

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, June 9, 2020

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 **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

CONSENT CALENDAR

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

- 1. Approval of the Minutes of the April 28, 2020 Meeting**
- 2. TIME EXTENSION 2020-04, a request to extend the life of Tentative Tract 915 and Planned Unit Development No. 2018-01 (Amendment #1) for 24 months. The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046).**

GENERAL BUSINESS

- 3. Community Development: Review of the Citizen's Initiative submitted by Save Our Parkland, to change the land use and zoning on land adjacent to Hidden Valley Park and in the northwest area of the city to remove future parks.**
- 4. Five Year (FY 21-25) Capital Improvement Plan (CIP) Finding of Consistency with the General Plan, in accordance with California Government Code Section 65401.**

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Dooty 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. Dooty 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. Dooty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.



**AGENDA
STAFF REPORT**

MEETING DATE: 6/9/2020	AGENDA SECTION: 1
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SUBJECT:

Approval of the Minutes of the April 28, 2020 Meeting

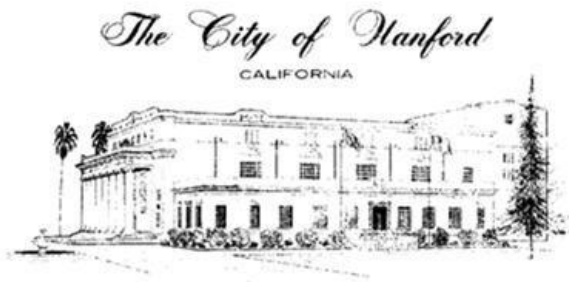
RECOMMENDATION:

Approve the minutes of the April 28, 2020 meeting.

FISCAL IMPACT:

ATTACHMENTS:

04-28-2020



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, April 28, 2020

Video teleconference via zoom. Planning commissioners will attend remotely.

Zoom meeting information:

<https://us02web.zoom.us/j/84797742213?pwd=aTF0clpyVDJwMzd0ZVdreldKVVWlvQT09>

(Limited virtual access)

CALL TO ORDER

Chairperson DOUGLAS called the meeting to order at 5:30 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	
Travis Paden		Present	
Savino Perico		Absent	
Angel Vee Galvan		Present	
Roger Snow		Present	
Jacob Sanchez		Present	
Jason Kemp Van Ee		Present	

INVOCATION

Chairperson DOUGLAS called for a moment of silence for all who are suffering, and those who have died, due to COVID-19.

FLAG SALUTE

Chairperson DOUGLAS led the flag salute.

PUBLIC COMMENT

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

None.

CONSENT CALENDAR

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

Motion to approve the Consent Calendar.

(Commissioner PADEN was temporarily disconnected from the virtual meeting and is counted absent for the vote. Shortly thereafter, he was able to rejoin the meeting.)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jacob Sanchez
SECONDER:	Jason Kemp Van Ee
AYES:	Douglas, Galvan, Snow, Sanchez, Kemp Van Ee
ABSENT:	Paden, Perico

- 1. Approval of the Minutes of the January 14, 2020 Meeting**
- 2. Approval of the Minutes of the February 11, 2020 Meeting**
- 3. TIME EXTENSION 2020-01, a request to extend the life of Tentative Tract 924 and Planned Unit Development No. 2017-01 for 24 months. The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).**
- 4. TIME EXTENSION 2020-02, a request to extend the life of Tentative Tract 922 for 24 months. The property is located west of Mustang Drive and east of 13th Avenue (APN 009-030-161)**

PUBLIC HEARING

Zone Text Amendment No. 2020-01, a request to amend Title 17, Section 17.56.230 of the Hanford Municipal Code in order to expand on the City's existing mural regulations.

Chairperson DOUGLAS opened the public hearing at 5:38 p.m. and called for the Staff Report. Senior Planner Myers presented the staff report, recommended adoption of the Resolution, and invited questions of staff.

Chairperson DOUGLAS opened Public Comment.

There being no public comments nor comments from the Commissioners, Chairperson DOUGLAS called for a motion.

Motion to adopt Resolution 2020-03, recommending approval of Zone Text Amendment 2020-01 to the City Council.

(Commissioner GALVAN was unable to hear most of the presentation, due to a poor connection, so was considered absent for this vote.)

RESULT:	APPROVED [4 TO 0]
MOVER:	Jacob Sanchez
SECONDER:	Jason Kemp Van Ee
AYES:	Douglas, Snow, Sanchez, Kemp Van Ee
ABSTAIN:	Paden
ABSENT:	Perico, Galvan

DIRECTOR'S COMMENTS

Community Development Director Mata thanked everyone for participating in this meeting, as much as they could.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner PADEN asked if it would be possible to hold future virtual meetings in a larger space, such as the Civic Auditorium, so that the Commissioners could all be physically present. Director Mata indicated that might cause other logistical complications, and the meetings would continue to be held in the Council Chambers via Zoom.

ADJOURNMENT

Chairperson DOUGLAS adjourned the meeting at 5:51 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 6/9/2020	AGENDA SECTION: 2
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SUBJECT:

TIME EXTENSION 2020-04, a request to extend the life of Tentative Tract 915 and Planned Unit Development No. 2018-01 (Amendment #1) for 24 months. The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046).

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - Time Extension No. 2020-04
 Resolution No. 2020-06
 Attachment 1 Tentative Tract 915
 Attachment 2 - Planned Unit Development No. 2018-01 (Amendment #1)
 Attachment 3 - Original PUD and TT Staff Report
 Attachment 4 - PUD Amendment Staff Report
 Attachment 5 - Resolution No. 2018-16 (TT 915)
 Attachment 6 - Resolution 2019-20 (PUD)

CITY OF HANFORD PLANNING COMMISSION STAFF REPORT

MEETING DATE: Tuesday, June 9, 2020

PROJECT: **TIME EXTENSION 2020-04**, a request to extend the life of Tentative Tract 915 and Planned Unit Development No. 2018-01 (Amendment #1) for 24 months.

LOCATION: The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046).

PROJECT PLANNER: Gabrielle de Silva, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2020-06, approving Time Extension No. 2020-04.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2020-06, approving Time Extension No. 2020-04.

PROJECT PROPOSAL

Time Extension No. 2020-04 is a request by Enclave Developers, Inc. to extend the life of Tentative Tract Map 915 and Planned Unit Development No. 2018-01 for 24 months, in order to extend the expiration of the tentative map to record a final map. If approved, the time extension would extend the expiration of the project from June 26, 2020 to June 26, 2022.

Tentative Tract Map 924 is attached – **Attachment 1**. Planned Unit Development is attached – **Attachment 2**.

BACKGROUND INFORMATION

Tentative Tract 915 and Planned Unit Development No. 2018-01 were presented to and approved by the Planning Commission on June 26, 2018.

Planned Unit Development No. 2018-01 (Original)

Planned Unit Development No. 2018-01 is a request to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915.

Vesting Tentative Tract 915

Vesting Tentative Tract 915 is a request to subdivide a 14.29-acre parcel into 66 residential lots in the R-L-5 Low-Density Residential Zone District with a planned unit development overlay.

Due to a request to make changes to Planned Unit Development No. 2018-01, a project amendment was presented to the Planning Commission on August 13, 2019. Planned Unit Development No. 2018-01 Amendment #1 included:

1. The proposal for a rolled curb throughout the subdivision
2. A slight reduction in lot widths– the lot widths are less than those permitted under the originally approved planned unit development
3. Lot configuration changes to interior corner lots – specifically lots 10 – 11, 33 – 34, 37 – 38, and 48 – 49

Tentative Tract 915 is attached as Attachment 1.

Planned Unit Development No. 2018-01 (Amendment 1) is attached as Attachment 2.

Figure 1:
Land Use



Figure 2:
General Plan Designation Low-Density Residential

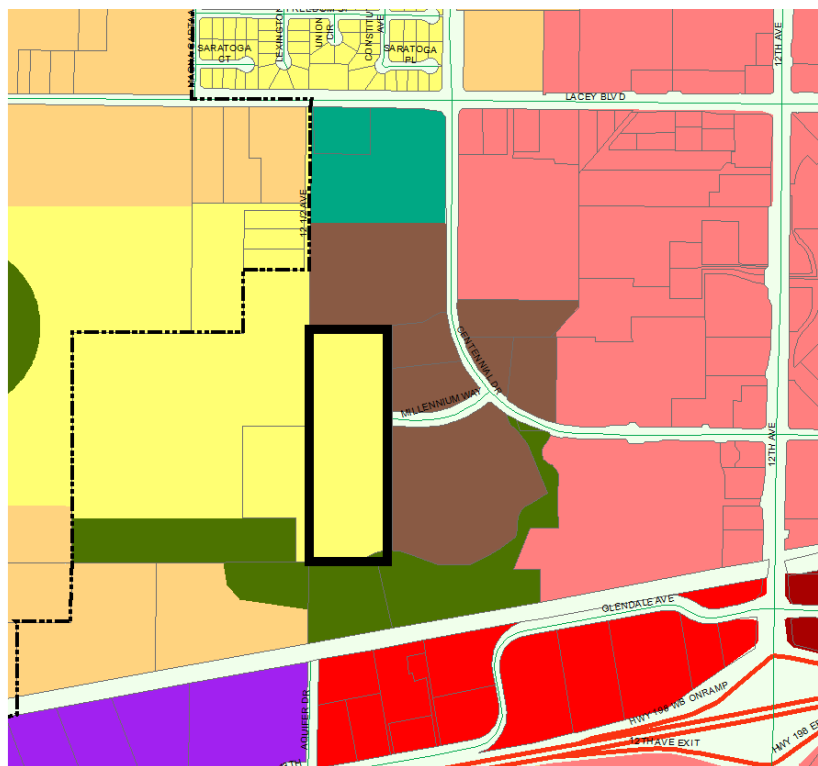
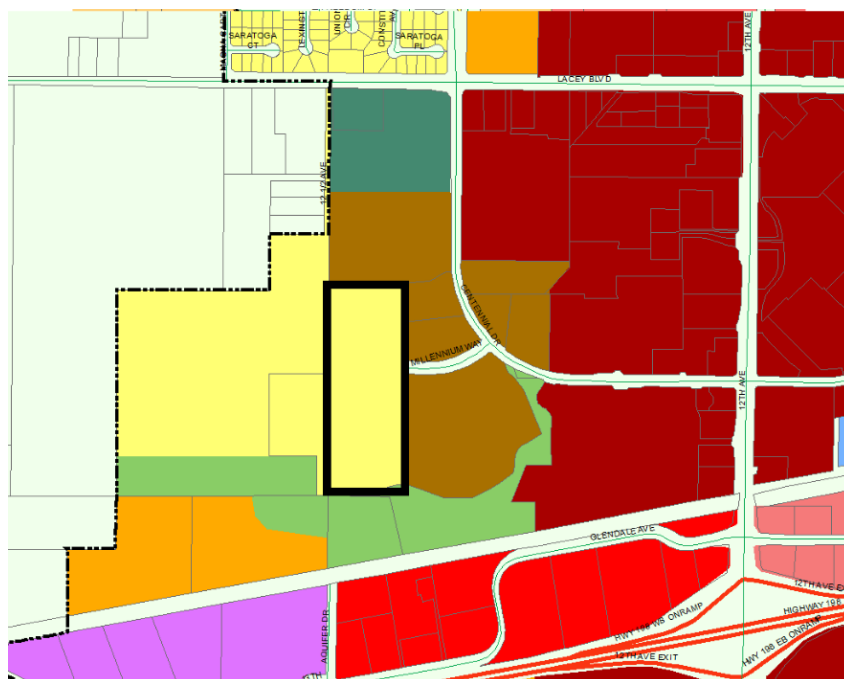


Figure 3:
Zoning Designation R-L-5 Low-Density Residential



A full analysis of Tentative Tract Map 915 and Planned Unit Development No. 2018-01 appears in the original Planning Commission staff report – **Attachment 3** and Planned Unit Development No. 2018-01 (Amendment #1) – **Attachment 4** for the Commission’s review.

Resolution No. 2018-16, approving Tentative Tract 915, is attached as **Attachment 5**.

Resolution No. 2019-20, approving Planned Unit Development No. 2018-01 (Amendment #1) is attached as **Attachment 6**.

PROJECT EVALUATION

Due to the need to record a final map for the project, the applicant is requesting a 24-month time extension, thus extending the expiration of Tentative Tract 915 and subsequently, Planned Unit Development No. 2018-01 to June 26, 2022. In accordance with Section 17.82.100 of the Hanford Municipal Code, when any planned unit development permit that is approved in conjunction with a tentative subdivision map, pursuant to Title 16, the planned unit development shall not expire unless the tentative subdivision map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the planned unit development permit.

In accordance with Section 16.32.090 of the Subdivision Ordinance, “an approved or conditionally approved vesting tentative map shall expire at the end of the same time period, and shall be subject to the same extensions established by the California Government Code (Section 66452.6), as amended for non-vesting tentative maps. The total of all time extensions for vesting tentative maps shall not exceed three years, except when automatically extended, as provided by California Government Code Section 66452.6, as amended.”

Analysis:

Tentative Tract 915 is consistent with the current General Plan Designation – Low-Density Residential and with approval of Planned Unit Development No. 2018-01, is consistent with the applicable zoning designation – R-L-5 Low-Density Residential.

The Planning Commission may grant a total time extension of three years. The map has not been extended previously; therefore, the map is eligible for the 24-month requested extension.

No automatic State map extensions are applicable to this project.

ENVIRONMENTAL ASSESSMENT

Mitigated Negative Declaration No. 2018-06 was adopted for the project on June 26, 2018 and Addendum No. 1 for Mitigated Negative Declaration No. 2018-06 was certified for Planned Unit Development No. 2018-01 (Amendment #1) on August 13, 2019, certifying that the project would not have a significant adverse impact on the environment with the incorporation of mitigation measures.

CONDITIONS OF APPROVAL

That a two-year time extension for Tentative Tract Map 915 and Planned Unit Development No. 2018-01 (Amendment #1) be approved, in accordance with the existing conditions in Resolution No. 2018-16 and 2019-17, and with the addition of the following conditions:

1. That the new expiration date of Tentative Tract Map 915 be June 26, 2022.
2. That the new expiration date of Planned Unit Development No. 2018-01 (Amendment #1) be June 26, 2022.
3. That all subdivision improvements shall conform to the City of Hanford Construction Standards, Specifications, Ordinances and Policies in effect on the date of the extension approval and shall be subject to fees currently in effect at time of development.

Applicant/Property Owner:

Enclave Developers, Inc.
480 E. Bogert Trail
Palm Springs, CA 92264

RESOLUTION NO. 2020-06

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
 APPROVING TIME EXTENSION NO. 2020-04, A REQUEST TO EXTEND THE LIFE OF
 TENTATIVE TRACT 915 AND PLANNED UNIT DEVELOPMENT NO. 2018-01 FOR 24-
 MONTHS. THE PROJECT PERTAINS TO PROPERTY LOCATED EAST OF 12 ½ AVENUE,
 WEST OF CENTENNIAL DRIVE (APN 011-020-046).**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on June 9, 2020, by motion of Commissioner _____ seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Time Extension No. 2020-04, filed by Enclave Developers, Inc., proposing to extend the life of Tentative Tract 915 and Planned Unit Development No. 2018-01 (Amendment #1) for 24 months, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Title 16 of the Hanford Municipal Code;

WHEREAS, the project pertains to property located at the project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046); and

WHEREAS, a time extension was requested by the applicant pursuant to City Council Hanford Municipal Code Section 17.70.250 and Section 66463.5(c) of the Subdivision Map Act; and

WHEREAS, in accordance with Section 16.32.090 of the Subdivision Ordinance, a vesting tentative map may be extended for a total time of three years, except when automatically extended, as provided by California Government Code Section 66452.6; and

WHEREAS, in accordance with Section 17.82.100 of the Hanford Municipal Code, when any planned unit development permit that is approved in conjunction with a tentative subdivision map pursuant to Title 16 the planned unit development shall not expire unless the tentative subdivision map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the planned unit development permit; and

WHEREAS, findings were made pursuant to Section 66474 of the Subdivision Map Act and Section 17.82.060 of the Hanford Municipal Code; and

THEREFORE, BE IT RESOLVED, that a two-year time extension for Tentative Tract Map 915 and Planned Unit Development No. 2018-01 (Amendment #1) be approved, in accordance with the existing conditions in Resolution No. 2018-16 and 2019-20 and with the addition of the following conditions:

1. That the new expiration date of Tentative Tract Map 915 be June 26, 2022.
2. That the new expiration date of Planned Unit Development No. 2018-01 (Amendment #1) be June 26, 2022.
3. That all subdivision improvements shall conform to the City of Hanford Construction Standards, Specifications, Ordinances and Policies in effect on the date of the extension approval and shall be subject to fees currently in effect at time of development.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford on June 9, 2020 by the following vote:

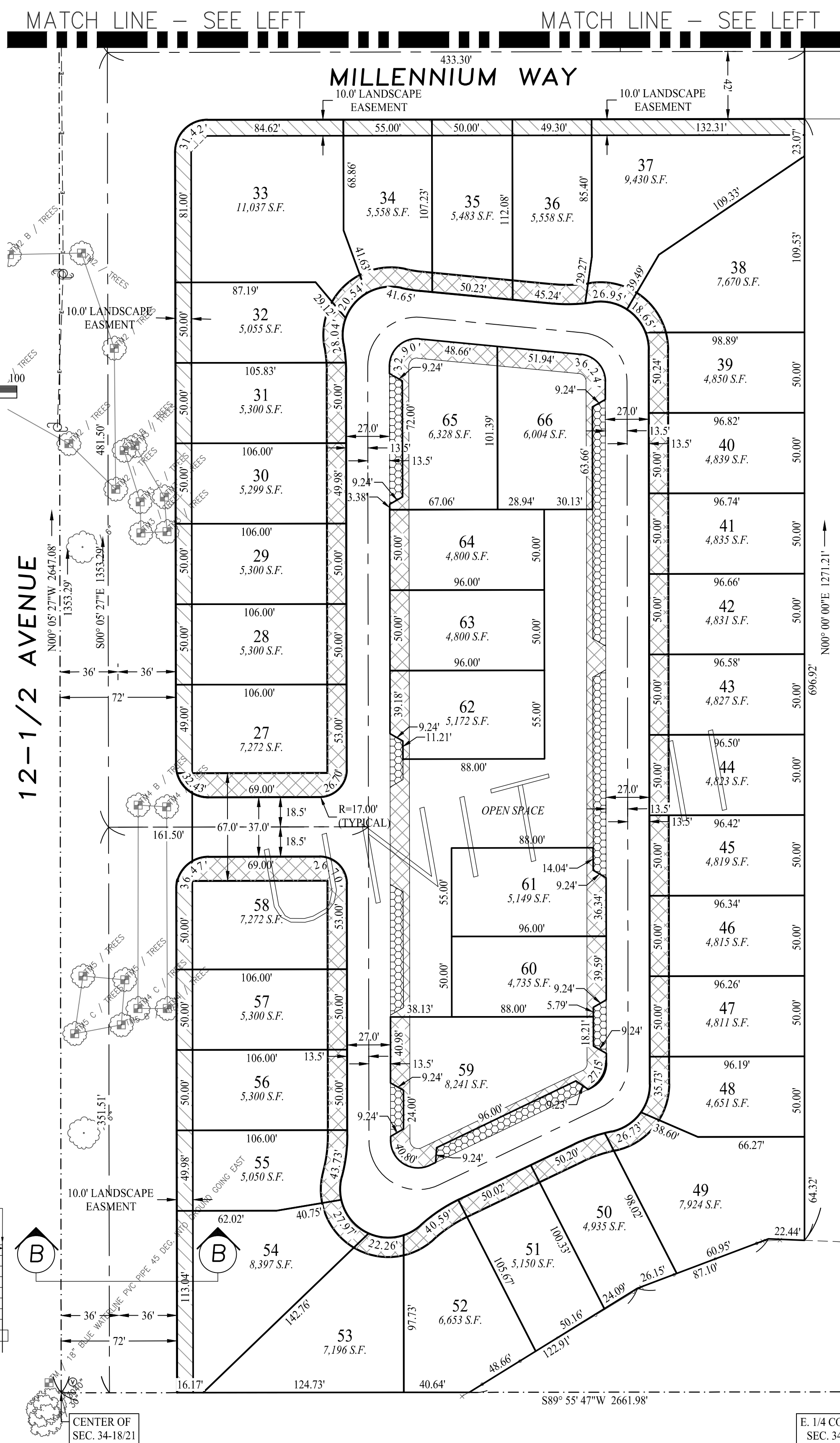
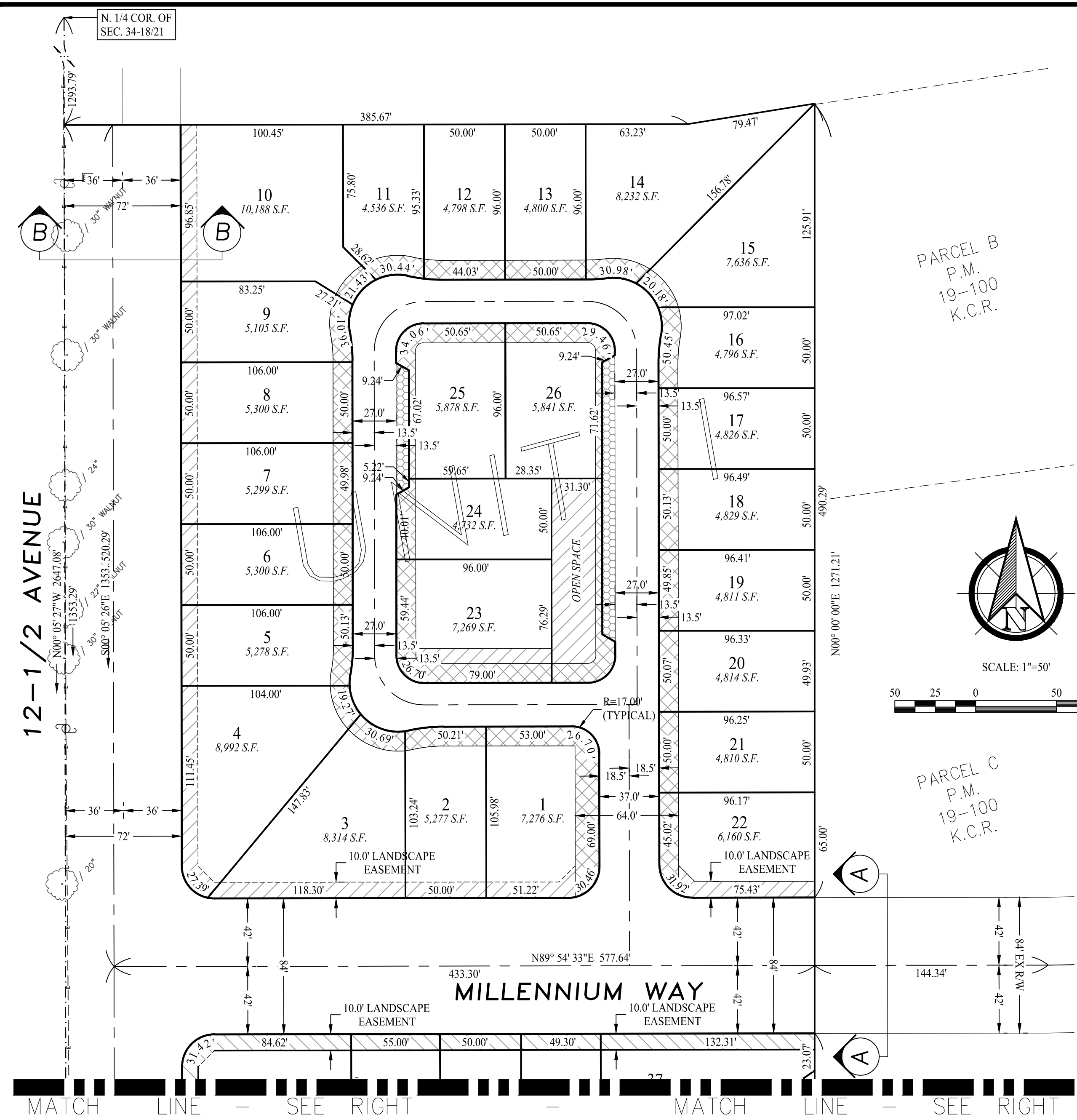
AYES: Commissioners
 NOES: Commissioners
 ABSTAIN: Commissioners
 ABSENT: Commissioners

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

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 9th day of June, 2020.

Darlene R. Mata, Secretary

VESTING TENTATIVE SUBDIVISION MAP
THE ENCLAVE
COUNTY TRACT NO. 915
CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA



LEGAL DESCRIPTION

APN: 011-020-046
REAL PROPERTY IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS:

THE OMITTED PARCEL AS SHOWN ON PARCEL MAP RECORDED IN BOOK 19 AT PAGE 100 OF
PARCEL MAPS, RECORDS OF KINGS COUNTY, CALIFORNIA.

CONTAINING 14.122 ACRES MORE OR LESS

OWNERS & APPLICANT

ENCLAVE DEVELOPERS, LLC
ATTN.: DAN BAILEY
P.O. BOX 5818
PALM SPRINGS, CA 92263
A.P.N.: 011-020-046

GENERAL INFORMATION

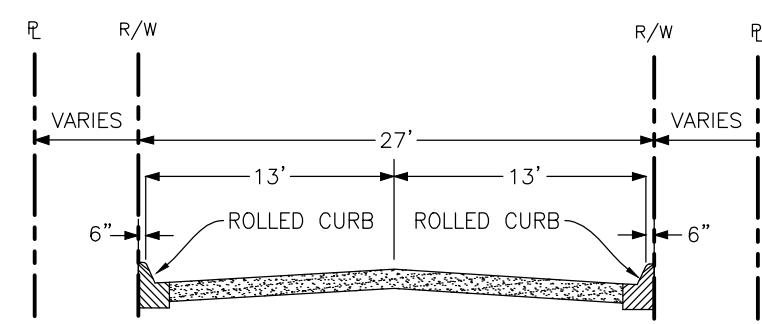
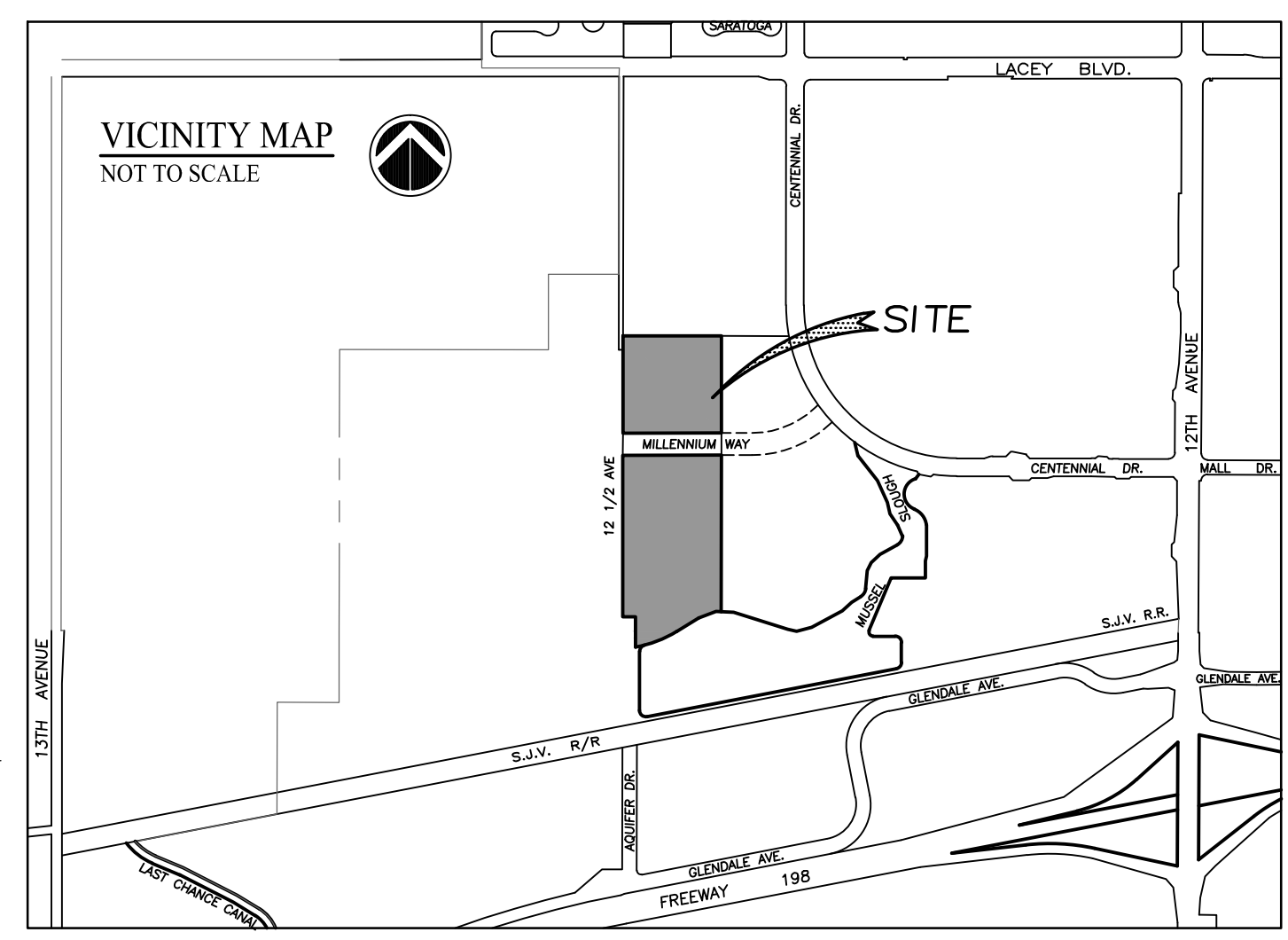
EXISTING ZONING	R-L-5
PROPOSED ZONING	R-L-5
G.P. DESIGNATION	LOW DENSITY RESIDENTIAL
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
SEWER	CITY OF HANFORD
WATER	CITY OF HANFORD
STORM DRAINAGE	PIPELINE TO SLOUGH SOUTH OF PROJECT
A.P.N.	011-020-046

LOT INFORMATION

NUMBER OF LOTS:	66
MINIMUM LOT SIZE:	4,536 (LOT 11)
MAXIMUM LOT SIZE:	11,037 (LOT 55)
AVERAGE LOT SIZE:	5,907 S.F.
TOTAL AREA:	14.122 ACRES
LOTS PER ACRE:	4.74 (GROSS), 6.97 (NET)
STREET DEDICATION:	3.04 ACRES
STREET DEDICATION (INT.)	1.54 ACRES

LEGEND

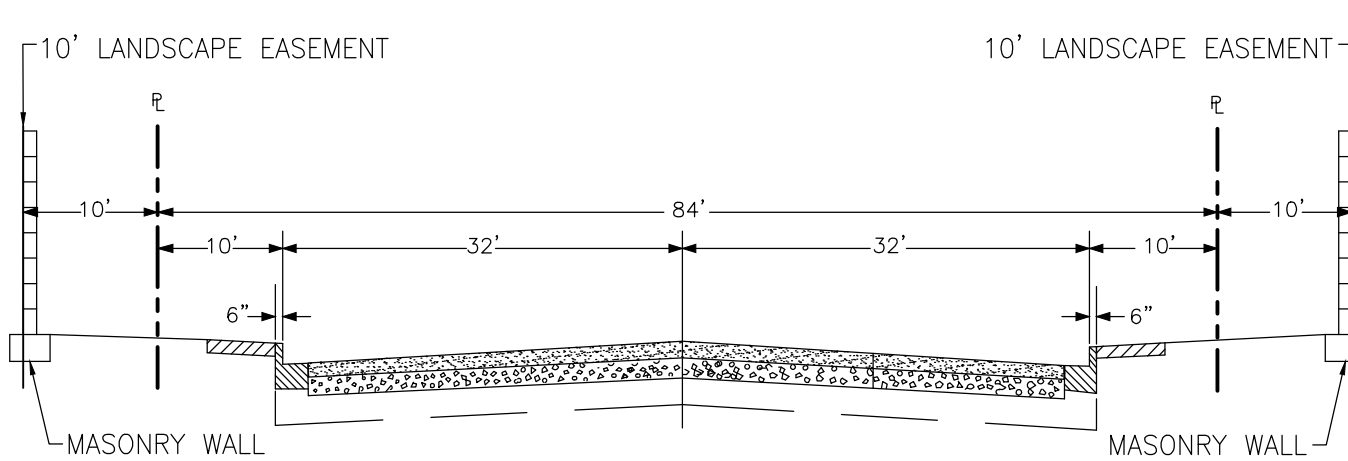
	LANDSCAPE EASEMENT
	LANDSCAPE MAINTENANCE EASEMENT
	PARKING SPACE



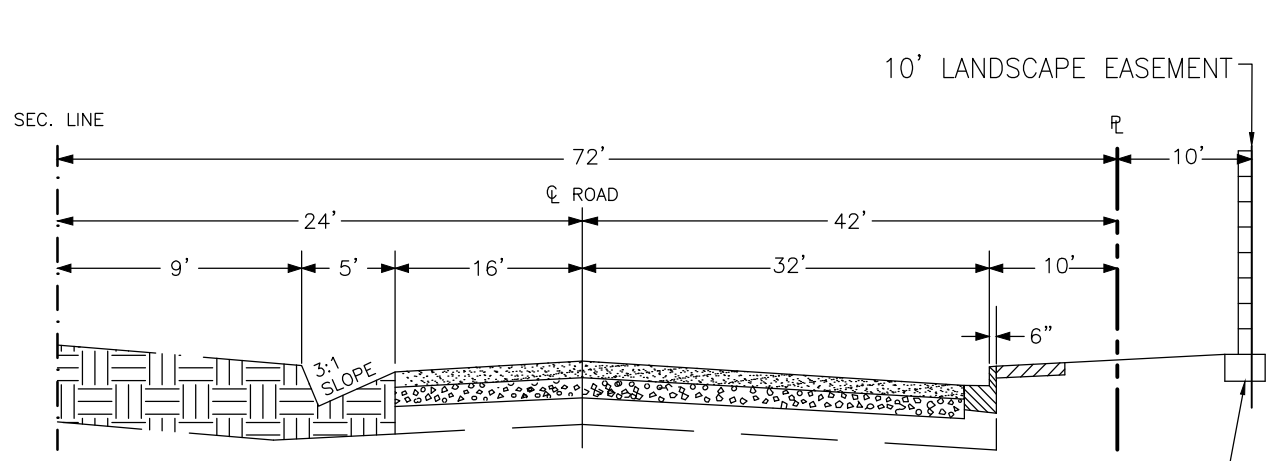
TYPICAL 27' INTERIOR STREET

LEGEND

	LANDSCAPE EASEMENT
	LANDSCAPE MAINTENANCE EASEMENT
	PARKING SPACE



SEC. A-A
12-1/2 AVE
PER CITY STD. ST-23



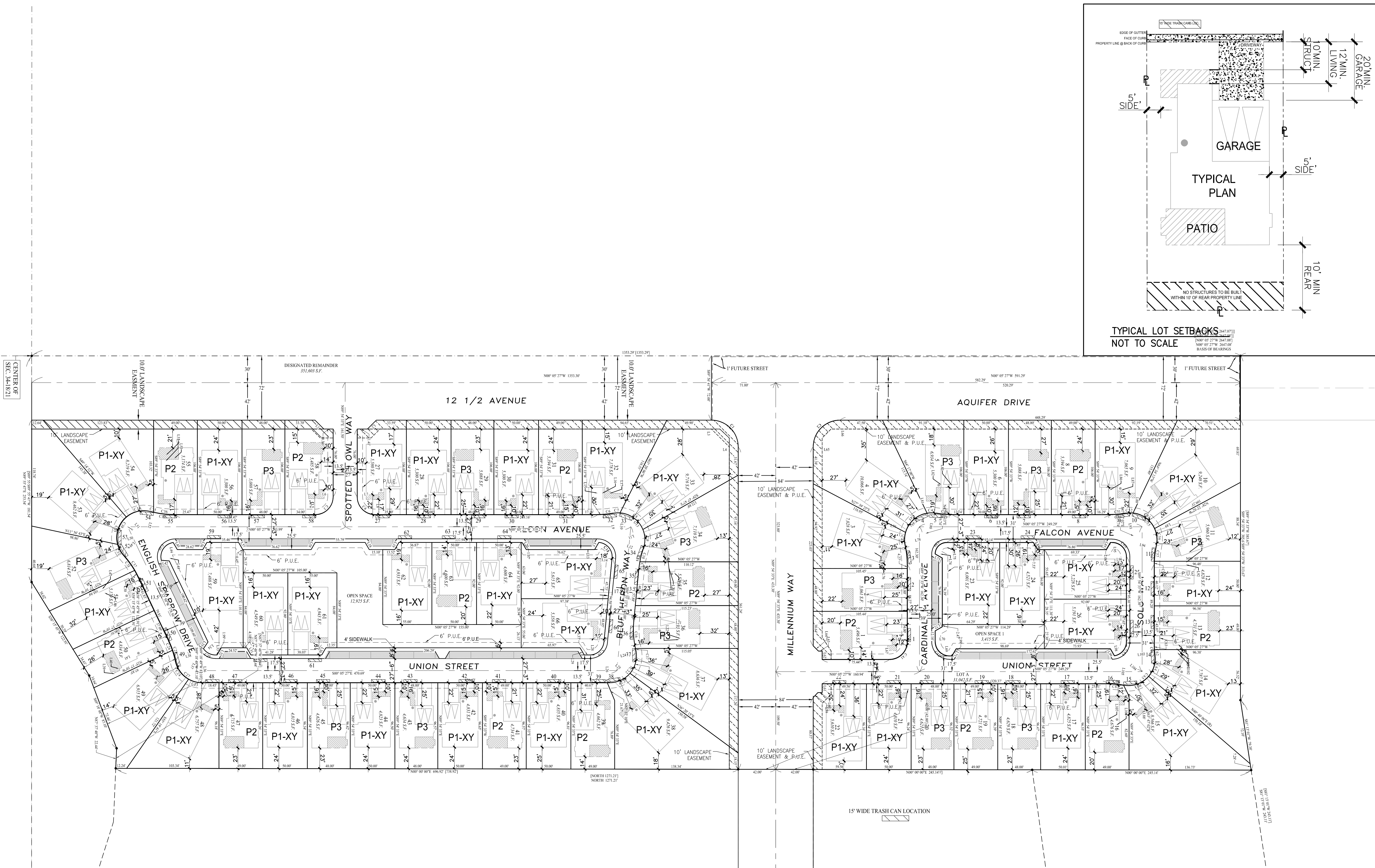
SEC. B-B
12-1/2 AVE
(LOOKING NORTH)
PER CITY STD. ST-23

ENCLAVE DEVELOPERS, LLC

VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT No. 915
THE ENCLAVE
50' x 80' LOTS

CIVIL ENGINEERS
ZUMWALT HANSEN & ASSOCIATES
LAND SURVEYORS
609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY: JRJ
CHECKED BY: JZ
INDEXED BY:
DATE: See Below
JOB NO.: 0752711
SHEET: 1



**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, June 26, 20187
*Continued from Tuesday, June 12 at the request of the applicant***

PROJECT: **Planned Unit Development No. 2018-01:** A request to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915.

Vesting Tentative Tract 915: A request to subdivide a 14.29-acre parcel into 66 residential lots in the R-L-5 Low-Density Residential zone district with a planned unit development overlay.

Mitigated Negative Declaration No. 2018-06: A request to certify that the project will would not have significant adverse impacts on the environment with the incorporation of mitigation measures.

LOCATION: The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046).

PLANNER: Gabrielle de Silva, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Mitigated Negative Declaration No. 2018-06 for the project.
2. Adopt Resolution No. 2018-15, approving Planned Unit Development No. 2018-01.
3. Adopt Resolution No. 2018-16, approving Vesting Tentative Tract 915.

RECOMMENDED MOTION

1. I move to adopt Mitigated Negative Declaration No. 2018-06 for the project.
2. I move to adopt Resolution No. 2018-15, approving Planned Unit Development No. 2018-01.
3. I move to adopt Resolution No. 2018-16, approving Vesting Tentative Tract 915.

PROJECT DESCRIPTION

Under Planned Unit Development No. 2018-01 and Vesting Tentative Tract 915, the applicant proposes to subdivide a 14.29-acre parcel into 66 residential lots in the R-L-5 Low-Density Residential zone district with a planned unit development overlay.

See Planned Unit Development No. 2018-01, attached as **Attachment 1**.

See Planned Unit Development No. 2018-01's proposed elevations and floor plans, attached as **Attachment 2**.

See Vesting Tentative Tract Map 915, attached as **Attachment 3**.

BACKGROUND INFORMATION

The site is designated by the General Plan as Low-Density Residential and zoned R-L-5 Low-Density Residential. A General Plan designation of Low-Density Residential allows a density range between two and 10 units per acre. The R-L-5 Low-Density Residential district requires a minimum 5,000 square-foot lot area per site. According to the General Plan Policy L31, the purpose of the low-density residential land use designation is to provide mainly single-family development on lot sizes typically found in urban settings. Policy L33 further states, "While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

Figure 1:
Land Use



Figure 2:
General Plan Designation
Low-Density Residential

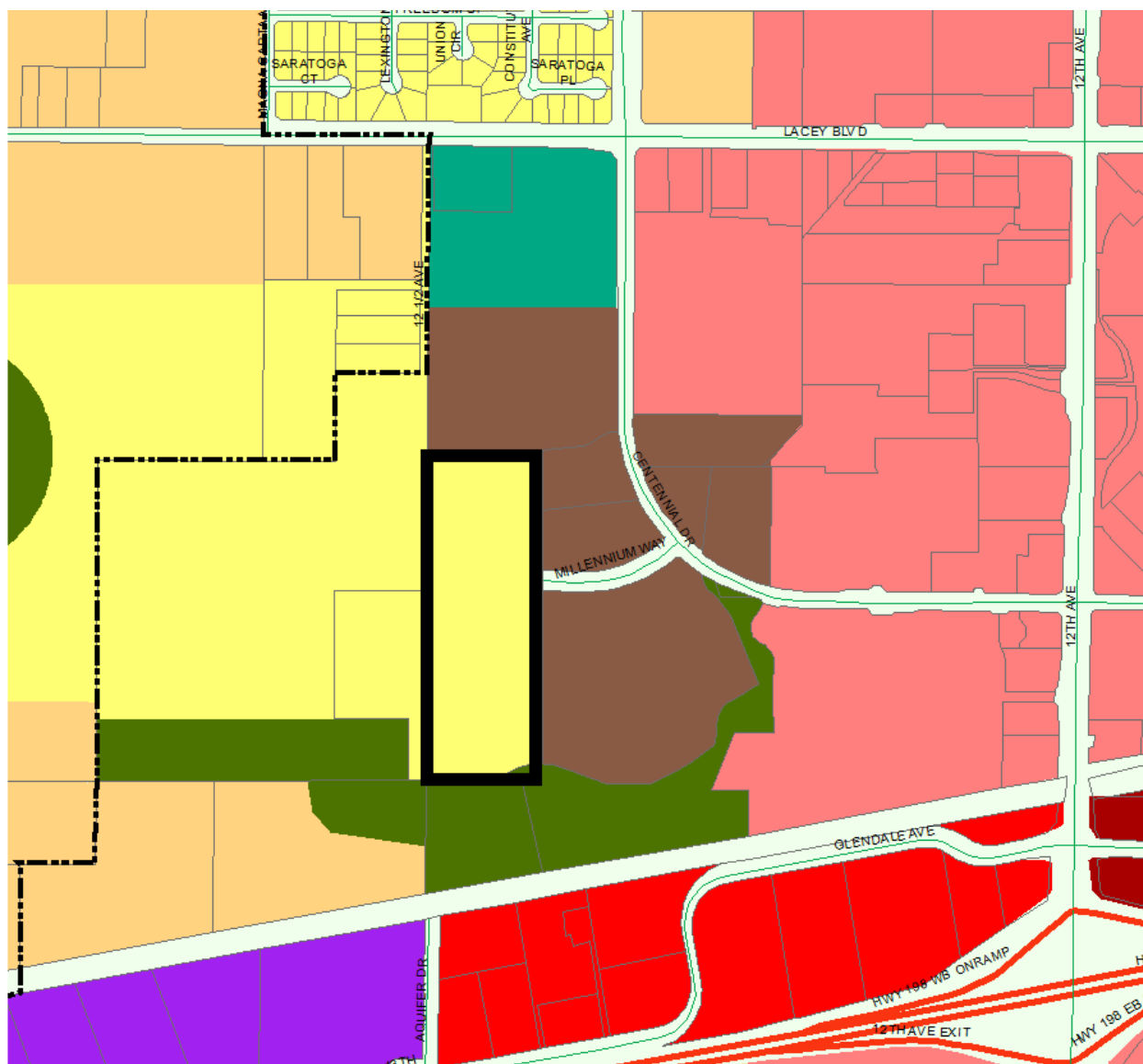
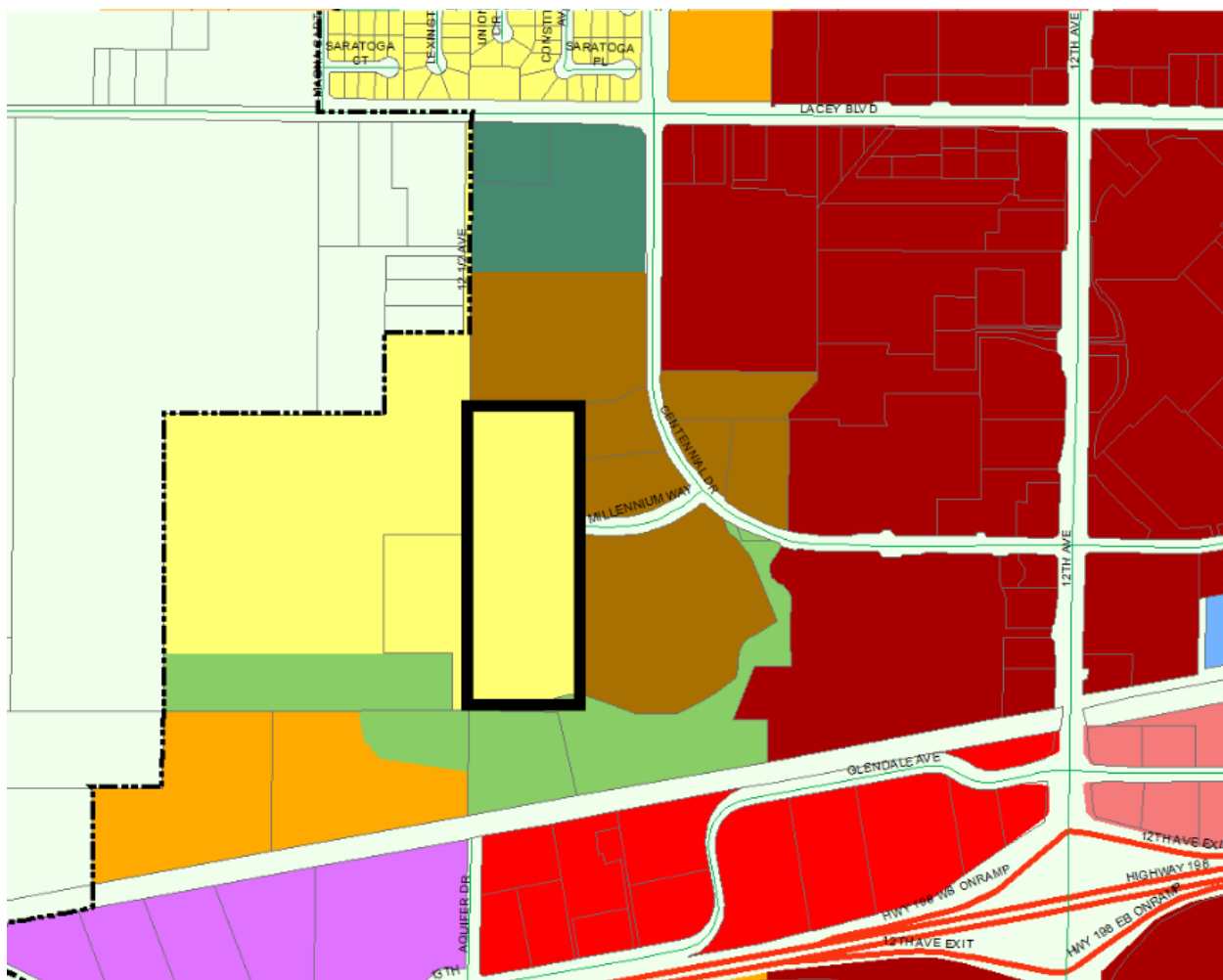


Figure 3:
Zoning Designation
R-L-5 Low-Density Residential



Adjacent Land Use and Zoning:

	Zoning	General Plan Designation	Land Use
North	R-H	High-Density Residential	Vacant
East	R-H	High-Density Residential	Planned apartments - 100 units
South	CO	Open Space	Mussle Slough remnant
West	R-L-5	Low-Density Residential	Residential

PROJECT ANALYSIS

Planned Unit Development No. 2018-01

Planned Unit Development No. 2018-01 is a request to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915.

See proposed planned unit development, attached as **Attachment 1**.

See elevations and floor plans, attached as **Attachment 2**.

The Hanford Municipal Code Section 17.10.100 contains provisions to permit small-lot development between 3,600 and 4,999 square feet in the R-L-5 Low-Density Residential district if numerous criteria are satisfied. Since Section 17.10.100 A. 3 cannot be satisfied, due to the request to provide a private street with a reduced street width, a planned unit development is required. It shall be noted that all other requirements of Section 17.10.100 are provided by the applicant including adequate lot depth, width, setbacks, usable space, parking, varying floor plans, and elevations for each plan.

Planned Unit Developments (PUDs) are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the Municipal Code. In certain instances, the objectives of the General Plan may be achieved by development that does not conform in all respects with the land use pattern designated in the zone district prescribed.

PUDs may be utilized to achieve one or more of the following objectives: (a checkmark denotes the applicable objectives sought by the applicant)

- To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary;
- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
- ✓ To permit variations to the standard local street cross-sections;
- ✓ To permit private streets and gated neighborhoods
- To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts; and
- To reduce the amount of required parking spaces when spaces are shared among multiple land uses

A planned unit development is requested, due to the deviation of the standards of the R-L-5 Low-Density Residential Zone District, as follows:

Category	R-L-5 Standard	Applicant's Proposal
Minimum Lot Size	5,000 square feet	4,536 square feet – lot 11 (minimum)
Lot Frontage	40 feet	18.65 feet – lot 38 (minimum)
Lot Width	50 feet for interior lots and 60 feet for corner lots	Minimum 49.3 feet; minimum 53 feet on corner lots
Lot Depth	90 feet	No deviation requested – all lots meet the minimum 90 feet lot depth
Maximum coverage	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.
Setbacks	Front (livable) – 15 feet Front (garage) – 20 feet	Front (livable) – 12 feet minimum Front (garage) – 20 feet (no deviation requested)
	Rear – 20 feet for one-story with rear along landscape easement. Increase by 10 feet for buildings over one-story high	Rear (one –story) – 10 feet Rear (two-story) – 10 feet
	Side (interior) - 5 feet Side (street-side) – 10 feet	Side (interior) – 5 feet (no deviation requested) Side (street side) – 10 feet (no deviation requested)
Street Right-of-Way Width	60 feet	27 feet for interior streets

Lot Area and Density

The applicant proposes to deviate from the standard lot size of the R-L-5 Low-Density residential zone district to allow all lots in the subdivision to be under the 5,000 square-foot requirement. The minimum lot size proposed in the subdivision is 4,536 square feet. The deviation would not result in a density greater than that allowed by the General Plan Low-Density Residential designation. The Low-Density Residential designation is prescribed a density range between two and 10 units per acre by the General Plan. The project proposes 4.74 dwelling units per gross acre.

Lot Frontage

The applicant requests to be allowed to reduce the lot frontage to a minimum of 18.65 feet. Lots in the R-L-5 Low-Density Residential zone district require a minimum 40 feet of frontage. The applicant has provided verification that three refuse bins can be accommodated on site, despite the reduced lot frontage.

Lot Width

The applicant requests to deviate from the required 50-foot lot width on interior lots varies by less than an inch for two lots in the subdivision. The majority of lots meet the required lot width for interior lots. The applicant proposes a minimum 53-foot lot width on corner lots. In the R-L-5 Low-Density Residential zone district, the minimum width for corner lots shall be 60 feet.

Lot Depth

The applicant does not propose a deviation to the minimum lot depth for the R-L-5 Low-Density Residential zone district, which is 90 feet. All lots in the subdivision are a minimum of 90 feet deep.

Coverage

The maximum coverage of a lot in the R-L-5 Low-Density Residential zone district shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements. The applicant does not seek a deviation from the coverage maximum.

Setbacks

The applicant proposes to allow reduced front and rear setbacks under the planned unit development. The applicant proposes a minimum 12-foot setback to livable space for the subdivision. In the R-L-5 Low-Density Residential zone district, the minimum front-yard setback to livable space is 15 feet. The applicant proposes a minimum 10-foot setback to the rear property line for one- and two-story homes in the subdivision. In the R-L-5 Low-Density Residential zone district, the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one-story high.

The front building setback area shall be 20 feet for garages, carports, and other non-livable building space. The garage setback is met. The side building setback area shall be five feet from an interior side lot line and 10 feet from a street. Both the interior side and street-side setback are met. No deviation is proposed to the required garage, interior side, and street-side setbacks for the R-L-5 Low Density Residential zone district.

Street Standard

The applicant proposes a 27-foot wide street, as shown in the cross section below.

Diagram illustrating a street cross-section. The total width of the travel lanes is 27'. The width is divided into two 13' lanes by a centerline. The travel lanes are bordered by 6" rolled curbs. The diagram also indicates variable right-of-way (R/W) dimensions.

The standard for residential streets requires 60 feet of right-of-way, as shown in Construction Standard ST-32 (see Figure 5, below). Since the street does not meet City standard, the street will be considered a private street to be maintained through a homeowners' association.

Diagram illustrating the cross-section of a gutter installation with the following details:

- Overall Width:** 60'
- Left Section:** 12' wide, showing a gutter lip and a 1/4" gap above the gutter lip, MAX.
- Center Section:** 18' wide, showing a 2 1/2" TYPE "B" A.C. (Asphalt Concrete) layer.
- Right Section:** 18' wide, showing a 5" AGG. BASE (CLASS 2) 95% RELATIVE COMPACTION layer.
- Seal Coat:** Indicated by an arrow pointing to the center section.
- Right Edge Details:**
 - 7'-6" from the right edge to the center of the gutter.
 - 4'-6" from the right edge to the center of the gutter.
 - 7' from the right edge to the center of the gutter.
 - 6" from the right edge to the center of the gutter.
- Right Edge Material:** 4 1/2" CONC. SIDEWALK ADJ. TO PROPERTY LINE S=1/4" PER. FT. MIN.
- Soil Compaction:** 8"=95% RELATIVE COMPACTION (NATIVE SOIL) and 90% RELATIVE COMPACTION.

The applicant is not seeking a deviation to the parking requirement for single-family dwellings, which is two spaces per dwelling unit with at least one space covered. Additionally, 37 on-street parking spaces are provided throughout the subdivision.

The applicant is not seeking a deviation to the landscape requirements for the R-L-5 Low-Density Residential zone district. All landscaping will be required to be provided as required by Section 17.10.150 Usable open space, Section 17.10.160 Landscaping, and Section 17.52 Landscape Standards.

Vesting Tentative Tract 915

Vesting Tentative Tract 915 is a request to subdivide a 14.29-acre parcel into 66 residential lots in the R-L-5 Low-Density Residential Zone District with a planned unit development overlay.

See proposed subdivision, attached as **Attachment 3**.

Project Design

Project applicable to: APN 011-020-046

Total Area: 14.29 acres

Number of Lots: 66 residential lots and 19,179 square feet of open space

Units per acre: 4.74 dwelling units/gross acre

Potential population increase: 3.11 persons per household x 66 households = 205 persons

Lot Sizes

Smallest	Largest	Average	Required in R-L-5
4,302 sq. ft.	11,037 sq. ft.	5,907 sq. ft.	5,000 sq. ft.

Not all of the proposed lots within the subdivision meet the minimum lot sizes required for the R-L-5 Low-Density Residential zone district, which is 5,000 square feet. Due to the request to deviate from the standards of the R-L-5 Low-Density Residential zone district, the applicant proposes a planned unit development overlay for the subdivision.

Streets/Circulation

Street improvements consist of sanitary sewer laterals, storm sewer mains, water services, street lights, valley gutters, street sub-grading, surfacing and striping, and the development of Millennium Way and 12 ½ Avenue along the development's frontages. All improvements are required to meet the standards of Chapter 16.24 of the Hanford Municipal Code and the Public Works Standards and Specifications.

Millennium Way will be developed as a major collector street, in conformance with City Standard ST-23. Improvements along Millennium Way will include installation of concrete curb, gutter, and sidewalk, street lights, landscaping, masonry block wall, streetlights, striping, signing, and transitional paving as required. Millennium Way will be constructed with two 12-foot travel lanes and a four-foot paved shoulder (eight-foot shoulder in total) from the east line of the development to Centennial Drive.

12 ½ Avenue will also be developed as a major collector street, in conformance with City Standard ST-23. Improvements will include installation of concrete curb, gutter, and sidewalk, landscaping, masonry block wall, streetlights, striping, signing, paving, and transitional paving, as required. The developer will be required to construct half-width street improvements and a 12-foot travel land

and a four-foot paved shoulder (eight-foot shoulder in total) along the west boundary of the subdivision fronting 12 ½ Avenue.

The interior private streets will be developed as residential streets, in conformance with City Standard ST-32, with the following modifications:

1. That the minimum street width shall be 27 feet
2. That no parking shall be allowed on the street, except in designated off-street parking, as indicated on the tentative map.
3. That a homeowners association (HOA) is responsible for maintaining all interior private streets.

Due to the request to provide variations to the standard local street cross-sections, the applicant proposes a planned unit development overlay for the subdivision.

Easements and Dedications

All easements are required to be designated on the subdivision final map, as required by the utility companies, and where needed for providing service to street lights and landscape improvements, as designated by the Utilities and Engineering Division.

All easements for irrigation ditches and/or irrigation pipelines are required to be legally abandoned or relocated to the satisfaction of the City Engineer, prior to the recordation of the subdivision final map.

All proposed landscape and public utilities easements are required to be dedicated to the City and delineated on the final subdivision map. Landscape/public utility easements are required to be 10-feet wide or greater.

Backup Parkway Improvements

The developer will provide landscaping, irrigation and a minimum six-foot high decorative masonry block wall with continuous reinforced concrete footings along the development frontages of 12 ½ Avenue and Millennium Way.

Sewer Improvements

The developer's engineer is responsible for providing a sanitary sewer master plan, complete with calculations for the entire subdivision for review by the Utilities and Engineering Department, prior to recordation of a subdivision final map.

Storm Drainage Improvements

The developer's engineer is responsible for providing a storm drainage master plan, complete with calculations for the entire subdivision, for review by the Utilities and Engineering Department, prior to recordation of a subdivision final map.

Water System

The developer's engineer is responsible for providing a water system master plan, complete with calculations for the entire subdivision, for City review and approval, prior to recordation of a subdivision final map.

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

REQUIRED FINDINGS

Planned Unit Development No. 2018-01

Pursuant to Section 17.82.060 of the Hanford Municipal Code, six findings must be made before approval of the planned unit development application:

1. That the location and design of the planned unit development is in accordance with the purpose of this title.

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The property is a 14.29-acre parcel; therefore, the required minimum site area is met.

Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks:

- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the R-L-5 Low-Density Residential zone district.
- ✓ To permit lot sizes, shapes, and layouts that would not otherwise be permitted by the standards of the R-L-5 Low-Density Residential zone district.
- ✓ To permit variations to the standard local street cross-sections by proposing a private street with reduced street width, which will be maintained by a homeowners' association.
- ✓ To permit private streets

The design of Planned Unit Development No. 2018-01 is consistent with the objectives of Section 17.82.

2. That the planned unit development is being proposed to achieve one or more of the objectives identified in Section 17.82.030.

Analysis: That the planned unit development is requested, in order to achieve the following objectives identified in Section 17.82.030:

- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
 - ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
 - ✓ To permit variations to the standard local street cross-sections;
 - ✓ To permit private streets
3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location - The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046). The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for low-density residential development by the General Plan.

Design and Conditions of Operation – The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

4. That the location and design of the planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

Analysis: The project has been reviewed by the Public Works Department and improvements and conditions of approval have been placed on the project, in order to mitigate the effects of the project on traffic, streets, and utilities.

5. That the planned unit development's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desired character consistent with the purpose of this title.

Analysis: Density - The planned unit development does not propose a density greater than that permitted in the General Plan. The General Plan prescribes a density between two and 10 dwelling units per acre for the Low-Density Residential zone district. The project's density is 4.74 dwelling units per acre, which is within the range allowed by the General Plan.

Site area – The applicant proposes to deviate from the standard lot size of the R-L-5 Low-Density Residential zone district to allow all lots in the subdivision to be under the 5,000 square-foot requirement, with the minimum lot size being 4,536 square feet.

Lot Frontage - The applicant requests to be allowed to reduce the lot frontage to a minimum of 18.65 feet. Lots in the R-L-5 Low-Density Residential zone district require a minimum 40 feet of frontage. The applicant has provided verification that three refuse bins can be accommodated on site, despite the reduced lot frontage.

Lot Width -The applicant requests to deviate from the required 50-foot lot width on interior lots varies by less than an inch for two lots in the subdivision. The majority of lots meet the required lot width for interior lots. The applicant proposes a minimum 53-foot lot width on corner lots. In the R-L-5 Low-Density Residential zone district, the minimum width for corner lots shall be 60 feet.

Lot Depth -The applicant does not propose a deviation to the minimum lot depth for the R-L-5 Low-Density Residential zone district, which is 90 feet. All lots in the subdivision are a minimum of 90 feet deep.

Height of Structures – The applicant is not seeking a deviation from the height maximum of the R-L-5 Low-Density Residential zone district, which is 35 feet.

Coverage - The maximum coverage of a lot in the R-L-5 Low-Density Residential zone district shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements. The applicant does not seek a deviation from the coverage maximum.

Setbacks - The applicant proposes to allow reduced front and rear setbacks under the planned unit development. The applicant proposes a minimum 12-foot setback to livable space for the subdivision. In the R-L-5 Low-Density Residential zone district, the minimum front-yard setback to livable space is 15 feet. The applicant proposes a minimum 10-foot setback to the rear property line for one- and two-story homes in the subdivision. In the R-L-5 Low-Density Residential zone district, the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one-story high.

The front building setback area shall be 20 feet for garages, carports, and other non-livable building space. The garage setback is met. The side building setback area shall be five feet from an interior side lot line and 10 feet from a street. Both the interior side and street-side setback are met. No deviation is proposed to the required garage, interior side, and street-side setbacks for the R-L-5 Low Density Residential zone district.

Street Design – The applicant proposes to deviate from the street standard by providing a 27-foot wide private street, which will be maintained by a home owners' association. The standard street width is 36 feet, with 60 feet of right-of-way to accommodate sidewalks on either side

Off-Street Parking and Loading – the applicant is not seeking a deviation to the parking requirement for single-family dwellings, which is two spaces per dwelling unit with at least one space covered. Additionally, 37 on-street parking spaces are provided throughout the subdivision.

Landscaped Areas – The applicant is not seeking a deviation to the landscape requirements for the R-L-5 Low-Density Residential zone district. All landscaping will be required to be provided as required by Section 17.10.150 Usable open space, Section 17.10.160 Landscaping, and Section 17.52 Landscape Standards.

The deviations proposed under Planned Unit Development No. 2018-01 are consistent with the purposes of Section 17.82 Planned Unit Developments. The project would provide a stable and desired character by providing enhanced elevations and shared open-space amenities.

6. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

Analysis: That the development will complement and harmonize with the existing and proposed land uses within the vicinity. The land north and east of the project site is designated R-H High-Density Residential and entitlements have been granted for two multi-family residential complexes east of the project site, for a total of 316 units. Property west of the project site features large-lot residential development and is zoned R-L-5 Low-Density Residential. Land south of the property is designated CO Conservation Open Space and will not be disrupted by the project proposed. The average lot size within the development is 5,907 square feet, which is above the minimum lot size permitted in the R-L-5 Low-Density Residential zone district, which is 5,000 square feet.

Vesting Tentative Tract 915

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

1. Consistency Finding:

Analysis: That a consistency finding can be made, because the subdivision proposed is consistent with the Zoning Ordinance requirements for the R-L-5 Low-Density Residential zone district with approval of the planned unit development overlay, Planned Unit Development No. 2018-01. Approval of Planned Unit Development No. 2018-01, permits deviations from the requirements of the R-L-5 Low-Density Residential zone district for lot size, lot frontage, lot width, setbacks, and street-width.

2. Design Finding:

Analysis: That a design finding can be made, because the subdivision proposed is consistent with the Zoning Ordinance requirements for the R-L-5 Low-Density Residential zone district with approval of the planned unit development overlay, Planned Unit Development No. 2018-01. Approval of Planned Unit Development No. 2018-01, permits deviations from the requirements of the R-L-5 Low-Density Residential zone district for lot size, lot frontage, lot width, setbacks, and street-width.

3. Type of Development Finding:

Analysis: That the type of development proposed is consistent with the General Plan Low-Density Residential designation and the R-L-5 Low-Density Residential zone district. The applicant proposes single-family low-density residential, which is the primary development allowed within the R-L-5 Low-Density Residential designation.

4. Density Finding:

Analysis: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and 10 units per acre. The project has a density of 4.74 dwelling units per acre.

5. Environmental Finding:

Analysis: That an initial study was conducted and on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2018-06 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2018-06, and mitigation measures required of development are attached as **Attachment 4**.

6. Public Health Finding:

Analysis: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

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

PRE-CONSULTATION

In accordance with Section 15603(g) of the California Environmental Quality Act (CEQA) Guidelines, the project proposal was forwarded to the responsible and interested agencies for early consultation on April 13, 2018. Comments were received from the following agencies:

1. Southern California Gas Company
2. San Joaquin Valley Air Pollution Control District
3. Department of Transportation

All pre-consultation notices are included and analyzed in the initial study, attached as **Attachment 4**.

Southern California Gas Company

1. David Kemp of the Southern California Gas Company provided consultation, stating, “The Southern California Gas Company would like to request that the entire width of any private streets be designated as a public utility easement in order to accommodate our gas main and service crossings”

Analysis: The Public Works Department has conditioned the project to require that all proposed landscape and public utility easements, located as shown on the tentative subdivision map including the private street identified as a public utility easement shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map, unless modified herein.

San Joaquin Valley Air Pollution Control District

Pre-consultation was received from the San Joaquin Valley Air Pollution Control District on May 1, 2018. A copy of the pre-consultation letter is attached to the initial study. Comments were provided, as follows:

“The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the above referenced project consisting of a request to subdivide a 14.29-acre parcel into 66 residential lots (Project) located east of 12 ½ Avenue and west of Centennial Drive, in Hanford, CA. (APN 011-020-046) The District offers the following comments:

1. Significance Impact for Annual Criteria Pollutant Emissions – The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 micron or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. District Rule 9510 (Indirect Source Review) –District Rule 9510 is intended to mitigate a project’s impact on air quality through project design elements or by payment of applicable off-site fees. The Project is subject to District Rule 9510 if it equals or exceeds 50 residential dwelling units and has or will receive a project-level discretionary approval from a public agency. If subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project level approval from a public agency. In this case, if not already done, please immediately submit an AIA application to the District to comply with District Rule 9510.

In the case the Project is subject to Rule 9510, an AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at:

<http://www.valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>

3. District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants) – In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbultn.htm>.
4. Regulation VIII (Fugitive PM10 Prohibitions) – The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021- Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm
5. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888 or email SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/ruleslist.htm.
6. Potential Air Quality Improvement Measures – The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at <http://www.valleyair.org/cegaconnected/agimeasures.aspx>.
 - a) Cleaner Off-Road Construction Equipment – this measure is to utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier III emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier III and above engine standards.
 - b) Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical

variables that differentiate pedestrian-oriented environments from auto-oriented environments.

- c) Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the VMT.
- d) Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project within a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
 - A transit station/top with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
 - A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
 - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
 - Neighborhood designed for walking and cycling
- e) Voluntary Emission Reduction Agreement (VERA) – Design elements, mitigation measures, and compliance with District rules and regulations may not be sufficient to reduce project-related impacts on air quality to a less than significant level. In such situation, project proponents may enter into a Voluntary Emission Reduction Agreement (VERA) with the District to reduce the project related impact on air quality to a less than significant level. A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of air emissions increased through a process that funds and implements emission reduction projects. A VERA can be implemented to address impacts from both construction and operational phases of a project.

The District recommends that a copy of the District's comment letter be provided to the project proponent. District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this Project. If you have any questions or require further information, please call Georgia Stewart at (559)230-5937 or e-mail Georgia.Stewart@valleyair.org. When calling or emailing the District, please reference District CEQA number 20180425."

Staff Analysis: A copy of the District's comments has been provided to the project proponent. The comments provided have been incorporated into the mitigation monitoring and reporting program, as conditions of development, as requested by the District.

Department of Transportation

During Pre-Consultation, the City received the following comment from Michael Navarro of the Department of Transportation:

"Thank you for the opportunity to review Vesting Tentative Tract 915 and Planned Unit Development No. 2018-01. The project proposes to divide a 14.29-acre parcel into 66 residential lots with a planned unit development overlay. The project is located east of 12 ½ Avenue, on both sides of Millennium Way, about ½ mile northwest of State Route (SR) 198 and 12th Avenue interchange.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability.

Based on the information provided, Caltrans has the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. A portion of the trips generated by the proposed development would utilize the SR 198 and 12th Avenue interchange. The interchange was recently reconstructed to accommodate the projected traffic demand and to improve the safety and operations of the facility. Caltrans recommends the project contribute its equitable share to the City of Hanford's Regional Traffic Impact Fee program.
2. Per Kings County Regional Bicycle Plan, 12th Avenue appears to be a Class III Bike Route and Centennial Drive appears to be a planned bikeway within the vicinity of the project. In addition, this area has been identified as a potential walking district. Caltrans seeks to reduce vehicle trips and new vehicle miles traveled associated with development and recommends that the project take appropriate measures to minimize or mitigate transportation impacts through smart mobility and multimodal design by improving pedestrian, bike, and transit services and infrastructure."

Analysis: The project is subject to the City of Hanford's Traffic Impact Fee program; payment of a Traffic Impact fee has been required of development. Additionally, as part of the Capital Improvement Plan, Class II and Class III paths (bike routes or shared lanes) within existing roadways in conformance with the adopted Pedestrian and Bicycle Master Plan. The new facilities provide an alternative mode of transportation other than motorized vehicles and will provide air quality benefits, as well. Funding for this project is allocated from Congestion Mitigation and Air Quality funds and Gas Tax Reserves.

CONSULTATION

On May 18, 2018, staff forwarded a consultation notice to the interested agencies, in accordance with Public Resources Code Section 21081.6. One response was received from the following:

1. Kings County Department of Public Health

Kings County Department of Public Health

Consultation was received on May 24, 2018 from Troy Hommerding with the Kings County Department of Public Health, providing the following:

1. *Coccidioides immitis*, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

Staff analysis: Staff has included this as a condition of development in Resolution No. 2018-15 and 2018-16.

PUBLIC COMMENT

Noticing of the project was published in the newspaper on May 18, 2018, and mailed to property owners within 500 feet of the project site on May 17, 2018. The notice of public hearing and notice of intent to adopt a mitigated negative declaration was made available to the public for a 20-day comment period, from May 18, 2018 to June 7, 2018. No comments have been received as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) guidelines, Planned Unit Development No. 2018-01 and Vesting Tentative Tract 915 were evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2018-06 has been prepared, attached as **Attachment 4**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Mitigated Negative Declaration No. 2018-06 for the project.
2. Adopt Resolution No. 2018-15, approving Planned Unit Development No. 2018-01.
3. Adopt Resolution No. 2018-16, approving Vesting Tentative Tract 915.

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, August 13, 2019**

PROJECT: **Planned Unit Development No. 2018-01 Amendment #1:** A request to amend previously approved Planned Unit Development No. 2018-01, in order to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street with deviations to the residential street standard, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915 – a 14.29-acre, 66-lot subdivision in the R-L-5 Low-Density Residential zone district.

Mitigated Negative Declaration No. 2018-06: An addendum to the previously approved Mitigated Negative Declaration No. 2018-06 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures.

LOCATION: The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046).

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-17, approving Planned Unit Development No. 2018-01 Amendment #1.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2019-17, approving Planned Unit Development No. 2018-01 Amendment #1.

PROJECT DESCRIPTION

Planned Unit Development No. 2018-01 Amendment #1 is an amendment to the originally approved Planned Unit Development No. 2018-01. Due to changes to the originally approved planned unit development, the applicant was required to submit an amendment to the planned unit development, which requires approval by the Planning Commission.

Notable changes to the project include:

1. The proposal for a rolled curb throughout the subdivision
2. A slight reduction in lot widths– the lot widths are less than those permitted under the originally approved planned unit development

3. Lot configuration changes to interior corner lots – specifically lots 10 – 11, 33 – 34, 37 – 38, and 48 – 49

See Planned Unit Development No. 2018-01 Amendment #1, attached as **Attachment 1**.

BACKGROUND INFORMATION

The project site is designated by the General Plan as Low-Density Residential and zoned R-L-5 Low-Density Residential. A General Plan designation of Low-Density Residential allows a density range between two and 10 units per acre. The R-L-5 Low-Density Residential district requires a minimum 5,000 square-foot lot area per site. According to the General Plan Policy L31, the purpose of the low-density residential land use designation is to provide mainly single-family development on lot sizes typically found in urban settings. Policy L33 further states, “While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

Figure 1:
Land Use



Figure 2:
General Plan Designation Low-Density Residential

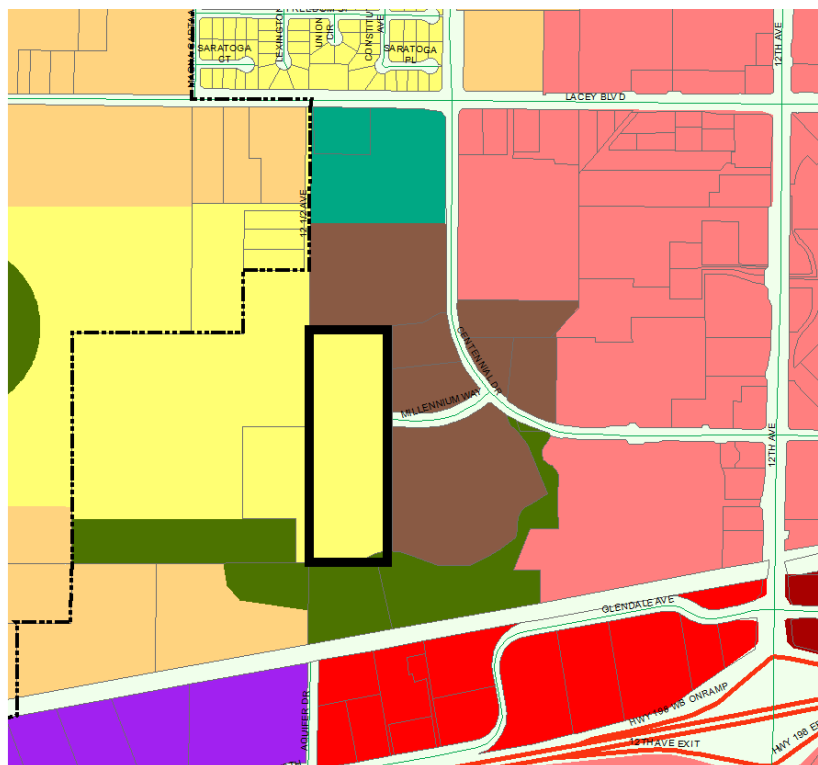
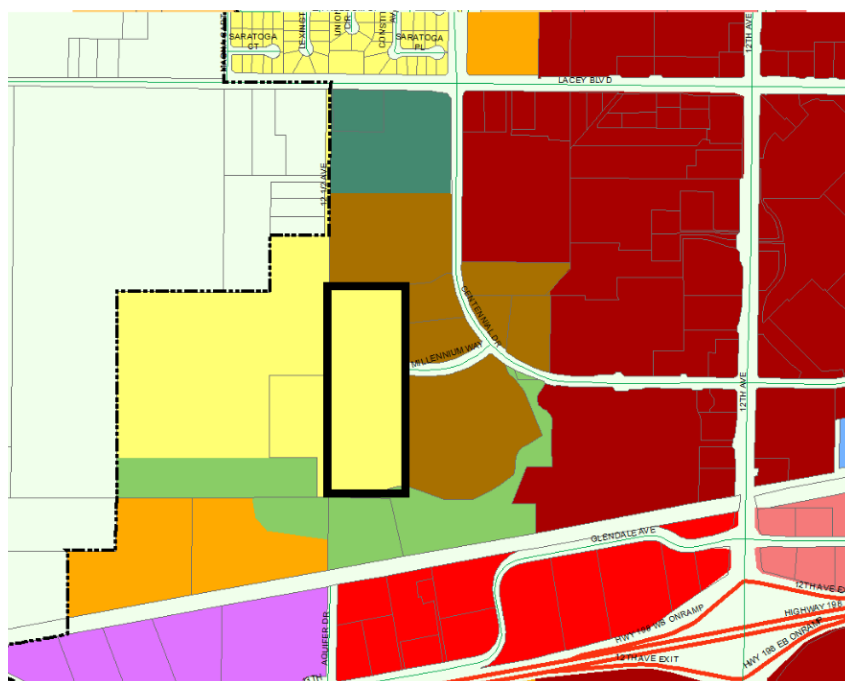


Figure 3:
Zoning Designation R-L-5 Low-Density Residential



The Planning Commission approved Planned Unit Development No. 2018-01 and Tentative Tract 915 for the site on June 26, 2018.

Planned Unit Development No. 2018-01 (Original)

Planned Unit Development No. 2018-01, a request to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915.

Vesting Tentative Tract 915

Vesting Tentative Tract 915, a request to subdivide a 14.29-acre parcel into 66 residential lots in the R-L-5 Low-Density Residential Zone District with a planned unit development overlay.

The original Planning Commission staff report for Planned Unit Development No. 2018-01 and Vesting Tentative Tract 915 is attached as **Attachment 2**.

The applicant proposed changes to Tentative Tract 915, which resulted in reduced lot width, greater than that allowed under Planned Unit Development No. 2018-01. Due to the request to reduce lot width, the applicant was required to apply for an amendment to the planned unit development, which requires approval by the Planning Commission.

PROJECT ANALYSIS

Planned Unit Development No. 2018-01 Amendment #1 is a request to amend previously approved Planned Unit Development No. 2018-01, in order to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street with deviations to the residential street standard, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915 – a 14.29-acre, 66-lot subdivision in the R-L-5 Low-Density Residential zone district.

See Planned Unit Development No. 2018-01 Amendment #1, attached as **Attachment 1**.

Planned Unit Developments (PUDs) are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the Municipal Code. In certain instances, the objectives of the General Plan may be achieved by development that does not conform in all respects with the land use pattern designated in the zone district prescribed.

PUDs may be utilized to achieve one or more of the following objectives: (a checkmark denotes the applicable objectives sought by the applicant)

- To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary;
- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;

- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
- ✓ To permit variations to the standard local street cross-sections;
- ✓ To permit private streets and gated neighborhoods
- To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts; and
- To reduce the amount of required parking spaces when spaces are shared among multiple land uses

A planned unit development is requested, due to the deviation of the standards of the R-L-5 Low-Density Residential Zone District, as follows:

Category	R-L-5 Standard	Original PUD	Amendment #1
Minimum Lot Size	5,000 square feet	4,536 square feet – lot 11 (minimum)	4,521 square feet – lot 24 (minimum)
Lot Frontage	40 feet	18.65 feet – lot 38 (minimum)	31.05 feet curve length – lot 10; minimum 30 feet requested
Lot Width	50 feet for interior lots and 60 feet for corner lots	Minimum 49.3 feet; minimum 53 feet on corner lots	Requesting minimum 48 feet; and minimum 53 feet on corner lots
Lot Depth	90 feet	No deviation requested – all lots meet the minimum 90 feet lot depth	No deviation requested.
Maximum coverage	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.
Setbacks	Front (livable) – 15 feet Front (garage) – 20 feet	Front (livable) – 12 feet minimum Front (garage) – 20 feet (no deviation requested)	Front (livable) – 12 feet minimum Front (garage) – 20 feet (no deviation requested)
	Rear – 20 feet for one-story with rear along landscape easement.	Rear (one –story) – 10 feet Rear (two-story) – 10 feet	Rear (one –story) – 10 feet Rear (two-story) – 10 feet

	Increase by 10 feet for buildings over one-story high		No structure – including accessory structures shall be permitted to encroach into the 10 ft. rear-yard setback
	Side (interior) - 5 feet Side (street-side) – 10 feet	Side (interior) – 5 feet (no deviation requested) Side (street side) – 10 feet (no deviation requested)	Side (interior) – 5 feet (no deviation requested) Side (street side) – 10 feet (no deviation requested)
Patio	17.50.170 Exceptions in building setback A. architectural features, including without limitation, sills, chimneys, fireplaces, cornices and eaves, may extend into a required side building setback area, a required rear building setback area, or a space between structures, not more than 36 inches, and may extend into a required front building setback area not more than six feet. No building or projection thereof may extend into a public easement or right-of-way.	Patios shall be setback 10 feet from the front property line	Patios shall be setback 10 feet from the front property line
Street Right-of-Way Width	60 feet	27 feet for interior streets	27.33 feet for interior streets

Lot Area and Density

The applicant proposes to deviate from the standard lot size of the R-L-5 Low-Density residential zone district to allow all lots in the subdivision to be under the 5,000 square-foot requirement. The minimum lot size proposed in the subdivision is 4,521 square feet. The deviation would not result in a density greater than that allowed by the General Plan Low-Density Residential designation. The Low-Density Residential designation is prescribed a density range between two and 10 units per acre by the General Plan. The project proposes 4.74 dwelling units per gross acre.

Lot Frontage

The applicant requests to be allowed to reduce the lot frontage to a minimum of 30 feet. Lots in the R-L-5 Low-Density Residential zone district require a minimum 40 feet of frontage. The applicant has provided verification on the conceptual layout that three refuse bins can be accommodated on site, despite the reduced lot frontage.

Lot Width

The applicant requests to deviate from the required 50-foot lot width on interior lots varies by two feet for subdivision, to a minimum lot width of 48 feet. The majority of lots meet the required lot width for interior lots. The applicant proposes a minimum 53-foot lot width on corner lots. In the R-L-5 Low-Density Residential zone district, the minimum width for corner lots shall be 60 feet.

Lot Depth

The applicant does not propose a deviation to the minimum lot depth for the R-L-5 Low-Density Residential zone district, which is 90 feet. All lots in the subdivision are a minimum of 90 feet deep.

Coverage

The maximum coverage of a lot in the R-L-5 Low-Density Residential zone district shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements. The applicant does not seek a deviation from the coverage maximum.

Setbacks

The applicant proposes to allow reduced front and rear setbacks under the planned unit development. The applicant proposes a minimum 12-foot setback to livable space for the subdivision. In the R-L-5 Low-Density Residential zone district, the minimum front-yard setback to livable space is 15 feet. The applicant proposes a minimum 10-foot setback to the rear property line for one- and two-story homes in the subdivision. In the R-L-5 Low-Density Residential zone district, the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one-story high.

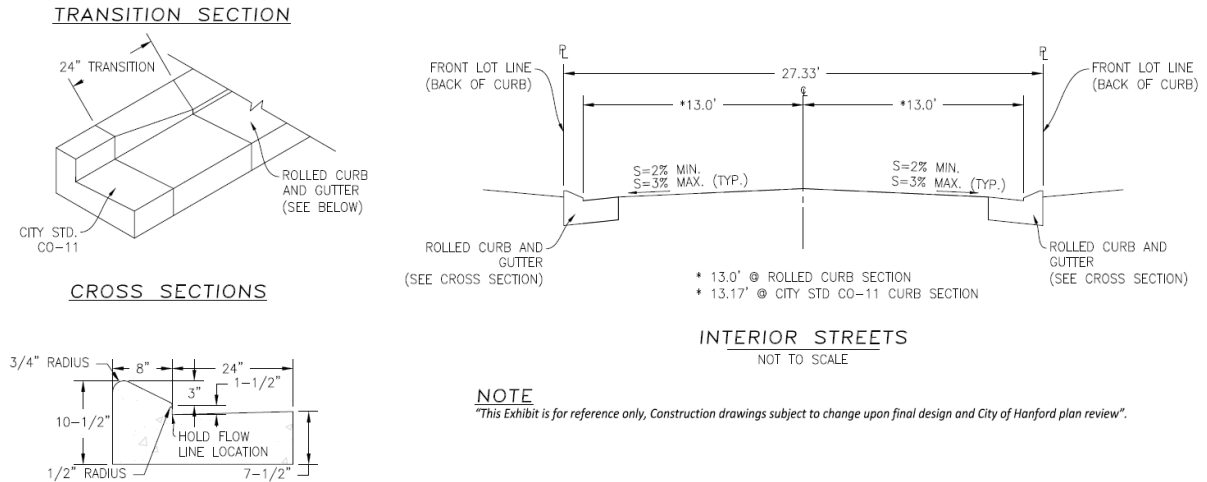
Due to the significant reduction in the rear-yard setback, staff recommends a condition of approval to limit any structures, including accessory structures, from being located in the rear 10-foot setback area.

The front building setback area shall be 20 feet for garages, carports, and other non-livable building space. The garage setback is met. The side building setback area shall be five feet from an interior side lot line and 10 feet from a street. Both the interior side and street-side setback are met. No deviation is proposed to the required garage, interior side, and street-side setbacks for the R-L-5 Low Density Residential zone district.

Street Standard

The applicant proposes a 27.33-foot wide street with rolled curb, as shown in the cross section below.

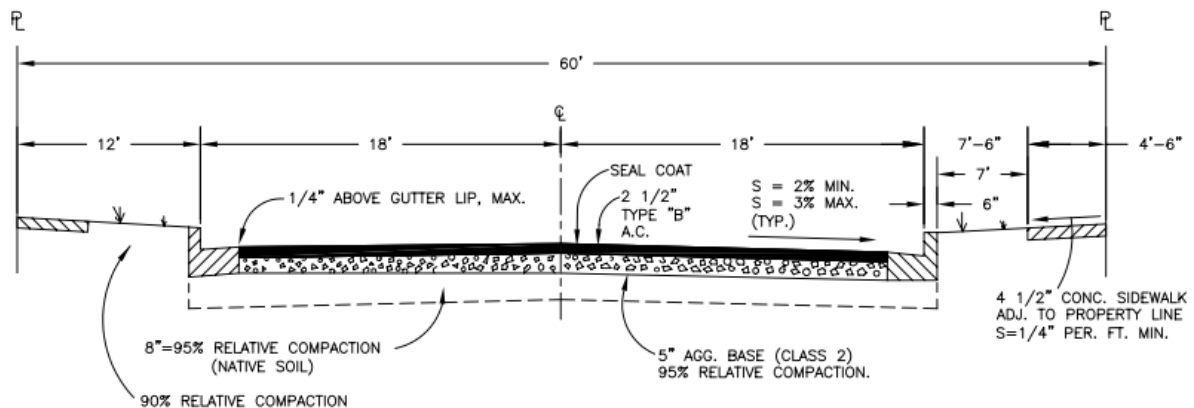
Figure 4
Street Cross Section



The vehicle track plan shown in **Attachment 3**, verifies that the street width proposed will not preclude refuse and fire trucks from accessing and navigating through the development.

The standard for residential streets requires 60 feet of right-of-way, as shown in Construction Standard ST-32 (see Figure 5, below). Since the street does not meet City standard, the street will be considered a private street to be maintained through a homeowners' association.

Figure 5
Construction Standard ST-32



Off-Street Parking

The applicant is not seeking a deviation to the parking requirement for single-family dwellings, which is two spaces per dwelling unit with at least one space covered. Additionally, 37 on-street parking spaces are provided throughout the subdivision.

Landscaped Areas

The applicant is not seeking a deviation to the landscape requirements for the R-L-5 Low-Density Residential zone district. All landscaping will be required to be provided as required by Section 17.10.150 Usable open space, Section 17.10.160 Landscaping, and Section 17.52 Landscape Standards.

REQUIRED FINDINGS

Planned Unit Development No. 2018-01 Amendment #1

Pursuant to Section 17.82.060 of the Hanford Municipal Code, six findings must be made before approval of the planned unit development application:

1. That the location and design of the planned unit development is in accordance with the purpose of this title.

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The property is a 14.29-acre parcel; therefore, the required minimum site area is met.

Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks:

- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the R-L-5 Low-Density Residential zone district.
- ✓ To permit lot sizes, shapes, and layouts that would not otherwise be permitted by the standards of the R-L-5 Low-Density Residential zone district.
- ✓ To permit variations to the standard local street cross-sections by proposing a private street with reduced street width, which will be maintained by a homeowners' association.
- ✓ To permit private streets

The design of Planned Unit Development No. 2018-01 Amendment #1 is consistent with the objectives of Section 17.82.

2. That the planned unit development is being proposed to achieve one or more of the objectives identified in Section 17.82.030.

Analysis: That the planned unit development is requested, in order to achieve the following objectives identified in Section 17.82.030:

- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
 - ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
 - ✓ To permit variations to the standard local street cross-sections;
 - ✓ To permit private streets
3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location - The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046). The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for low-density residential development by the General Plan.

Design and Conditions of Operation – The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

4. That the location and design of the planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

Analysis: The project has been reviewed by the Public Works Department and improvements and conditions of approval have been placed on the project, in order to mitigate the effects of the project on traffic, streets, and utilities.

5. That the planned unit development's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desired character consistent with the purpose of this title.

Analysis: Lot Area and Density: The applicant proposes to deviate from the standard lot size of the R-L-5 Low-Density residential zone district to allow all lots in the subdivision to be under the 5,000 square-foot requirement. The minimum lot size proposed in the subdivision is 4,521 square feet. The deviation would not result in a density greater than that allowed by the General Plan Low-Density Residential designation. The Low-Density Residential designation is prescribed a density range between two and 10 units per acre by the General Plan. The project proposes 4.74 dwelling units per gross acre.

Lot Frontage

The applicant requests to be allowed to reduce the lot frontage to a minimum of 30 feet. Lots in the R-L-5 Low-Density Residential zone district require a minimum 40 feet of

frontage. The applicant has provided verification on the conceptual layout that three refuse bins can be accommodated on site, despite the reduced lot frontage.

Lot Width

The applicant requests to deviate from the required 50-foot lot width on interior lots varies by two feet for subdivision, to a minimum of 48 feet. The majority of lots meet the required lot width for interior lots. The applicant proposes a minimum 53-foot lot width on corner lots. In the R-L-5 Low-Density Residential zone district, the minimum width for corner lots shall be 60 feet.

Lot Depth

The applicant does not propose a deviation to the minimum lot depth for the R-L-5 Low-Density Residential zone district, which is 90 feet. All lots in the subdivision are a minimum of 90 feet deep.

Coverage

The maximum coverage of a lot in the R-L-5 Low-Density Residential zone district shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements. The applicant does not seek a deviation from the coverage maximum.

Setbacks

The applicant proposes to allow reduced front and rear setbacks under the planned unit development. The applicant proposes a minimum 12-foot setback to livable space for the subdivision. In the R-L-5 Low-Density Residential zone district, the minimum front-yard setback to livable space is 15 feet. The applicant proposes a minimum 10-foot setback to the rear property line for one- and two-story homes in the subdivision. In the R-L-5 Low-Density Residential zone district, the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one-story high.

Due to the significant reduction in the rear-yard setback, staff recommends a condition of approval to limit any structures, including accessory structures, from being located in the rear 10 foot setback area.

The front building setback area shall be 20 feet for garages, carports, and other non-livable building space. The garage setback is met. The side building setback area shall be five feet from an interior side lot line and 10 feet from a street. Both the interior side and street-side setback are met. No deviation is proposed to the required garage, interior side, and street-side setbacks for the R-L-5 Low Density Residential zone district.

Street Standard

The applicant proposes a 27.33-foot wide street for interior streets within the subdivision. Since the street does not meet City standard, the street will be considered a private street to be maintained through a homeowners' association.

Off-Street Parking

The applicant is not seeking a deviation to the parking requirement for single-family dwellings, which is two spaces per dwelling unit with at least one space covered. Additionally, 37 on-street parking spaces are provided throughout the subdivision.

Landscaped Areas

The applicant is not seeking a deviation to the landscape requirements for the R-L-5 Low-Density Residential zone district. All landscaping will be required to be provided as required by Section 17.10.150 Usable open space, Section 17.10.160 Landscaping, and Section 17.52 Landscape Standards.

The deviations proposed under Planned Unit Development No. 2018-01 Amendment #1 are consistent with the purposes of Section 17.82 Planned Unit Developments. The project would provide a stable and desired character by providing enhanced elevations and shared open-space amenities.

Elevations are included for the project and attached in the resolution.

6. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

Analysis: That the development will complement and harmonize with the existing and proposed land uses within the vicinity. The land north and east of the project site is designated R-H High-Density Residential and entitlements have been granted for two multi-family residential complexes east of the project site, for a total of 316 units. Property west of the project site features large-lot residential development and is zoned R-L-5 Low-Density Residential. Land south of the property is designated CO Conservation Open Space and will not be disrupted by the project proposed.

PUBLIC COMMENT

Noticing of the project was published in the newspaper on August 2, 2019, and mailed to property owners within 300 feet of the project site on August 1, 2019. No comments have been received as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2018-06 was adopted on June 26, 2018 for Planned Unit Development No. 2018-01 and Vesting Tentative Tract 915. Due to the changes to the project proposed under Planned Unit Development No. 2018-01 Amendment #1, Addendum No. 1 was prepared. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2018-06 The addendum is attached as **Attachment 4**.

CONDITIONS OF APPROVAL

The following conditions of approval shall be added to the project to ensure the development functions properly:

1. That all conditions of approval of Resolution No. 2018-15 and Resolution 2018-16 shall apply, except as amended under Planned Unit Development No. 2018-01 Amendment #1.
2. That if solid waste cannot service the neighborhood because of bin placement by the property owners, the home owners association (HOA) may be held responsible for finding a solution.
3. That no structures shall be placed in the 10-ft. rear-yard setback area, including accessory structures.
4. That the residences within the development shall be staggered, as shown in the conceptual site plan.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Mitigated Negative Declaration No. 2018-06 for the project.
2. Adopt Resolution No. 2019-17, approving Planned Unit Development No. 2018-01 Amendment #1.

RESOLUTION NO. 2018-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO VESTING TENTATIVE TRACT 915, A REQUEST TO SUBDIVIDE A 14.29-ACRE PARCEL INTO 66 RESIDENTIAL LOTS IN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY. THE PROJECT IS LOCATED EAST OF 12 ½ AVENUE, WEST OF CENTENNIAL DRIVE (APN 011-020-046).

At a regular meeting of the City of Hanford Planning Commission duly called and held on June 26, 2018 on motion of Commissioner PERICO, seconded by Commissioner SANCHEZ, and duly carried, the following resolution was adopted:

WHEREAS, Vesting Tentative Tract 915, a request to subdivide a 14.29-acre parcel into 66 residential lots in the R-L-5 Low-Density Residential zone district with a planned unit development overlay, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17 of the Hanford Municipal Code; and

WHEREAS, the project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046); and

WHEREAS, the site will be developed, as shown in Vesting Tentative Tract 915, attached as **Exhibit A**; and

WHEREAS, staff, the various governmental departments, and the Planning Commission have given careful consideration to this conditional use permit application and have made recommendations thereon; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) guidelines, the project was evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2018-06 has been adopted; and

WHEREAS, all mitigation measures cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, shall also be conditions of development; and

WHEREAS, all conditions of approval cited in the resolution approving Planned Unit Development No. 2018-01 shall also be conditions of approval of the tentative tract; and

WHEREAS, the Planning Commission has reviewed the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing; and,

THEREFORE, BE IT RESOLVED that the Planning Commission hereby makes the following findings pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act, and Hanford's Zoning Ordinance:

1. Consistency Finding:

Analysis: That a consistency finding can be made, because the subdivision proposed is consistent with the Zoning Ordinance requirements for the R-L-5 Low-Density Residential zone district with approval of the planned unit development overlay, Planned Unit

Development No. 2018-01. Approval of Planned Unit Development No. 2018-01, permits deviations from the requirements of the R-L-5 Low-Density Residential zone district for lot size, lot frontage, lot width, setbacks, and street-width.

2. Design Finding:

Analysis: That a design finding can be made, because the subdivision proposed is consistent with the Zoning Ordinance requirements for the R-L-5 Low-Density Residential zone district with approval of the planned unit development overlay, Planned Unit Development No. 2018-01. Approval of Planned Unit Development No. 2018-01, permits deviations from the requirements of the R-L-5 Low-Density Residential zone district for lot size, lot frontage, lot width, setbacks, and street-width.

3. Type of Development Finding:

Analysis: That the type of development proposed is consistent with the General Plan Low-Density Residential designation and the R-L-5 Low-Density Residential zone district. The applicant proposes single-family low-density residential, which is the primary development allowed within the R-L-5 Low-Density Residential designation.

4. Density Finding:

Analysis: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and 10 units per acre. The project has a density of 4.74 dwelling units per acre.

5. Environmental Finding:

Analysis: That an initial study was conducted and on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2018-06 has been prepared for the project.

6. Public Health Finding:

Analysis: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

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

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Vesting Tentative Tract 915 be approved, subject to the conditions below:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office: (559) 584-6656

Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

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

PLANNING DEPARTMENT

Contact Associate Planner Gabrielle de Silva at (559) 585-2578

Concerning questions that you may have on the conditions listed below:

General:

- ☒ That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
- ☒ That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
- ☒ That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.
- ☒ That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
- ☒ That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.
- ☒ That development conform to all applicable regulations of Section 17.10 Low-Density Residential for the R-L-5 zone district.
- ☒ That all conditions of Planned Unit Development No. 2018-01 shall also apply.

Zoning

- ☒ That all requirements of the R-L-5 Low-Density Residential zone district shall apply, except as modified under Planned Unit Development No. 2018-01, as follows:

Category	R-L-5 Standard	Applicant's Proposal
Minimum Lot Size	5,000 square feet	4,536 square feet – lot 11 (minimum)
Lot Frontage	40 feet	18.65 feet – lot 38 (minimum)
Lot Width	50 feet for interior lots and 60 feet for corner lots	Minimum 49.3 feet; minimum 53 feet on corner lots
Lot Depth	90 feet	No deviation requested – all lots meet the minimum 90 feet lot depth
Maximum coverage	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.
Setbacks	Front (livable) – 15 feet Front (garage) – 20 feet	Front (livable) – 12 feet minimum Front (garage) – 20 feet (no deviation requested)
	Rear – 20 feet for one-story with rear along landscape easement. Increase by 10 feet for buildings over one-story high	Rear (one –story) – 10 feet Rear (two-story) – 10 feet
	Side (interior) - 5 feet Side (street-side) – 10 feet	Side (interior) – 5 feet (no deviation requested) Side (street side) – 10 feet (no deviation requested)
Street Right-of-Way Width	60 feet	27 feet for interior streets

Architectural Conditions:

- ☒ That the residences within the development be developed in substantial compliance with Planned Unit Development No. 2018-01, attached as **Exhibit C** the architectural renderings, colors, floor plans etc., attached as **Exhibit D**.
- ☒ That any future changes to the architectural design features must maintain the overall integrity of the elevations approved and not detract from the consistent look and appearance of the development. Any changes shall be determined by the Community Development Director to be consistent with the original approved elevations.

Dwelling Units per Lot (Section 17.10.050)

- ☒ That not more than one dwelling unit shall be allowed on each lot, unless approved as an

accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit, in accordance with Section 17.60.030 of the Hanford Municipal Code.

Building Setback Area (Section 17.10.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 12 feet from the front lot line for livable space, as approved under Planned Unit Development No. 2018-01.
- ☒ That the front building setback be 20 feet for garages, carports, and other non-livable building space.
- ☒ That the rear building setback for one- and two-story structures shall be a minimum of 10 feet, as approved under Planned Unit Development No. 2018-01.
- ☒ That the side building setback area shall be five feet from an interior side lot line and ten feet from a street side property line.
- ☒ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures (Section 17.10.080)

- ☒ The minimum distance between structures shall be 10 feet, except as provided by the building code.

Height of Structures (Section 17.10.090)

- ☒ The maximum structure height shall be 35 feet.

Driveways (Section 17.10.110)

- ☒ That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.
- ☒ That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.
- ☒ That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Usable Open Space (Section 17.10.150)

- ☒ That each lot shall provide for a usable open space area of a minimum 400 feet that is a minimum 15 feet wide.

Landscaping (Section 17.10.160)

- ☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.
- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.
- ☒ That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the front lot line street curb.
- ☒ That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.
- ☒ That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.
- ☒ That each lot owner within Tentative Tract 915 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.
- ☒ That maintenance for the trees and lawn area may be included in the homeowners association.

Environmental Requirements:

- ☒ That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
- ☒ That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.
- ☒ That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

- ☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.
- ☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Rooftop Equipment HMC Section 17.50.100

- ☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards HMC Section 17.50.140

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.
- ☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

- ☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:
 - ☒ Standard window and door awnings
 - ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

Dust Control:

- ☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.
- ☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION

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

Soils:

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering Department and Building Division prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retain the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Division prior to building permit issuance.

Street Names and Addresses:

1. That street addresses for each lot, as provided by the Building Division, be included on the subdivision final map.
2. That street names, as shown on the tentative subdivision map, be included on the subdivision final maps.
3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.
4. That all landscaping requires permits and must meet requirements at time of installation.

FIRE DEPARTMENT

Contact Fire Chief Chris Ekk @ 559-585-2545 or cekk@cityofhanfordca.com
concerning questions that you may have on the following conditions:

General Instructions

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.**
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please email at grocha@cityofhanfordca.com and dbodiroga@cityofhanfordca.com.
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All Deferred Submittals shall be listed on the building plan Title Page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☐ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2016 California Fire Code.
4. ☐ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☒ Based on the occupancy classification, an automatic sprinkler system is required for this project. **A separate fire department permit is required.** Contact the fire department for submittal process.
 - ☐ NFPA 13 System per CFC 903.3.1.1
 - ☐ NFPA 13R System per CFC 903.3.1.2 (Group R occupancies)
 - ☒ NFPA 13D System per CFC 903.3.1.3 (one and two-family dwellings, Group R-3, and townhouses)
6. ☐ For automatic sprinkler systems, **a separate permit must be submitted** for the underground system supplying the sprinkler system. Contact the fire department for submittal information.
7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
 - At least one man door shall be provided - only exterior door(s) are allowed,
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - For existing buildings: please contact the fire department for requirements.
8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.

9. ☐ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☐ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project: ____
14. ☒ Fire hydrant spacing shall be as follows:
- a. **Residential development:** one hydrant shall be installed at 500 foot intervals.
 - b. **Commercial development:** one hydrant shall be installed at 300 foot intervals.
 - c. Or as required by Appendix C of the California Fire Code
15. ☐ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage
16. ☒ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.
17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.
18. ☐ Existing access roads are sufficient.
19. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
20. ☒ Access road turning radius for fire apparatus is as follows: **Ensure access roads are within the following turning radii, or utilize software to identify that the path of travel is adequate for this project.**
- a. 20 feet 1 inch inside turning radius
 - b. 44 feet 6 inch outside radius

21. ☐ Additional access roads may be required per CFC 2016 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
22. ☒ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
23. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
- a. Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads.
 - b. Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.
 - c. Access roads 32 feet in width or more: No fire lanes required.
- Access roads inside the development are 27 feet wide and will require no parking on the outside curbs of the development. Parking will only be allowed in the designated parking spaces identified on the site plan.
24. ☒ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
24. ☐ Locked gates installed across fire department access roads:
- a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
 - b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
25. ☐ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
26. ☐ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

- Downtown area (existing buildings): 4-inch numbers,
- Buildings 20-ft. or less from the street: 6-inch numbers,
- Buildings 21- to 40-ft. from the street: 8 inch numbers,
- Buildings more than 40-ft. from street: 12 inch numbers.

27. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood.*** Contact the fire department for submittal information.
28. ☐ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.
29. ☐ ***A separate permit is required*** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.
30. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.
31. ☐ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit.*** Contact the fire department for further information.

ENGINEERING DIVISION

Contact Assistant Engineer Joshua Tullsen at (559)585-2582
Concerning questions you may have on the following conditions:

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, culverts and landscape improvements and all other infrastructure required to complete development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.
2. That prior to beginning any construction or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) blue line copies of the approved set of construction plans and four (4) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) blue line copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the Utilities and Engineer Department.
2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.
3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:
 - a.) 12 – ½ Ave – Ten feet
 - b.) Millennium Way – Ten feet
 - c.) All residential streets – Six feet (Utility Only)

Dedications:

1. That 12 ½ Avenue and Millennium Way, located along the property frontage as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.
2. That all other streets shown on the tentative subdivision map shall be considered as private streets and will be maintained by a homeowner's association (H.O.A) to be established prior to or concurrent with the recording of a final subdivision map.
3. That all proposed landscape and public utility easements, located as shown on the tentative subdivision map including the full private street being identified as a public utility easement shall be dedicated to the City for landscape and/or public utility purposes concurrent with the recording of a subdivision final map, unless modified herein.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.
2. That access from the development to the existing private drive on the 12 ½ avenue alignment shall be restricted.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That Millennium Way shall be developed as a major collector street in conformance with City Standard ST-23. Improvements shall include installation of concrete curb, gutter, and

sidewalk, landscaping, masonry block wall, streetlights, striping, signing, and transitional paving as required.

- a. That all of the improvements on Millennium Way, including landscaping and block walls, must be completed with the first phase of development.
 - b. If not currently constructed, Millennium Way will need to be constructed with two 12 foot travel lanes and a 4 foot paved shoulder (8 foot shoulder in total) from the east line of the development to Centennial Drive.
3. That 12 ½ Avenue shall be developed as a major collector street in conformance with City Standard ST-23. Developer shall be required to construct half-width street improvements and a 12 foot travel lane and a 4 foot paved shoulder (8 foot shoulder in total) along the west boundary of the subdivision fronting 12 ½ avenue. Improvements shall include installation of concrete curb, gutter, and sidewalk, landscaping, masonry block wall, streetlights, striping, signing, paving, and transitional paving as required.
 4. That all interior private streets, located as shown on tentative subdivision map, shall be developed as residential streets in conformance with City Standard ST-32, with the following modifications:
 - a. Minimum street width shall be 27 feet.
 - b. No Parking shall be allowed on the street, only in off street parking indicated on the tentative map.
 - c. H.O.A. to maintain all interior private streets.
 5. That the access streets to the interior of the subdivision from 12 ½ Avenue and Millennium Way shall be developed in conformance with City Standard ST-32.
 - a. The drive approach to Lot 22 shall be on the North end of its frontage and no more than 16 feet in width so that it shall not interfere with access to Millennium Way.
 6. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of 12 ½ Avenue and Millennium Way for lots backing onto said streets:
 - a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Utilities and Engineer and Community Development Departments.
 - b. Landscaping and irrigation system improvements along the development frontages of 12 ½ Avenue and Millennium Way. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Utilities and Engineer, Parks & Recreation, and Community Development Departments.

2. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.
3. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for Utilities and Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That the developer shall extend existing 8 inch diameter sanitary sewer main within Millennium Way to 12 ½ Ave. If Millennium Way is not constructed east of this development, developer will be required to extend and connect sewer system to Centennial Drive. Developer will be entitled to oversizing and a reimbursement agreement for work completed.
3. That the developer shall install a sewer main within 12 ½ avenue oversized to adequately provide flow and to compensate for future areas of development located adjacent to the subdivision.
4. That all sanitary sewer mains and appurtenances constructed within the limits of private streets shall be owned/maintained by the H.O.A.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Utilities and Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That the developer may be entitled to a refund for storm drainage/basin over-sizing in accordance with City Municipal Code Section 13.04 and any revisions thereof. Developer shall submit competitive bid cost proposals to substantiate costs for storm drain main over-sizing, if applicable, for Public Works Department review and approval prior to beginning construction.
3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.
4. That all storm drainage mains and appurtenances constructed within the limits of private streets shall be owned/maintained by the H.O.A.

Water System:

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the development.
2. That the developer shall extend a minimum 12 inch diameter water main from its current terminus along the Millennium Way property frontage to the west end of the proposed parcel per the City's water master plan. If Millennium Way is not constructed west of this development, developer will be required to extend and connect water system to Centennial Drive. Developer will be entitled to oversizing and a reimbursement agreement for work completed.
3. That the development is subject to a reimbursement memorandum in favor of The City of Hanford and on file in the office of the City Engineer. A refund to the City of Hanford for the installation of water system improvements located within 12 ½ Avenue, which provides a benefit to the developer, shall be paid to the City prior to the recording of a subdivision final map.
4. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of street lighting, decorative block fencing, and landscaping located along the property frontages of 12 ½ Avenue and Millennium Way located as shown on the tentative subdivision map.
2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.
8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

KINGS COUNTY DEPARTMENT OF PUBLIC HEALTH

Contact Troy Hommerding at Troy.Hommerding@co.kings.ca.us

Concerning questions you may have on the below conditions:

1. That coccidioides immitis, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

EXPIRATION

That Vesting Tentative Map 915 shall become null and void after 24 months has elapsed from the date of approval, unless a final map has recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

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

AYES:	Commissioners PERICO, SANCHEZ, HAM, GALVAN, JOHNSTON, PADEN
NOES:	Commissioners DOUGLAS
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NONE

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

I, **DARLENE R. MATA**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 26th day of June 2018.



Darlene R. Mata, Secretary

Exhibit A
Planned Unit Development No. 2018-01

Attachment: Attachment 5 - Resolution No. 2018-16 (TT 915) (Time Extension No. 2020-04)

Site Summary

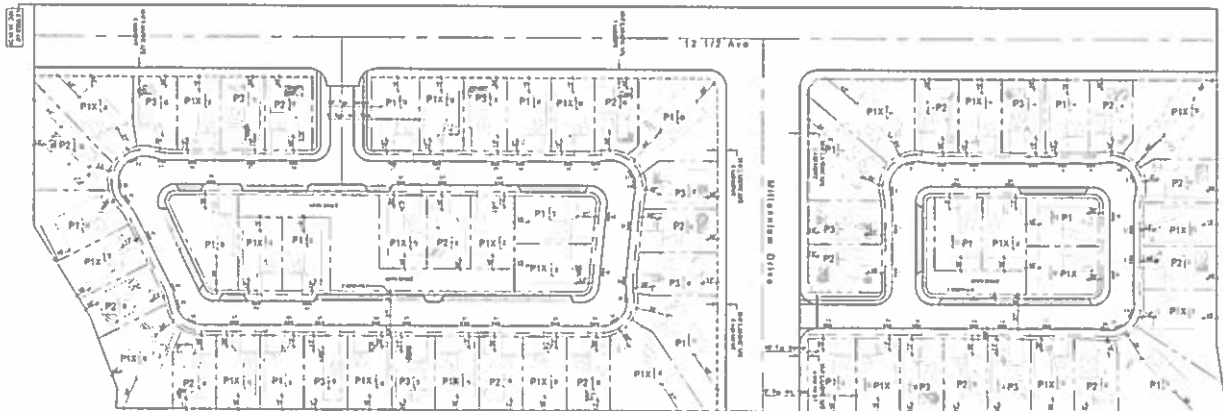
Gross Area: 14.12 ac
 Street Dedication: 3.04 ac
 Street Dedication (Int.): 1.47 ac
 Density: 4.6 du / ac (gross)
 6.8 du / ac (net)

Phase 2

Plan 1 (1,648 SF): 9 du
 Plan 1X (2,183 SF): 15 du
 Plan 2 (2,519 SF): 9 du
 Plan 3 (2,732 SF): 7 du
TOTAL 40 du

Phase 1

Plan 1 (1,648 SF): 6 du
 Plan 1X (2,183 SF): 9 du
 Plan 2 (2,519 SF): 7 du
 Plan 3 (2,732 SF): 4 du
TOTAL 26 du



HANFORD - 14

Holly Hills Group
 480 E Bogert Trail
 Palm Springs, CA 92264

CONCEPTUAL SITE PLAN

HANFORD, CALIFORNIA
 KTG # 20150973
 2018-03-22

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 Irvine, CA 92614
 949 851 2133 / ktp.com



Exhibit B
Elevations and Floor Plans

Attachment: Attachment 5 - Resolution No. 2018-16 (TT 915) (Time Extension No. 2020-04)



HANFORD 14 SITE

OWNER / SUBDIVIDER:
Holly Hills Group
PALM SPRINGS, CA

ARCHITECT:
KTGY
IRVINE, CA



HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

HANFORD, CALIFORNIA
KTGY # 20150973

Per Date
2015.08.03
2015.08.15 IS SUBMIT

1612.001 / PURPOSE

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SHEET INDEX

ARCHITECTURAL

A0.1	COVER SHEET SHEET INDEX
A1.0	SITE PLAN & DATA
A2.0	PLAN 1 - FLOOR PLAN
A2.1	PLAN 1X - FLOOR PLAN
A2.2	PLAN 2 - FLOOR PLAN
A2.2	PLAN 3 - FLOOR PLAN
A3.0	PLAN 1 - TUSCAN FARMHOUSE
A3.1	PLAN 1 - TUSCAN FARMHOUSE
A3.2	PLAN 1 - ADOBE RANCH
A3.3	PLAN 1 - SPANISH A
A3.4	PLAN 1 - SPANISH B
A3.5	PLAN 2 - SPANISH C
A3.6	PLAN 2 - TUSCAN FARMHOUSE
A3.7	PLAN 2 - TUSCAN FARMHOUSE
A3.8	PLAN 2 - ADOBE RANCH
A3.9	PLAN 2 - SPANISH
A3.10	PLAN 3 - TUSCAN FARMHOUSE
A3.11	PLAN 3 - TUSCAN FARMHOUSE
A3.12	PLAN 3 - ADOBE RANCH
A3.13	PLAN 3 - SPANISH

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

HANFORD, CALIFORNIA
KITG # 20150973

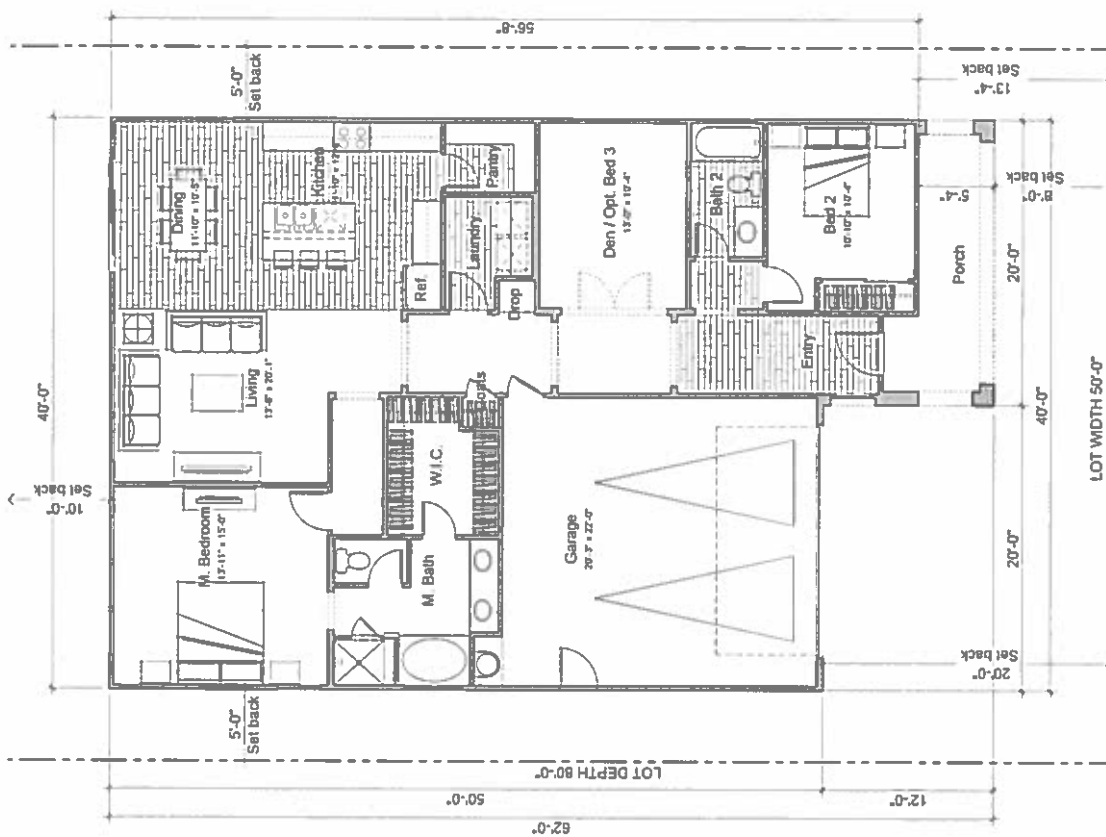
Per Date
201.08.23
2017.08.15 00:00:12

14112017 10:00:01

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A0.1



HANFORD - 14

Holly Hills Group
480 E. Bogen Trail
Palm Springs, CA 92264

PLAN I - FLOOR PLAN **A2.0**

HANFORD, CALIFORNIA
KIT # 20150973

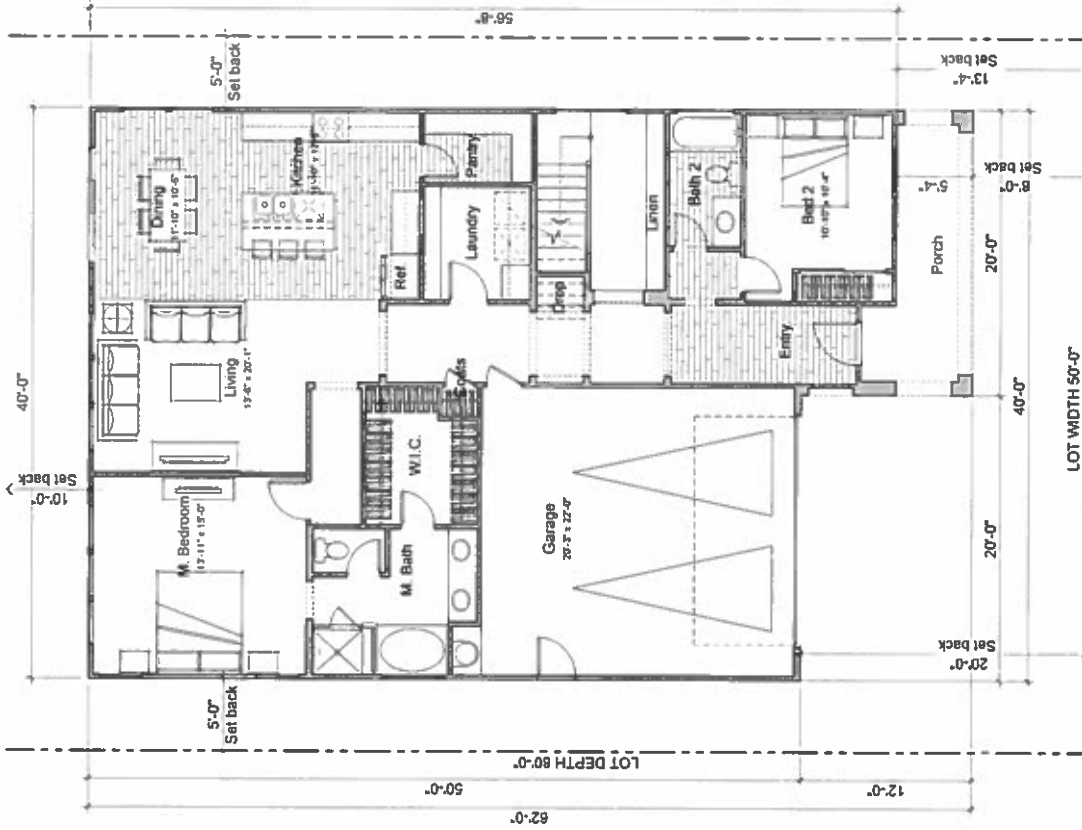
Per Date:
2018.08.03
2018.10.13 SUPPLEMENT

MEASUREMENT

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17011 Van Korman Ave.
Irvine, CA 92614
949 857 2133 / kaggy.com

CROSS SF	1,448 SQ. FT.
PERMIT FLOOR	1,448 SQ. FT.
TOTAL LIVING	1,448 SQ. FT.
GARAGE	448 SQ. FT.





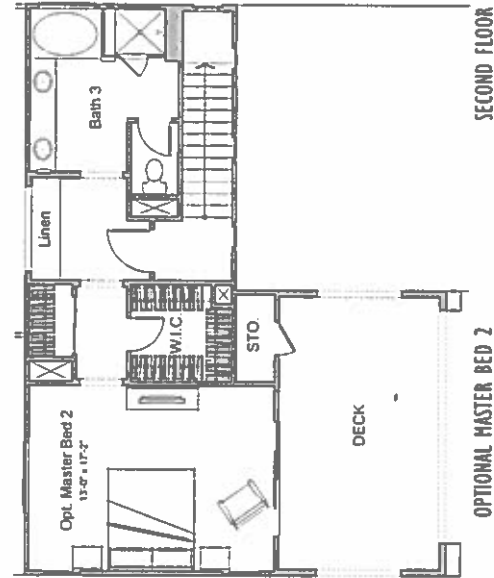
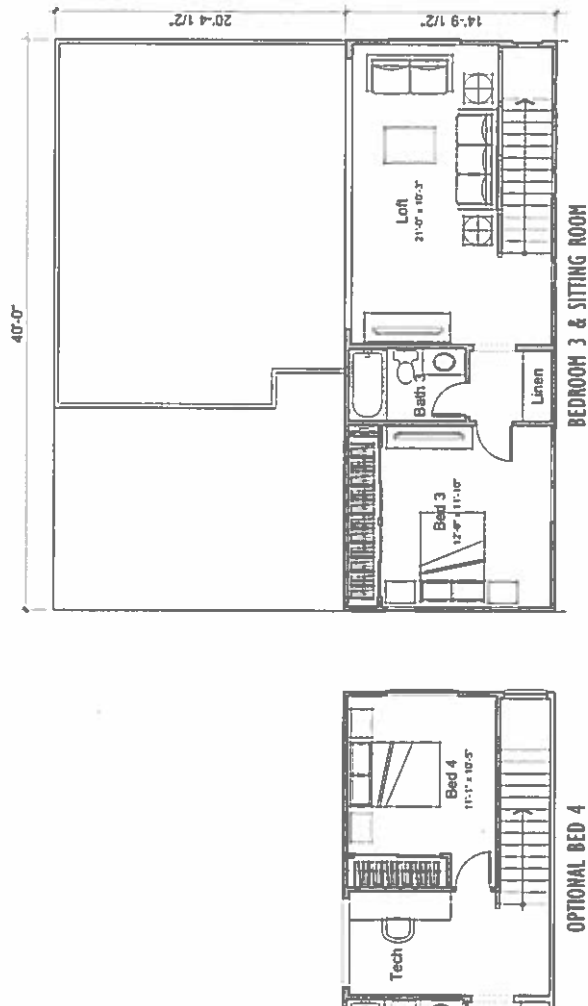
PLAN IX - FLOOR PLAN **A2.1**
FIRST FLOOR

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Plot Desc:
JAN 2011
JAN 2011

HANFORD, CALIFORNIA
KITG # 20150973

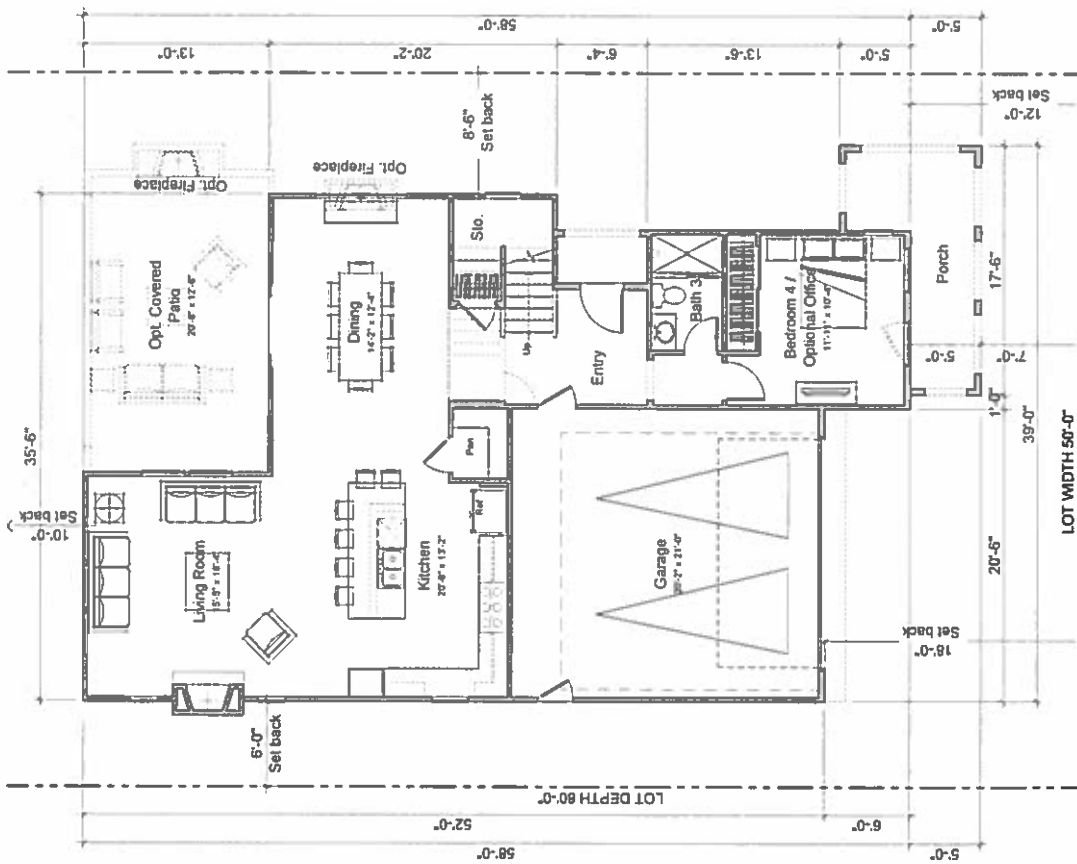
CHANGES	DATE	BY
FIRST FLOOR	1/28/2011	PT
SECOND FLOOR	2/1/2011	PT
TOTAL WORK	2/1/2011	PT
GARAGE	2/1/2011	PT



SECOND FLOOR

HANFORD - 14

Holly Hills Group
480 E. Bogen Trail
Palm Springs, CA 92264



FIRST FLOOR

PLAN 2 - FLOOR PLAN A2.2

GROSS SF	
FIRST FLOOR	11,075.00 SF
SECOND FLOOR	13,515.00 SF
TOTAL GROSS	24,590.00 SF
OPT COVERED	275.00 SF
PATIO	
GARAGE	450.00 SF

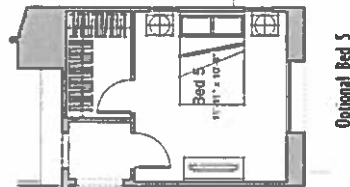
HANFORD, CALIFORNIA
KITG # 20150973

Plot Date: 03/13/2017
2017-08-01
2017-08-01 11:08 AM

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SECOND FLOOR



HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 3 - FLOOR PLAN

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Irvine, CA 92614
949.851.2133 / ktagy.com

БРОЈ 1/2007

Open Date:

THOMSON'S

THOMSON'S

GROSS SF	
FIRST FLOOR	1221 SQ FT
SECOND FLOOR	1504 SQ FT
TOTAL UNMG	2725 SQ FT
OFF COVERED PATIO	256 SQ FT
GARAGE	4115 SQ FT

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

Packet Pg. 76

Attachment: Attachment 5 - Resolution No. 2018-16 (TT 915) (Time Extension No. 2020-04)



HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN I - TUSCAN FARMHOUSE A3.0

HANFORD, CALIFORNIA
KIT # 20150973

File Date: 06/12/2017 10:00AM
2017.06.12 10:00AM

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PLAN I - TUSCAN FARMHOUSE A3.1

CHANDLER, CALIFORNIA
INVEST # 20150973

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Irvine, CA 92614
949 851 2133 / kdg.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN I - ADOBE RANCH

A3.2

HANFORD, CALIFORNIA
KIT # 20150973

Permit Date:
2017.08.23
2017.08.23 / 15.10.2017.24

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HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN I - SPANISH - A A3.3

HANFORD, CALIFORNIA
KITGY # 20150973

Plot Date
2014.08.07
2017.06.11 - 1st Approval

Kit 12.2017 Project

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Irvine, CA 92614
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HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN I - SPANISH - B A3.4

HANFORD, CALIFORNIA
KITGY # 20150973

Plot Date
2016/08/03
2017/08/11 11:58 AM PST

Architecture + Planning
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Irvine, CA 92614
949 651 2133 / kity.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN I - SPANISH - C A3.5

HANFORD, CALIFORNIA
KTGY # 20150973

Permit Date
2019-08-27
2012-08-11 1:18 PM 1008124

10/12/2017 PERMIT

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HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - TUSCAN FARMHOUSE A3.6

HANFORD, CALIFORNIA
KTGY # 20150973

Post Date:

2015/08/03

08/12/2017 / 08/04/2018

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RIGHT



REAR



LEFT



FRONT

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - TUSCAN FARMHOUSE A3.7

HANFORD, CALIFORNIA
KITC # 20150973

Per Date: 2015.08.01
2017.06.11 / 13 100124

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Irvine, CA 92614
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HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - ADOBE RANCH A3.8

HANFORD, CALIFORNIA
KITGY # 20150973

Plot Date:
2014/08/03
2017/06/01 15:00:00

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HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - SPANISH A3.9

HANFORD, CALIFORNIA
KITGY # 20150973

Plot Date:
2018.08.03
2017.10.11 / 1.08.2017.02.02

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Irvine, CA 92614
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HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 3 - TUSCAN FARMHOUSE A3.10

HANFORD, CALIFORNIA
KITGY # 20150973

Plot Date:
2015.08.03
2015.08.11 - 03.20.2017

16.12.2017 PROJECT

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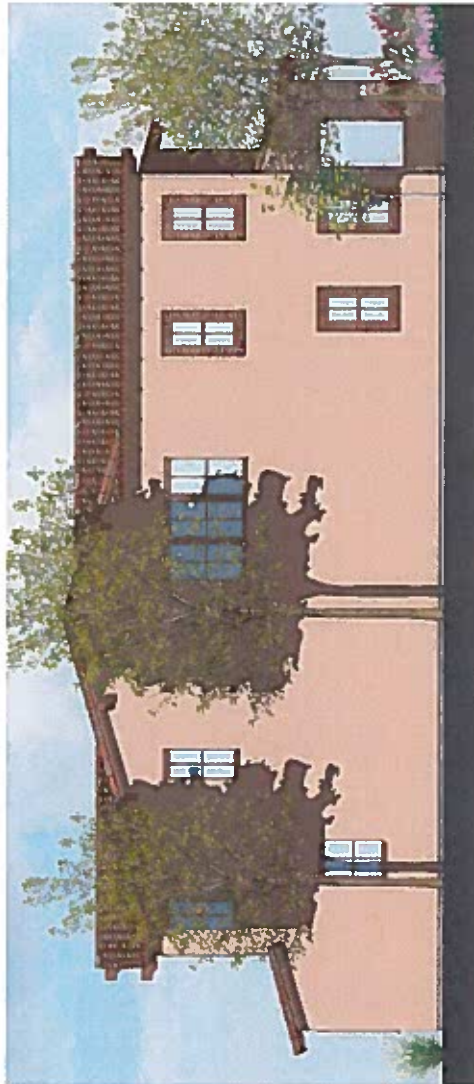




RIGHT



REAR



LEFT



FRONT

HANFORD - 14

Holly Hills Group
480 E Bogert Trail
Palm Springs, CA 92264

PLAN 3 - TUSCAN FARMHOUSE A3.11

HANFORD, CALIFORNIA
KITGY # 20150973

Plot Data
2014 08 03
2017 12 11 / 15 09 12 12

Architecture + Planning
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Irvine, CA 92614
949 651 2133 / ktagy.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 3 - ADOBE RANCH

A3.12

HANFORD, CALIFORNIA
KITGY # 20150973

Plot Date:
2015.08.03
2017.08.11 1:15 00097328

Architecture + Planning
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HANFORD - 14

Holly Hills Group
480 E Bogert Trail
Palm Springs, CA 92264

PLAN 3 - SPANISH

HANFORD, CALIFORNIA
KITGY # 20150473

Plot Date
2016.08.03
2017.04.11 1.18 SUPERIOR

Architecture + Planning
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Irvine, CA 92614
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A3.13

Exhibit C
Mitigation Monitoring and Reporting Program

Attachment: Attachment 5 - Resolution No. 2018-16 (TT 915) (Time Extension No. 2020-04)

Vesting Tentative Tract 915 and Planned Unit Development No. 2018-01
Mitigation Measures
Mitigated Negative Declaration 2018-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the project is subject to the appropriate development standards of the Hanford Municipal Code and the approved elevations associated with the Planned Unit Development.	Developer to provide; City to require on site plan and building permits
MM Aesthetics 2	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That development is subject to the applicable provisions of the Hanford Municipal Code, such as section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare	Developer to provide; City to require on site plan and building permits
AGRICULTURE			
MM Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	City to require; Developer to disclose
AIR QUALITY			

MM Air Quality 1:	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	That the development of the site is subject to the SJVAPCD Indirect Source Review (Rule 9510), since more than 50 residential units are proposed in the project area. The applicant is required to obtain permits demonstrating compliance with Rule 9510 or required to pay mitigation fees to the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	That the project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 3	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The project would be required to utilize effective dust control measures on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents.	Developer
CULTURAL RESOURCES			

MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	1) That a Burial Treatment Plan be entered into by the applicant/property owner prior to any earth disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS			
MM Geology 1:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction.	That the physical development of the project site comply with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
MM Geology 2:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - landslides.	That a geotechnical and soil studies be prepared for the project.	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of	That the physical development of the project site shall comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check	City to require; developer to comply

	topsoil?	and development review process.	
MM Geology 4-6	That the project could be located on a geological unit or soil that is unstable or that would become unstable as a result of the project and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	1) That copies of a preliminary soil investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans. 2) that a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Department prior to acceptance of the development improvements or issuance of building permits, whichever occurs first 3) - That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed, in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.	
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	The new development would be required to comply with applicable federal, state, and local regulations related to hazardous materials. Required compliance with these regulations would ensure impacts related to transport, use, and disposal of hazardous materials would be less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. Otherwise substantially degrade water quality?	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer	City to require; Developer to provide

		systems and other waters of the United States; and inspect all BMPs; 2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide
MM Hydrology 4	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	Developer
MM Hydrology 5-7	The project could potentially create or contribute runoff water which would exceed the capacity of existing or planned stormwater	That the developer shall: 1. Comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the state	Developer

	drainage systems or provide substantial additional sources of polluted runoff.	Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. The applicant shall contact the SWRCB at www.swrch.ca.gov for further information; 2. A drainage/site improvement plan for the development shall be prepared by a licensed civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to the approved plan; 3. The site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.	
LAND USE AND PLANNING			
MM Land Use 1:	That the project may conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	That approval of the Planned Unit Development is required in order to develop the site, as proposed under Tentative Tract 915.	City to process variance
NOISE			
MM Noise 1:	Exposure of persons to or generation of noise levels	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the	Residents and developer; Police

	in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	greatest extend feasible.	to enforce
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	Construction is limited to the hours between 7:00 a.m. and 10 p.m.	Developer; Police to enforce
PUBLIC FACILITIES			
MM Public Facilities 1:	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)	The project will be subject to Fire Impact Fees.	Developer to pay
MM Public Facilities 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	The project will be subject to Police Impact Fees.	Developer to pay
MM Public Facilities 3	The project may result in substantial adverse physical impacts	That the project will be subject to School Impact Fees	Developer to pay

	associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (School)		
MM Public Facilities 4	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Park)	That the project will be subject to Park Impact Fees	Developer to pay
RECREATION			
MM Recreation 1	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? That the project includes recreational facilities or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.	That the project is subject to Park Impact Fees.	Developer to pay

TRANSPORTATION AND TRAFFICE		
MM Traffic 1-7	The project could conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation and relevant components of the circulation system. The project could conflict with an applicable congestion management program. The project could conflict with adopted policies, plans, or programs supporting alternative transportation.	1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map. 2. That Millennium Way shall be developed as a major collector street in conformance with City Standard ST-23. Improvements shall include installation of concrete curb, gutter, and sidewalk, landscaping, masonry block wall, streetlights, striping, and transitional paving as required. 3. That 12 ½ Avenue shall be developed as a major collector street in conformance with City Standard ST-23. Developer shall be required to construct half-width street improvements and a 12 foot travel lane and a 4 foot paved shoulder (8 foot shoulder in total) along the west boundary of the subdivision fronting 12 ½ avenue. Improvements shall include installation of concrete curb, gutter, and sidewalk, landscaping, masonry block wall, streetlights, striping, signing, paving, and transitional paving as required. 4. That all interior private streets, located as shown on tentative subdivision map, shall be developed as residential streets in conformance with City Standard ST-32, with the following modifications: - Minimum street width shall be 27 feet. - No Parking shall be allowed on the street, only in off street parking indicated on the tentative map. - H.O.A. to maintain all interior private streets. 5. That the access streets to the interior of the subdivision from 12 ½ Avenue and Millennium Way shall be developed in conformance with City Standard ST-32.

		6. The development is subject to a Transportation Impact Mitigation Fee.	
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	The project site would be required to implement water conservation measures	Developer
MM Utilities 2 and 4:	Would the project be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	That the development is subject to Refuse and Recycling Impact Fees;	Developer to pay and provide
MM Utilities 3	Would the project comply with federal, state, and local statutes related to solid waste?	That the future development is required to comply with all statutes and regulations related to solid waste.	Developer

RESOLUTION NO. 2019-20

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
PERTAINING TO PLANNED UNIT DEVELOPMENT NO. 2018-01 AMENDMENT #1 A
REQUEST TO AMEND PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT NO.
2018-01, IN ORDER TO DEVIATE FROM THE STANDARDS OF THE HANFORD MUNICIPAL
CODE SECTION 17.10 TO PERMIT REDUCED LOT SIZES, A REDUCED STREET WIDTH
FOR A PRIVATE STREET WITH DEVIATIONS TO THE RESIDENTIAL STREET STANDARD,
REDUCED SETBACKS, REDUCED STREET FRONTAGE, AND REDUCED LOT WIDTHS
FOR THE DEVELOPMENT PROPOSED UNDER VESTING TENTATIVE TRACT 915 – A
14.29-ACRE, 66-LOT SUBDIVISION IN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE
DISTRICT. THE PROJECT IS LOCATED EAST OF 12 ½ AVENUE, WEST OF CENTENNIAL
DRIVE (APN 011-020-046).**

At a regular meeting of the City of Hanford Planning Commission duly called and held on September 10, 2019 on motion of Commissioner DOUGLAS, seconded by Commissioner SANCHEZ, and duly carried, the following resolution was adopted:

WHEREAS, Planned Unit Development No. 2018-01 Amendment #1: A request to amend previously approved Planned Unit Development No. 2018-01, in order to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street with deviations to the residential street standard, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915 – a 14.29-acre, 66-lot subdivision in the R-L-5 Low-Density Residential zone district, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17 of the Hanford Municipal Code; and

WHEREAS, the project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046); and

WHEREAS, the site will be developed, as shown in Planned Unit Development No. 2018-01 Amendment #1 attached as **Exhibit A**, and substantially conform to the elevations and floorplans, attached as **Exhibit B**; and

WHEREAS, staff, the various governmental departments, and the Planning Commission have given careful consideration to this planned unit development application and have made recommendations thereon; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) guidelines, the project was evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2018-06 has been adopted; and

WHEREAS, due to the changes to the project proposed under Planned Unit Development No. 2018-01 Amendment #1, Addendum No. 1 was prepared. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2018-06; and

Attachment: Attachment 6 - Resolution 2019-20 (PUD) (Time Extension No. 2020-04)

WHEREAS, all mitigation measures cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit C**, shall also be conditions of development; and

WHEREAS, That all conditions of approval of Resolution No. 2018-15 and Resolution 2018-16, approving Planned Unit Development No. 2018-01 and Vesting Tentative Tract 915 shall apply, except as amended under Planned Unit Development No. 2018-01 Amendment #1.

WHEREAS, Planned Unit Development 2018-01 Amendment #1 shall be expire with the expiration of Tentative Tract 915; and

WHEREAS, the Planning Commission has reviewed the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing; and,

THEREFORE, BE IT RESOLVED that the Planning Commission hereby makes the following findings pursuant to Section 17.82.050 of the Hanford Municipal Code:

1. That the location and design of the planned unit development is in accordance with the purpose of this title.

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The property is a 14.29-acre parcel; therefore, the required minimum site area is met.

Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks:

- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the R-L-5 Low-Density Residential zone district.
- ✓ To permit lot sizes, shapes, and layouts that would not otherwise be permitted by the standards of the R-L-5 Low-Density Residential zone district.
- ✓ To permit variations to the standard local street cross-sections by proposing a private street with reduced street width, which will be maintained by a homeowners' association.
- ✓ To permit private streets

The design of Planned Unit Development No. 2018-01 Amendment #1 is consistent with the objectives of Section 17.82.

2. That the planned unit development is being proposed to achieve one or more of the objectives identified in Section 17.82.030.

Analysis: That the planned unit development is requested, in order to achieve the following objectives identified in Section 17.82.030:

- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
 - ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
 - ✓ To permit variations to the standard local street cross-sections;
 - ✓ To permit private streets
3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location - The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046). The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for low-density residential development by the General Plan.

Design and Conditions of Operation – The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

4. That the location and design of the planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

Analysis: The project has been reviewed by the Public Works Department and improvements and conditions of approval have been placed on the project, in order to mitigate the effects of the project on traffic, streets, and utilities.

5. That the planned unit development's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desired character consistent with the purpose of this title.

Analysis: Lot Area and Density: The applicant proposes to deviate from the standard lot size of the R-L-5 Low-Density residential zone district to allow all lots in the subdivision to be under the 5,000 square-foot requirement. The minimum lot size proposed in the subdivision is 4,521 square feet. The deviation would not result in a density greater than that allowed by the General Plan Low-Density Residential designation. The Low-Density Residential designation is prescribed a density range between two and 10 units per acre by the General Plan. The project proposes 4.74 dwelling units per gross acre.

Lot Frontage

The applicant requests to be allowed to reduce the lot frontage to a minimum of 30 feet. Lots in the R-L-5 Low-Density Residential zone district require a minimum 40 feet of frontage. The applicant has provided verification on the conceptual layout that three refuse bins can be accommodated on site, despite the reduced lot frontage. The vehicle track plan confirms that there are

Lot Width

The applicant requests to deviate from the required 50-foot lot width on interior lots varies by two feet for subdivision, to a minimum of 48 feet. The majority of lots meet the required lot width for interior lots. The applicant proposes a minimum 53-foot lot width on corner lots. In the R-L-5 Low-Density Residential zone district, the minimum width for corner lots shall be 60 feet.

Lot Depth

The applicant does not propose a deviation to the minimum lot depth for the R-L-5 Low-Density Residential zone district, which is 90 feet. All lots in the subdivision are a minimum of 90 feet deep.

Coverage

The maximum coverage of a lot in the R-L-5 Low-Density Residential zone district shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements. The applicant does not seek a deviation from the coverage maximum.

Setbacks

The applicant proposes to allow reduced front and rear setbacks under the planned unit development. The applicant proposes a minimum 12-foot setback to livable space for the subdivision. In the R-L-5 Low-Density Residential zone district, the minimum front-yard setback to livable space is 15 feet. The applicant proposes a minimum 10-foot setback to the rear property line for one- and two-story homes in the subdivision. In the R-L-5 Low-Density Residential zone district, the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one-story high.

Due to the significant reduction in the rear-yard setback, staff recommends a condition of approval to limit any structures, including accessory structures, from being located in the rear 10 foot setback area.

The front building setback area shall be 20 feet for garages, carports, and other non-livable building space. The garage setback is met. The side building setback area shall be five feet from an interior side lot line and 10 feet from a street. Both the interior side and street-side setback are met. No deviation is proposed to the required garage, interior side, and street-side setbacks for the R-L-5 Low Density Residential zone district.

Street Standard

The applicant proposes a 27.33-foot wide street for interior streets within the subdivision. Since the street does not meet City standard, the street will be considered a private street to be maintained through a homeowners' association.

Off-Street Parking

The applicant is not seeking a deviation to the parking requirement for single-family dwellings, which is two spaces per dwelling unit with at least one space covered. Additionally, 37 on-street parking spaces are provided throughout the subdivision.

Landscaped Areas

The applicant is not seeking a deviation to the landscape requirements for the R-L-5 Low-Density Residential zone district. All landscaping will be required to be provided as required by Section 17.10.150 Usable open space, Section 17.10.160 Landscaping, and Section 17.52 Landscape Standards.

The deviations proposed under Planned Unit Development No. 2018-01 Amendment #1 are consistent with the purposes of Section 17.82 Planned Unit Developments. The project would provide a stable and desired character by providing enhanced elevations and shared open-space amenities.

6. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

Analysis: That the development will complement and harmonize with the existing and proposed land uses within the vicinity. The land north and east of the project site is designated R-H High-Density Residential and entitlements have been granted for two multi-family residential complexes east of the project site, for a total of 316 units. Property west of the project site features large-lot residential development and is zoned R-L-5 Low-Density Residential. Land south of the property is designated CO Conservation Open Space and will not be disrupted by the project proposed.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Planned Unit Development No. 2018-01 be approved, subject to the conditions below:

1. **Zoning**

- ☒ That all requirements of the R-L-5 Low-Density Residential zone district shall apply, except as modified under Planned Unit Development No. 2018-01 Amendment #1, as follows:

Category	R-L-5 Standard	Original PUD	Amendment #1
Minimum Lot Size	5,000 square feet	4,536 square feet – lot 11 (minimum)	4,521 square feet – lot 24 (minimum)
Lot Frontage	40 feet	18.65 feet – lot 38 (minimum)	31.05 feet curve length – lot 10; minimum 30 feet requested
Lot Width	50 feet for interior lots and 60 feet for corner lots	Minimum 49.3 feet; minimum 53 feet on corner lots	Requesting minimum 48 feet; and minimum 53 feet on corner lots
Lot Depth	90 feet	No deviation requested – all lots meet the minimum 90 feet lot depth	No deviation requested.
Maximum coverage	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.
Setbacks	Front (livable) – 15 feet Front (garage) – 20 feet	Front (livable) – 12 feet minimum Front (garage) – 20 feet (no deviation requested)	Front (livable) – 12 feet minimum Front (garage) – 20 feet (no deviation requested)
	Rear – 20 feet for one-story with rear along landscape easement. Increase by 10 feet for buildings over one-story high	Rear (one –story) – 10 feet Rear (two-story) – 10 feet	Rear (one –story) – 10 feet Rear (two-story) – 10 feet No structure – including accessory structures shall be permitted to encroach into the 10 ft. rear-yard setback
	Side (interior) - 5 feet Side (street-side) – 10 feet	Side (interior) – 5 feet (no deviation requested) Side (street side) – 10 feet (no deviation requested)	Side (interior) – 5 feet (no deviation requested) Side (street side) – 10 feet (no deviation requested)
Patio	17.50.170 Exceptions in building setback	Patios shall be setback 10 feet from the front property line	Patios shall be setback 10 feet from the front property line

	A. architectural features, including without limitation, sills, chimneys, fireplaces, cornices and eaves, may extend into a required side building setback area, a required rear building setback area, or a space between structures, not more than 36 inches, and may extend into a required front building setback area not more than six feet. No building or projection thereof may extend into a public easement or right-of-way.		
Street Right-of-Way Width	60 feet	27 feet for interior streets	27.33 feet for interior streets

2. That if solid waste cannot service the neighborhood because of bin placement by the property owners, the home owners association (HOA) may be held responsible for finding a solution.
3. That no structures shall be placed in the 10-ft. rear-yard setback area, including accessory structures.
4. That the residences within the development shall be staggered, as shown in the conceptual site plan, attached as **Exhibit A**.

EXPIRATION

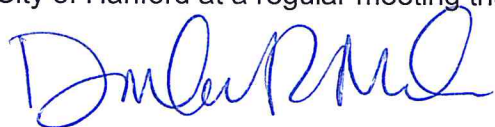
That the Planned Unit Development shall expire with the expiration of Vesting Tentative Map 915, which shall become null and void after 24 months has elapsed from the date of approval, unless a final map has recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

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

AYES:	Commissioners	DOUGLAS, SANCHEZ, GALVAN, JOHNSTON, PERICO, KEMP VAN EE, PADEN
NOES:	Commissioners	NONE
ABSTAIN:	Commissioners	NONE
ABSENT:	Commissioners	NONE

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

I, **DARLENE R. MATA**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 10th day of September 2019.



Darlene R. Mata, Secretary

Exhibit A
Planned Unit Development No. 2018-01 Amendment #1

Attachment: Attachment 6 - Resolution 2019-20 (PUD) (Time Extension No. 2020-04)

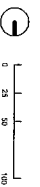


Architecture + Planning
ktgy.com

Holly Hill Group
350 E. Capitol Mall
Fifth Floor
Sacramento, CA 95834

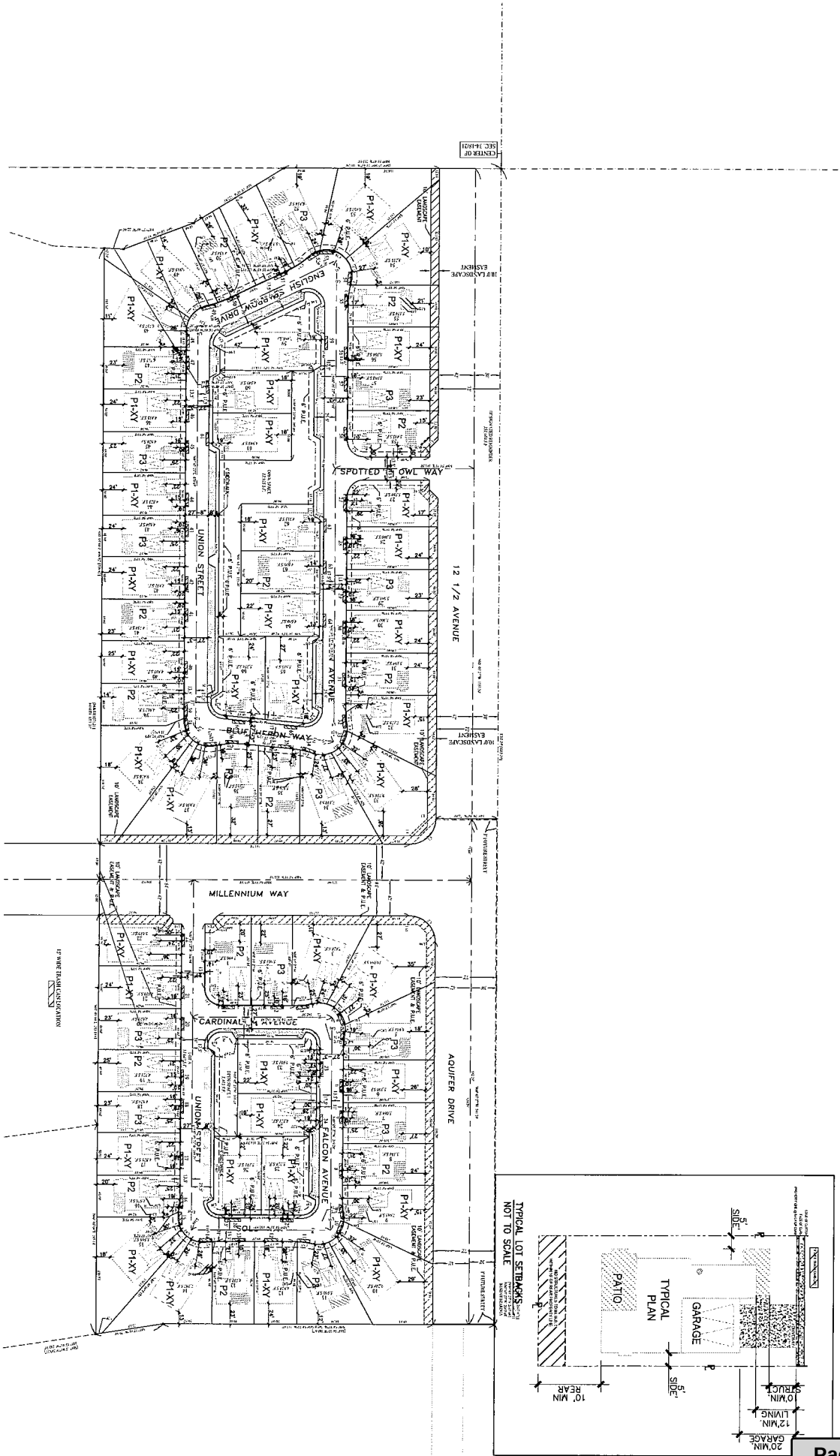
HANFORD - 14
HANFORD, CA # 2015-0073

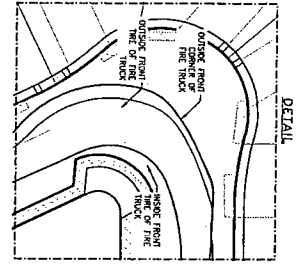
CONCEPTUAL DESIGN
AUGUST 9, 2019



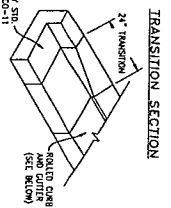
CONCEPTUAL SITE PLAN

A1.0

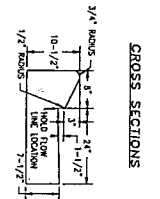




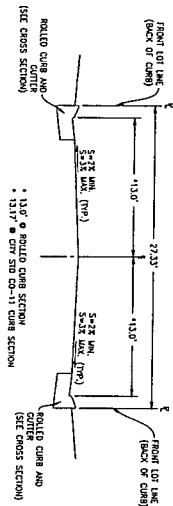
DETAIL



TRANSITION SECTION

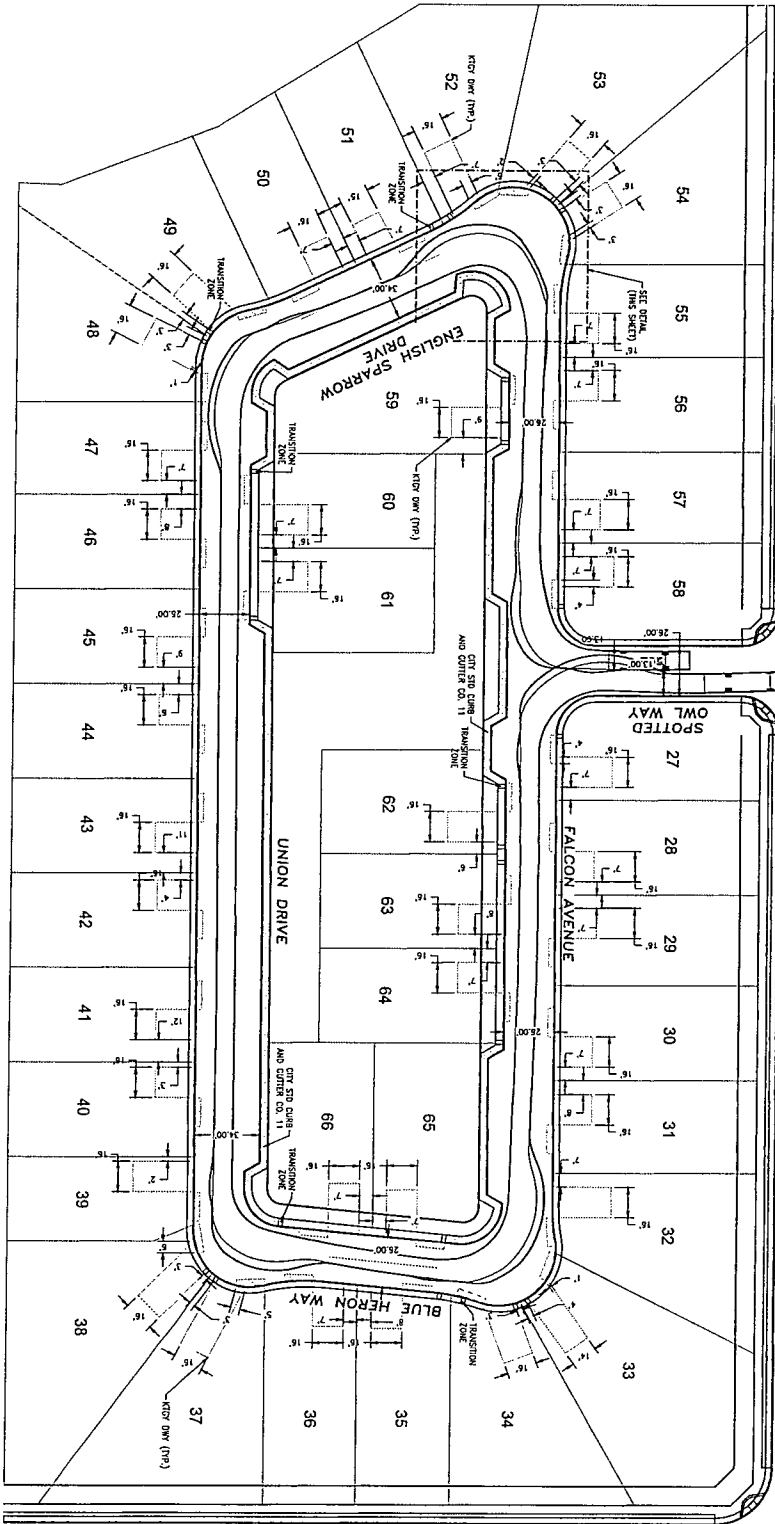


CROSS SECTIONS



INTERIOR STREETS

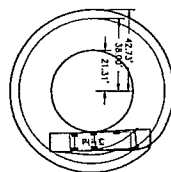
NOTE:
This drawing is for reference only. Construction is subject to change upon final design and City of Hanford's approval.



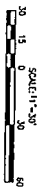
AQUIFER DRIVE

PATH OF TRAVEL

MILLENNIUM WAY



PATH OF TRAVEL: INFORMATION PROVIDED BY THE HANFORD FIRE DEPARTMENT



SCALE: 1" = 20'

NOTE:
1. THE LOCATION AND DIMENSIONS FOR THE FIRE ENGINE TRACK AND TRANSITION ZONE ARE SHOWN FOR REFERENCE ONLY. THE ACTUAL LOCATION AND DIMENSIONS SHALL BE DETERMINED BY THE HANFORD FIRE DEPARTMENT.
2. THE LOCATION AND DIMENSIONS FOR THE TRANSITION ZONE ARE SHOWN FOR REFERENCE ONLY. THE ACTUAL LOCATION AND DIMENSIONS SHALL BE DETERMINED BY THE HANFORD FIRE DEPARTMENT.
3. THE LOCATION AND DIMENSIONS FOR THE TRANSITION ZONE ARE SHOWN FOR REFERENCE ONLY. THE ACTUAL LOCATION AND DIMENSIONS SHALL BE DETERMINED BY THE HANFORD FIRE DEPARTMENT.

LEGEND:
1. DISCONTINUED REFUSE CAN PICK UP AREA
(15' WIDE AND 3' DEEP)
2. PORTION OF THE CUBS THAT'S CITY STD. CO-11
3. TRANSITION SECTION (SEE DETAIL)

7/24/2019 10:00:00 AM C:\Users\j\Documents\Projects\2019-20\Attachment 6 - Resolution 2019-20 (pUD) (Time Extension No. 2020-04).dwg, 17/07/2019 10:00:00 AM, 17/07/2019 10:00:00 AM, 17/07/2019 10:00:00 AM

OWNER	CITY OF HANFORD
DESIGNER	HAUSEN & HANSEN
DATE	07/24/2019
PROJECT	SCHEMATIC OF REFUSE CONTAINER LOCATIONS AND FIRE ENGINE TRACK
SCALE	1" = 20'

SCHEMATIC OF REFUSE CONTAINER LOCATIONS AND FIRE ENGINE TRACK
COUNTY TRACT No. 915

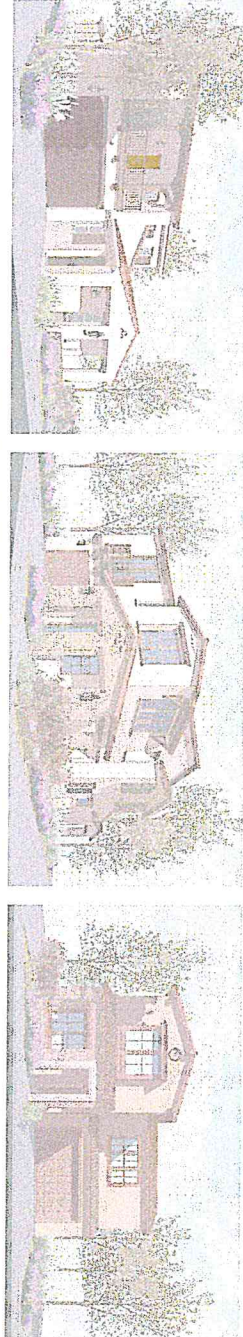
FOR REVIEW ONLY
PRELIMINARY

HOLLY HILLS GROUP
480 E. BOGERT TRAIL
PALM SPRINGS, CA 92264

REVISION	DATE
1. Initial	07/24/19
2. City of Hanford Review	08/16/19
3. City of Hanford Review	08/16/19
4. City of Hanford Review	08/16/19
5. City of Hanford Review	08/16/19
6. City of Hanford Review	08/16/19
7. City of Hanford Review	08/16/19
8. City of Hanford Review	08/16/19
9. City of Hanford Review	08/16/19
10. City of Hanford Review	08/16/19

**Exhibit B
Elevations and Floor Plans**

Attachment: Attachment 6 - Resolution 2019-20 (PUD) (Time Extension No. 2020-04)



HANFORD 14 SITE

OWNER / SUBDIVIDER:
Holly Hills Group
PALM SPRINGS, CA

ARCHITECT:
KTGY
IRVINE, CA



VICINITY MAP

N.T.S.

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

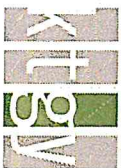
Owner/Submitter:

HANFORD, CALIFORNIA
KTGY # 20150973

Pilot Date: 2016.03
2017.01.11 1 ST SUBMITTAL

REZ 2017 PROPOSE

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Irvine, CA 92614
949 851 2133 / Ktgy.com



SHEET INDEX	
ARCHITECTURAL	
A0.1	COVER SHEET SHEET INDEX
A1.0	SITE PLAN & DATA
A2.0	PLAN 1 - FLOOR PLAN
A2.1	PLAN 1X - FLOOR PLAN
A2.2	PLAN 2 - FLOOR PLAN
A2.2	PLAN 3 - FLOOR PLAN
A3.0	PLAN 1 - TUSCAN FARMHOUSE
A3.1	PLAN 1 - TUSCAN FARMHOUSE
A3.2	PLAN 1 - ADOBE RANCH
A3.3	PLAN 1 - SPANISH A
A3.4	PLAN 1 - SPANISH B
A3.5	PLAN 2 - SPANISH C
A3.6	PLAN 2 - TUSCAN FARMHOUSE
A3.7	PLAN 2 - TUSCAN FARMHOUSE
A3.8	PLAN 2 - ADOBE RANCH
A3.9	PLAN 2 - SPANISH
A3.10	PLAN 3 - TUSCAN FARMHOUSE
A3.11	PLAN 3 - TUSCAN FARMHOUSE
A3.12	PLAN 3 - ADOBE RANCH
A3.13	PLAN 3 - SPANISH

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

HANFORD, CALIFORNIA
KTGY # 20150973

Proj Date: 2016/06/03
2017/10/11 BY 10080910X

6/12/2017 REMARK

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Irvine, CA 92614
949 851 2133 / ktgy.com



A0.1

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Holly Hills Group
 480 E. Bogert Trail
 Palm Springs, CA 92264

GROSS SF	
FIRST FLOOR	1646 SQ. FT.
TOTAL LIVING	1646 SQ. FT.
GARAGE	485 SQ. FT.

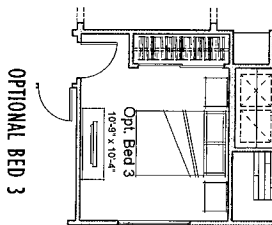
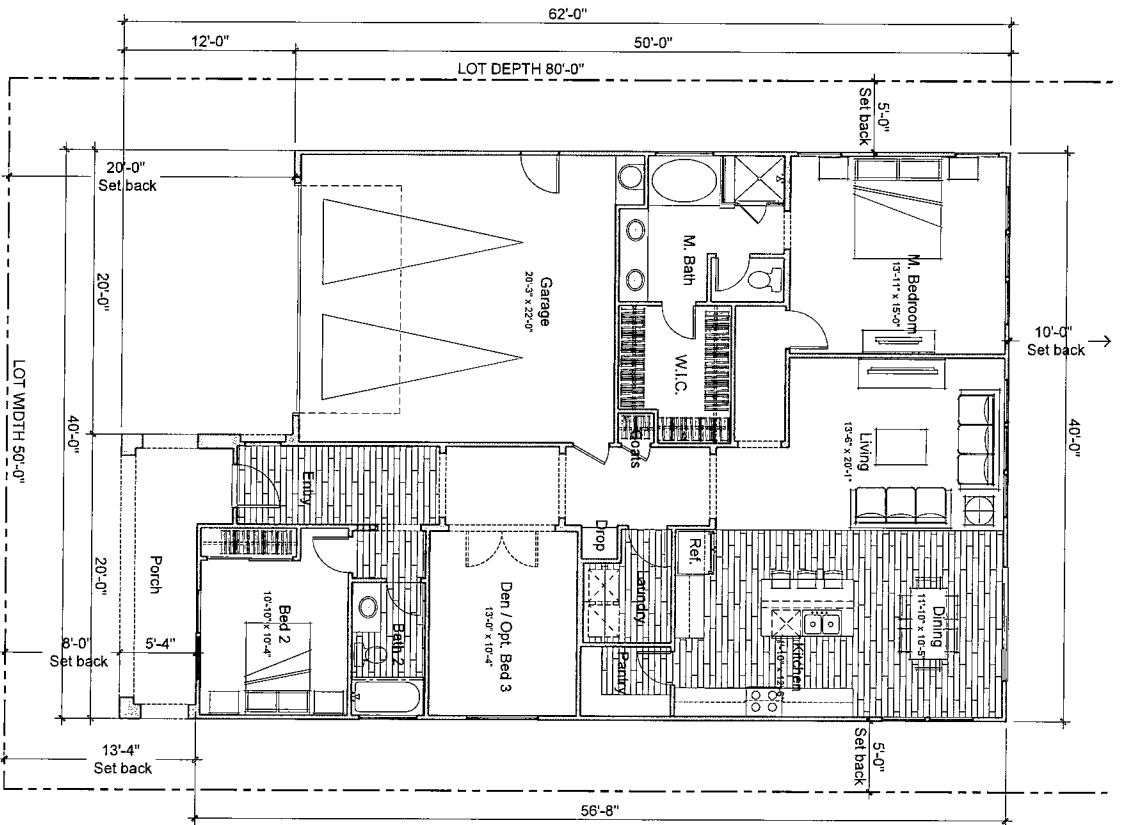
HANFORD, CALIFORNIA
 KTC # 20150973

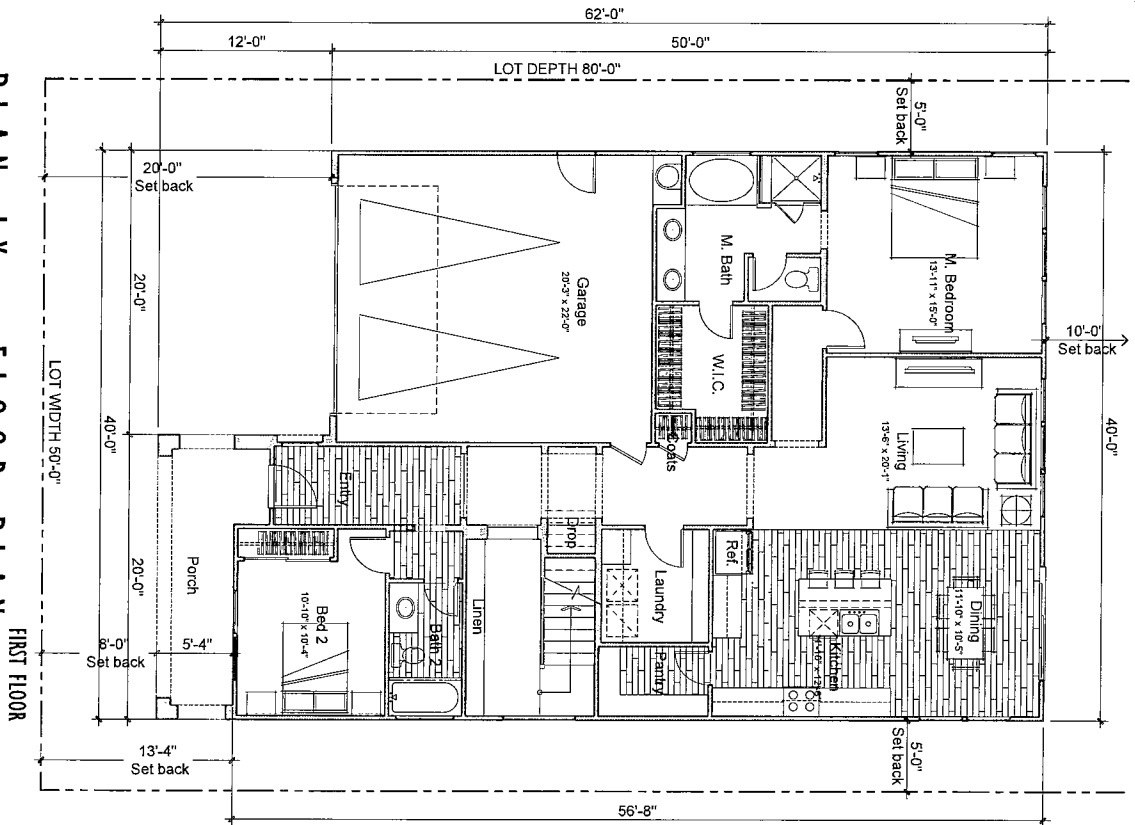
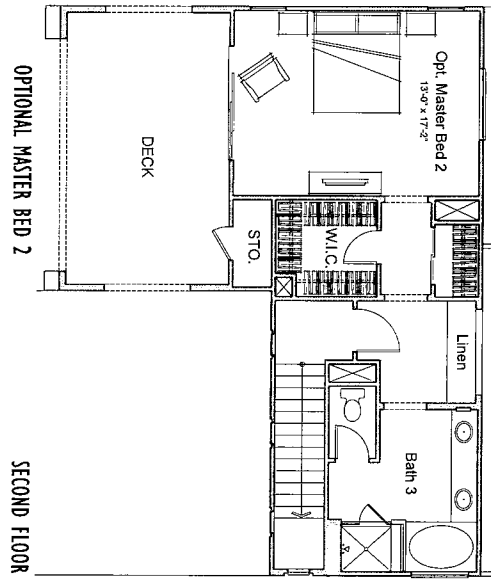
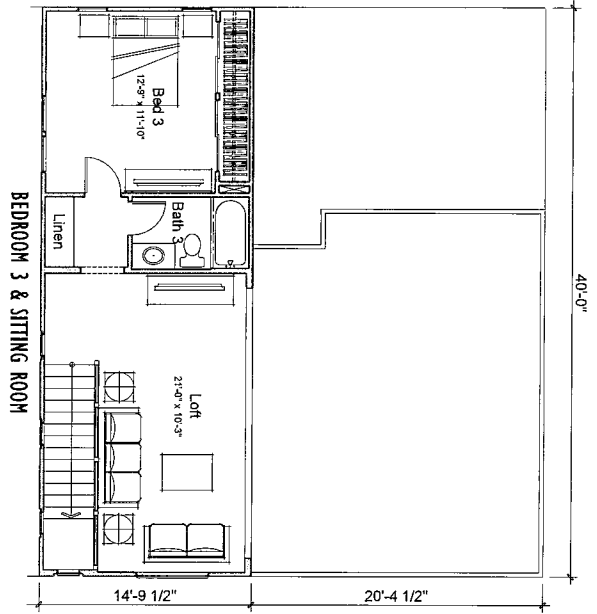
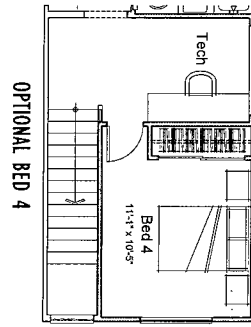
Plot Date: 2016/03/03
REZONING PERMITS: 2017/10/11 1 ST BIRMINGHAM

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 Irvine, CA 92614
 949 851 2133 / Kkg.com

PLAN 1 - FLOOR PLAN

A2.0





OVERALL	468 SQ. FT.
FIRST FLOOR	148 SQ. FT.
SECOND FLOOR	315 SQ. FT.
TOTAL LIVING	213 SQ. FT.
GARAGE	468 SQ. FT.

PLAN IX - FLOOR PLAN

SCALE: 1/8" = 1'-0"

HANFORD, CALIFORNIA

PROJECT # 20150973

Per Date: 04/20/2017

2016/08/01

2017/10/11 1:14 PM

Architecture + Planning

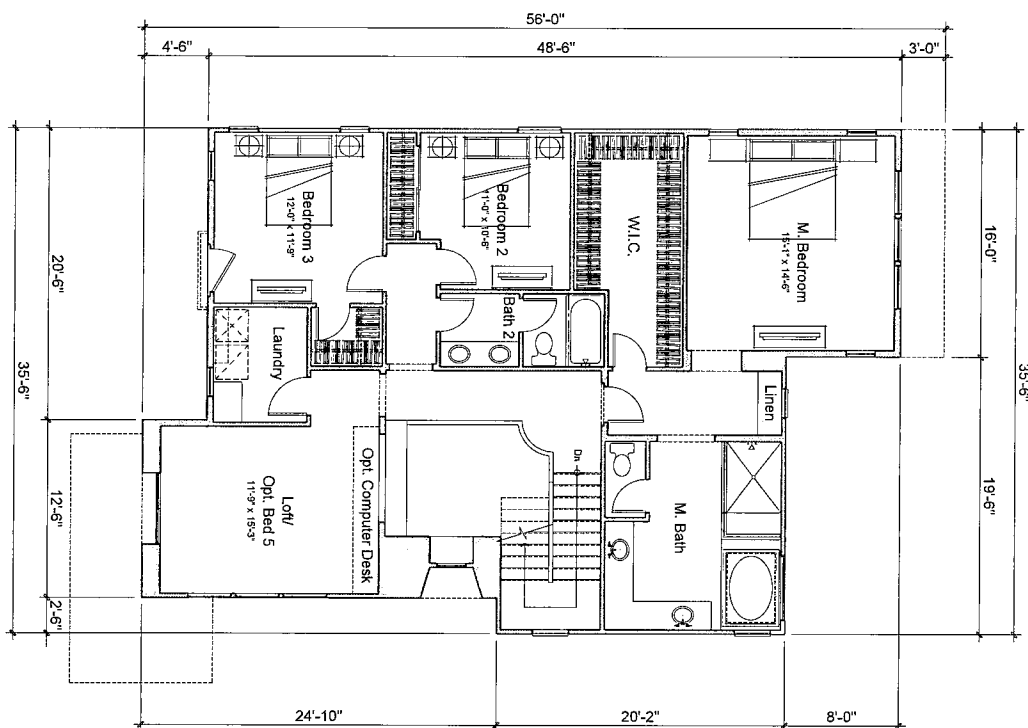
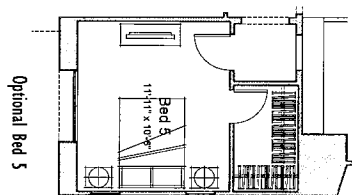
17911 Von Karman Ave.

Irvine, CA 92614

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Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264



SECOND FLOOR

GROSS SF	
FIRST FLOOR	1147 SQ. FT.
SECOND FLOOR	1312 SQ. FT.
TOTAL LIVING	2519 SQ. FT.
OPT. COVERED PATIO	275 SQ. FT.
GARAGE	450 SQ. FT.

HANFORD, CALIFORNIA
KITGY # 20150973

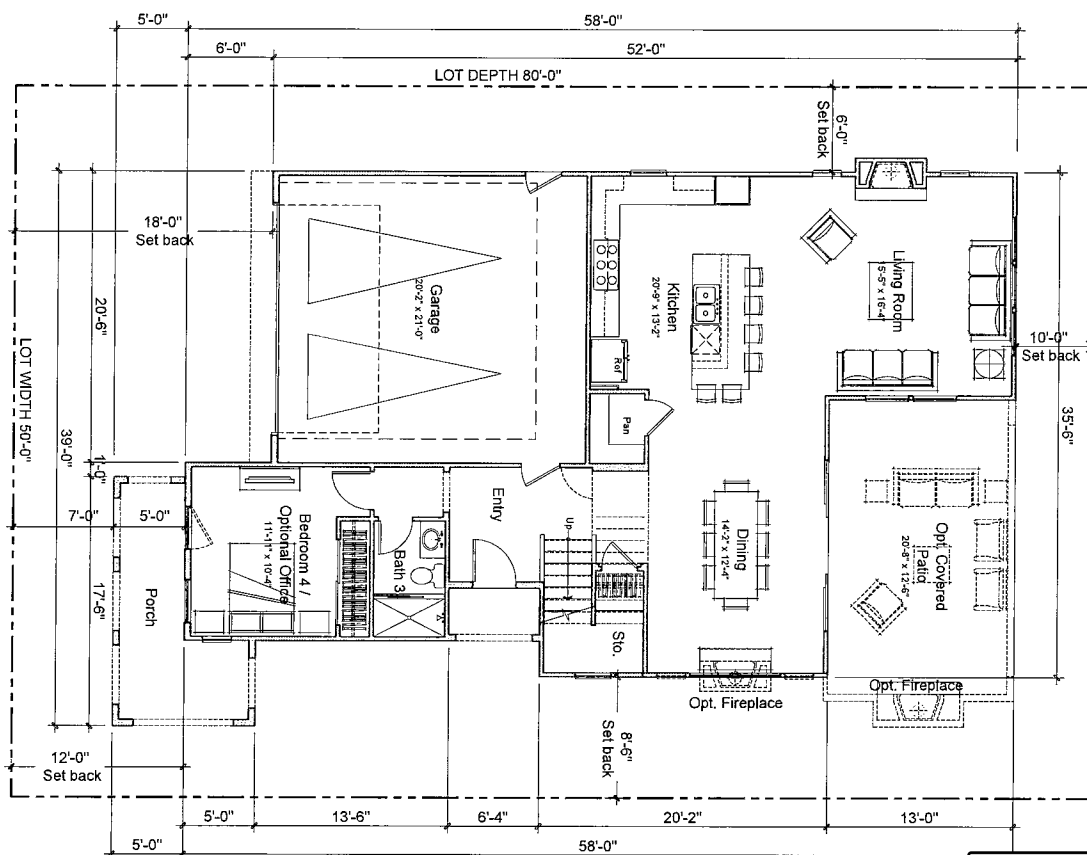
KIGY # 20150973

Plot Date:	10/12/2017 PLOTDATE
2016/08/03	
2017/10/11 1 ST SUBMITAL	

10.12.2017 MOITDAIE

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Irvine, CA 92614
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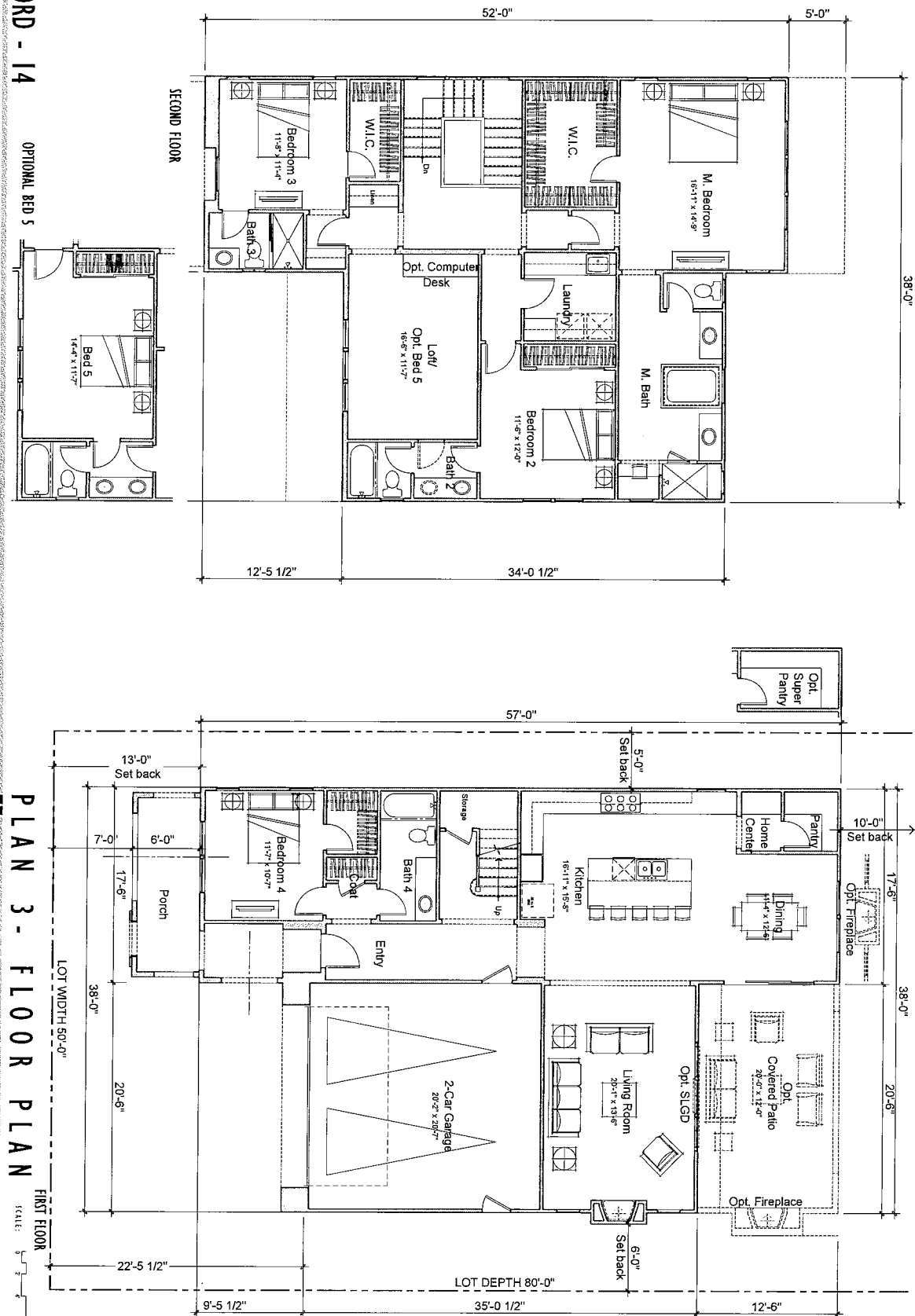
FIRST FLOOR

A2.2

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SCALE: 6

A2.3





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PLAN I - TUSCAN FARMHOUSE A3.0

HANFORD, CALIFORNIA
KITG # 20150973

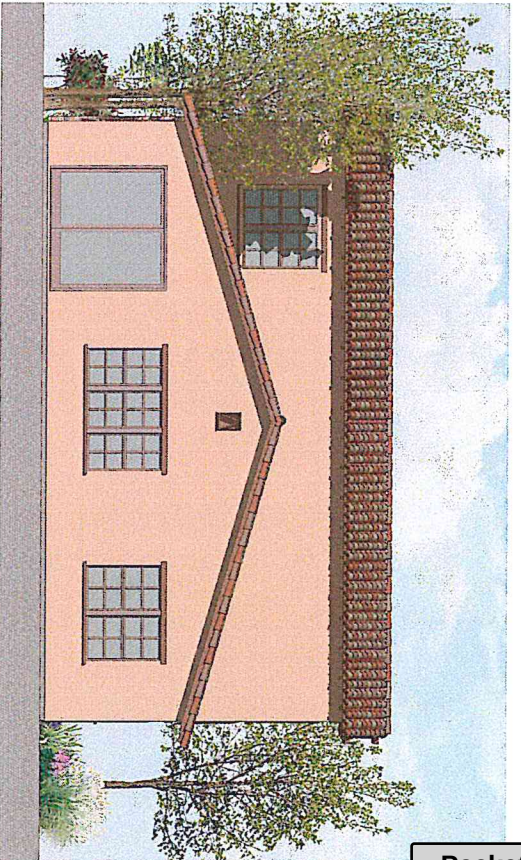
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2016/6/0
2017/10/11 1:57 PM (GMT-7)

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RIGHT



REAR



LEFT



FRONT

HANFORD - 14

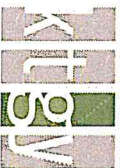
Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN I - TUSCAN FARMHOUSE A3.1

HANFORD, CALIFORNIA
KITCY # 20150973

Plot Date: 08/20/17
2016/08/20
2017/01/11 11:51 AM PST

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Irvine, CA 92614
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Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

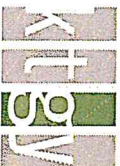
PLAN I - ADOBE RANCH

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HANFORD, CALIFORNIA
KIT # 20150973

Plot Date
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Irvine, CA 92614
949.851.2133 / kity.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN I - SPANISH - A

A3.3

HANFORD, CALIFORNIA
KITGY # 20150973

Plot Date: 04/12/2017
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Irvine, CA 92614
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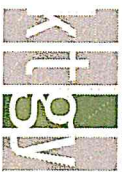
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Palm Springs, CA 92264

PLAN I - SPANISH - B

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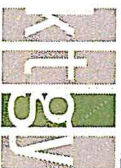
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PLAN I - SPANISH - C

HANFORD, CALIFORNIA
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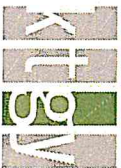
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PLAN 2 - TUSCAN FARMHOUSE A3.6

HANFORD, CALIFORNIA
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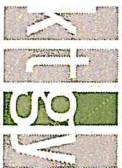
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480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - TUSCAN FARMHOUSE A3.7

HANFORD, CALIFORNIA
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HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - ADOBE RANCH

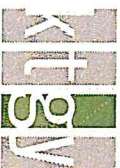
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Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

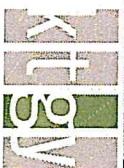
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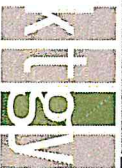
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Palm Springs, CA 92264

PLAN 3 - TUSCAN FARMHOUSE A3.10

HANFORD, CALIFORNIA
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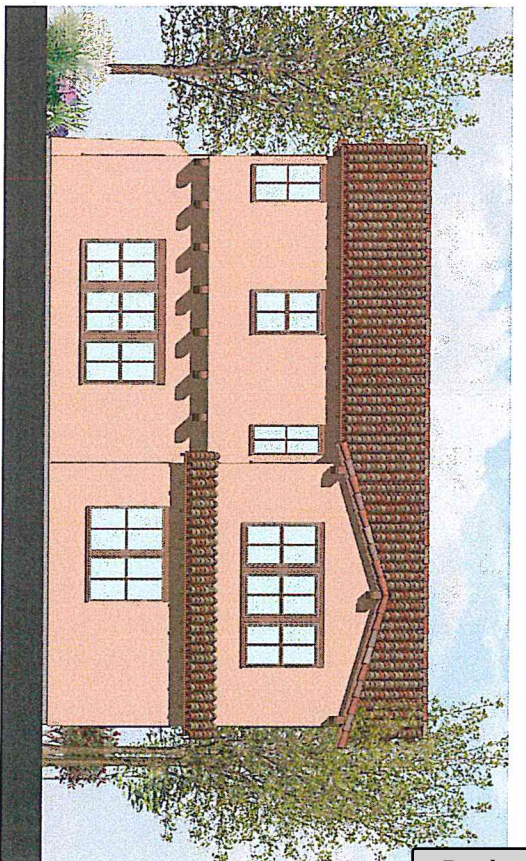
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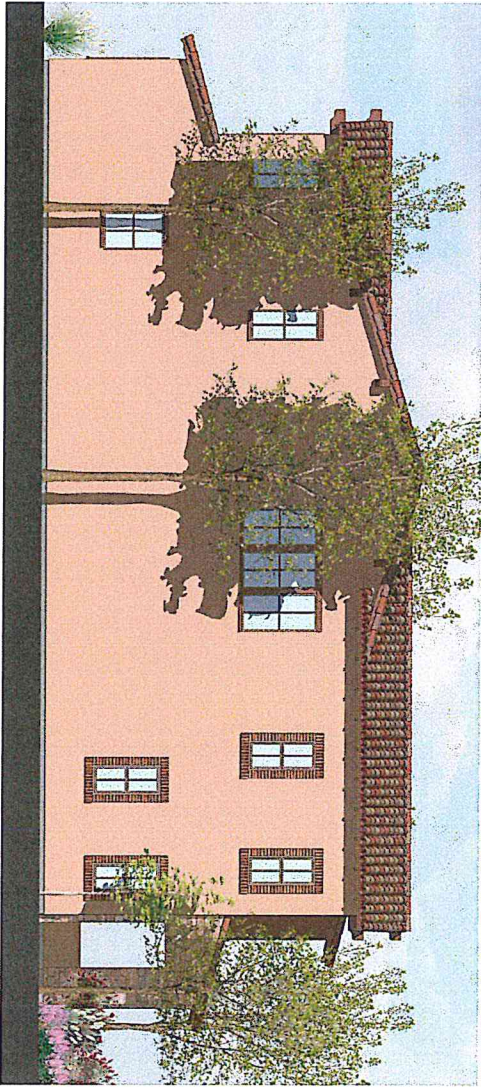




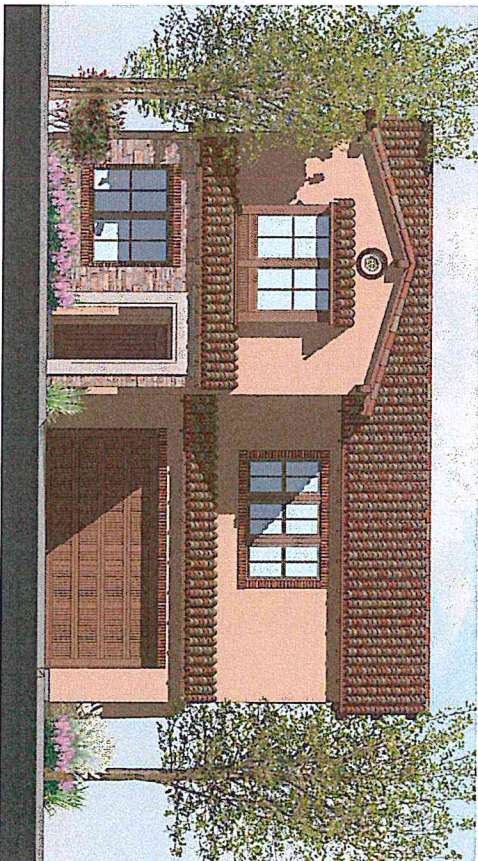
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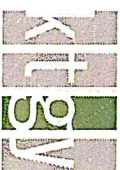
Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 3 - TUSCAN FARMHOUSE A3.11

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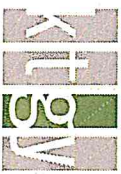
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PLAN 3 - ADOBE RANCH

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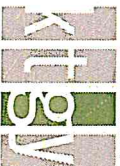
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PLAN 3 - SPANISH

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Exhibit C
Mitigation Monitoring and Reporting Program

Attachment: Attachment 6 - Resolution 2019-20 (PUD) (Time Extension No. 2020-04)

Vesting Tentative Tract 915 and Planned Unit Development No. 2018-01
Mitigation Measures
Mitigated Negative Declaration 2018-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the project is subject to the appropriate development standards of the Hanford Municipal Code and the approved elevations associated with the Planned Unit Development.	Developer to provide; City to require on site plan and building permits
MM Aesthetics 2	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That development is subject to the applicable provisions of the Hanford Municipal Code, such as section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare	Developer to provide; City to require on site plan and building permits
AGRICULTURE			
MM Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	City to require; Developer to disclose
AIR QUALITY			

MM Air Quality 1:	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	That the development of the site is subject to the SJVAPCD Indirect Source Review (Rule 9510), since more than 50 residential units are proposed in the project area. The applicant is required to obtain permits demonstrating compliance with Rule 9510 or required to pay mitigation fees to the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	That the project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 3	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The project would be required to utilize effective dust control measures on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents.	Developer
CULTURAL RESOURCES			

MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	1) That a Burial Treatment Plan be entered into by the applicant/property owner prior to any earth disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS			
MM Geology 1:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction.	That the physical development of the project site comply with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
MM Geology 2:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - landslides.	That a geotechnical and soil studies be prepared for the project.	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of	That the physical development of the project site shall comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check	City to require; developer to comply

	topsoil?	and development review process.	
MM Geology 4-6	That the project could be located on a geological unit or soil that is unstable or that would become unstable as a result of the project and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	1) That copies of a preliminary soil investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans. 2) that a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Department prior to acceptance of the development improvements or issuance of building permits, whichever occurs first 3) - That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed, in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.	
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	The new development would be required to comply with applicable federal, state, and local regulations related to hazardous materials. Required compliance with these regulations would ensure impacts related to transport, use, and disposal of hazardous materials would be less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. Otherwise substantially degrade water quality?	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer	City to require; Developer to provide

		systems and other waters of the United States; and inspect all BMPs; 2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide
MM Hydrology 4	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	Developer
MM Hydrology 5-7	The project could potentially create or contribute runoff water which would exceed the capacity of existing or planned stormwater	That the developer shall: 1. Comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the state	Developer

	drainage systems or provide substantial additional sources of polluted runoff.	Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. The applicant shall contact the SWRCB at www.swrch.ca.gov for further information; 2. A drainage/site improvement plan for the development shall be prepared by a licensed civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to the approved plan; 3. The site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.	
LAND USE AND PLANNING			
MM Land Use 1:	That the project may conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	That approval of the Planned Unit Development is required in order to develop the site, as proposed under Tentative Tract 915.	City to process variance
NOISE			
MM Noise 1:	Exposure of persons to or generation of noise levels	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the	Residents and developer; Police

	in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	greatest extend feasible.	to enforce
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	Construction is limited to the hours between 7:00 a.m. and 10 p.m.	Developer; Police to enforce
PUBLIC FACILITIES			
MM Public Facilities 1:	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)	The project will be subject to Fire Impact Fees.	Developer to pay
MM Public Facilities 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	The project will be subject to Police Impact Fees.	Developer to pay
MM Public Facilities 3	The project may result in substantial adverse physical impacts	That the project will be subject to School Impact Fees	Developer to pay

	associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (School)		
MM Public Facilities 4	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Park)	That the project will be subject to Park Impact Fees	Developer to pay
RECREATION			
MM Recreation 1	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? That the project includes recreational facilities or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.	That the project is subject to Park Impact Fees.	Developer to pay

TRANSPORTATION AND TRAFFIC		
MM Traffic 1-7	The project could conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation and relevant components of the circulation system. The project could conflict with an applicable congestion management program. The project could conflict with adopted policies, plans, or programs supporting alternative transportation.	1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map. 2. That Millennium Way shall be developed as a major collector street in conformance with City Standard ST-23. Improvements shall include installation of concrete curb, gutter, and sidewalk, landscaping, masonry block wall, streetlights, striping, signing, and transitional paving as required. 3. That 12 ½ Avenue shall be developed as a major collector street in conformance with City Standard ST-23. Developer shall be required to construct half-width street improvements and a 12 foot travel lane and a 4 foot paved shoulder (8 foot shoulder in total) along the west boundary of the subdivision fronting 12 ½ avenue. Improvements shall include installation of concrete curb, gutter, and sidewalk, landscaping, masonry block wall, streetlights, striping, signing, paving, and transitional paving as required. 4. That all interior private streets, located as shown on tentative subdivision map, shall be developed as residential streets in conformance with City Standard ST-32, with the following modifications: - Minimum street width shall be 27 feet. - No Parking shall be allowed on the street, only in off street parking indicated on the tentative map. - H.O.A. to maintain all interior private streets. 5. That the access streets to the interior of the subdivision from 12 ½ Avenue and Millennium Way shall be developed in conformance with City Standard ST-32.

		6. The development is subject to a Transportation Impact Mitigation Fee.	
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	The project site would be required to implement water conservation measures	Developer
MM Utilities 2 and 4:	Would the project be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	That the development is subject to Refuse and Recycling Impact Fees;	Developer to pay and provide
MM Utilities 3	Would the project comply with federal, state, and local statutes related to solid waste?	That the future development is required to comply with all statutes and regulations related to solid waste.	Developer



AGENDA STAFF REPORT

MEETING DATE: 6/9/2020	AGENDA SECTION: 3
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SUBJECT:

Community Development: Review of the Citizen's Initiative submitted by Save Our Parkland, to change the land use and zoning on land adjacent to Hidden Valley Park and in the northwest area of the city to remove future parks.

See attached Staff Report

FISCAL IMPACT:

ATTACHMENTS:

Staff Report
 Notice of Intent Ballot Initiative
 Open Space Map Adopted 4-24-2017
 Ballot Initiative Summary
 Summary of Initiative Statutes

CITY OF HANFORD PLANNING COMMISSION STAFF REPORT

MEETING DATE: Tuesday, June 9, 2020

PROJECT: Review of the Citizen's Initiative submitted by Save Our Parkland, to change the land use on land adjacent to Hidden Valley Park and in the northwest area of the city to remove future parks.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review and discuss the proposed Citizens Initiative for consistency with the Hanford General Plan.

RECOMMENDED MOTION

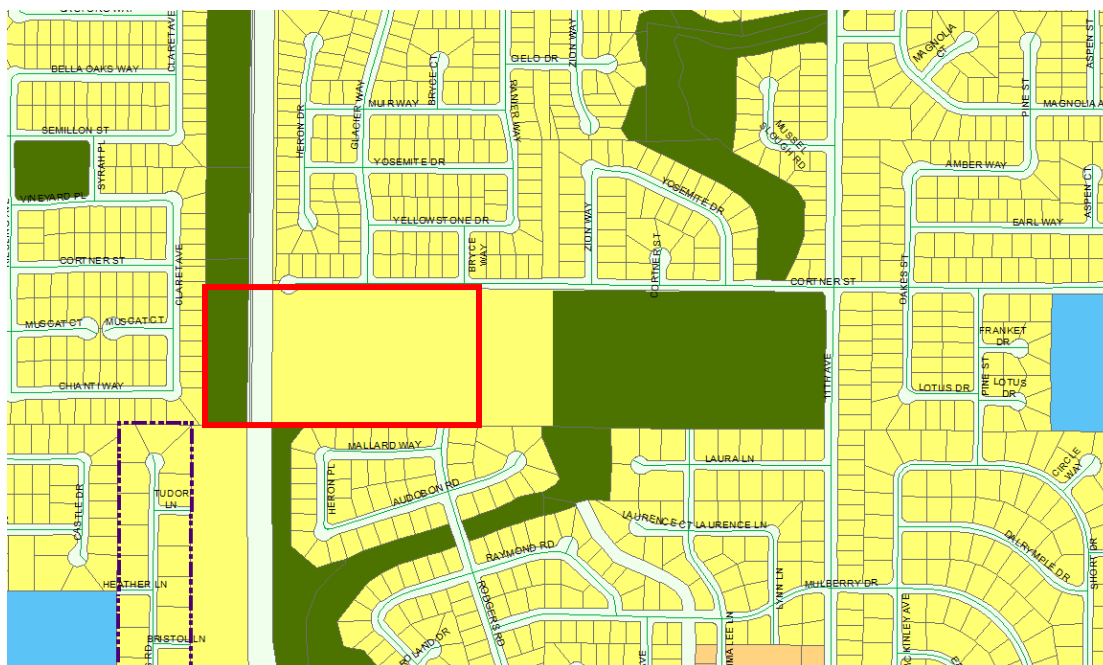
I move to forward the following comments to the City Council:

1. The proposed "Save Our Parkland" initiative is consistent or inconsistent with the Hanford General Plan.

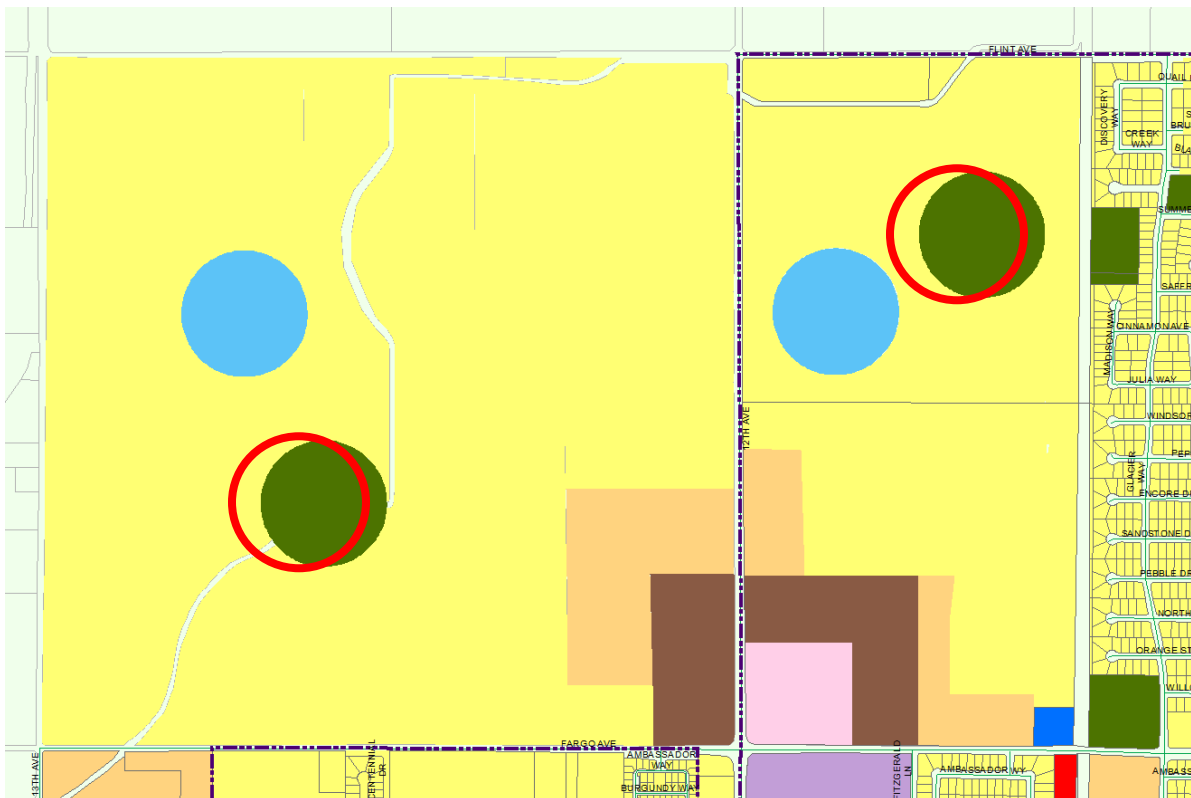
BACKGROUND

Save Our Parkland, has submitted a citizen's initiative to change the land use and zoning, in parenthesis, on 18 acres adjacent to Hidden Valley Park from Low Density Residential (RLD) to Open Space (PF) and to remove the Open Space designations from two future parks in the north west area of the City to Medium Density Residential, as shown below. In accordance with Election Code § 9212, which allows the City Council to refer an initiative to an agency for review, the City Council referred this item for discussion to the Commission on May 19, 2020.

Proposed Change to the General Plan from Low Density Residential to Open Space



Proposed Change to General Plan from Future Open Space to Medium Density Residential



The ballot language was prepared by the City Attorney and submitted to Save Our Parkland on May 1, 2020. The group has until October 29, 2020 to obtain the requisite signatures to put the initiative on a future ballot.

The Notice of Intent from Save Our Parkland, the ballot summary prepared by the City Attorney and a summary of initiative statutes are attached.

The proposed initiative is substantially inconsistent with the adopted 2035 General Plan and most specifically Goal O8 which calls for the equitable distribution of parks that are well designed and accessible. Please note, the citizen's initiative is not required to be consistent since it is an initiative. The City of Hanford cannot overrule the initiative process.

GENERAL PLAN POLICIES

The General Plan contains policies pertaining to park development in the Land Use and Community Design Element and the Open Space, Conservation, and Recreation Element. The following are the Goal statements and policies starting with Land Use. An analysis of whether the proposed citizen initiative meets the goals and policies of the General Plan follows each policy.

LAND USE ELEMENT

Goal L5: *Stable, high quality neighborhoods with housing integrated with schools, parks, and availability of everyday commercial goods and services.*

Goal L24: Adequate provision of sites for parks and open space to serve projected population growth.

Goal L25: Provision of adequate recreation opportunities near schools wherever possible.

Policy L95 Purpose of Open Space Land Use Designation

Establish the Open Space land use designation to protect and enhance existing parks, designated agricultural easement preserves, and drainage courses and identify sites for new parks.

Analysis: Neutral, the open space acreage is being relocated

Policy L97 Open Space Conversion

Prohibit conversion of land designated as Open Space to developed urban uses unless an overriding public purpose requires such a conversion.

Analysis: Inconsistent, although the open space is being relocated to another area, other policies identify that parks should be within neighborhoods, not concentrated in one area.

Policy L111 Complete Neighborhoods

Promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments.

Analysis: Inconsistent, the relocation of the parks would result in neighborhoods that are not complete as outlined in this policy.

Policy L164 Northwest Neighborhood Park

Plan for two new neighborhood park sites with flexible locations within a five- to ten- minute walk of most residents in the Northwest Side Planning Area.

Analysis: Inconsistent, the proposed initiative removed the two neighborhood parks referred to in this policy.

Policy L34 Purpose of the Medium Density Residential Land Use Designation

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

Analysis: Partially consistent – the proposed initiative would change areas within northwest Hanford from future Open Space facilities to the Medium Density Residential land use designation which would be developed to include residential uses such as duplexes, triplexes, fourplexes, townhomes, and lower density apartment complexes, as well as non-traditional, smaller single-family lots with designs such as zero lot lines, patio homes, and townhomes with lot sizes ranging from 4,500 to 7,500 square feet for single family developments.

Analysis: Partially inconsistent – the proposed initiative would remove future recreational facilities for the Medium Density Residential land uses within northwest Hanford, which is inconsistent with Policy L34.

Policy L37 Location and Size of the Medium Density Residential Land Use Designation

Locate the Medium Density Residential land use designation in and around the residential portions of Hanford's original townsite and in existing and new neighborhoods where there is direct access to major streets. The minimum area designated in a single location shall be three (3) acres.

Analysis: Potentially inconsistent, the proposed initiative would result in additional multi-family that may not have access to major streets, but would be accessed from local residential streets.

OPEN SPACE, CONSERVATION, AND RECREATION ELEMENT

Goal O7: A high-quality public park system that provides a variety of recreational opportunities.

Goal O8: The equitable distribution of parks throughout the community that are well designed, accessible, and integrated with the surrounding neighborhood.

Goal O9: Parks provided at a combined ratio of 3.5 acres per 1,000 residents.

Policy O51 Provision of Parkland

Acquire and develop new parks consistent with the Parks, Recreation, and Open Space Master Plan.

Analysis: Neutral

Policy O52 Open Space Map

Locate natural and manmade open space areas on the Open Space Map. Locations shall allow for slight variation consistent with existing conditions. Future Open Space land for parks is allowed to "float" on the map and may be divided into multiple smaller parks while retaining the total acreage.

Analysis: Inconsistent, the proposed initiative would remove two of the floating park sites, which would result in large areas of neighborhoods without any park facilities.

5.7.3 Neighborhood Parks**Policy O57 Neighborhood Parks**

Establish neighborhood parks generally between 2 and 5 acres in size at locations easily accessed by residents of the neighborhood.

Analysis: Inconsistent, the proposed initiative will result in one larger almost 40 acres park in one location and no neighborhood parks in the neighborhoods in the northwest with parks within ease access. The proposed initiative is inconsistent with Goal O8.

Policy O58 Neighborhood Parks Service Area

Neighborhood parks shall have a general service area of approximately 1/2 mile radius, and situated to avoid patrons having to cross arterial streets, railroad lines and major waterways.

Analysis: Inconsistent, the proposed initiative will result in large areas of neighborhoods without a neighborhood park within ½ mile. To get to the area proposed in the initiative, people from the northwest will have to cross multiple arterials and a railroad line. The proposed initiative is inconsistent with Goal O8.

Policy O59 Neighborhood Parks and Schools

Whenever possible, new neighborhood parks shall be developed in conjunction with elementary schools.

Analysis: Inconsistent, the proposed initiative will eliminate the two future neighborhood parks, which are also shown near a future school site. The proposed initiative is inconsistent with Goal O8.

5.7.4 Community Parks**Policy O60 Community Parks**

Establish community parks generally between 10 and 20 acres in size.

Analysis: Inconsistent, the proposed addition of 18 acres to the existing 20 acres would result in a park that is almost double the recommended size of a community park in Policy O6. The park would then be operating as a regional park given its size.

Policy O61 Community Parks Service Area

Community parks shall have a general service area of approximately 2 mile radius, and situated to provide adequate access to arterial and/or collector streets.

Analysis: Inconsistent, the proposed addition of 18 acres to the existing 20 acres would result in a, either very large community park exceeding the recommended size or a regional park. Although the Hidden Valley Park is located on a collector street (Cortner), there is limited capacity since Cortner does not go through to the west due to the railroad tracks. The proposed initiative is inconsistent with Goal O8.

5.7.5 Regional and Special Use Parks**Policy O62 Regional Parks**

Where appropriate, participate with other agencies in the acquisition, management, and use of regional parks and facilities that would benefit Hanford residents.

Analysis: Inconsistent: The proposed initiative proposes an approximately 38 acre public park solely operated by the City of Hanford and not other agencies.

5.7.6 Park Design and Maintenance**Policy O64 Park Visibility**

Parks shall be designed to promote a safe and clean environment for recreation. New neighborhoods shall be designed so that common side and rear residential property lines with parks are minimized and visibility of parks from public streets is maximized.

Analysis: Inconsistent: The proposed park will result in a large community park with a collector street dividing two park sections and residents that back on to a park. There would only be visibility into the park from two sides, given the location of the railroad to the west.

ENVIRONMENTAL ASSESSMENT

As a citizen's initiative the proposed general plan changes are not subject to the California Environmental Quality Act (CEQA) therefore no environmental analysis will be completed on the amendment.

March 30, 2020

Sarah Martinez, City Clerk & Elections Official
City of Hanford
315-321 North Douty Street
Hanford, CA 93230
sbmartinez@cityofhanfordca.com

**Re: Citizen-Sponsored Initiative – Notice of Intent to Circulate Petition and Request
for Ballot Title and Summary**

Dear Ms. Martinez,

In accordance with Elections Code section 9202 and 9203, enclosed please find a signed **Notice Of Intent to Circulate Petition and Statement of Reasons**, together with the written text of a proposed initiative measure to be submitted to the voters of the City of Hanford.

We request that these materials be forwarded to the City Attorney immediately for preparation of a ballot title and summary pursuant to Elections Code section 9203.

Please sent the completed ballot title and summary via U.S. Mail and/or email to:

Mark Pratter
Saveourparkland93230
P.O. Box 745
Hanford, CA. 93232
Email: saveourparkland93230@yahoo.com

Please call me at (559) 301-7213 or send an email to the address above if you have any questions or concerns.

Yours sincerely,



Mark Pratter

enclosure

RECEIVED
CITY OF HANFORD

APR 02 2020

CITY CLERK

Attachment: Notice of Intent Ballot Initiative (Community Development: Citizen Initiative and GP)

NOTICE OF INTENT TO CIRCULATE PETITION AND STATEMENT OF REASONS

Notice is hereby given of the intention of the persons whose names appear hereon of their intention to circulate the petition within the City of Hanford for the purpose of amending the Hanford General Plan Land Use Map to change the land use designations for: (1) a vacant City-owned 18-acre parcel south of West Cortner Street and immediately west of Hidden Valley Park (a portion of APN 008-360-006-000) from "Low Density Residential" to "Public Facilities;" (2) an undeveloped area within the City's Sphere of Influence north of Fargo Avenue, east of 13th Avenue, south of Flint Avenue, and west of 12th Avenue from a "Open Space" to "Medium Density Residential;" and (3) an undeveloped area within the City's Sphere of Influence north of Fargo Avenue, east of 12th Avenue, south of Flint Avenue, and west of 11th Avenue from "Open Space" to "Medium Density Residential."

The purposes of this Measure are: (1) to preserve valuable open space, reduce air and water pollution, and provide additional park areas for underserved communities in the Hanford, while allowing for the long-term conservation and possible future expansion of Hidden Valley Park for future generations to enjoy for outdoor recreation and open-space uses, by changing the General Plan land use designation for an 18-acre, City-owned open space parcel situated immediately adjacent to Hidden Valley Park to the west, currently designated for future low density residential development, to allow only parks, open space, public facilities, and/or recreational uses through the year 2050; and (2) to help ensure this action results in no net loss in residential development capacity in the City, by simultaneously changing the General Plan designation within two undeveloped areas within the City's Sphere of Influence, currently with "floating" open space designations, to allow development of medium-density residential housing.

Signed:

Mark Pratter

Mark Pratter

405 Franket Drive, Hanford, CA. 93230

3/30/20

Date

Patricia Pratter

Patricia Pratter

405 Franket Drive, Hanford, CA. 93230

3/30/20

Date

Louis Martinez

Louis Martinez

207 E. Fifth Street, Hanford, CA 93230

3/30/20

Date

**RECEIVED
CITY OF HANFORD**

APR 02 2020

CITY CLERK

Packet Pg. 153

To the City Council of the City of Hanford:

We, the undersigned, registered and qualified voters of the City of Hanford (“City”), present to the City Council this petition and request that the following proposed Ordinance (“Measure”) be adopted without alteration or submitted to the registered and qualified voters of the City for their adoption or rejection at the earliest regular election for which it qualifies pursuant to Section 1405 of the California Elections Code.

The full text of the Measure is as follows:

The People of the City of Hanford do hereby ordain as follows:

Section 1. Purposes

The purposes of this Measure are: (1) to preserve valuable open space, reduce air and water pollution, and provide additional park areas for underserved communities in the Hanford, while allowing for the long-term conservation and possible future expansion of Hidden Valley Park for future generations to enjoy for outdoor recreation and open-space uses, by changing the General Plan land use designation for an 18-acre, City-owned open space parcel situated immediately adjacent to Hidden Valley Park to the west, currently designated for future low density residential development, to allow only parks, open space, public facilities, and/or recreational uses through the year 2050; and (2) to help ensure this action results in no net loss in residential development capacity in the City, by simultaneously changing the General Plan designation within two undeveloped areas within the City’s Sphere of Influence, currently with “floating” open space designations, to allow development of medium-density residential housing.

Section 2. Findings

The people of City of Hanford find and declare:

- A. The Hanford 2035 General Plan provides, as a key policy goal, for the adequate provision of sites for parks and open space to serve projected population growth.
- B. Hanford is currently underserved in terms of park acreage per capita compared to neighboring communities in the San Joaquin Valley.
- C. Hidden Valley Park is the most accessible and heavily used public park resource currently enjoyed by Hanford citizens and families for active and passive recreation year-round.
- D. The ability to expand Hidden Valley Park to include the vacant, City-owned 18-acre area immediately adjacent and to the west of the existing Park area will help ensure that future generations of Hanford families, including those in underserved communities, will have adequate space to enjoy outdoor recreational and open space opportunities, while

maintaining Hanford's legacy of preserving community values and leaving the City a better place for our children and grandchildren.

E. There currently are no other vacant parcels of comparable size and suitability for use as a public park anywhere within Hanford.

F. Preserving this vacant 18-acre area will help reduce and mitigate the adverse health impacts from air and water pollution associated with low-density residential construction.

G. Redesignating this parcel (Assessor's Parcel Number 008-360-006-000) from its current low-density housing designation to public facilities will allow for the possible future development of the parcel for park and recreational uses, while not requiring any immediate expenditure of public funds.

H. In October, 2019 Governor Newsom signed into law SB 330, the Housing Crisis Act of 2019, which among other things allows certain cities, including Hanford, to change a land use designation or zoning ordinance to a less intensive use provided it concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.

I. The City has designated certain undeveloped lands within the City's Sphere of Influence, as delineated by the Local Agency Formation Commission of Kings County, for future low density residential uses, together with future Educational Facilities and Open Space uses, denoted on the Land Use Map as "floating designations," at locations to be determined at a later date after the City has annexed or otherwise acquired the underlying lands.

J. Redesignating the "floating" Open Space designation on certain of these lands within the City's Sphere of Influence for Medium Density Residential uses will help ensure that enactment of this Measure will result in no net loss in residential capacity in Hanford, and will not otherwise impair the City of Hanford's ability to fulfill its regional housing need determination obligations under state law, or otherwise result in an inconsistency with the General Plan's Housing Element.

Section 3. General Plan Amendments

A. The City of Hanford 2035 General Plan Policy Document, Chapter 3 (Land Use & Community Design), Section 3.3 (Land Use Designations), Figure 3-1, "General Plan Land Use Map," is hereby amended to change the land use designation from "Low Density Residential" to "Public Facilities" on 18 acres (immediately south of West Cortner Street and immediately west of Hidden Valley Park, part of Assessor's Parcel Number 008-360-006-000, as shown on the map attached hereto as **EXHIBIT A** and incorporated herein by reference.

B. The City of Hanford 2035 General Plan Policy Document, Chapter 3 (Land Use & Community Design), Section 3.3 (Land Use Designations), Figure 3-1, “General Plan Land Use Map,” is hereby amended to change the “floating” land use designation from “Open Space” to “Medium Density Residential” on those lands within the City’s Sphere of Influence near the City’s northwest boundary north of Fargo Avenue, east of 13th Avenue, and south of Flint Avenue, as shown on the map attached hereto as **EXHIBIT B** and incorporated herein by reference.

C. The City of Hanford 2035 General Plan Policy Document, Chapter 3 (Land Use & Community Design), Section 3.3 (Land Use Designations), Figure 3-1, “General Plan Land Use Map,” is hereby amended to change the “floating” land use designation from “Open Space” to “Medium Density Residential” on those lands within the City’s Sphere of Influence north of Fargo Avenue, east of 13th Avenue, south of Flint Avenue, and west of 12th Avenue, as shown on the map attached hereto as **EXHIBIT C** and incorporated herein by reference.

Section 4. Implementation

A. Effective Date. Upon the effective date of the approval of this Measure by the voters of the City of Hanford, the provisions of Section 3 of the Measure are hereby inserted into the City of Hanford 2035 General Plan; except that if the four amendments of the mandatory elements of the General Plan permitted by state law for any given calendar year have already been utilized in the year in which the Measure becomes effective, this General Plan amendment shall be the first amendment inserted into the City of Hanford 2035 General Plan on January 1 of the next year. At such time as the provisions of Section 3 of the Measure are inserted in the City of Hanford 2035 General Plan, any provisions of the City of Hanford Zoning Ordinance, as reflected in the ordinance itself or in the City of Hanford Zoning Map, that are inconsistent with the provisions of Section 3 of this Measure shall not be enforced.

B. Interim Amendments. The date that the notice of intention to circulate this Initiative was submitted to the City elections official is referenced herein as the “Submittal Date.” The City of Hanford 2035 General Plan in effect on the Submittal Date as amended by this Initiative is required by state law to comprise an integrated, internally consistent, and compatible statement of policies for the City of Hanford. In order to ensure that nothing in this Initiative measure would prevent the General Plan from being an integrated, internally consistent, and compatible statement of the policies of the county, as required by State law, and to ensure that the actions of the voters in enacting this Initiative are given effect, any amendment or update to the General Plan that is adopted between the Submittal Date and the date that the General Plan is amended by this Initiative measure shall, to the extent that such interim-enacted provision is inconsistent with the General Plan provisions adopted by

this Initiative, be amended as soon as possible to ensure consistency between the provisions adopted by this Initiative and other provisions of the General Plan.

C. Other City Ordinances and Policies. The City of Hanford and its City Council are hereby authorized and directed to amend the General Plan, all specific plans, the Parks and Open Space Master Plan, the Zoning Ordinance, the Zoning Map, Land Use Maps, Open Space Map, and any other ordinances and policies affected by this Measure as soon as possible and in the manner and time required by any applicable state law, to ensure consistency between the policies adopted in this Measure and other elements of the City of Hanford 2035 General Plan, all specific plans, the City of Hanford Parks and Open Space Master Plan, the City of Hanford Zoning Ordinance, the City of Hanford Zoning Map, and other City ordinances and policies.

D. Compliance with State Law. Should the City Council determine that it is impossible to comply with the requirements of state law without amending the General Plan and/or Zoning Code in a manner inconsistent with the purposes, intent, or operative provisions of this Measure, it shall first seek voter approval of any proposed inconsistent amendments.

Section 5. Severability and Interpretation

This Measure shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this Measure is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Measure. The voters hereby declare that this Measure, and each section, sub-section, sentence, clause, phrase, part, or portion thereof would have been adopted or passed even if one or more sections, sub-sections, sentences, clauses, phrases, parts, or portions are declared invalid or unconstitutional. If any provision of this Measure is held invalid as applied to any person or circumstance, such invalidity shall not affect any application of this Measure that can be given effect without the invalid application. This Measure shall be broadly construed in order to achieve the purposes stated in this Measure.

Section 6. No Unconstitutional Taking

This initiative is not intended, and shall not be applied or construed, to authorize the City to exercise its powers in a manner which will take private property for public use without the payment of just compensation, but shall be interpreted, applied and implemented so as to accomplish its purposes to the maximum constitutionally permissible extent. If application of this initiative to a specific property of record as of its effective date would create a taking, then the City Council may allow additional uses on said property, upon findings that the level of additional development permitted is the minimum necessary to avoid a taking, and no lesser level of development would be sufficient to avoid a taking.

Section 7. Amendment or Repeal

Except as otherwise provided herein, this Measure may be amended or repealed only by the voters of the City of Hanford.

Section 8. Effective Date and Duration

- A. The provisions of this initiative shall remain in effect through the year 2050.
- B. This initiative shall take effect 10 days after the city council declares the results of the election approving this measure.

Section 9. Conflicting Ballot Measures

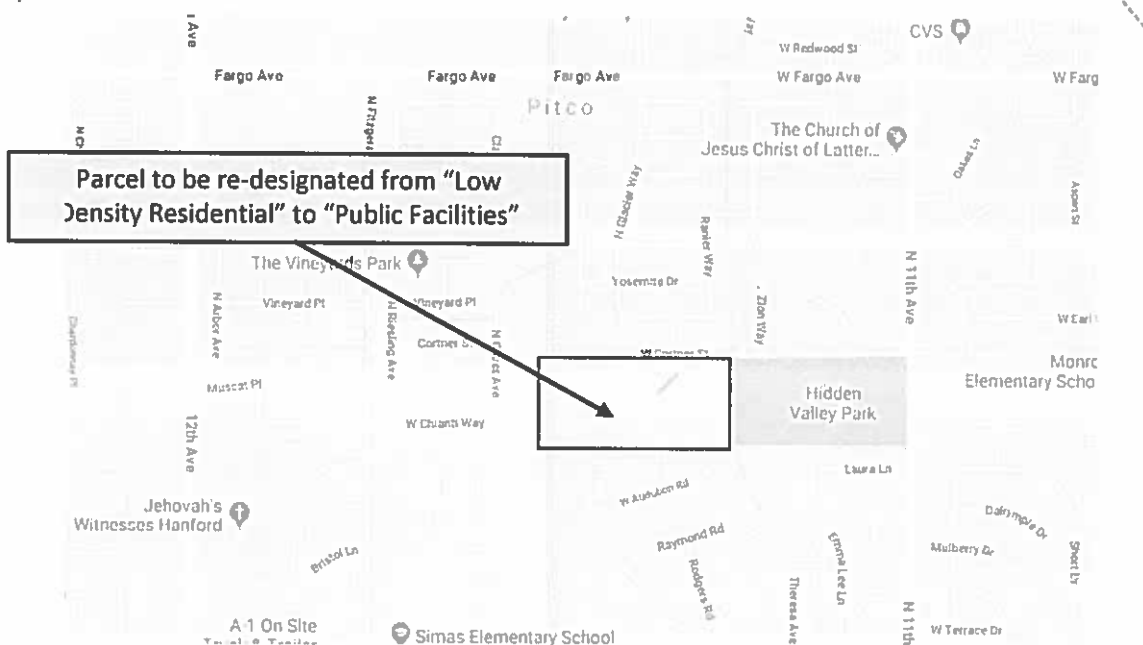
In the event that this Measure and another measure or measures relating to the same or similar subject matter shall appear on the same election ballot, the provisions of the other measures shall be deemed in conflict with this measure. In the event that this Measure shall receive a greater number of affirmative votes, the provisions of this Measure shall prevail in their entirety, and the provisions of the other measure or measures shall be null and void.

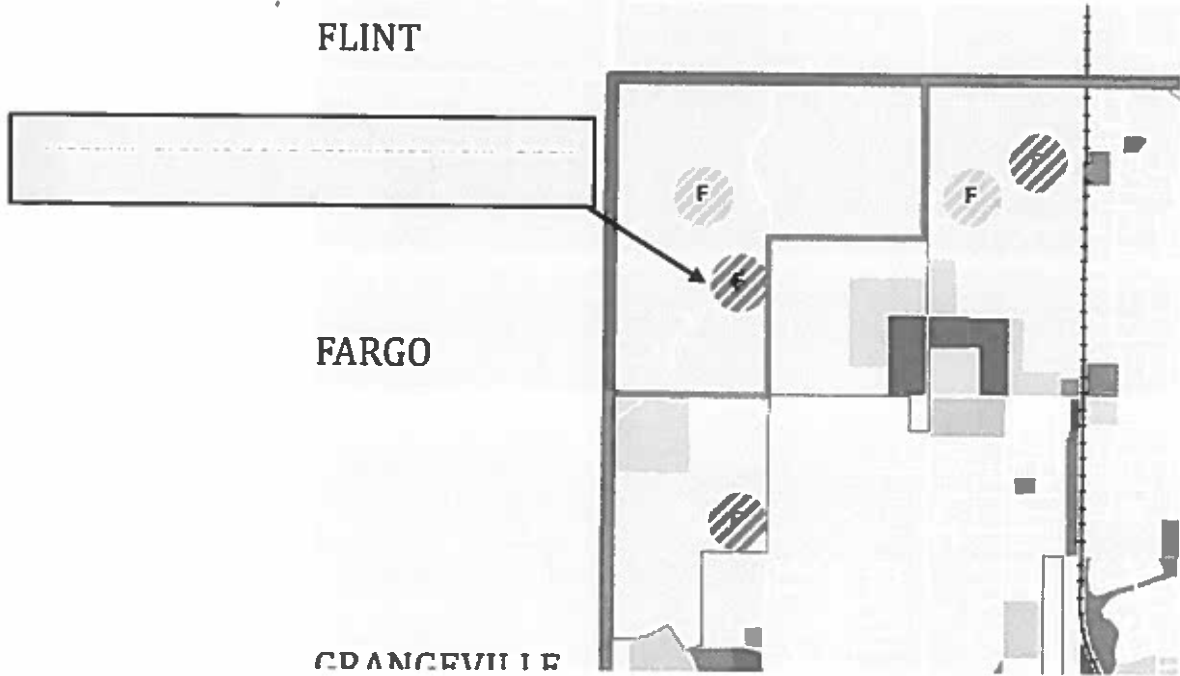
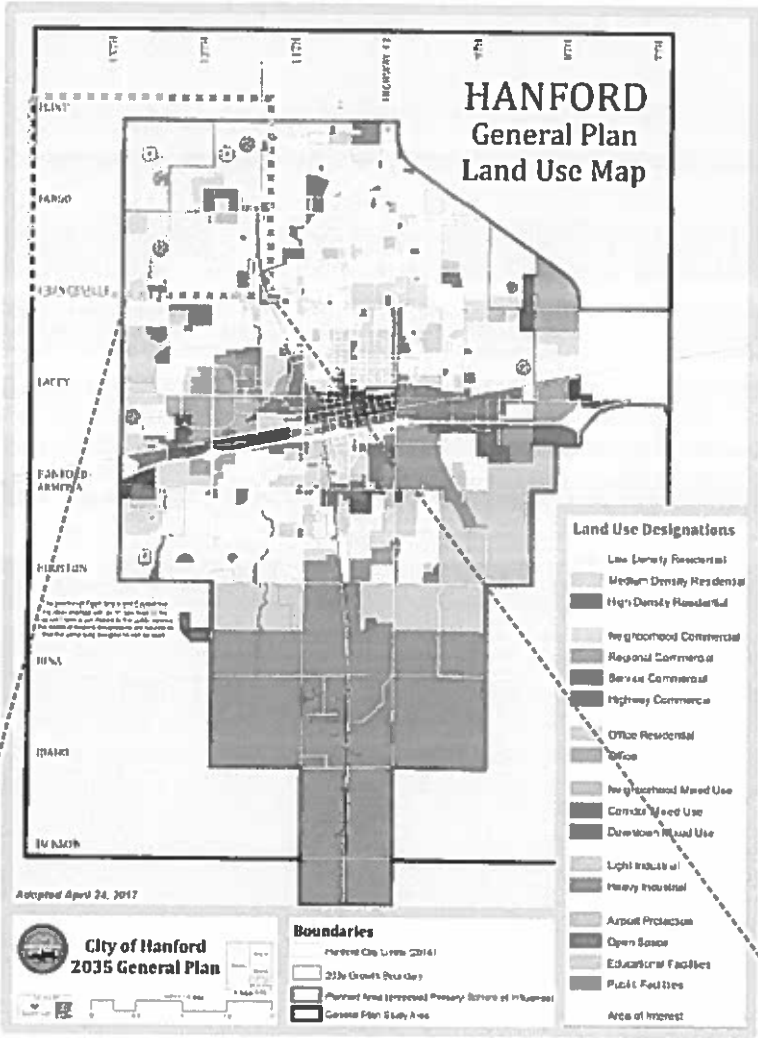
Exhibit List

EXHIBIT A. City of Hanford “General Plan Land Use Map” with enlargement showing location of 18-acre parcel immediately south of West Cortner Street and immediately west of Hidden Valley Park, part of Assessor’s Parcel Number 008-360-006-000.

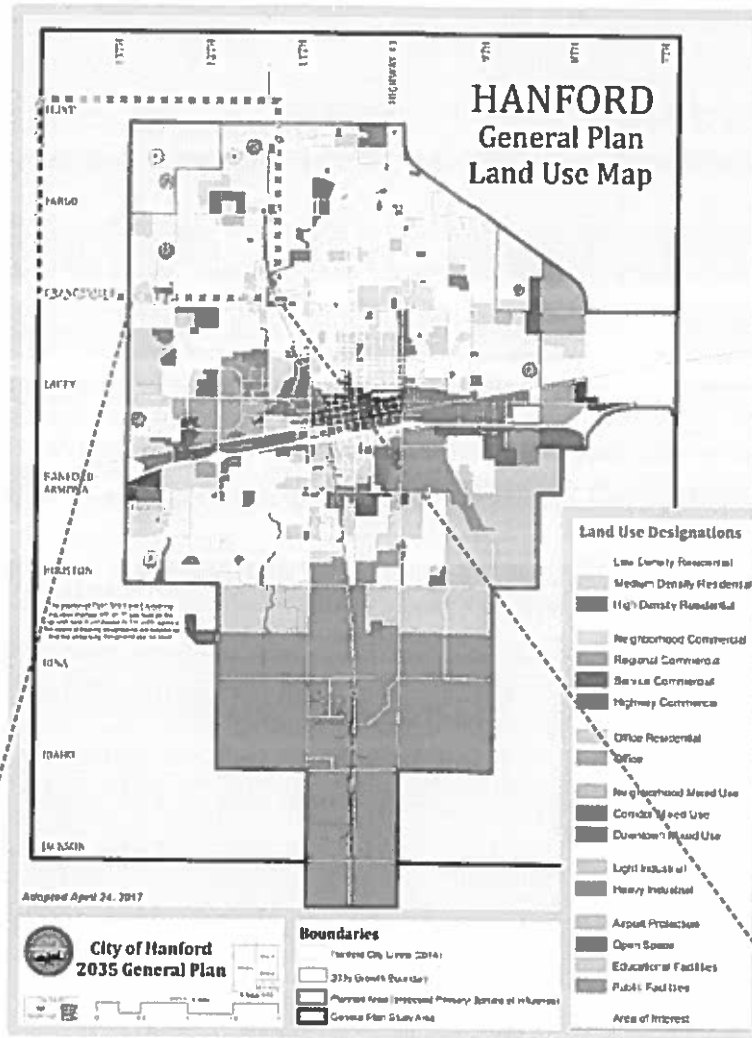
EXHIBIT B. City of Hanford “General Plan Land Use Map” with enlargement showing location of lands within the City’s Sphere of Influence near the City’s northwest boundary north of Fargo Avenue, east of 13th Avenue, west of 12th Avenue, and south of Flint Avenue.

EXHIBIT C. City of Hanford “General Plan Land Use Map” with enlargement showing location of lands within the City’s Sphere of Influence north of Fargo Avenue, east of 12th Avenue, west of 11th Avenue, and south of Flint Avenue.





Attachment: Notice of Intent Ballot Initiative (Community Development: Citizen Initiative and GP)

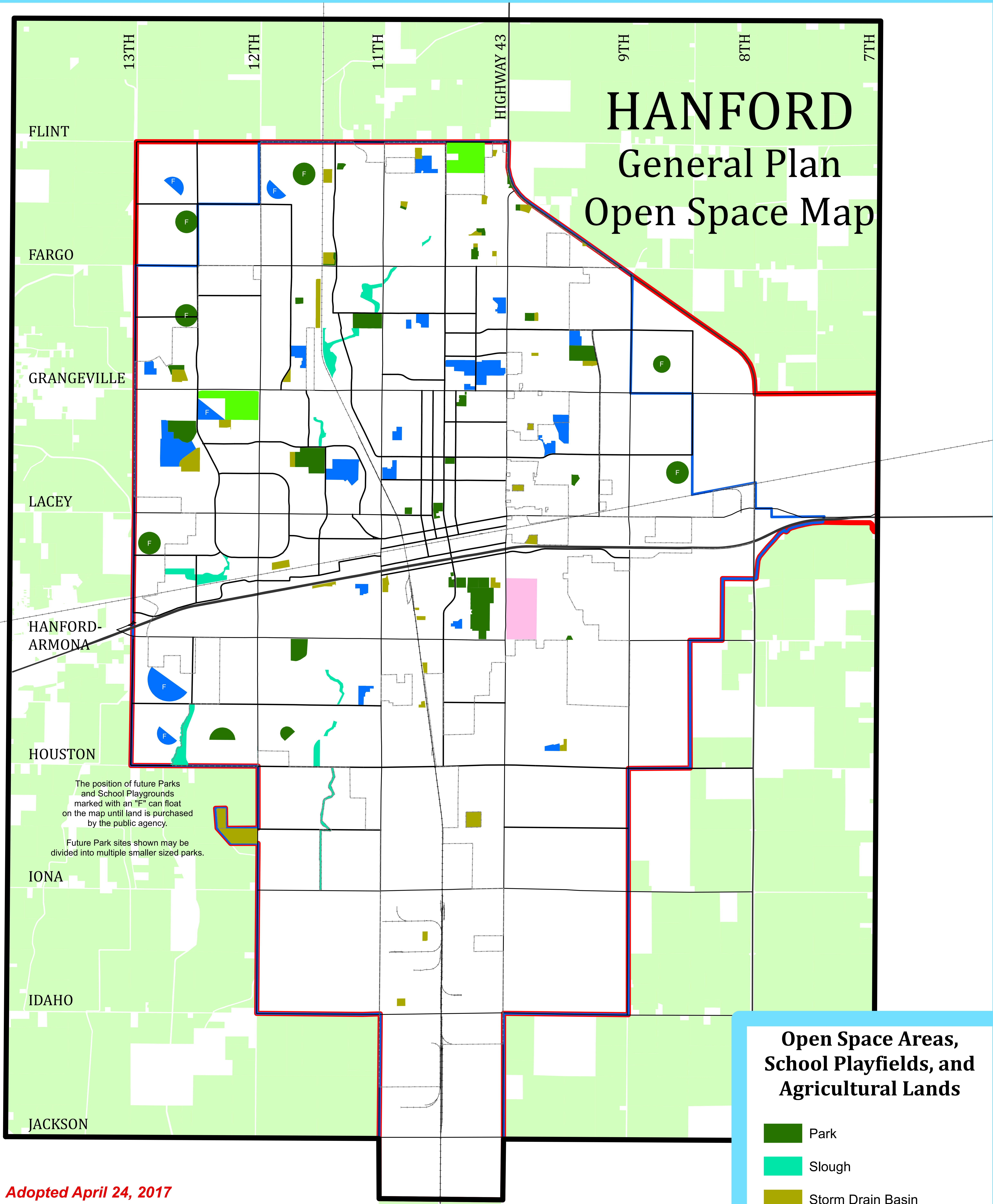


FLINT

FARGO

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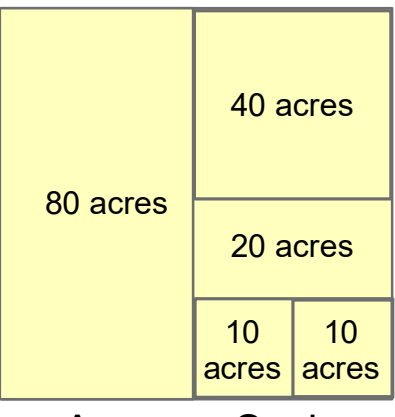


Adopted April 24, 2017



City of Hanford 2035 General Plan

Map Prepared by:
 **QUAD KNOPF**
ZUMWALT
HANSEN &
LOVE ENGINEERS

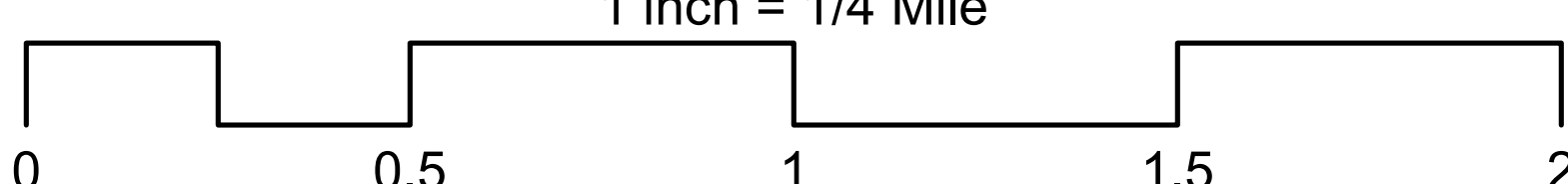


40 acres
20 acres
10 acres
10 acres

80 acres

Acreage Scale

1 inch = 1/4 Mile

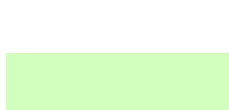


0 0.5 1 1.5 2

Boundaries

-  Hanford City Limits (2014)
-  2035 Growth Boundary
-  Planned Area (proposed Primary Sphere of Influence)
-  General Plan Study Area

Open Space Areas, School Playfields, and Agricultural Lands

-  Park
-  Slough
-  Storm Drain Basin
-  Fairgrounds
-  Agricultural Easement
-  School Playfield
-  Existing Agriculture Outside Planning Area Boundary

Initiative Measure to be Submitted Directly to the Voters

The city attorney has prepared the following title and summary of the chief purpose and points of the proposed measure:

“Voter Sponsored Initiative to Amend City of Hanford General Plan”

The measure is submitted to the voters of the City of Hanford (City) to amend the City’s 2035 General Plan (General Plan) to change the land use designations of land located within the City as follows:

- 1) Change land use designation of approximately eighteen (18) acres owned by the City, located south of West Cortner Street and immediately west of Hidden Valley Park (portion of APN 008-360-006), from “Low Density Residential” to “Public Facilities.”
- 2) Change land use designation of privately owned undeveloped land north of Fargo Avenue, east of 13th Avenue, south of Flint Avenue, and west of 12th Avenue from floating “Open Space” to “Medium Density Residential.”
- 3) Change land use designation of privately owned undeveloped land north of Fargo Avenue, east of 12th Avenue, south of Flint Avenue, and west of 11th Avenue from floating “Open Space” to “Medium Density Residential.”

These changes will eliminate one or more new parks, including a large park, planned for the northwest portion of the City in exchange for the possible use of the eighteen (18) acres next to Hidden Valley Park for park, open space, recreation, and/or other public facility purposes.

The stated purposes of the initiative are:

“(1) to preserve valuable open space, reduce air and water pollution, and provide additional park areas for underserved communities in the Hanford, while allowing for the long-term conservation and possible future expansion of Hidden Valley Park for future generations to enjoy for outdoor recreation and open-space uses, by changing the General Plan land use designation for an 18-acre, City-owned open space parcel situated immediately adjacent to Hidden Valley Park to the west, currently designated for future low density residential development, to allow only parks, open space, public facilities, and/or recreational uses through the year 2050; and (2) to help ensure this action results in no net loss in residential development capacity in the City, by simultaneously changing the General Plan designation within two undeveloped areas within the City’s Sphere of Influence, currently with ‘floating’ open space designations, to allow development of medium-density residential housing.”

Eliminating the floating “Open Space” parks will allow the City to fulfill its regional housing obligations under state law and maintain consistency with the General Plan’s Housing Element.

The General Plan defines “Medium Density Residential” as residential lots with seven (7) to twenty (20) units per gross acre, with an expected typical density of nine (9) units per gross acre.

Per Section 3.9.4 of the General Plan, “Public Facilities” are described as follows:

“This Public Facilities land use designation is applied to parcels that are publicly owned and/or house publicly operated non-educational facilities, and is intended to meet the public service needs of the Hanford. Public Facilities include fire protection and police facilities, waste water treatment facility, Kings County Government offices and jail, Municipal Airport, cemeteries, Kings County Fairgrounds, storm water collection basins, and City and County maintenance yards.”

SUMMARY OF STATUTES GOVERNING BALLOT INITIATIVES

* * * * *

<u>Filing Fee:</u>	Council may establish a filing fee not exceeding \$200. Fee is refunded if elections official certifies sufficiency of petition within 1 yr. of proponent's filing of notice of intent. Elec. Code 9202(b)
<u>City Attorney Statement:</u>	Within 15 days after notice of intent is filed, City Attorney shall provide ballot title and summary to elections official. Purpose of measure shall be summarized in 500 or fewer words. Elec. Code 9203(a). Elections official will provide title and summary to filing party. Elec. Code 9203(b). Filing party will, prior to circulation, place on each section of the petition the ballot title prepared by City Attorney and include the City Attorney's summary in the initiative's heading. Elec. Code 9203(b).
<u>Publication:</u>	Notice of intention and title and summary must be published in newspaper of general circulation at least once. Elec. Code 9205(a).
<u>Affidavit of Publication:</u>	Within 10 days of publication, proponent shall file with elections official a copy of notice of intention and title and summary as published, with an affidavit made by newspaper representative certifying publication. Elec. Code 9206.
<u>Circulation of Petitions:</u>	After publication, proponents may circulate petitions by any registered voter of the City. Each section of petition must bear copy of notice of intention and title and summary prepared by City Attorney. Elec. Code 9207.
<u>Petition Signatures:</u>	Signatures on petitions, along with all sections of petitions, must be filed within <u>180 days</u> of proponents' receipt of City Attorney's title and summary. If petitions are not timely filed, petitions are void for all purposes. Elec. Code 9208.
<u>Declaration:</u>	Each petition must include a declaration of person soliciting signatures. Elec. Code 9209.
<u>Filing of Petitions:</u>	All petition sections must be filed at one time. Elec. Code 9210.

	Upon filing, elections official shall: (i) ascertain number of registered voters in City last reported by County to Secretary of State; and (ii) determine total number of signatures affixed to petition. Elections official will accept petition for filing if number of signatures equals or exceeds the minimum number of signatures required. Elec. Code 9210.
<u>Examination of Signatures:</u>	Elections official will examine petitions in accordance with Elec. Code 9115. Within 30 days of petition filing, excluding weekends and holidays, if petition contains more than 500 signatures, elections official may use random sampling to verify signatures. Random sample shall be drawn so that every signature shall be given an equal opportunity to be considered. Random sampling shall include at least 500 signatures or 3% of all signatures, whichever is greater. Elec. Code 9115(a). If sampling shows that the number of valid signatures is within 95% to 110% of the number of signatures needed, elections official will, within 60 days of filing, excluding weekends and holidays, verify the signatures. If elections official determines prior to completing exam that the petition is signed by the requisite number of qualified voters, the official may terminate verification of remaining signatures. Elec. 9115(b). Elections official shall attach a certificate to the petition reflecting result of examination and will notify proponents of sufficiency/insufficiency of petition. Elec. Code 9115(d). If petition is found sufficient, elections official must certify results to the Council at next regular meeting. Elec. Code 9115(f).
<u>Referral for Report:</u>	During petition circulation or before adding matter to ballot, Council may refer initiative to a City agency for report on various issues, including effect on internal consistency with GP or specific plan; effect on land use, impact on availability and location of housing, and ability of City to meet regional housing needs; impact on funding for infrastructure, including, parks; and impact on uses of vacant parcels. Elec. Code 9212(a). Report must be presented to Council within time prescribed by Council but no later than 30 days after elections official certifies petition. Elec. Code 9212(b).

<u>Council Action:</u>	If petition is signed by at least 10% of voters, the Council must: (i) adopt ordinance without alteration; (ii) order election so initiative may be submitted to voters; or (iii) order report by City agency at meeting at which certified petition is presented, and, within 10 days of receipt of report, Council must adopt ordinance or order initiative to be added to ballot. Elec. Code 9215.
<u>Election:</u>	Election for an initiative will be held at next regular election occurring not less than 88 days after Council orders election. Elec. 1405(a). Council “may” call special election prior to next regular election if special election occurs not less than 88 days and not more than 103 days after election is ordered. Elec. 1405(b).
<u>Adoption by Voters:</u>	Ordinance shall be valid and binding if approved by a majority of voters. Ordinance is considered adopted on the date that Council declares the vote and goes into effect 10 days thereafter. Elec. Code 9217. Except as otherwise specified in the initiative, ordinance adopted by voters may not be repealed or amended except by voter approval. Elec. Code 9217.
<u>Amendment/Repeal:</u>	Council may, without a petition, submit to voters a proposition for repeal or amendment of ordinance. Proposition may be considered at general or special election held not less than 88 days after Council orders election. Elec. Code 9222.



**AGENDA
STAFF REPORT**

MEETING DATE: 6/9/2020	AGENDA SECTION: 4
-------------------------------	--------------------------

SUBJECT:

Five Year (FY 21-25) Capital Improvement Plan (CIP) Finding of Consistency with the General Plan, in accordance with California Government Code Section 65401.

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

FY 2021-2025 General Plan Consistency Staff Report
Attachment 1 - Five Year CIP 2021-2025

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, June 9, 2020**

PROJECT: Five Year (FY 21-25) Capital Improvement Plan (CIP) Finding of Consistency with the General Plan in accordance with California Government Code Section 65401.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Find that the Five Year Capital Improvement Plan (CIP) Budget is consistent with the City of Hanford's General Plan, pursuant to Government Code Section 65401.

RECOMMENDED MOTION

1. I find that the Five Year (2021-2025) Capital Improvement Plan (CIP) is consistent with the City of Hanford's General Plan, pursuant to Government Code Section 65401.

DISCUSSION

Attached as **Attachment 1**, is a copy of the proposed 2021-2025 Five Year Capital Improvement Plan (CIP), which will be adopted in the City's budget. The projects listed reflect expansion and/or rehabilitation of existing City facilities, as well as additional new projects. The Planning Commission's review is limited to determining whether the CIP is consistent with the adopted General Plan. Although the funding source and amount is included in the description of the projects, the Planning Commission is not being requested to evaluate costs or funding.

The projects are divided by category and each project page contains a project description, a description of the existing conditions, justification for the project, and the funding source to pay for the project. In accordance with Government Code Section 65401, the Planning Commission is required to make a determination that proposed projects are in conformity with the adopted General Plan.

The Capital Improvement Plan projects are consistent with the goals and objectives of the adopted General Plan. The Plan's projects provide the necessary rehabilitation, facilities, and improvements to manage and promote orderly growth in the City. The projects have been evaluated and found to be consistent with the City General Plan and therefore implement the City General Plan and other Master Plans adopted by the City of Hanford.

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

Capital Improvement Projects Summary	
Category	General Plan Element Consistency
Facilities and General Projects	Land Use and Community Design Element; Public Facilities and Service Element
Parks and Recreation Projects	Open Space, Conservation and Recreation Element
Transportation Projects	Circulation Element
Storm Drainage Projects	Public Facilities and Service Element
Wastewater Projects	Public Facilities and Service Element
Water Projects	Public Facilities and Service Element; Land Use and Community Design
Downtown Projects	Land Use and Community Design Element; Economic Development
Airport Projects	Land Use and Community Design Element; Transportation and Circulation
Industrial Park Projects	Land Use and Community Design Element

ENVIRONMENTAL ASSESSMENT

CAPITAL IMPROVEMENT PLAN ENVIRONMENTAL REVIEW

The Five Year CIP and the recommended list of capital projects to be included in the budget is not a “project” as defined by Section 15061 of the California Environmental Quality Act (CEQA) guidelines because approval of the Five Year CIP does not commit the City of Hanford to a definite course of action and the approval does not result in a direct or indirect physical change in the environment; therefore, an environmental review is not required.

Environmental review for individual projects listed in the Five Year CIP may be subject to CEQA and will be conducted at the appropriate time during the design phase of the projects and prior to approval of the contract for construction.

PROPOSED FIVE YEAR CAPITAL PROGRAM

<u>CATEGORY</u>		<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Facilities and General Projects		\$268,000	\$2,580,000	\$150,000	\$110,000	\$110,000
Parks and Recreation Projects		\$641,000	\$900,000	\$335,000	\$6,405,000	\$185,000
Transportation Projects		\$3,640,000	\$6,525,000	\$10,745,000	\$6,685,000	\$1,730,000
Storm Drainage Projects		\$784,000	\$505,000	\$245,000	\$95,000	\$345,000
Wastewater Projects		\$365,000	\$620,000	\$865,000	\$770,000	\$715,000
Water Projects		\$1,960,000	\$3,590,000	\$6,020,000	\$1,510,000	\$3,730,000
Downtown Projects		\$460,000	\$110,000	\$110,000	\$110,000	\$110,000
Airport Projects		\$0	\$380,800	\$3,077,000	\$1,560,000	\$95,000
Industrial Park Projects		\$50,000	\$100,000	\$50,000	\$30,000	\$0
TOTALS		\$8,168,000	\$15,310,800	\$21,597,000	\$17,275,000	\$7,020,000
<u>FUNDING SOURCE</u>		<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
004 Accumulated Capital Outlay		\$368,500	\$3,230,000	\$605,000	\$581,000	\$245,000
300 Airport		\$0	\$38,080	\$37,700	\$0	\$9,500
023 Special Aviation (FAA Grant)		\$0	\$342,720	\$2,769,300	\$1,404,000	\$85,500
040 Gas Tax 2105		\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
041 Gas Tax 2106		\$175,000	\$0	\$175,000	\$0	\$175,000
042 Gas Tax 2107		\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
044 Gas Tax 2103		\$525,000	\$0	\$0	\$0	\$0
050 Gas (TDA Tax Transportation)		\$451,600	\$915,000	\$1,690,000	\$1,690,000	\$690,000
045 Gas Tax (RMRA)		\$950,000	\$950,000	\$950,000	\$0	\$0
052 Gas Tax (RSTP Exchange Funds)		\$0	\$0	\$0	\$0	\$0
055 Congestion Mitigation and Air Quality (CMAQ)		\$88,400	\$443,000	\$886,000	\$0	\$0
180 Park Impact Fees		\$556,000	\$450,000	\$300,000	\$6,220,000	\$150,000
181 Transportation Impact Fees		\$300,000	\$2,200,000	\$3,795,000	\$2,930,000	\$200,000
184 Storm Drainage Impact Fees		\$150,000	\$50,000	\$100,000	\$50,000	\$50,000
358 Storm Drainage Capital		\$1,078,500	\$1,212,500	\$1,402,500	\$552,500	\$302,500
185 Water Impact Fees		\$980,000	\$1,650,000	\$1,540,000	\$180,000	\$2,250,000
391 Water Capital		\$1,013,000	\$2,290,000	\$5,280,000	\$1,830,000	\$1,480,000
186 Wastewater Impact Fees		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
363 Wastewater Capital		\$256,250	\$729,500	\$1,256,500	\$1,027,500	\$572,500
161 12th Avenue Sewer Benefit Assmt District Fees		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
025 Central Parking and Business Improvement		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
183 Police Impact Fees		\$350,000	\$0	\$0	\$0	\$0
307 Refuse Capital		\$15,750	\$0	\$0	\$0	\$0
182 Fire Impact Fees		\$100,000	\$0	\$0	\$0	\$0
TOTALS		\$8,168,000	\$15,310,800	\$21,597,000	\$17,275,000	\$7,020,000

FACILITIES AND GENERAL PROJECTS - FIVE YEAR CAPITAL PLAN

PROJECT TITLE	2021	2022	2023	2024	2025
Dangerous Building Abatement	50,000	50,000	50,000	50,000	50,000
ADA Building Modifications	50,000	50,000	50,000	50,000	50,000
Energy Conservation Projects / Programs	10,000	10,000	10,000	10,000	10,000
Fire Station No. 4 East Side- Land Acquisition	100,000	0	0	0	0
Fleet GPS / Zonar Installation	58,000	0	0	0	0
Courthouse Building HVAC System Installation	0	2,240,000	0	0	0
Courthouse Metal Roof Restoration	0	65,000	0	0	0
Civic Auditorium Interior Painting	0	80,000	0	0	0
Fire Station No. 1 - Landscape (Xeriscape) Materials	0	35,000	0	0	0
Fire Station No. 2 - Landscape (Xeriscape) Materials	0	10,000	0	0	0
Station No. 1 - Kitchen Remodel	0	40,000	0	0	0
Station No. 2 - Kitchen Remodel	0	0	40,000	0	0
TOTAL	\$268,000	\$2,580,000	\$150,000	\$110,000	\$110,000
FUNDING SOURCES					
004 Accumulated Capital Outlay	133,500	2,580,000	150,000	110,000	110,000
182 Fire Impact Fees	100,000	0	0	0	0
307 Refuse Capital	15,750	0	0	0	0
358 Storm Drainage Capital	4,500	0	0	0	0
363 Wastewater Capital	11,250	0	0	0	0
391 Water Capital	3,000	0	0	0	0
TOTAL	\$268,000	\$2,580,000	\$150,000	\$110,000	\$110,000

Dangerous Building Abatement

Project Background:

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

Existing Conditions:

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

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
	Program or Project	2021	2022	2023	2024	2025
		Construction	Construction	Construction	Construction	Construction
Expenditure	Abatement Expenses	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000
Total Funding		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

ADA Building Modifications

Project Background:

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

Existing Conditions:

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

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
	Program or Project	2021	2022	2023	2024	2025
		Construction	Construction	Construction	Construction	Construction
Expenditure	Design	4,000	4,000	4,000	4,000	4,000
	Materials / Construction	45,000	45,000	45,000	45,000	45,000
	Department Overhead	1,000	1,000	1,000	1,000	1,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
	Funding					
		2021	2022	2023	2024	2025
Revenue	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000
Total Funding		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Energy Conservation Projects / Programs

Project Background:

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

Existing Conditions:

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

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
	Program or Project	2021	2022	2023	2024	2025
		Construction	Construction	Construction	Construction	Construction
Expenditure	Inspection	1,000	1,000	1,000	1,000	1,000
	Materials / Construction	8,500	8,500	8,500	8,500	8,500
	Department Overhead	500	500	500	500	500
Total Expenditure		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	Funding	2021	2022	2023	2024	2025
Revenue	004 Accumulated Capital Outlay	10,000	10,000	10,000	10,000	10,000
Total Funding		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

Fire Station No. 4 East Side- Land Acquisition

Project Background:

This project involves purchasing land for a fire station on the east side of Hanford. In 2006, a Station Location Study was completed and three sites/locations were determined for the locations of the next three fire stations to be constructed in an order to be determined by the need and demand for service. Station three was completed in 2019 on one of the two sites that the City owns, which were identified in the study.

Existing Conditions:

The Fire Department currently responds out of three stations. The east side of Hanford is not covered adequately and has poor response times. Building a station on the east side will provide more comprehensive coverage and improve response times. The City owns land at Centennial Dr. & Berkshire St. in the northeast part of the city for a future station, but the call service demand on the east side is a higher priority due to future annexation of County islands and extending infrastructure to the east side which will spur development.

Project Justification:

One of the locations identified in the Station Location Study is on the east side for a future station. The new shopping center at Highway 43 and Lacey Blvd. also identifies the need to construct a new eastside fire station once funds are available. The current call density and lower response times occur on the east side of the City which makes the next fire station location on the east side of town a higher priority and future annexation of County islands and the extension of infrastructure to the east side will increase the service demands even further. Purchase of the land should occur prior to any development east of 9 1/4 Ave. in order to select the best location. With the EDA grant, development to the east will have a continued demand on emergency services and with the

Fiscal Implications:

Funding will come from Fire Impact Fees

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Purchase				
	Land Acquisition	100,000				
	Total Expenditure	\$100,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	182 Fire Impact Fees	100,000				
	Total Funding	\$100,000	\$0	\$0	\$0	\$0

Fleet GPS / Zonar Installation

Project Background:

This project involves purchasing of equipment and installation of a new Zonar system for the 94 City vehicles that currently do not have this system installed.

Existing Conditions:

The City currently uses Zonar for all of its' Class A and Class B vehicles that require pre-trip and post-trip inspections. The Zonar system allows for the system to be expanded to include Class C vehicles. This will allow the fleet staff to be notified when the vehicles are due for service or if any trouble codes are tripped in the OBD II System.

Project Justification:

In addition to providing fleet staff with real time data on vehicle performance, this system will also allow management staff to identify vehicle locations to assist in more expedited service to customers. Staff will be able to respond quicker and more efficiently to customer complaints and infrastructure issues that arise.

Fiscal Implications:

Funding for this project will be allocated from storm drainage, water, refuse, accumulated capital outlay, and sanitary sewer fund reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Purchase				
	Equipment and Installation	58,000				
	Total Expenditure	\$58,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay	23,500				
	307 Refuse Capital	15,750				
	358 Storm Capital	4,500				
	363 Wastewater Capital	11,250				
	391 Water Capital	3,000				
	Total Funding	\$58,000	\$0	\$0	\$0	\$0

Courthouse Building HVAC System Installation

Project Background:

The existing HVAC system in the Courthouse building is in disrepair and has become unreliable for every day operations. The system consists of heat pumps that utilize a continuous water supply provided by an on-site well to operate the system.

Existing Conditions:

Pipes supplying water to approximately 28 heat pumps located throughout the building have deteriorated to a point where water flow is restricted. This has lead to a failure to provide adequate heating and air conditioning services to our tenants located on the first and second floors of the Courthouse facility. The current HVAC system does not serve the third floor of the facility, thus limiting the City's ability to utilize this space.

Project Justification:

This project will replace the existing HVAC system with a new ductless refrigerant system for the first and second floors of the building and a standard HVAC system (with ducting) for the third floor space.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project		Construction			
	Engineering / Inspection		30,000			
	Construction		2,000,000			
	Contingency		200,000			
	Department Overhead		10,000			
Total Expenditure		\$0	\$2,240,000	\$0	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay		2,240,000			
	Total Funding	\$0	\$2,240,000	\$0	\$0	\$0

Project No.

Courthouse Metal Roof Restoration

Project Background:

The 1886 Kings County Courthouse was acquired by the City from the County in 2014. The roof consists of two different types, metal and BUR composition. The metal portion requires periodic recoating to prevent rust from producing roof leaks. The last coating was applied in 2010.

Existing Conditions:

The metal is now showing rust and peeling in visible areas of the pyramidal sections of the roof. It has been visible for at least two years now. Portions of the roof are original construction from 1896. Some minor repairs to the old sheetmetal roof structure was replaced during the previous recoating project.

Project Justification:

The rust in the roof structure will eventually turn into leaks. New protective coatings must be applied to prevent further corrosion.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project		Construction			
	Engineering / Inspection		4,000			
	Construction		50,000			
	Contingency		5,000			
	Department Overhead		6,000			
Total Expenditure		\$0	\$65,000	\$0	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay (ACO)		65,000			
Total Funding		\$0	\$65,000	\$0	\$0	\$0

Project No.

Civic Auditorium Interior Painting

Project Background:

Last year the Civic Auditorium building exterior recieved a new paint job. As part of that project, the lobby area was also re-painted. As part of a continuing maintenance program other areas of the facility are scrutinized for condition, safety, and general appearance. This faciilty is one of the most visible and utilized structures of all the City properties with many events sheduled at least a year in advance.

Existing Conditions:

During the exterior re-paint project it was noted that the interior is looking quite weathered and in need of re-painting as well, particularly the 35' high ceiling. The contractor showed interest in this and promised a low bid during their off season to do the work. The ceiling and upper walls have not been completely re-painted since the late 1990's when the acoustic coating was applied.

Project Justification:

In keeping with the upkeep and appearance of the building, City staff recommends the ceiling and upper walls be repainted. City staff does not have the equipment or staff to complete this in a timely fashion. There is a very small window of time available to do maintenance projects in the facility between scheduled events.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project		Construction			
	Engineering / Inspection		500			
	Construction		75,000			
	Contingency		4,000			
	Department Overhead		500			
Total Expenditure		\$0	\$80,000	\$0	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay (ACO)		80,000			
	Total Funding	\$0	\$80,000	\$0	\$0	\$0

Project No.

City Hall Men's Bathroom Upgrade

Project Background:

In 2017 extensive work replacing cast iron vents was completed to stop sewer gasses from entering the room. In 2019 we replaced all cast iron piping in the common wall between the men's and women's bath. This year we replaced the last of the cast iron in the women's bath at the lavatory wall.

Existing Conditions:

The final phase of this replacement is to remove the cast iron on the men's lavatory wall. This will be the most extensive project because getting access will require removal of the lights, mirrors, tile and countertop including all the sinks. The tile is obsolete and would need to be replaced to match what we used in 2019.

Project Justification:

This final phase will be necessary to stop all sewer gas leaks in the employee bathrooms. The cast iron is over 50 years old and has cracked longitudinally down the pipes with as much as a 1/4" gap virtually making the vents useless.

Fiscal Implications:

Project Budget Summary:

5-Year Funding Allocation						
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction				
	Engineering / Inspection	500				
	Construction	11,000				
	Contingency	1,100				
	Department Overhead	400				
Total Expenditure		\$13,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay (ACO)	13,000				
Total Funding		\$13,000	\$0	\$0	\$0	\$0

Project No. **Fire Station No. 1 - Landscape (Xeriscape) Materials****Project Background:**

The xeriscape project would replace the old landscape with decorative rock, bubbler irrigation and drought resistant trees. The project would also eliminate the weekly maintenance of the landscape and reduce it to monthly herbicide applications for weed control. It would also reduce water consumption considerably, using bubblers near each tree base, removing the traditional spray irrigation, making for a far more efficient landscape.

Existing Conditions:

The current landscape was installed during the construction of the fire station in 1988 and has gradually de-generated over the years. Much of the landscape is gone and/or nearing the end of it's life cycle, leaving woody shrubs, sparse turf and missing trees.

Project Justification:

This project will renovate the landscape at Fire Station One with new xeriscape landscaping, that will reduce maintenance and water consumption considerably; saving staff time for other tasks and lowering water costs for the department.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project		Construction			
	Engineering/Inspection		1,500			
	Construction		30,000			
	Contingency		3,000			
	Department Overhead		500			
Total Expenditure		\$0	\$35,000	\$0	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay		35,000			
	Total Funding	\$0	\$35,000	\$0	\$0	\$0

Fire Station No. 2 - Landscape (Xeriscape) Materials

Project Background:

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

Existing Conditions:

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

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project		Materials			
	Xeriscape Materials		10,000			
Total Expenditure		\$0	\$10,000	\$0	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay		10,000			
Total Funding		\$0	\$10,000	\$0	\$0	\$0

Project No. **Station No. 1 - Kitchen Remodel****Project Background:**

This project will renovate the existing kitchen at Station 1 to ensure that it can endure the next decades of use by personnel who staff the station on a continuous basis.

Existing Conditions:

The current kitchen was installed during the construction of the fire station in 1988 and has gradually degenerated over the last 30 years and the cabinets and tile are nearing the end of their life cycle and are deteriorating.

Project Justification:

This project will remove the old cabinets, sink, and tile and replace them with new similar durable cabinets and materials to ensure the kitchen will endure another 30 years of use.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project					
	Materials/Equipment/Construction		40,000			
	Total Expenditure	\$0	\$40,000	\$0	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay		40,000			
	Total Funding	\$0	\$40,000	\$0	\$0	\$0

Project No. **Station No. 2 - Kitchen Remodel****Project Background:**

This project will renovate the existing kitchen at Station 2 to ensure that it can endure the next decades of use by personnel who staff the station on a continuous basis.

Existing Conditions:

The current kitchen was installed during the construction of the fire station in 1988 and has gradually degenerated over the last 30 years and the cabinets and tile are nearing the end of their life cycle and are deteriorating.

Project Justification:

This project will remove the old cabinets, sink, and tile and replace them with new similar durable cabinets and materials to ensure the kitchen will endure another 30 years of use.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project					
	Materials/Equipment/Construction			40,000		
Total Expenditure		\$0	\$0	\$40,000	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay			40,000		
Total Funding		\$0	\$0	\$40,000	\$0	\$0

PARKS AND RECREATION PROJECTS - FIVE YEAR CAPITAL PLAN

PROJECT TITLE		2021	2022	2023	2024	2025
Park Development Oversizing Requirements		150,000	150,000	150,000	150,000	150,000
ADA Parks/Recreation Modifications		35,000	35,000	35,000	35,000	35,000
New Pocket Park		40,000	300,000	0	0	0
Lakewood Playground Construction		96,000	0	0	0	0
New Playground at Civic Park		270,000	0	0	0	0
Youth Athletic Complex (YAC) Concession Building Restoration		50,000	265,000	0	0	0
Street Median Landscape Renovation		0	150,000	0	150,000	0
Soc-Com Field Lighting		0	0	0	420,000	0
Indoor Recreational Facility		0	0	150,000	5,650,000	0
TOTAL		\$641,000	\$900,000	\$335,000	\$6,405,000	\$185,000
FUNDING SOURCES						
180	Park Impact Fees	556,000	450,000	300,000	6,220,000	150,000
004	Accumulated Capital Outlay	85,000	450,000	35,000	185,000	35,000
TOTAL		\$641,000	\$900,000	\$335,000	\$6,405,000	\$185,000

Park Development Oversizing Requirements

Project Background:

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

Existing Conditions:

Park mitigation impact fees were established by ordinance in 1990.

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction-Reimbursement	150,000	150,000	150,000	150,000	150,000
Total Expenditure		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Revenue	Funding					
	180 Park Impact Fees	150,000	150,000	150,000	150,000	150,000
Total Funding		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000

ADA Parks/Recreation Modifications

Project Background:

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

Existing Conditions:

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

Project Justification:

These funds will be used to upgrade our parks and recreation facilities to conform with ADA requirements. Improvements will include modifications to restroom and playground facilities, installation of concrete pathways to various facilities and purchase of handicap accessible picnic equipment and tables.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Engineering / Inspection	750	750	750	750	750
	Materials/Equipment	8,000	8,000	8,000	8,000	8,000
	Construction	26,000	26,000	26,000	26,000	26,000
	Department Overhead	250	250	250	250	250
Total Expenditure		\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
Revenue	Funding					
	004 Accumulated Capital Outlay	35,000	35,000	35,000	35,000	35,000
Total Funding		\$35,000	\$35,000	\$35,000	\$35,000	\$35,000

Street Median Landscape Renovation

Project Background:

This project will remove the existing landscaping and terminate the irrigation to install stamped concrete in the turn pockets until the width of the landscape area is a minimum of 8 feet in width. Project will upgrade portions of median islands as funding allows with new plant materials and landscape bark.

Existing Conditions:

The existing landscape within the medians include planting material and irrigation in the narrow turn pockets which is labor intensive and creates insufficient work space for maintenance crews. Portions of the existing landscape need replacement plant material and landscape bark need to be replenished.

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project		Construction		Construction	
	Engineering / Inspection		15,000		15,000	
	Construction		120,000		120,000	
	Contingency		12,000		12,000	
	Department Overhead		3,000		3,000	
Total Expenditure		\$0	\$150,000	\$0	\$150,000	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay		150,000		150,000	
Total Funding		\$0	\$150,000	\$0	\$150,000	\$0

New Pocket Park

Project Background:

This project will design and construct a new small park at the site of the Old Fire Station located at Lacey Boulevard and Kaweah Street.

Existing Conditions:

The land is vacant and adjacent to the Plunge swim complex and the Ford Street Skate Park.

Project Justification:

This project will develop vacant land that is adjacent to other recreational facilities and will capitalize on a location adjacent to the Plunge Swim Complex and the Ford Street Skate Park to allow for additional recreational amenities.

Fiscal Implications:

Funds for this project will be allocated from Park Impact Fee Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Design	Construction			
	Engineering / Inspection	35,000	17,500			
	Construction		250,000			
	Contingency		25,000			
	Department Overhead	5,000	7,500			
Total Expenditure		\$40,000	\$300,000	\$0	\$0	\$0
Revenue	Funding					
	180 Park Impact Fees	40,000	300,000			
	Total Funding	\$40,000	\$300,000	\$0	\$0	\$0

Lakewood Park Playground Construction

Project Background:

This project will construct a new playground structure in the old water well site that has been removed. This area is void of any amenities or recreational features.

Existing Conditions:

Lakewood Park currently consists of a large turf basin and a small turf area on the northwest corner. This small turf area is at street elevation and has a curbed area that was once used for a City water well.

Project Justification:

The playground construction would increase the recreational value of the park that is currently void of any amenities, by adding a playground structure and would serve numerous residents within walking distance.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction				
	Engineering / Inspection	1,500				
	Construction	25,000				
	Playground Equipment	60,000				
	Contingency	8,500				
	Department Overhead	1,000				
	Total Expenditure	\$96,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	180 Park Impact Fees	96,000				
	Total Funding	\$96,000	\$0	\$0	\$0	\$0

New Playground at Civic Park

Project Background:

This project will design and construct a new playground adjacent to the Carousel at the Civic Park to increase activity within the Park

Existing Conditions:

The area between the Carousel and the restrooms is underutilized and a new playground would make Civic Park more active.

Project Justification:

This project will develop the area adjacent to the carousel and the restrooms and will capitalize on other recreational activities to allow for additional recreational activities at Civic Park.

Fiscal Implications:

Funds for this project will be allocated from Park Impact Fee Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction				
	Engineering / Inspection	13,000				
	Construction	230,000				
	Contingency	23,000				
	Department Overhead	4,000				
Total Expenditure		\$270,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	180 Park Impact Fees	270,000				
Total Funding		\$270,000	\$0	\$0	\$0	\$0

Youth Athletic Complex (YAC) Concession Building Restoration

Project Background:

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

Existing Conditions:

The current facility is approximately 40 years old, is run down and is in need of structural improvements to the stairway leading to the second story which is not used due to the existing condition. Improvements for ADA / ABA accessibility leading to and within the restrooms and other locations inside the structure also need to be upgraded for compliance.

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Design	Construction			
	Engineering / Inspection	50,000	15,000			
	Construction		220,000			
	Contingency		22,000			
	Department Overhead		8,000			
Total Expenditure		\$50,000	\$265,000	\$0	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay	50,000	265,000			
Total Funding		\$50,000	\$265,000	\$0	\$0	\$0

Soc-Com Field Lighting

Project Background:

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

Existing Conditions:

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

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project				Construction	
	Engineering / Inspection				19,500	
	Construction				360,000	
	Contingency				36,000	
	Department Overhead				4,500	
Total Expenditure		\$0	\$0	\$0	\$420,000	\$0
Revenue	Funding					
	180 Park Impact Fees				420,000	
	Total Funding	\$0	\$0	\$0	\$420,000	\$0

Indoor Recreational Facility

Project Background:

This project will include the construction of an indoor recreational facility at a site to be later determined.

Existing Conditions:

There is a desire in the community for more indoor recreational space.

Project Justification:

The Park Master plan identifies a lack of indoor recreational facilities within the City.

Fiscal Implications:

Funds for this project will be allocated from Park Impact Fees

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project			Design	Construction	
	Engineering / Inspection			150,000	100,000	
	Construction				5,000,000	
	Contingency				500,000	
	Department Overhead				50,000	
Total Expenditure		\$0	\$0	\$150,000	\$5,650,000	\$0
Revenue	Funding					
	180 Park Impact Fees			150,000	5,650,000	
Total Funding		\$0	\$0	\$150,000	\$5,650,000	\$0

TRANSPORTATION PROJECTS - FIVE YEAR CAPITAL PLAN

PROJECT TITLE		2021	2022	2023	2024	2025
Sidewalk and Miscellaneous Concrete Repairs		40,000	40,000	40,000	40,000	40,000
New Sidewalk and ADA Improvements		50,000	50,000	50,000	50,000	50,000
Street Division Maintenance		300,000	300,000	300,000	300,000	300,000
Unscheduled Arterial Upgrades & Traffic Signal Installation		200,000	200,000	200,000	200,000	200,000
Survey Monumentation / Benchmark Update		80,000	15,000	15,000	15,000	15,000
Pavement Resurfacing Treatment		1,600,000	950,000	950,000	950,000	950,000
East Lacey Boulevard Widening / Reconstruction, 10th Avenue to Sierra Drive		670,000	4,470,000	4,470,000	0	0
Reclamite Seal Treatment		175,000	0	175,000	0	175,000
Campus Drive Resurfacing, Lacey Boulevard to Greenfield Avenue		525,000	0	0	0	0
Grangeville Blvd. Widening, Centennial Dr. to 13th Ave.		0	500,000	3,920,000	0	0
Lacey Blvd. Widening / Reconstruction, from Magna Carta to 13th Ave. and 13th Ave. from Lacey Blvd. to 1300 feet north.		0	0	625,000	5,130,000	0
TOTAL		\$3,640,000	\$6,525,000	\$10,745,000	\$6,685,000	\$1,730,000
FUNDING SOURCES						
040 Gas Tax (2105)		350,000	350,000	350,000	350,000	350,000
041 Gas Tax (2106)		175,000	0	175,000	0	175,000
042 Gas Tax (2107)		300,000	300,000	300,000	300,000	300,000
044 Gas Tax (2103)		525,000	0	0	0	0
045 Gas Tax (RMRA)		950,000	950,000	950,000	0	0
050 Gas Tax (TDA Transportation)		451,600	915,000	1,690,000	1,690,000	690,000
052 Gas Tax (RSTP Exchange Funds)		0	0	0	0	0
055 Congestion Mitigation and Air Quality (CMAQ)		88,400	443,000	886,000	0	0
181 Transportation Impact Fees		300,000	2,200,000	3,795,000	2,930,000	200,000
358 Storm Drainage Capital		440,000	757,500	1,257,500	507,500	7,500
363 Wastewater Capital		30,000	259,500	541,500	407,500	7,500
391 Water Capital		30,000	350,000	800,000	500,000	0
TOTAL		\$3,640,000	\$6,525,000	\$10,745,000	\$6,685,000	\$1,730,000

Attachment: Attachment 1 - Five Year CIP 2021-2025 (CIP FY 21-25 General Plan Consistency)

Sidewalk and Miscellaneous Concrete Repairs

Project Background:

These funds will be used to repair sidewalks, drive approaches and other concrete improvements where city crews will be completing street reconstruction projects or in areas where the improvements are damaged by tree roots.

Existing Conditions:

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Engineering / Inspection	1,000	1,000	1,000	1,000	1,000
	Construction	35,000	35,000	35,000	35,000	35,000
	Contingency	3,500	3,500	3,500	3,500	3,500
	Department Overhead	500	500	500	500	500
Total Expenditure		\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Revenue	Funding					
	050 Gas Tax (TDA Transportation)	40,000	40,000	40,000	40,000	40,000
Total Funding		\$40,000	\$40,000	\$40,000	\$40,000	\$40,000

New Sidewalk and ADA Improvements

Project Background:

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

Existing Conditions:

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Engineering / Inspection	2,000	2,000	2,000	2,000	2,000
	Construction	45,000	45,000	45,000	45,000	45,000
	Contingency	2,500	2,500	2,500	2,500	2,500
	Department Overhead	500	500	500	500	500
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	050 Gas Tax (TDA Transportation)	50,000	50,000	50,000	50,000	50,000
	Total Funding	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Street Division Maintenance

Project Background:

Street maintenance is performed by the Public Works Street Maintenance Division through the city's general fund. This project account is established to record that portion of annual street maintenance which will be allocated to gas tax funds.

Existing Conditions:

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Maintenance	Maintenance	Maintenance	Maintenance	Maintenance
	Maintenance	300,000	300,000	300,000	300,000	300,000
Total Expenditure		\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Revenue	Funding					
	042 Gas Tax (2107)	300,000	300,000	300,000	300,000	300,000
Total Funding		\$300,000	\$300,000	\$300,000	\$300,000	\$300,000

Unscheduled Arterial Upgrades & Traffic Signal Installation

Project Background:

This fund will be used to reimburse developers who are required to construct qualifying arterial street improvements that exceed their project's transportation mitigation impact fee share.

Existing Conditions:

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	200,000	200,000	200,000	200,000	200,000
Total Expenditure		\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Revenue	Funding					
	181 Transportation Impact Fees	200,000	200,000	200,000	200,000	200,000
Total Funding		\$200,000	\$200,000	\$200,000	\$200,000	\$200,000

Survey Monumentation / Benchmark Update

Project Background:

These funds will be used to re-establish survey monumentation on street re-surfacing projects and to update our survey benchmark datum and mapping. This year's funds will be utilized to update the City's Benchmark System. The Benchmark system is typically updated every ten years. The last update was in 2004.

Existing Conditions:

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

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Engineering	80,000	15,000	15,000	15,000	15,000
Total Expenditure		\$80,000	\$15,000	\$15,000	\$15,000	\$15,000
Revenue	Funding					
	358 Storm Drainage Capital	20,000	7,500	7,500	7,500	7,500
	363 Wastewater Capital	30,000	7,500	7,500	7,500	7,500
	391 Water Capital	30,000				
Total Funding		\$80,000	\$15,000	\$15,000	\$15,000	\$15,000

Pavement Resurfacing Treatment

Project Background:

Pavement Resurfacing Treatment is a surface protection and pavement preservation treatment for city streets. The location of streets and the types of treatment processes will be determined by Public Works Department staff and is dependent on pavement conditions. Treatments may include slurry seal, cape seal or fiber seal coatings or other pavement preservation treatments needed to extend the useful life of roadways.

Existing Conditions:

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

Project Justification:

Pavement Resurfacing treatments will extend the useful life of asphalt concrete pavement surfaces thereby reducing street maintenance costs. This project will provide surface treatment for approximately seven miles of roadways (207,300 SY).

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Engineering / Inspection	55,000	12,000	12,000	12,000	12,000
	Construction	1,400,000	850,000	850,000	850,000	850,000
	Contingency	140,000	85,000	85,000	85,000	85,000
	Department Overhead	5,000	3,000	3,000	3,000	3,000
Total Expenditure		\$1,600,000	\$950,000	\$950,000	\$950,000	\$950,000
Revenue	Funding					
	040 Gas Tax (2105)	350,000	350,000	350,000	350,000	350,000
	050 Gas Tax (TDA Transportation)	300,000	600,000	600,000	600,000	600,000
	045 RMRA Gas Tax	950,000				
Total Funding		\$1,600,000	\$950,000	\$950,000	\$950,000	\$950,000

East Lacey Boulevard Widening / Reconstruction, 10th Avenue to Sierra Drive

Project Background:

This project will involve the widening and reconstruction of East Lacey Boulevard, between 10th Avenue and Sierra Drive, to facilitate two lanes in each direction of travel plus turn lanes. Improvements will include the reconstruction of existing pavement section, installation of a new drainage collection/disposal system, installation of curbs, gutters, sidewalks, drive approaches and ADA ramps, installation of a traffic signal system at East Lacey Boulevard / Ninth Avenue and installation of additional street lighting.

Existing Conditions:

East Lacey Boulevard, between 10th Avenue and Sierra Drive is currently a two lane arterial roadway. Current average daily traffic volume is approximately 7,000 vehicles per day. The existing roadway surface is deteriorating due to traffic loads and weather impacts and is in need of resurfacing. Traffic volumes are anticipated to increase substantially with the development of a regional shopping center including Costco.

Project Justification:

This project will improve traffic flow capacity and safety by providing additional travel lanes and a protected left turn lane and the installation of a traffic signal system at the intersection of East Lacey Boulevard / Ninth Avenue. Drainage and pedestrian safety will also be improved with the addition of curb, gutter, sidewalks and street lighting. Design and right-of-way acquisition will be performed in FY20 with Construction in FY21 and FY22.

Fiscal Implications:

Funding for this project will be allocated from various fund sources.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Design / RW	Construction	Construction		
	Engineering / Inspection	250,000	100,000	100,000		
	Right of Way Acquisition	420,000	0	0		
	Construction		3,950,000	3,950,000		
	Contingency		395,000	395,000		
	Department Overhead		25,000	25,000		
Total Expenditure		\$670,000	\$4,470,000	\$4,470,000	\$0	\$0
Revenue	Funding					
	045 Gas Tax (RMRA)		950,000	950,000		
	181 Transportation Impact Fees	100,000	1,500,000	1,500,000		
	358 Storm Drainage Capital	420,000	750,000	750,000		
	391 Water Capital		350,000	300,000		
	363 Wastewater Capital		252,000	84,000		
	050 Gas Tax (TDA Transportation)	61,600	225,000	0		
	055 Congestion Mitig./Air Quality (CMAQ)	88,400	443,000	886,000		
Total Funding		\$670,000	\$4,470,000	\$4,470,000	\$0	\$0

Reclamite Seal Treatment

Project Background:

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

Existing Conditions:

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

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction		Construction		Construction
	Engineering / Inspection	7,500		7,500		7,500
	Construction	150,000		150,000		150,000
	Contingency	15,000		15,000		15,000
	Department Overhead	2,500		2,500		2,500
Total Expenditure		\$175,000	\$0	\$175,000	\$0	\$175,000
Revenue	Funding					
	041 Gas Tax (2106)	175,000	0	175,000	0	175,000
	Total Funding	\$175,000	\$0	\$175,000	\$0	\$175,000

Campus Drive Resurfacing, Lacey Boulevard to Greenfield Avenue

Project Background:

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

Existing Conditions:

Campus Drive is a two lane collector street that provides access to a high school, the County Government Center and the Youth Athletic Complex. Current average daily traffic volume is approximately 5,000 vehicles per day. The existing roadway surface is deteriorating due to traffic loads and weather impacts and is in need of resurfacing.

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction				
	Engineering / Inspection	25,000				
	Construction	450,000				
	Contingency	45,000				
	Department Overhead	5,000				
Total Expenditure		\$525,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	044 Gas Tax (2103)	525,000				
	Total Funding	\$525,000	\$0	\$0	\$0	\$0

Grangeville Blvd. Widening, Centennial Dr. to 13th Ave.

Project Background:

This project will involve the widening of Grangeville Boulevard, between Centennial Dr. and 13th Avenue, to facilitate two travel lanes in each direction of travel plus turn lanes. Improvements will include installation of curb, gutter, sidewalk, street lighting, roadway widening and pavement overlaying of existing roadway. Installation of a new drainage collection system, extension of water and sanitary sewer facility improvements will also be required.

Existing Conditions:

Grangeville Boulevard, between Centennial Drive and 13th Avenue is currently a two lane arterial roadway. Current average daily traffic volume is approximately 9,000 vehicles per day. The existing roadway surface is deteriorating due to traffic loads and weather impacts and is in need of resurfacing. Traffic volumes are anticipated to increase substantially with further development in the the area including the Hanford Learning Center.

Project Justification:

This project will improve traffic flow capacity and safety by providing additional travel lanes and a protected left turn lane. Drainage and pedestrian safety will also be improved with the addition of curb, gutter, sidewalks and street lighting. Design and right-of-way acquisition will be performed in FY22 with construction proposed in FY23.

Fiscal Implications:

Funding for this project will be allocated from various fund sources.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project		Design	Construction		
	Engineering / Inspection		200,000	50,000		
	Right of Way Acquisition		300,000	0		
	Construction			3,500,000		
	Contingency			350,000		
	Department Overhead			20,000		
Total Expenditure		\$0	\$500,000	\$3,920,000	\$0	\$0
Revenue	Funding					
	181 Transportation Impact Fees		500,000	1,470,000		
	358 Storm Drainage Capital			500,000		
	391 Water Capital			500,000		
	363 Wastewater Capital			450,000		
	050 Gas Tax (TDA Transportation)			1,000,000		
Total Funding		\$0	\$500,000	\$3,920,000	\$0	\$0

**Lacey Blvd. Widening / Reconstruction, from Magna Carta to 13th Ave. and;
13th Ave. from Lacey Blvd. to 1300 feet north.**

Project Background:

This project will involve the widening and reconstruction of Lacey Blvd. and 13th Ave., as referenced above, to facilitate additional travel lanes, plus a raised median to increase vehicular roadway capacity and to improve safety. Improvements will include installation of curb, gutter, sidewalk, medians, street lighting, and roadway reconstruction / widening. Installation of a new drainage collection system, extension of water and sanitary sewer facility improvements will also be required.

Existing Conditions:

Lacey Boulevard and 13th Avenue are currently two lane arterial roadways. Current average daily traffic volumes are approximately 12,000 and 5,000 vehicles per day respectively. The existing roadway surfaces are deteriorating due to traffic loads and weather impacts and are in need of resurfacing. Traffic volumes are anticipated to increase substantially with further development in the the area including the Hanford Learning Center.

Project Justification:

This project will improve traffic flow capacity and safety by providing additional travel lanes and protected left turn lanes. Drainage and pedestrian safety will also be improved with the addition of curb, gutter, sidewalks and street lighting. Design and right-of-way acquisition will be performed in FY23 with construction proposed in FY24.

Fiscal Implications:

Funding for this project will be allocated from various fund sources.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project			Design	Construction	
	Engineering / Inspection			225,000	50,000	
	Right of Way Acquisition			400,000	0	
	Construction				4,600,000	
	Contingency				460,000	
	Department Overhead				20,000	
Total Expenditure		\$0	\$0	\$625,000	\$5,130,000	\$0
Revenue	Funding					
	181 Transportation Impact Fees			625,000	2,730,000	
	358 Storm Drainage Capital				500,000	
	391 Water Capital				500,000	
	363 Wastewater Capital				400,000	
	050 Gas Tax (TDA Transportation)				1,000,000	
Total Funding		\$0	\$0	\$625,000	\$5,130,000	\$0

STORM DRAINAGE PROJECTS - FIVE YEAR CAPITAL PLAN

PROJECT TITLE		2021	2022	2023	2024	2025
Curb and Gutter Installation		20,000	20,000	20,000	20,000	20,000
Increase Flow Capacity of Main Branch of Peoples Ditch		25,000	25,000	25,000	25,000	25,000
Storm Drainage System Oversizing Requirements		50,000	50,000	50,000	50,000	50,000
Bonneyview Basin - Sand Slough Basin		240,000	0	0	0	0
Tree Trim / Removal Program		230,000	230,000	0	0	0
Stonecrest Basin Pump Equipment Installation		219,000	0	0	0	0
Redington / Lacey Storm Drain Replacement Project		0	180,000	0	0	0
Sand Slough Houston Avenue Pipeline Project		0	0	150,000	0	0
Brown Street Main Addition - HWY 198 to Brown Street Basin		0	0	0	0	250,000
TOTAL		\$784,000	\$505,000	\$245,000	\$95,000	\$345,000
FUNDING SOURCES						
358	Storm Drainage Capital	634,000	455,000	145,000	45,000	295,000
184	Storm Drainage Impact Fees	150,000	50,000	100,000	50,000	50,000
TOTAL		\$784,000	\$505,000	\$245,000	\$95,000	\$345,000

Curb and Gutter Installation

Project Background:

This project involves the installation of new or replacement concrete curb & gutter to facilitate proper street drainage. Projects may include replacement of existing dilapidated curbs & gutter or installation of new curb & gutter in existing developed areas currently void of these improvements.

Existing Conditions:

A portion of the City's streets were not constructed with curb and gutter improvements. These improvements are necessary to ensure proper drainage and to alleviate localized flooding.

Project Justification:

Storm Drainage collection in the City is necessary to reduce localized flooding and damage to existing properties.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Engineering/Inspection	3,000	3,000	3,000	3,000	3,000
	Construction	15,000	15,000	15,000	15,000	15,000
	Contingency	1,500	1,500	1,500	1,500	1,500
	Department Overhead	500	500	500	500	500
Total Expenditure		\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Revenue	Funding					
	358 Storm Drainage Capital	20,000	20,000	20,000	20,000	20,000
	Total Funding	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000

Increase Flow Capacity of Main Branch of Peoples Ditch

Project Background:

The City, by agreement, has drainage rights with Peoples Ditch Company which allows discharge in Peoples Ditch under certain parameters. This project provides funds for shared maintenance costs and improvements to increase the capacity in both the east and west branches of Peoples Ditch within city limits.

Existing Conditions:

Portions of the ditch can be improved to allow for additional on and off peak pumping into the ditch which assists in lowering the standing water in the City's basins. Pumping to the ditch provides additional capacity in these basins to reduce the potential for flooding.

Project Justification:

Projects would be performed in cooperation with Peoples Ditch Company and would include culvert repair/enlargements, ditch realignment and piping, turn-out basins, control structure modifications, and additional ditch maintenance. This also includes additional funding to survey the central branch of the ditch to evaluate the need to pipe the ditch through the city limits.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	25,000	25,000	25,000	25,000	25,000
	Engineering / Surveying					
Total Expenditure		\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Revenue	Funding					
	358 Storm Drainage Capital	25,000	25,000	25,000	25,000	25,000
Total Funding		\$25,000	\$25,000	\$25,000	\$25,000	\$25,000

Storm Drainage System Oversizing Requirements

Project Background:

The City reimburses developers that are required to upsize their storm drainage improvements to provide additional capacity in compliance with the Storm Drainage Master Plan.

Existing Conditions:

Project Justification:

As provided by City Ordinance, these funds will be used to reimburse developers for the costs attributed to oversizing drainage systems to provide service for future growth.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	50,000	50,000	50,000	50,000	50,000
	Total Expenditure	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	184 Storm Drainage Impact Fees	50,000	50,000	50,000	50,000	50,000
	Total Funding	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Bonneyview Basin - Sand Slough Basin

Project Background:

The Bonney View Estates Basin is inter-connected with the Sand Slough Basin to the north and the Live Oak Basin to the south and ultimately to the Houston / Iona Basin.

Existing Conditions:

In order to move water from the Sand Slough Basin to the Bonneyview Basin to the south, a modification of the ditch and piping structure is necessary. These facilities have the opportunity to take excess water from the People's Ditch, however flooding occurs in the subdivisions due to the elevation differences. A lift station and additional piping are required to alleviate this problem and allow for excess water during wet years to be pumped to these basin for water banking.

Project Justification:

This project is necessary to increase system reliability and increase the amount of storm runoff water that can be captured by both rainfall and diversions from People's Ditch.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction				
	Engineering / Inspection	15,000				
	Construction	200,000				
	Contingency	20,000				
	Department Overhead	5,000				
Total Expenditure		\$240,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	358 Storm Drainage Capital	240,000				
	Total Funding	\$240,000	\$0	\$0	\$0	\$0

Tree Trim / Removal Program

Project Background:

The City of Hanford maintains approximately 210 acres of ponding basins. Many of these basins have trees which prohibit the maintenance of the basin slopes and bottoms. The National Pollution Discharge Elimination System "NPDES" requires certain maintenance and compliance testing.

Existing Conditions:

Trees growing within the ponding basins have made it difficult to perform the necessary maintenance and due to the size of the division, utilizing staff to remove trees and perform the necessary maintenance is not allowing us to gain ground on tree removal.

Project Justification:

This program, implimented over the next couple of years, will remove trees to allow proper maintenance and prevent future growth.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction			
	Engineering / Inspection	4,500	4,500			
	Construction	225,000	225,000			
	Contingency	0	0			
	Department Overhead	500	500			
Total Expenditure		\$230,000	\$230,000	\$0	\$0	\$0
Revenue	Funding					
	358 Storm Drainage Capital	230,000	230,000			
	Total Funding	\$230,000	\$230,000	\$0	\$0	\$0

Stonecrest Basin Pump Equipment Installation

Project Background:

This project consists of equipping the Stonecrest Basin with an electrical service, control panel, pump, and related piping equipment for dewatering the basin to accommodate additional development and routine maintenance.

Existing Conditions:

This basin was constructed in 1997 with the Stonecrest Subdivision. The basin has a capacity of 36.6 ac.ft. which accommodates the subdivision as well as the discharge from Tank 6 located across the railroad tracks. A storm drain wet well and related piping exist for the pumping of this basin to the People's Ditch.

Project Justification:

This project will provide for dewatering of the basin to provide routine maintenance, assist in mosquito abatement activities, and increase storage capacity.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction				
	Engineering / Inspection	50,000				
	Construction	150,000				
	Contingency	15,000				
	Department Overhead	4,000				
Total Expenditure		\$219,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	358 Storm Drainage Capital	119,000				
	184 Storm Drainage Impact Fees	100,000				
	Total Funding	\$219,000	\$0	\$0	\$0	\$0

Redington / Lacey Storm Drain Replacement Project

Project Background:

A 48 inch box culvert runs through the downtown area from Kaweah Street and Bush Street to the Brown Street Basin. This box culvert was installed around 1920.

Existing Conditions:

The existing box culvert system acts as the sidewalk in a number of locations along this stretch which causes significant issues with adjacent property owners and is difficult to repair when damaged. City staff has no functional way to clean this system out so it is a very inefficient system

Project Justification:

It is necessary to begin to design how this system will be replaced and where the new location of the storm sewer will be. This will take a significant amount of time and resources in order to ensure functionality with existing infrastructure.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project		Design			
	Engineering / Inspection / Survey		180,000			
	Construction					
	Contingency					
	Department Overhead					
Total Expenditure		\$0	\$180,000	\$0	\$0	\$0
Revenue	Funding					
	358 Storm Drainage Capital		180,000			
	Total Funding	\$0	\$180,000	\$0	\$0	\$0

Sand Slough Houston Avenue Pipeline Project

Project Background:

This project will pipe the north end of the existing Sand Slough across Houston Avenue into the southern portion of Sand Slough in order to provide additional capacity of the slough.

Existing Conditions:

The slough has been utilized as a drainage basin and storm water storage for many years. Due to development over the years, the existing size of the slough north of Houston Avenue is inadequate and needs to be expanded.

Project Justification:

This project is identified in the Storm Drain Master plan as a proposed improvement to provide additional capacity to the system and to connect sand slough which will increase storage both north and south of Houston Avenue.

Fiscal Implications:

Funding for this project will be allocated from storm drainage capital and storm drain impact fee reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project			Construction		
	Engineering / Inspection			19,000		
	Construction			115,000		
	Contingency			11,500		
	Department Overhead			4,500		
Total Expenditure		\$0	\$0	\$150,000	\$0	\$0
Revenue	Funding					
	358 Storm Drainage Capital			100,000		
	184 Storm Drainage Impact Fees			50,000		
	Total Funding	\$0	\$0	\$150,000	\$0	\$0

Brown Street Main Addition - HWY 198 to Brown Street Basin

Project Background:

This project consists of installing a new main in Brown Street to provide additional drainage capacity for the downtown area.

Existing Conditions:

The storm drainage system in the downtown area is under capacity and needs to be improved. During prolonged storm events this system will backup excessively into the street and cause safety concerns.

Project Justification:

This project will improve drainage service to portions of downtown in accordance with the Storm Drainage Master Plan.

Fiscal Implications:

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

Project Budget Summary:

5-Year Funding Allocation						
		2021	2022	2023	2024	2025
Expenditure	Program or Project					Construction
	Engineering / Inspection					20,000
	Construction					205,000
	Contingency					20,500
	Department Overhead					4,500
Total Expenditure		\$0	\$0	\$0	\$0	\$250,000
Revenue	Funding					
	358 Storm Drainage Capital					250,000
Total Funding		\$0	\$0	\$0	\$0	\$250,000

WASTEWATER PROJECTS - FIVE YEAR CAPITAL PLAN

PROJECT TITLE		<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Sanitary Sewer Main Oversizing Requirements		50,000	50,000	50,000	50,000	50,000
Unscheduled Main Extensions / Replacements		50,000	50,000	50,000	50,000	50,000
Sanitary Sewer Video Inspection		20,000	20,000	20,000	20,000	20,000
12th Avenue Sewer Trunk Main Oversizing		100,000	100,000	100,000	100,000	100,000
Solids Handling Assessment		50,000	0	0	0	0
Manhole Repair and Coating Project		95,000	0	95,000	0	95,000
Wastewater Treatment Plant Expansion Reserve		0	400,000	400,000	400,000	400,000
Soil Cement Sludge Bed Renovation Project		0	0	150,000	150,000	0
TOTAL		\$365,000	\$620,000	\$865,000	\$770,000	\$715,000
FUNDING SOURCES						
363	Wastewater Capital	215,000	470,000	715,000	620,000	565,000
186	Wastewater Impact Fees	50,000	50,000	50,000	50,000	50,000
161	12th Avenue Sewer Benefit Assessment District	100,000	100,000	100,000	100,000	100,000
TOTAL		\$365,000	\$620,000	\$865,000	\$770,000	\$715,000

Sanitary Sewer Main Oversizing Requirements

Project Background:

The City reimburses developers that are required to upsize their main installation to provide additional capacity in compliance with the City's Sanitary Sewer Master Plan.

Existing Conditions:

Project Justification:

As provided by City Ordinance, these funds will reimburse developers for the costs attributed to oversizing sewer mains to provide service for future growth demands.

Fiscal Implications:

Reimbursement funds for oversizing improvements will be allocated from Wastewater Impact Fee reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	186 Wastewater Impact Fees	50,000	50,000	50,000	50,000	50,000
Total Funding		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Unscheduled Main Extensions / Replacements

Project Background:

These funds are for unanticipated projects which occur when a developer is connecting to our sanitary sewer system and requires the main to be extended beyond the project boundaries. These funds could also be utilized for replacement of undersized or deteriorated sewer mains.

Existing Conditions:

Project Justification:

These funds will be used to reimburse developers for costs attributed to extending sewer mains beyond their project frontage in order to provide service to their project. This account could also be utilized for unscheduled emergency repairs on deteriorated or undersized mains within the sewer system.

Fiscal Implications:

Funding for Unscheduled Main Extensions/Replacements will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	363 Wastewater Capital	50,000	50,000	50,000	50,000	50,000
Total Funding		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Sanitary Sewer Video Inspection

Project Background:

This project involves video camera inspection of the City's sanitary sewer mains and recording the resulting data. All mains are to be videotaped and catalogued as to their current condition.

Existing Conditions:

The existing condition of each main is to be analyzed and catalogued to determine if and when repair, rehabilitation, or replacement is necessary.

Project Justification:

In order to determine the existing condition of a sewer main, a video inspection needs to be completed to determine if there are intrusions, breaks, slope restrictions, and/or deterioration of pipe.

Fiscal Implications:

Funding for Video Inspection Services will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
	Program or Project	2021	2022	2023	2024	2025
		Construction	Construction	Construction	Construction	Construction
Expenditure	Consultant Services	17,000	17,000	17,000	17,000	17,000
	Contingency	1,500	1,500	1,500	1,500	1,500
	Department Overhead	1,500	1,500	1,500	1,500	1,500
Total Expenditure		\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Revenue	Funding					
	363 Wastewater Capital	20,000	20,000	20,000	20,000	20,000
	Total Funding	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000

12th Avenue Sewer Trunk Main Oversizing

Project Background:

The City reimburses developers that are required to upsize the trunk sewer main within 12th Avenue to provide additional capacity for future growth.

Existing Conditions:

Project Justification:

As provided by City Ordinance, these funds will reimburse developers for the costs attributed to oversizing sewer mains to provide service for future growth demands.

Fiscal Implications:

Funding for 12th Avenue Sewer Trunk Main Oversizing will be allocated from 12th Avenue Sewer Benefit Assessment District reserves.

Project Budget Summary:

		5-Year Funding Allocation				
	Program or Project	2021	2022	2023	2024	2025
		Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	100,000	100,000	100,000	100,000	100,000
Total Expenditure		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Revenue	Funding					
	161 12th Ave. Sewer Benefit District	100,000	100,000	100,000	100,000	100,000
	Total Funding	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000

Solids Handling Assessment

Project Background:

This study will provide a plant capacity analysis to determine current and future solids loadings, and, if necessary, determine the need and type of treatment upgrade to handle current and future wastewater flows.

Existing Conditions:

Currently the WWTP is operating well within our State Water Resources Control Board permitted discharge limits, but we have seen a significant increase in our total suspended solids which could have an effect on our permit limits.

Project Justification:

We are experiencing higher Total Suspended Solids (TSS) than normal and need this study to identify where the issue is and what can be done to handle the additional flow characteristics.

Fiscal Implications:

Funding for the perform the Solids Handling Assessment will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction				
	Engineering / Inspection	47,000				
	Department Overhead	3,000				
	Total Expenditure	\$50,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	363 Wastewater Capital	50,000				
	Total Funding	\$50,000	\$0	\$0	\$0	\$0

Manhole Repair and Coating Project

Project Background:

This project provides for repair and coating of damaged sanitary sewer manholes and lift stations where corrosion is affecting concrete surfaces.

Existing Conditions:

Project Justification:

In order to limit damage to sewer facilities from corrosion, this project provides for repairing and coating the facilities.

Fiscal Implications:

Funding for the Manhole Repair and Coating Project will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction		Construction		Construction
	Engineering / Inspection	5,000		5,000		5,000
	Construction	80,000		80,000		80,000
	Contingency	8,000		8,000		8,000
	Department Overhead	2,000		2,000		2,000
Total Expenditure		\$95,000	\$0	\$95,000	\$0	\$95,000
Revenue	Funding					
	363 Wastewater Capital	95,000		95,000		95,000
	Total Funding	\$95,000	\$0	\$95,000	\$0	\$95,000

Wastewater Treatment Plant Expansion Reserve

Project Background:

These funds will be deposited into a separate account to fund the next expansion of the Wastewater Treatment Plan (WWTP).

Existing Conditions:

Project Justification:

Annual contributions to this account will reduce the amount of long term financing that will be needed to increase treatment capacity at the WWTP from 8.0 million gallons per day (MGD) to 10.5 MGD. The construction costs are estimated at a present value of \$8,000,000.00.

Fiscal Implications:

Funding for the WWTP expansion will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction		400,000	400,000	400,000	400,000
Total Expenditure		\$0	\$400,000	\$400,000	\$400,000	\$400,000
Revenue	Funding					
	363 Wastewater Capital		400,000	400,000	400,000	400,000
Total Funding		\$0	\$400,000	\$400,000	\$400,000	\$400,000

Soil Cement Sludge Bed Renovation Project

Project Background:

The Wastewater treatment plant has six soil- cement lined sludge beds that were constructed in 2003. This project provides for repair of the sludge beds over a two year period.

Existing Conditions:

Over the years the existing soil-cement has deteriorated in to a powder form making it difficult to pile and remove dried sludge without removing the soil-cement that is in powder form . This effectively increases our biosolids removal cost.

Project Justification:

The sludge beds should have a concrete like surface with sufficient strength to support the operation of front-end loaders and other sludge handling equipment . This project provides for renovation of the sludge beds to a concrete surface

Fiscal Implications:

Funding for the Soil Cement Sludge Bed Renovation Project will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project			Construction	Construction	
	Engineering			5,000	5,000	
	Construction			130,000	130,000	
	Contingency			13,000	13,000	
	Department Overhead			2,000	2,000	
Total Expenditure		\$0	\$0	\$150,000	\$150,000	\$0
Revenue	Funding					
	363 Wastewater Capital			150,000	150,000	
Total Funding		\$0	\$0	\$150,000	\$150,000	\$0

WATER - FIVE YEAR CAPITAL PLAN

PROJECT TITLE		<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Unscheduled Main Extensions / Replacements		50,000	50,000	50,000	50,000	50,000
Water Main Oversizing Requirements		50,000	50,000	50,000	50,000	50,000
Meter Replacement Program		300,000	300,000	300,000	300,000	300,000
AMR Replacement Program		230,000	230,000	230,000	230,000	230,000
New Water Supply Well		130,000	1,900,000	0	130,000	1,900,000
Water Distribution Main Extension Program		1,200,000	0	1,200,000	0	1,200,000
Water System Security Upgrades		0	50,000	0	50,000	0
Water Main Replacement Program		0	700,000	0	700,000	0
Industrial Park Water Storage Facility		0	310,000	4,190,000	0	0
TOTAL		\$1,960,000	\$3,590,000	\$6,020,000	\$1,510,000	\$3,730,000
FUNDING SOURCES						
391	Water Capital	980,000	1,940,000	4,480,000	1,330,000	1,480,000
185	Water Impact Fees	980,000	1,650,000	1,540,000	180,000	2,250,000
TOTAL		\$1,960,000	\$3,590,000	\$6,020,000	\$1,510,000	\$3,730,000

Unscheduled Main Extensions / Replacements

Project Background:

These funds are for unanticipated projects which occur when a developer is connecting to our water system and requires the main to be extended beyond the project boundaries. These funds could also be utilized for replacement of undersized or deteriorated water mains.

Existing Conditions:

Project Justification:

These funds will be used to reimburse developers for the costs attributed to extending water mains beyond their project frontage in order to provide service to their project. This account could also be utilized for unscheduled emergency repairs on deteriorated or undersized mains within the water system.

Fiscal Implications:

Funding for Unscheduled Main Extensions/Replacements will be allocated from water capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	391 Water Capital	50,000	50,000	50,000	50,000	50,000
Total Funding		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Water Main Oversizing Requirements

Project Background:

The City reimburses developers that are required to upsize their main installation to provide additional capacity in compliance with the Water Master Plan.

Existing Conditions:

Project Justification:

As provided by City Ordinance, these funds will reimburse developers for the costs attributed to oversizing water mains to provide service for future growth demands.

Fiscal Implications:

Reimbursement funds for over sizing improvements will be allocated from water impact fee reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	391 Water Capital					
	185 Water Impact Fees	50,000	50,000	50,000	50,000	50,000
Total Funding		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Meter Replacement Program

Project Background:

This project will set aside funds into an account that will be utilized in the future to replace meters on a citywide basis that are no longer reading accurately and are unable to be repaired.

Existing Conditions:

The City replaced almost all of the 14500 meters within the City's system in 2010. This was due to the age of the meters and their reliability. Since the water system operates on the sale of water as a commodity, it is imperative that the meters read accurately. The normal replacement cycle for a meter is 15 years.

Project Justification:

Setting aside funds to replace meters on a Citywide basis follow City policy regarding preparing for future large expenses by establishing replacement funds and collecting those costs on an annual basis to plan for large future expenditures.

Fiscal Implications:

Funding for the Meter Replacement Program will be allocated from water capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Equipment	300,000	300,000	300,000	300,000	300,000
Total Expenditure		\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Revenue	Funding					
	391 Water Capital	300,000	300,000	300,000	300,000	300,000
Total Funding		\$300,000	\$300,000	\$300,000	\$300,000	\$300,000

AMR Replacement Program

Project Background:

This project will set aside funds into an account that will be utilized in the future to replace the automated meter reading devices on a citywide basis that are no longer reading accurately and are unable to be repaired.

Existing Conditions:

The City converted all of the 14500 meters within the City's system to an automated meter reading program in 2010. Since the water system operates on the sale of water as a commodity, it is imperative that the meter reading devices read accurately. The normal replacement cycle for a reading device is 10 years.

Project Justification:

Setting aside funds to replace meter reading devices on a Citywide basis follows City policy regarding preparing for future large expenses by establishing replacement funds and collecting those costs on an annual basis to plan for large future expenditures.

Fiscal Implications:

Funding for the Meter Replacement Program will be allocated from water capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Equipment	230,000	230,000	230,000	230,000	230,000
Total Expenditure		\$230,000	\$230,000	\$230,000	\$230,000	\$230,000
Revenue	Funding					
	391 Water Capital	230,000	230,000	230,000	230,000	230,000
Total Funding		\$230,000	\$230,000	\$230,000	\$230,000	\$230,000

Water Distribution Main Extension Program

Project Background:

This project includes replacing undersized distribution mains or extending distribution mains in various locations throughout the City to enhance system performance.

Existing Conditions:

Project Justification:

Projects will include replacing undersized distribution mains and extending distribution mains within in-fill and growth areas to enhance system performance and to facilitate orderly growth of the City.

Fiscal Implications:

Funding for the Water Distribution Main Extension Program will be allocated from water capital and water impact fee reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction		Construction		Construction
	Engineering / Inspection	120,000		120,000		120,000
	Construction	960,000		960,000		960,000
	Contingency	96,000		96,000		96,000
	Department Overhead	24,000		24,000		24,000
Total Expenditure		\$1,200,000	\$0	\$1,200,000	\$0	\$1,200,000
Revenue	Funding					
	391 Water Capital	400,000		400,000		400,000
	185 Water Impact Fees	800,000		800,000		800,000
	Total Funding	\$1,200,000	\$0	\$1,200,000	\$0	\$1,200,000

Water System Security Upgrades

Project Background:

This project will fund the installation of system security measures as identified in the City Water Vulnerability Assessment. The project proposes lighting, hatch intrusion shut down systems, and perimeter alarms.

Existing Conditions:

Project Justification:

In compliance with the U.S. Bureau of Homeland Security, the City developed a Vulnerability Study to determine what types of security measures should be taken to ensure delivery and quality of the water system. This project provides funds to protect our well sites and tank sites from potential contamination.

Fiscal Implications:

Funding for the Water System Security Upgrade Project will be allocated from water capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project		Construction		Construction	
	Equipment		20,000		20,000	
	Installation		30,000		30,000	
Total Expenditure		\$0	\$50,000	\$0	\$50,000	\$0
Funding						
Revenue	391 Water Capital		50,000		50,000	
Total Funding		\$0	\$50,000	\$0	\$50,000	\$0

Water Main Replacement Program

Project Background:

This project will replace existing small mains and older mains that do not meet City standards for fire protection or for delivery of water to consumers.

Existing Conditions:

Project Justification:

Projects will include replacement of steel and cast iron mains, undersized mains causing low pressure areas, and in-fill in areas where minor adjustments to the distribution system will enhance system performance.

Fiscal Implications:

Funding for the Water Main Replacement Program will be allocated from water capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project		Construction		Construction	
	Engineering / Inspection		38,000		38,000	
	Construction		600,000		600,000	
	Contingency		60,000		60,000	
	Department Overhead		2,000		2,000	
Total Expenditure		\$0	\$700,000	\$0	\$700,000	\$0
Revenue	Funding					
	391 Water Capital		700,000		700,000	
	Total Funding	\$0	\$700,000	\$0	\$700,000	\$0

New Water Supply Well

Project Background:

This project funds the installation of a new deep water well and associated pumping equipment to provide additional City water supply and service reliability.

Existing Conditions:

The City water system currently has 13 active water supply wells and one standby emergency well. The wells have a total production capacity of approximately 26 million gallons per day.

Project Justification:

As development occurs the need to provide additional water capacity and service reliability is necessary. This project would provide funding to install a new deep well as needed.

Fiscal Implications:

Funding for the new water supply well will be allocated from water capital reserves.

Project Budget Summary:

5-Year Funding Allocation					
	2021		2022		
	Design	Construction	Design	Construction	
Expenditure	Program or Project				
	Engineering	35,000		35,000	
	Consultant	80,000		80,000	
	Equipment		350,000		350,000
	Construction		1,400,000		1,400,000
	Contingency		140,000		140,000
	Department Overhead	15,000	10,000	15,000	10,000
Total Expenditure		\$130,000	\$1,900,000	\$0	\$130,000 \$1,900,000
Revenue	Funding				
	391 Water Capital		500,000		500,000
	185 Water Impact Fees	130,000	1,400,000	130,000	1,400,000
	Total Funding	\$130,000	\$1,900,000	\$0	\$130,000 \$1,900,000

Industrial Park Water Storage Facility

Project Background:

the City's existing Industrial Park Infrastructure Master Plan identifies the need to provide additional water storage capacity to support expansion of the Industrial Park. New developments are currently required to provide their own fire flow storage facilities on site to meet the City's fire flow standards.

Existing Conditions:

The City's Industrial Park currently has one 500,000 gallon water storage tank and pumping facility. The City's Industrial park Infrastructure Master Plan identifies the need to provide approximately 1,000,000 gallons of additional storage to meet the demands of water supply and fire flow capacity for future development.

Project Justification:

Additional water supply storage is necessary to support expansion of the Kings Industrial Park, which provides jobs and economic benefits to our community. The additional infrastructure will allow the City to be more competitive in our continued efforts to attract new industrial facilities to our Industrial Park.

Fiscal Implications:

Funding for the Industrial Park Water Storage Facility will be allocated from water capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project		Design	Construction		
	Engineering / Inspection		300,000	200,000		
	Construction			3,600,000		
	Contingency			360,000		
	Department Overhead		10,000	30,000		
Total Expenditure		\$0	\$310,000	\$4,190,000	\$0	\$0
Revenue	Funding					
	391 Water Capital		110,000	3,500,000		
	185 Water Impact Fees		200,000	690,000		
Total Funding		\$0	\$310,000	\$4,190,000	\$0	\$0

DOWNTOWN PROJECTS - FIVE YEAR CAPITAL PLAN

PROJECT TITLE	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Downtown Reinvestment Zone	50,000	50,000	50,000	50,000	50,000
Parking Lot / Alley Seal Coat Treatment	10,000	10,000	10,000	10,000	10,000
Downtown 2010 Plan Projects	50,000	50,000	50,000	50,000	50,000
Police Department Parking Lot Expansion	350,000	0	0	0	0
TOTAL	\$460,000	\$110,000	\$110,000	\$110,000	\$110,000
FUNDING SOURCES					
004 Accumulated Capital Outlay	100,000	100,000	100,000	100,000	100,000
025 Central Parking and Business Improvement	10,000	10,000	10,000	10,000	10,000
183 Police Impact Fees	350,000	0	0	0	0
TOTAL	\$460,000	\$110,000	\$110,000	\$110,000	\$110,000

Downtown Reinvestment Zone

Project Background:

This project includes funding of infrastructure improvements as well as Downtown improvement loans and grants.

Existing Conditions:

Typical infrastructure that exists in the downtown includes parking lots, street trees, tree grates, street lights, signage, and planter bulbs. Some of these items are in disrepair and need to be updated to current standards.

Project Justification:

Downtown Reinvestment Zone Funds are utilized to encourage public/private partnerships to support development in the Downtown.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000
Total Funding		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Parking Lot / Alley Seal Coat Treatment

Project Background:

These funds are used to seal City parking lots and/or alleys to extend the useful life of the pavement surface.

Existing Conditions:

Project Justification:

Pavement seal coat treatments protect the wearing surface of parking lots and alleys, inhibit water infiltration, and extend the serviceable life of asphalt concrete surfaces.

Fiscal Implications:

Funds for the Parking Lot/Alley Seal Coat Treatment Project shall be allocated from Central Parking and Business Improvement District Funds.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	10,000	10,000	10,000	10,000	10,000
Total Expenditure		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Revenue	Funding					
	025 Central Parking and Business Improv.	10,000	10,000	10,000	10,000	10,000
Total Funding		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

Downtown 2010 Plan Projects

Project Background:

This project provides funds to implement projects identified in the Downtown 2010 Plan.

Existing Conditions:

The Downtown 2010 Plan was adopted in 1997. The plan identified projects to be completed that would enhance the aesthetics and feel of the Downtown Area. The plan included projects for parking lot upgrades, Civic Center Park renovation, streetscape improvements, landscaping and street trees, and street light upgrades.

Project Justification:

This project provides funds on an annual basis for implementation of the Downtown 2010 Plan.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Engineering / Inspection	2,000	2,000	2,000	2,000	2,000
	Construction	45,000	45,000	45,000	45,000	45,000
	Contingency	2,500	2,500	2,500	2,500	2,500
	Department Overhead	500	500	500	500	500
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000
Total Funding		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Police Department Parking Lot Expansion

Project Background:

This project will provide for the reconfiguration and redesign of existing parking spaces located east of the Police Station to provide for additional and more efficient parking. This project will also include fencing and gates to secure the area.

Existing Conditions:

Existing parking areas located east of the police station (east of alley) are inefficient and function poorly.

Project Justification:

The reconfiguration of parking in this area will add four parking stalls and allow for more efficient use of the space.

Fiscal Implications:

Funds for the Police Department Parking Lot Expansion Project shall be allocated from Police Impact Fees.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction				
	Engineering / Inspection	15,000				
	Construction	300,000				
	Contingency	30,000				
	Department Overhead	5,000				
Total Expenditure		\$350,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	183 Police Impact Fees	350,000				
Total Funding		\$350,000	\$0	\$0	\$0	\$0

AIRPORT PROJECTS- FIVE YEAR CAPITAL PLAN

PROJECT TITLE		<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
South Transient Apron Pavement Reconstruction		0	380,800	3,077,000	1,560,000	0
Taxiway A, Connector Taxiways and Apron Pavement Rehabilitation		0	0	0	0	95,000
TOTAL		\$0	\$380,800	\$3,077,000	\$1,560,000	\$95,000
FUNDING SOURCES						
300	Airport	0	38,080	37,700	0	9,500
023	Special Aviation (FAA Grant)	0	342,720	2,769,300	1,404,000	85,500
004	Accumulated Capital Outlay	0	0	270,000	156,000	0
TOTAL		\$0	\$380,800	\$3,077,000	\$1,560,000	\$95,000

South Transient Apron Pavement Reconstruction

Project Background:

Project includes rehabilitation of the Airport's South Transient Apron and Taxilanes.

Existing Conditions:

The Airport's South Transient Apron and Taxilanes are in various stages of decline based upon the age of the pavement. The existing pavement surface is in need of repair.

Project Justification:

The Airport's South Transient Apron and Taxilanes are necessary for safe operation and function of the Airport. The pavement surface is in disrepair and in need of rehabilitation. This project will extend the useful life of the facility. The project will be to design pavement reconstruction/resurfacing of the Airport's South Transient Apron and Taxilanes. Plans will be developed for construction over a couple of years (Phase 1 and 2) as funding allows.

Fiscal Implications:

Federal Aviation Administration (FAA) provides funding for this project which requires a 10% Local match from Airport Capital Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project		Design	Construction	Construction	
	Engineering / Inspection		380,800	197,000	120,000	
	Construction			2,700,000	1,300,000	
	Contingency			170,000	130,000	
	Department Overhead			10,000	10,000	
Total Expenditure		\$0	\$380,800	\$3,077,000	\$1,560,000	\$0
Revenue	Funding					
	300 Airport		38,080	37,700	0	
	023 FAA Grant		342,720	2,769,300	1,404,000	
	004 Accumulated Capital Outlay			270,000	156,000	
Total Funding		\$0	\$380,800	\$3,077,000	\$1,560,000	\$0

Taxiway A, Connector Taxiways and Apron Pavement Rehabilitation

Project Background:

Project includes rehabilitation of Airport Taxiway A, Connector Taxiways and Large Aircraft Apron Pavement Rehabilitation.

Existing Conditions:

The Airport Taxiway A, Connector Taxiways and the Large Aircraft Apron Pavement areas are in various stages of decline based upon the age of the pavement. The existing pavement surface is in need of repair.

Project Justification:

The Airport Taxiway A, Connector Taxiways and the Large Aircraft Apron Pavement areas are necessary for safe operation and function of the Airport. The pavement surfaces are in disrepair and in need of rehabilitation. This project will extend the useful life of the facility.

Fiscal Implications:

Federal Aviation Administration (FAA) provides funding for this project which requires a 10% Local match from Airport Capital Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project					Design
	Engineering / Inspection					95,000
	Construction					
	Contingency					
	Department Overhead					
Total Expenditure		\$0	\$0	\$0	\$0	\$95,000
Revenue	Funding					
	300 . Airport					9,500
	023 FAA Grant					85,500
	004 Accumulated Capital Outlay (ACO)					
Total Funding		\$0	\$0	\$0	\$0	\$95,000

INDUSTRIAL PARK PROJECTS - FIVE YEAR CAPITAL PLAN

PROJECT TITLE		<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Pavement Treatment Various Streets		50,000	50,000	50,000	0	0
Landscape Renovation		0	50,000	0	0	0
Identification Signs		0	0	0	30,000	0
TOTAL		\$50,000	\$100,000	\$50,000	\$30,000	\$0
FUNDING SOURCES						
004	Accumulated Capital Outlay	50,000	100,000	50,000	30,000	0
050	Gas Tax (TDA Transportation)	0	0	0	0	0
TOTAL		\$50,000	\$100,000	\$50,000	\$30,000	\$0

Pavement Treatment Various Streets

Project Background:

This project provides funds to perform various pavement rehabilitation / surfacing treatments to extend the useful life of streets in the Industrial Park. Pavement treatment may include reclamation, crack filling, cape seal coating or deep patching.

Existing Conditions:

The Kings Industrial Park consists of 1,000 acres of developed and vacant land. The park is mostly developed with most infrastructure in place. Infrastructure in the park dates back to the 1970's. Streets in the park are heavily used by semi-trucks and vehicles and as a result are in varying degrees of disrepair.

Project Justification:

The Kings Industrial Park provides significant jobs to the City. Infrastructure must be in good repair in order to attract new businesses and keep the existing businesses content. This is an effective way to make the Industrial Park more business friendly. This will attract new investment, core jobs and lead to a fully occupied Industrial Park.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	50,000	50,000	50,000		
	Total Expenditure	\$50,000	\$50,000	\$50,000	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay	50,000	50,000	50,000		
	Total Funding	\$50,000	\$50,000	\$50,000	\$0	\$0

Landscape Renovation

Project Background:

This project provides for the renovation of landscaping along the frontages of 11th Avenue from Industry Avenue to Iona Avenue and along Iona Avenue between 11th Avenue and Burlington Northern Santa Fe Railroad.

Existing Conditions:

The Kings Industrial Park consists of 1,000 acres of developed and vacant land. The park is developed with most infrastructure in place. There are 18 businesses in the park. Landscaping currently exists in the right-of-way along Iona Avenue, 11th Avenue, and Industry Avenue.

Project Justification:

Landscaping is important for business attraction and retention. This project will renovate existing landscaping along the street frontages of Iona, 11th and Industry Avenues. Work will include installation of a new irrigation system and planting of additional trees.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project		Construction			
	Engineering / Inspection		5,000			
	Construction		40,000			
	Contingency		4,000			
	Department Overhead		1,000			
Total Expenditure		\$0	\$50,000	\$0	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay		50,000			
	Total Funding	\$0	\$50,000	\$0	\$0	\$0

Identification Signs

Project Background:

This project provides for the construction of two (2) monument-type Industrial Park entrance signs strategically located at the intersections of 11th and Idaho Avenues and 10th and Idaho Avenues.

Existing Conditions:

The Kings Industrial Park consists of 1,000 acres of developed and vacant land. The park is developed with most infrastructure in place. There are 18 businesses in the park. There are two existing industrial park signs: one located at the southeast corner of Iona Avenue and Crown Avenue, and one located at the northeast corner of 11th Avenue and Industry Avenue.

Project Justification:

Signage is important in order for businesses to be found in the Industrial Park and for business attraction. Additional signage is necessary subsequent to the Industrial Park expansion south of Industry Avenue. There is currently no signage north of Industry Avenue.

Fiscal Implications:

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

Project Budget Summary:

		5-Year Funding Allocation				
		2021	2022	2023	2024	2025
Expenditure	Program or Project				Construction	
	Engineering / Inspection				2,000	
	Construction				25,000	
	Contingency				2,500	
	Department Overhead				500	
Total Expenditure		\$0	\$0	\$0	\$30,000	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay				30,000	
	Total Funding	\$0	\$0	\$0	\$30,000	\$0