-Case, Centrifugal	Abandoned 5/98	Fairbanks Morse	10	450	Tank #2
3	1503 N. Brown St. & Hill St.	Horizontal Split-Case, Centrifugal	Abandoned 6/09	Fairbanks Morse	40	800	Tank #3
4	2995 S. 11th Ave. & Iona Ave.	2 - 1000 G.P.M. Fire Pumps		Paco	175	2800	Tank #4
5	2288 W. Grangeville Blvd.	1 - 800 G.P.M. Pumps - Standby Engine		Paco	1810	11,000	Tank #5
6	1200 W. Fargo Ave.	5 - 2200 G.P.M. - Standby generator		Paco	1502	6,600	Tank #6

Attachment: Exhibit E Property #5 (1717 : Finding of Consistency - Seven Surplus Properties)

Exhibit F:

Property #6: APN 010-253-001



WELCOME TO

Kings County

Assessment Information

[Map **](#) [Taxes & Values](#) [Owner History](#) [Physical Characteristics](#) [Supplementals](#) [Other Assessments](#)
[Main Menu](#)

The Assessment number is required and consists of 12 digits.

Assessment Number * - - -

General Information

Fee Number 010-253-001-000

Assessment Type FEE PARCEL

Active

Description 426 W LACEY BLVD HFD

[Legal Description](#)

Comments CONVERTED FROM FIL095 - 12/19/84

Assessed To CITY OF HANFORD

[Current Owners](#)
 ATTN MIKE NOLAND ATTORNEY
 P O BOX 1376
 HANFORD CA 93232

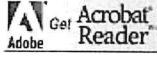
Acres 0.00 EXEMPT PROPERTY

Zoning DC

Tax Rate Area 002-148

Documents Current 1991R9019256 12/19/1990Created 1983R1280272 //

Situs Not found on file.

 ** Maps require Free Adobe Acrobat Reader. Click  to download now.
[Top](#)

Assessment 010-253-001-000
 Description 426 W LACEY BLVD HFD

Current Assessee CITY OF HANFORD
 ATTN MIKE NOLAND ATTORNEY
 P O BOX 1376
 HANFORD CA 93232

Physical Characteristics *
Single Family Residence

Location HANFORD CENTRAL	Dwelling Units 0000
Nbr of Bedrooms 0	Building Class C045B
Total Nbr of Rooms 4	Nbr of Baths 2.0
Lot Size 86,961 Sq Ft	Stories 1.0
Basement Unfinished Area 0 Sq Ft	Total Living Area 0 Sq Ft
Nbr of Fireplaces 0	2nd Floor Unfinished Area 0 Sq Ft
A/C Type CONVENTIONAL	Misc Improvements YES
Garage Area 0 Sq Ft	Carport NO
Pool UNKNOWN	2nd Residential Structure NO
Year Built 1948	Effective Year 1990

***IMPORTANT NOTICE:** The following disclaimer appears in California Revenue and Taxation Code Section 408.3. The County of Kings' Assessor, Assessor's Office, and its employees provide characteristics information pursuant to and subject to the provisions of that Section.

"The Legislature finds and declares that information concerning property characteristics is maintained solely for assessment purposes and is not continuously updated by the assessor. Therefore, neither the county nor the assessor shall incur any liability for errors, omissions, or approximations with respect to property characteristics information provided by the assessor to any party pursuant to this section. Further, this subdivision shall not be construed to imply liability on the part of the county or the assessor for errors, omissions, or other defects in any other information or records provided by the assessor pursuant to the provisions of this part."

Assessment 010-253-001-000
Description 426 W LACEY BLVD HFD

Current Assessee CITY OF HANFORD
ATTN MIKE NOLAND ATTORNEY
P O BOX 1376
HANFORD CA 93232

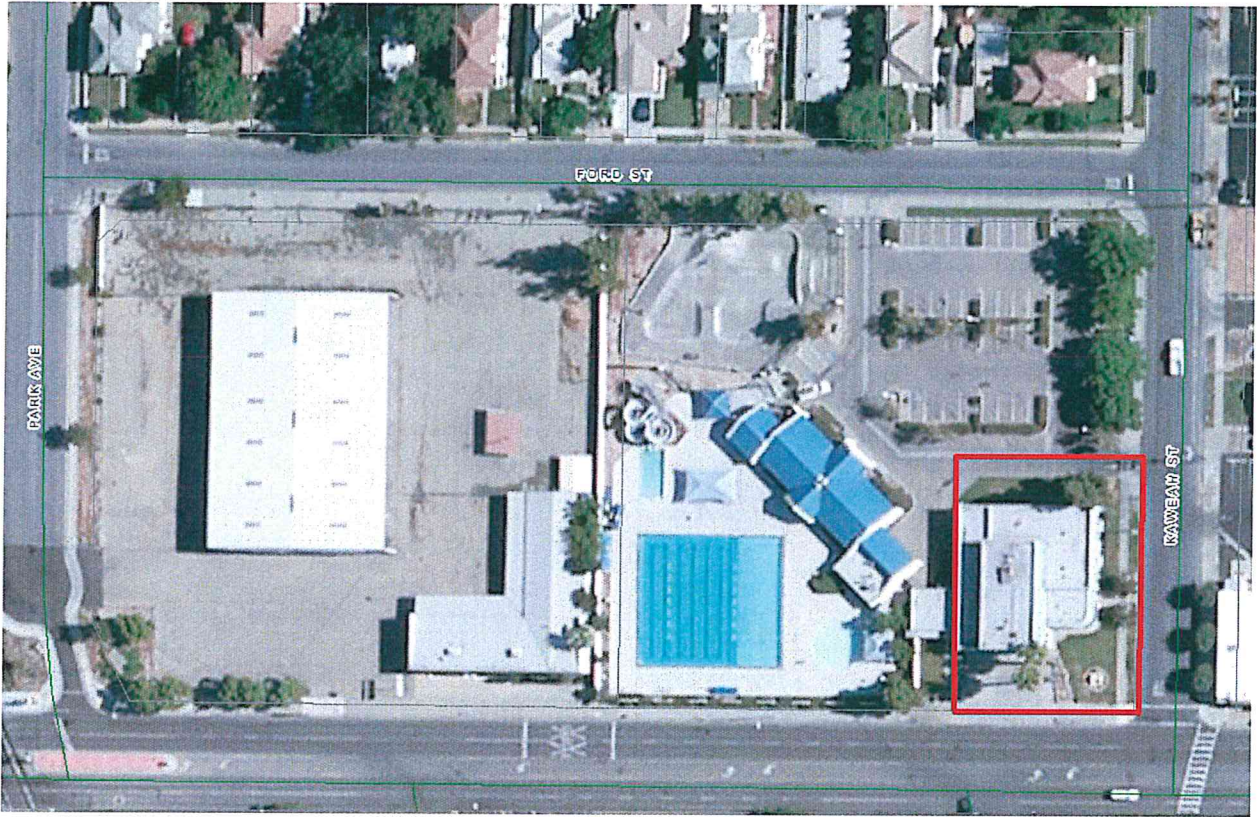
Legal Description *

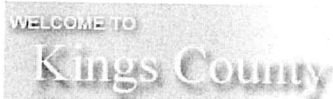
Section 25 Township 18 Range 21
ALL BIDDLES SUB / BLK 15

*Note: The displayed legal description is for assessment use only and may be an abbreviated version of the true legal description. This description should not be used on a deed or other legal documents to identify the property.

Exhibit G:

Property #7: APN 010-253-004





Assessment Information

[Map **](#) [Taxes & Values](#) [Owner History](#) [Physical Characteristics](#) [Supplementals](#) [Other Assessments](#)

Main Menu

The Assessment number is required and consists of 12 digits.

Assessment Number * - - -

General Information

Fee Number 010-253-004-000

Assessment Type FEE PARCEL

Active

Description 404 W LACEY BLVD & 415 FORD ST

[Legal Description](#)

Comments FORMERLY 10-253-002 & 003

Assessed To CITY OF HANFORD

[Current Owners](#)

315 N DOUTY ST
HANFORD CA 93230

Acres 2.00 EXEMPT PROPERTY

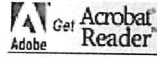
Zoning DC

Tax Rate Area 002-148

Documents Current 1993IC062992 //

Created 1993IC062992 06/29/1992

Situs 404 W LACEY BLVD HANFORD
415 FORD ST HANFORD

** Maps require Free Adobe Acrobat Reader. Click  to download now. [Top](#)

Assessment 010-253-004-000
Description 404 W LACEY BLVD & 415 FORD ST

Current Assessee CITY OF HANFORD
315 N DOUTY ST
HANFORD CA 93230

Legal Description *

Section 25 Township 18 Range 21

LOTS 1 THRU 13 OF FORD'S SUBDIVISION OF LOT 16 OF S E BIDDLE'S SUBDIVISION OF THE SW 1/4 OF THE SW 1/4 OF SEC 25/18/21, ACCORDING TO MAP OF FORD'S SUBDIVISION, FILED FOR RECORD JANUARY 7, 1892 IN THE OFFICE OF THE RECORDER

OF TULARE COUNTY.

ALSO THE NW 1/4 OF SAID FORD'S SUBDIVISION (NOW DESIGNATED AT LOT "A" OF SAID SUBDIVISION).

ALSO TWO CERTAIN ALLEYS TWENTY FEET WIDE, ONE RUNNING N AND S AND ONE RUNNING E AND W THROUGH SAID FORD SUBDIVISION.

(FORMERLY 10-253-02 & 03)

*Note: The displayed legal description is for assessment use only and may be an abbreviated version of the true legal description. This description should not be used on a deed or other legal documents to identify the property.

Assessment 010-253-004-000
 Description 404 W LACEY BLVD & 415 FORD ST
 Current Assessee CITY OF HANFORD
 315 N DOUTY ST
 HANFORD CA 93230

Physical Characteristics *
Single Family Residence

Location HANFORD CENTRAL	Dwelling Units
Nbr of Bedrooms 0	Building Class
Total Nbr of Rooms 0	Nbr of Baths 0.0
Lot Size 87,248 Sq Ft	Stories 2.0
Basement Unfinished Area 0 Sq Ft	Total Living Area 8,847 Sq Ft
Nbr of Fireplaces 0	2nd Floor Unfinished Area 0 Sq Ft
A/C Type CONVENTIONAL	Misc Improvements YES
Garage Area 0 Sq Ft	Carport NO
Pool POOL ONLY	2nd Residential Structure NO
Year Built 1980	Effective Year 1992

***IMPORTANT NOTICE:** The following disclaimer appears in California Revenue and Taxation Code Section 408.3. The County of Kings' Assessor, Assessor's Office, and its employees provide characteristics information pursuant to and subject to the provisions of that Section.

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CITY COUNCIL MEETING
AGENDA
July 7, 2015 7:00 PM
Council Chambers, Civic Auditorium
400 N. Douty Street

4:30 PM - Study Session

6:00 PM (or immediately following the Study Session) - Closed Session

REGULAR COUNCIL MEETING - 7:00 PM

CALL TO ORDER STUDY SESSION

ROLL CALL BY THE CITY CLERK:

PUBLIC COMMENT:

Comments from the public are limited to items listed on the agenda (GC54954.3a). A maximum of five minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

1. STUDY SESSION FOR THE DISCUSSION OF THE FOLLOWING:

- A. Public Works: Review of Downtown Buildings Assessment Report
- B. Public Works: Cost Analysis of Costco/Helena relocation

*old Fire
station*

2. CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Pursuant to Government Code Sec. 54956.8
Property: APNs 009-050-041, 009-050-069
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: College of the Sequoias and Hanford Joint High School District
Under Negotiation: Terms and Price

Property: APNs 010-234-021, 010-234-022, 010-234-023
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Michael Mayer
Under Negotiation: Terms and Price

Property: APNs 018-242-077, 018-242-067, 014-251-049, 014-251-050
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Helena Chemical Company
Under Negotiation: Terms and Price

- B. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION - Initiation of litigation pursuant to Government Code §54956.9(d)(2)

NUMBER OF POTENTIAL CASES: 1

- C. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION - Initiation of litigation pursuant to Government Code §54956.9(d)(1)

NUMBER OF POTENTIAL CASES: 1

CALL TO ORDER REGULAR SESSION

ROLL CALL BY THE CITY CLERK:

FLAG SALUTE:

INVOCATION:

3. CLOSED SESSION ACTION REPORT:

- A. Closed Session - Action Report

RECOGNITIONS/PROCLAMATIONS:

Proclamation: Parks Make Life Better! Month

PUBLIC COMMENT:

Any person may directly address the Council at this time on any item on the agenda, or on any item that is within the subject matter jurisdiction of the Council. A maximum of five minutes is allowed for each speaker.

WRITTEN CORRESPONDENCE:

4. STAFF COMMUNICATIONS:

- A. Public Works Capital Improvement Projects Status

5. CONSENT CALENDAR:

All items listed under the Consent Calendar are considered routine and will be enacted by one motion (ROLL CALL VOTE required). For discussion of an item on the Consent Calendar, it will be removed at the request of any member of the City Council or any person in the audience and made a part of the regular agenda.

- A. Administration: Authorization to purchase server equipment and software licenses for the upgrade of the Pentamation Finance software system in the amount of \$38,300.
- B. City Clerk: Approve Meeting Minutes for June 16, 2015
- C. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Carol Perez.
- D. City Clerk: Approve claim for damages and direct the City Clerk to send out notification and payment in the amount of \$881.67 to Kao Moua.
- E. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Noor Memon.
- F. City Manager: Approve the City's response to the 2014-2015 Grand Jury Final Report regarding High Speed Rail Authority.
- G. City Manager: Adopt an amendment to the 2015-16 Fiscal Year Budget.
- H. Human Resources: Approve the selection of Bryce Consulting, Inc. to perform classification and compensation consultant services and authorize the City Manager to execute an agreement with costs not to exceed \$72,000.
- I. Human Resources: Adopt Resolution 15-31-R approving a Paid Sick Leave Policy Pursuant to AB 1522 for Part-Time, Temporary and Seasonal Employees and establishing the Accrual Method and the Minimum Paid Sick Leave Usage Increment
- J. Police: Approve budget amendment from Public Safety Police Impact Fee Account in the amount of \$420,000.00 plus title, escrow and closing costs for the purchase of 422 North Douty Street.
- K. Police: Adopt Resolution 15-30-R designating Darrel Pyle as the signing authority for a San Joaquin Valley Air Pollution Control District Grant.
- L. Public Works: Approve the Final Map and Subdivision Agreement for Tract No. 794, Unit II and adopt the attached Resolution 15-32-R approving an amended Engineer's Report and restructuring Landscape Assessment District No. 06-01 to include Unit II of Tract No. 794.

- M. Public Works: Purchase of 500 residential refuse containers from Toter Wastequip, LLC., in the amount of \$27,621.39 (tax and freight included).
 - N. Public Works: Suggested Routes to School for Hanford Elementary School District and Saint Rose-Thomas McCarthy School.
 - O. Public Works: Suggested Routes to School for Pioneer Elementary School District.
 - P. Public Works: Purchase of 50 commercial refuse containers from Consolidated Fabricators Inc., in the amount of \$27,553.00 (tax and freight included).
 - Q. Finance: Warrant Register 06/11/15-06/30/15
6. PUBLIC HEARINGS:
- A. Police Department: Public hearing to approve the use of the Edward Byrne Memorial Justice Assistance Grant (JAG) for FY 2015 and approve the Interlocal agreement between the City of Hanford and County of Kings.
7. DEFERRED BUSINESS:
- A. Public Works: Approve the attached Cooperative Agreement with the California Department of Transportation "CalTrans" for the construction of improvements on Highway 43 at Lacey Blvd.
 - B. *Item to be pulled and continued to July 21, 2015.*
Community Development: Waive the 2nd reading and adopt Ordinance 15-07 approving Municipal Code Amendment 2015-01 amending Title 17 [Section 17.04.030 and Section 17.28.060 C.1 and E.1] of the Hanford Municipal Code by adding, revising, and/or deleting sections in order to permit or conditionally permit hotels/motels, inns, and apartment hotels in the "CC" Community Commercial, "PC" Planned Commercial, "SC" Service Commercial, "PHD" Planned Highway Development, and "DC" Downtown Commercial zone districts and to remove the size restrictions of medical facilities in the "DC" Downtown Commercial Zone District.
8. NEW BUSINESS:
- A. Community Development: Introduce and waive the 1st reading of Ordinance 15-08 adding Chapter 15.56 of the Hanford Municipal Code pertaining to the plan review and issuance of small residential rooftop solar energy systems.
 - B. Community Development: Adopt Resolution 15-32-R setting a public hearing and declaring its intention to consider a proposal to abandon approximately 46,389 square feet of street located on Energy Street, east of 11th Avenue and north of Idaho Avenue.
 - C. City Manager: Discussion regarding Strategic Planning session with Lyle Sumek.
 - D. Public Works: Approve Resolution 15-33-R approving an interfund loan from the City's Investment portfolio to the City's Transportation Impact Fee fund and Resolution 15-34-R approving the reimbursement of reduced impact fees related to the Development Agreement with 198/32, LLC with sales tax revenue.
9. COUNCIL REPORTS/COMMENTS:
10. ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. City Council Agendas and materials are also available at the City's website, www.cityofhanfordca.com; subject to staff's ability to post the agenda before the meeting.

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}



AGENDA STAFF REPORT

MEETING DATE: 7/7/2015

AGENDA SECTION: 1. A.

SUBJECT:

Public Works: Review of Downtown Buildings Assessment Report

RECOMMENDATION:

BACKGROUND:

At their October 7, 2014 meeting, the City Council awarded a professional services contract to the firm of Lane Engineer's Inc., to perform a downtown buildings structural evaluation / needs assessment for the Bastille, Old Fire Station, Civic Auditorium and Veteran's buildings. The report is now complete.

Staff and representatives of Lane Engineer's will be on hand to discuss the results and findings of the study. A copy of the report executive summary is attached for council review.

FISCAL IMPACT:

ATTACHMENTS:

Description

- ☐ Building Assessments Executive Summary
- ☐ Property Income & Expense Report



LANE ENGINEERS, INC.
Civil • Structural • Surveying
www.laneengineers.com

BUILDING ASSESSMENTS EXECUTIVE SUMMARY

I. Civic Center Auditorium

A. Background Information

- i. Building constructed in 1924 and is currently used for a variety of public functions.
- ii. Designated as a "contributing building" within the City of Hanford's designated historical district.

B. Scope of Work

- i. Perform visual observations only because the building is currently in use, no change of occupancy is anticipated, and no damage has been reported.
- ii. Based on visual observations, offer a professional opinion and assessment of the roof, floor and wall framing systems.
- iii. Perform mortar shear test of unreinforced masonry walls.
- iv. Perform pull-test on plaster ceiling.

C. Summary

- i. There was no evidence of structural distress, settlement, or areas of imminent concern. Overall, building appears to be in very good condition.
- ii. This is an unreinforced masonry (URM) building, which was a common type of construction in 1924. Historically, URM buildings have performed poorly in major seismic events.
- iii. Structural deficiencies noted from visual observations include, but are not limited to:
 - a. Walls are not anchored to the roof framing.
 - b. Roof parapets are not braced.
 - c. Loose bricks at chimney top.
 - d. Chimney is not braced to main building.
 - e. Architectural appendages are unanchored to main building.
- iv. Mortar shear strength indicates the mortar is in excellent condition.
- v. Plaster ceiling system:
 - a. Results from ceiling testing and visual observations indicate the ceiling system has significant strength to support its own weight and should perform safely for many more years under static conditions.
 - b. Because plaster is a brittle material, under a seismic event it is possible that portions could dislodge and fall to the floor below, which could pose a safety concern for occupants.

D. Course of Action

- i. Construct voluntary seismic upgrades at the time of future renovation work. For example, anchoring the walls to the roof system and bracing the parapets and chimneys could be incorporated into a future reroofing project.
- ii. Suggest performing an in-depth structural seismic evaluation to identify specific



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areas where strengthening will increase life-safety performance and enhance the ability of the building to withstand a significant earthquake. This evaluation can be performed at any time, but it is recommended to be done prior to any major renovation work in order to identify elements that could be strengthened and incorporated into the work.

II. Veteran's Memorial Building

A. Background Information

- i. Constructed in 1925 and is currently used for a variety of public functions.
- ii. Designated as a "contributing building" within the City of Hanford's designated historical district.

B. Scope of Work

- i. Perform visual observations only because the building is currently in use, no change of occupancy is anticipated, and no damage has been reported.
- ii. Based on visual observations, offer a professional opinion and assessment of the roof, floor and wall framing systems.
- iii. Perform an exterior American with Disabilities act (ADA) assessment on the facility.

C. Building Summary

- i. There was no evidence of structural distress, settlement, or areas of imminent concern. Overall, the building appears to be in very good condition.
- ii. This is an unreinforced masonry (URM) building, which was a common type of construction in 1925. Historically, URM buildings have performed poorly in major seismic events.
- iii. Structural deficiencies noted from visual observations include, but are not limited to:
 - a. Walls are not anchored to the roof framing.
 - b. Roof joists cut near the mechanical units.
 - c. Brick veneer is cracked at northern chimney.
- iv. Bow-string trusses:
 - a. A portion of the roof is framed with bow-string trusses. It must be emphasized that based on visual observations, there were no signs of structural distress, however, we recommend annual inspections to monitor any changed condition or signs of distress (such as splits near bolted connections) as these types of trusses can sometimes be in an overstress condition.

D. ADA Findings/Recommendations

- i. Upgrade accessible parking and path of travel to entry to comply with current accessibility standards.



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E. Course of Action

- i. Construct voluntary seismic upgrades at the time of future renovation work. For example, anchoring the walls to the roof system and sealing the cracked veneer at the north chimney could be incorporated into a future reroofing project.
- ii. Provide blocking and proper support/strengthening of the cut roof joists near the mechanical units.
- iii. Conduct a more detailed structural analysis of the bow-string trusses if signs of structural distress are noted or large renovation project is undertaken.
- iv. Suggest performing an in-depth structural seismic evaluation to identify specific areas where strengthening will increase life-safety performance and enhance the ability to withstand a significant earthquake. This evaluation can be performed at any time, but is recommended to be done prior to any major renovation work in order to identify elements that could be strengthened and incorporated into the work.

III. Old Fire Station

A. Background Information

- i. Building constructed in 1940's and has been unoccupied since 1989.
- ii. It is NOT a "contributing building" within the City of Hanford's designated historical district.

B. Scope of Work

- i. Perform a fire and life-safety building code analysis for a change in use from a fire station to a community center.
- ii. Review the structural building evaluation report from *Teter* completed in 1993. Update the report, if necessary, to meet current code requirements.
- iii. Perform an evaluation of the electrical system to identify elements, if any, that can be salvaged and reused.
- iv. Provide cost estimates prepared by a contractor experienced in building renovations.
- v. Perform an exterior (i.e., site) ADA review.

C. Building Summary

- i. There was no evidence of structural distress, settlement, or areas of imminent concern. Overall, the building appears to be in fair condition due to not being occupied for over 20 years and a lack of maintenance at one point in time.
- ii. Building is constructed with reinforced concrete walls and reinforced concrete frames.
- iii. *Teter*'s report and its overall recommendations are still valid for current code requirements.
- iv. Building does not have a fire sprinkler system.
- v. The second floor currently has one stairway. A second stairway is required for exiting.



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- vi. The existing electrical system is inadequate and must be replaced in its entirety (i.e., service, panels, distribution, etc.).
- vii. Should the building be converted from a fire station to a community center, the building code considers this as a change in use from a lower hazard (fire station) to a higher hazard (community center) occupancy. Because of the change in use to a higher hazard occupancy, the entire building (after renovation) must comply with current code requirements. In other words, the renovated building must meet the same standards as a new building.

D. ADA Findings/Recommendations

- i. Upgrade accessibility parking and path of travel to entry to comply with current accessibility standards.
- ii. Accessibility inside the entire building must comply with current standards if converted to a community center – including an elevator to the second floor.

E. Opinion of Probable Costs for Renovation

- i. Total renovation cost: \$2,185,350
- ii. Refer to attached Opinion of Probable Cost for additional information.

IV. Bastille

A. Background information

- i. Building constructed in 1897 and used as a jail until 1964. For about 10 years, it operated as a museum. From 1977 to 2009, it opened as a restaurant under various owners and names. It has been unoccupied since 2009.
- ii. Designated as a “contributing building” within the City of Hanford’s designated historical district.

B. Scope of Work

- i. Perform a building survey using digital scanning technology. The survey provides important data needed to perform a structural evaluation and assessment.
- ii. Perform mortar shear testing on unreinforced masonry walls to evaluate the structural integrity of the walls and mortar.
- iii. Provide a structural building evaluation utilizing ASCE 41-13 (Seismic Evaluation and Retrofit of Existing Buildings).
- iv. Perform an evaluation of the electrical system to identify elements, if any, that can be salvaged and reused.
- v. Provide cost estimates prepared by a contractor experienced in building renovations.
- vi. Perform an exterior (i.e, site) ADA review.

C. Building Summary

- i. There was no evidence of structural distress, settlement, or areas of imminent



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- structural concern. Overall, the building appears to be in very good condition, with the exception of the metal roofing system, which is in need of replacement.
- ii. This is an unreinforced masonry (URM) building, which was a common type of construction in 1897. Historically, URM buildings have performed poorly in major seismic events.
 - iii. Because the building will undergo alterations and/or repairs, all work must comply with requirements contained in the 2013 California Historical Building Code (CHBC).
 - iv. The structural assessment noted in paragraph B(ii) above is based on “*life safety*” building performance level. This performance level means that under a significant earthquake event, there may be extensive damage to structural and nonstructural building components, but injuries to occupants or people in the immediate vicinity are minimized. Repairs may be required for re-occupancy of the building and it is possible that such repairs could be deemed economically impractical. In order to achieve a “life-safety” performance level, the following strengthening work is required:
 - a. Anchor walls to the roof and floor framing.
 - b. Re-point the mortar joints throughout the structure.
 - c. Install an independent gravity system to carry roof and floor framing members.
 - d. Anchor the tower to the main structure or create its own lateral force resisting system.

D. ADA Findings/Recommendations

- i. Upgrade accessible parking and paths of travel to each entry to comply with current accessibility standards.
- ii. Provide accessible entrances to each portion of building. Ramps with handrails are required to access the various levels (does not necessarily have to go through the front entry).

E. Opinion of Probable Costs for retrofit

- i. Owner renovation costs
 - a. Task 1: Building Conservation = \$302,350
 - b. Task 2: Structural and Life Safety = \$90,020
 - c. Task 3: Electrical/ADA Upgrades = \$181,150
 - d. Overall Total: \$573,520
- ii. Refer to attached Opinion of Probable Cost for additional information.



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BASTILLE OPINION OF PROBABLE COST SUMMARY

Building Conservation

Remove and replace roof above office including seismic ties.....	\$132,500
Repoint exterior masonry walls	\$76,000
Engineering Design.....	\$41,700
Testing & Inspection.....	\$20,850
Budget Contingency (based on 15% of construction costs)	<u>\$31,300</u>
Total:	\$302,350

Structural and Life Safety Repairs

Tower structure	\$16,400
Structural Steel and Anchor Ties at Jail.....	\$45,700
Architectural/Engineering Design	\$12,420
Testing & Inspection.....	\$6,200
Budget Contingency (based on 15% of construction costs)	<u>\$9,300</u>
Total:	\$90,020

Electrical/ADA Upgrades

Electrical ³	\$89,250
ADA Path of Travel Requirements.....	\$35,700
Architectural/Engineering Design	\$25,000
Testing & Inspection.....	\$12,500
Budget Contingency (based on 15% of construction costs)	<u>\$18,700</u>
Total:	\$181,150

Overall Total: \$573,520

Notes:

1. Costs are based on prevailing wages.
2. Costs contained herein do not include costs for tenant improvements which are customarily borne by the tenant.
3. Electrical costs shown is for constructing a new service to the building. All demolition and new construction costs for the electrical system inside the building shall be borne by the tenant.
4. Because LEI has no control over the cost of labor, materials, or equipment, the contractor's methods of determining prices, competitive bidding and market conditions, LEI cannot and does not guarantee that proposals, bids or the construction cost will not vary from opinions of probable cost provided herein.



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OLD FIRE STATION OPINION OF PROBABLE COST SUMMARY

Structural Repairs

Demolition and Reconstruction of Structural Roof and Floor for Seismic	\$72,150
Removal and Replacement of Roofing Material	\$63,500
Infill of Existing Openings.....	\$61,200
Steel Beam Reinforcement for Wall Bracing	\$17,400
Total:	\$214,250

Renovation

Fire Suppression System.....	\$65,450
(Assumes appropriate water source exists)	
Electrical	\$380,800
ADA Path of Travel Requirements	\$14,400
Rebuild Staircase	\$7,100
Secondary Staircase	\$8,600
Elevator	\$208,250
Other Renovation Costs ²	\$684,800
Total:	\$1,369,400

Additional Costs

Architectural/Engineering Design	\$205,900
Testing & Inspection	\$158,300
Budget Contingency (based on 15% of construction costs)	\$237,500
Total:	\$601,700

Overall Total: \$2,185,350

Notes:

1. Costs are based on prevailing wages.
2. Includes additional costs for plumbing, HVAC, windows, doors, finishes, etc. required for a complete renovation. Cost data used is from *RSMeans*, a cost estimating service. These costs are order of magnitude only. Costs for furnishings are not included.
3. Because LEI has no control over the cost of labor, materials, or equipment, the contractor's methods of determining prices, competitive bidding and market conditions, LEI cannot and does not guarantee that proposals, bids or the construction cost will not vary from opinions of probable cost provided herein.

INVOICES

 RA:Property Management/City Owned Property Income and Expense Report
 7/2/2015 11:00 AM

Attachment: Exhibit G Property #7 (1717 : Finding of Consistency - Seven Surplus Properties)

NAME	ADDRESS		MONTHLY RENTS	ANNUAL RENTS	ESTIMATED 15/16 ANNUAL EXPENSES	ANNUAL INCOME LESS EXP (+/-)	SQ FT	COST PER SQ FT
CELL LEASES								
AT & T SERVICES ASSET#10102176	1502 N Brown St		1,591.08	19,092.96	-		19,092.96	Annual
CRICKET COMMUNICATIONS			2,155.04	25,860.48	-			Monthly
CRICKET COMMUNICATIONS #2			2,010.14	24,121.68	-			Monthly
		SUBTOTAL	5,756.26	69,075.12	-	\$ 69,075.12		
CITY OWNED BUILDINGS								
GOODWILL INDUSTRIES								
RABOBANK	218 N Douty		4,000.00	48,000.00	-		18,000	0.22
CARNEGIE MUSEUM			4,823.90	57,886.80	-		4,398	1.10
		SUBTOTAL	8,823.90	105,886.80	-	105,887.80		
CITY HALL LEASES								
YORK, MARK	323 N Douty		632.09	7,585.08	-		578	1.09
SOUTHERN CALIFORNIA GAS	319 N Douty		1,158.89	13,906.68	-		678	1.71
		SUBTOTAL	1,790.98	21,491.76	-	21,491.76		
TRAIN STATION LEASES								
BUILDING EXPENSES*								
SUNLAND AGENCY	200 Santa Fe Suite D (AMTRAK BUILDING)		234.00	2,808.00	46,610.00			
VACANT	200 Santa Fe Suite E (AMTRAK BUILDING)		1,347.00	12,123.00			390	0.60
AMTRAK				30,296.00			1,347	
		SUBTOTAL	1,581.00	45,227.00	46,610.00	(1,383.00)		
OTHER PROPERTIES								
BMX								
OLD FIRE STATION (LACEY)			150.00	1,800.00				
HIDDEN VALLEY			-	-				
BASTILLE			-	-	2,500.00			
APN 012-095-001 (OLD WATER TOWER)			-	-				
APN 012-095-011 (OLD WATER TOWER)			-	-				
		SUBTOTAL	150.00	1,800.00	2,500.00	\$ (700.00)		
COURTHOUSE								
BUILDING EXPENSES*								
ASSEMBLY COMMITTEE ON RULES (Salas)	113 Court Street Suite 201				201,310.00			
CHELSEA VERBOON	113 Court Street Suite 101		389.57	4,674.84			409	0.95
COUNTRY CLUB MORTGAGE, INC	113 Court Street Suite 202		389.80	4,677.60			409	0.95
DUNN ENGINEERING, MICHAEL	113 Court Street Suite 103		387.40	4,648.80			408	0.95
HAMMERSCHMIDT BROUGHTON LAW	113 Court Street Suite 209		544.86	6,538.32			418	1.30
HANFORD CHAMBER OF COMMERCE			692.47	8,309.64			727	0.95
VACANT	113 Court Street Suite 102		1.00	12.00				
KARING 4 KIDS FOSTER FAMILY	113 Court Street Suite 210, 211		414.00	3,726.00			414	1.00
MADDELEIN & ASSOCIATES	113 Court Street Suite 203		1,313.05	15,756.60			1,373	0.95
MARTIN LAW	113 Court Street Suite 208		994.36	11,932.32			737	1.35
ORTHOPAIDEC ASSC (MOCHIZUKI)	113 Court Street Suite 111		729.61	8,755.32			766	0.95
SALON COTOURE (Lisa Martins)	1130 Court Street Suites 108, 105, 106		439.52	5,274.24			298	1.47
SENATE RULES COMMITTEE VIDAK	113 Court Street Suite 205 and 207		1,721.50	20,658.00			1,837	0.94
		SUBTOTAL	1,248.72	14,984.64			1,311	0.95
			9,265.86	111,190.32	201,310.00	\$ (90,119.68)		
KIOSKS								
KIOSKS EXPENSES - replace awning								
SHOE SHINE STAND					8,000.00			
HOT DIGGITY DOG HUT	311 Irwin		25.00	300.00			KIOSK	
RAVENS	317 Irwin		500.00	6,000.00			KIOSK	
CALI CUTI	317A Irwin Street		325.00	3,900.00			KIOSK	
KRISTEN SMITH	319 Irwin		250.00	3,000.00			KIOSK	
ARENIVAS, JESUS	319A Irwin		325.00	3,900.00			KIOSK	
TROPICAL HUT	321 Irwin		250.00	3,000.00			KIOSK	
		SUBTOTAL	325.00	3,900.00			KIOSK	
			2,000.00	24,000.00	8,000.00	\$ 16,000.00		
		TOTAL		378,672.00	258,420.00	\$ 120,252.00		

Estimated based on nine months.

Potential for Loss

 * Expenses include insurance, utilities, maintenance. Does not include upgrades or rehab costs.
 Property management costs are not included