City Council Meeting
Agenda

May 7, 2024
7:00 PM – Regular Meeting
Council Chambers
400 N. Douty St.

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

4:00 PM CALL TO ORDER STUDY SESSION:

ROLL CALL BY THE CITY CLERK:

PUBLIC COMMENT:

Study Sessions are considered Special Meetings under the Brown Act. Accordingly, comments from the public are limited to items listed on the agenda (GC 54954.3a). Public Comment will be accepted during each agenda item. A maximum of ***three minutes*** *is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

STUDY SESSION:

A. Presentation to City Council on the results of the National Community Survey

B. Report from the City of Hanford Revenue Measure Committee Chair and Vice-Chair regarding the Committee's confirmation that there is a need for potential revenue measure

C. Presentation to Council regarding a variety of Zoning Ordinance Clean-Up Items and direction on future amendments

CALL TO ORDER REGULAR SESSION:

ROLL CALL:

INVOCATION:

Rev. Bobby Guerra

FLAG SALUTE:

Tyler Peters, Seirra Pacific School Site Council Representative

RECOGNITION:

A. Proclamation for recognition of "Municipal Clerks Week," May 5-11, 2024

B. Badge Pinning Ceremony and Oath of Office for Fire Chief Daniel Perkins and Fire Marshal Nikkie Chamberland.

COUNCIL REPORTS/GENERAL REPORTS:

Brief information-only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expenses (AB1234).

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters within the jurisdiction of the Hanford City Council. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code sec. 54954.2). A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

CONSENT CALENDAR:

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

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

B. City Clerk: Approval of the Minutes of the March 19, 2024 Meeting.

C. City Clerk: Approval of the Minutes of the April 2, 2024 Meeting.

D. City Clerk: Appointment of Jim Nelson to the Planning Commission Alternate seat with a term ending on 12/31/2026.

E. Administration: Approval of the Second Reading and Adoption of Ordinance No. 24-04, Amending Section 2.20 and Repealing Section 2.28 of the Hanford Municipal Code, thereby dissolving the Parking and Traffic Commission.

F. Administration: Approval of a letter of support, on behalf of the City of Hanford, for AB2661 (Soria) Valley Clean Infrastructure Plan.

G. Community Development:
Introduction of Ordinance No. 24-05, amending Chapter 3.28 of the Hanford Municipal Code to allow for the reestablishment of the Central Parking and Business Improvement Area Advisory Board as required by the Hanford Municipal Code in order to bring the Board's make-up in line with other City Committees/Commissions.

H. Parks and Community Services: Adoption of Resolution No. 24-10-R, Authorizing the City Manager to submit a grant application up to $1.2 million, conduct negotiations, execute and submit documents on behalf of the City of Hanford for the California Urban and Community Forestry Inflation Reduction Act Grant.

I. Public Works: Approval of the 2nd amendment to the 1600 acre lease between the City of Hanford and Philip Verwey Farms to allow for a credit of $31.00 per acre, to Philip Verwey Farms, for discing services of City-owned property.

J. Public Works: Authorization to advertise for bids for the FY 24 Pavement Resurfacing Treatment Project and Pre-Authorization for the City Manager to award and execute the contract on behalf of the City to the lowest responsible bidder providing project bid is within current budget appropriation.

K. Public Works: Adoption of Resolution No. 24-11-R, Authorizing the Fleet Division Superintendent to make applications for, sign assurances for, and administer the Zero-Emission Electric Vehicle Replacement Incentive Program and the Zero-Emission Landscaping Equipment (ZELE) Voucher Program.

L. Public Works: Approval of the Notice of Completion for Tract No. 929 Unit No. 1, near the Northeast corner of 13th Ave and Devon St., and Authorization for the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

M. Public Works: Approval of the Notice of Completion for Tract No. 928 Unit No. 4, near the Southeast corner of Centennial Drive and Fargo Avenue, and Authorization for the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

N. Utilities and Engineering: Approve an appropriation of $18,548.92 from the Storm Drain Operations Fund for the Mussel Slough lift station and authorization to pay the associated SCE Energy Usage Invoice in the amount of $18,548.92.

O. Utilities and Engineering: Approval of a Change Order increase for Potholing Services, with QK, Inc, in the amount of $49,088.36 for the East Lacey Boulevard Phase 1 and Phase 2 Design Services.

P. Police: Authorization to accept the Homeland Security Grant, which was awarded through the County of Kings, for portable radios in the amount of $55,448, and an amendment to the General Fund budget to recognize $55,448 in grant fund revenue, and Appropriation of $55,448 in the General Fund for a capital improvement project for this portable radio project for the Police Department, and Authorization for the City Manager to execute the grant agreement.

Q. Finance: Acceptance and authorization for staff to File the City of Hanford's Quarterly Investment Portfolio and Transactions Reports as of 03/31/2024.

PUBLIC HEARING:

A. Community Development: Approval and Adoption of Community Development Block Grant Draft Consolidated Plan for 2024-2028 and Draft Annual Action Plan for 2024-2025.

B. Public Works: Conduct a Public hearing to accept comments regarding the propsed removal of nine (9) mid-block crosswalks as recommended by Interwest Consulting Group and Authorize for City staff to begin the removal of the mid-block crosswalks.

GENERAL BUSINESS:

A. Finance: Presentation and Council review and discussion of the Draft City of Hanford

Master Fee Schedule for Fiscal Year 2024-25.

B. Finance: Approval of professional services agreement with Darden Architects for Phase 1 Planning and Preliminary Project Assessment for a new Public Safety Building for up to $1,111,645 and appropriation of the same amount of funding in the General Fund.

C. Finance: Award and authorization for the City Manager to enter into a professional services agreement with Randle Communications (Sacramento, CA) for $72,500 for potential ballot measure information outreach services and appropriate the amount in the General Fund.

ITEMS FOR FUTURE AGENDAS:

At this time, any Council Member may ask a question for clarification or may request a matter, which is not otherwise scheduled on a City Council agenda, to be placed on a future agenda. The Council Member referring the item shall provide sufficient information as to the nature of the item. The City Council, by concurrence of a majority, may direct the City Manager to put the item on a future agenda. (GOV. CODE SEC. 54954.2)

A. Council Future Agenda Items

B. Upcoming Events and Important Dates:

May 6 - June 1: Public Works' Annual Spring Clean-Up Event More Info
May 21: Regular City Council Meeting
June 4: Regular City Council Meeting
June 18: Regular City Council Meeting

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post the agenda before the meeting. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** STUDY SESSION

SUBJECT:
Presentation to City Council on the results of the National Community Survey

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RECOMMENDATION:

Recommendation: Staff recommends that City Council receive a presentation on the results of the National Community Survey

BACKGROUND:

In an effort to better understand the community's opinions and priorities related to Hanford's quality of life and local government services, the City contracted with Polco, a government technology firm that specializes in community engagement, survey research, data collection, analysis, reporting, and performance management. Polco describes their National Community Survey as a "comprehensive survey that allows municipalities and counties to assess resident opinion about their community and local government," and has been used by more than 500 communities in 46 states. The City chose to utilize the NCS "Ready-to-Go" survey, which has an open participation methodology and can only be completed online.

From mid-March to mid-April, approximately 600 people took the 29-question NCS survey. Links to the survey were provided on the City's social media platforms, the City's website and in a utility bill insert for City utility customers. The utility bill insert proved very effective — hundreds of people used that specific link to take the survey.

On April 10, the Revenue Measure Committee (RMC) was provided with some preliminary results from the survey, and those results were taken into consideration as the committee finalized their prioritization of various City needs and their ultimate approval of a draft expenditure plan should a revenue measure be placed on the November 2024 ballot.

While there were nearly 30 questions in the survey, the NCS focuses on ten (10) main facets of community livability:

- Economy
- Mobility
- Community Design
- Utilities
- Safety

- Natural Environment
- Parks and Recreation
- Health and Wellness
- Education, Arts, and Culture
- Inclusivity and Engagement

Staff will review how survey respondents rated these facets in terms of quality and importance, and will also reveal the survey's interactive dashboard, which displays results for individual questions related to those facets. The dashboard also compares Hanford results to other communities who asked a similar question in their survey (national benchmark), and provides demographic breakdowns of Hanford's results.

FISCAL IMPACT:

Not applicable

ATTACHMENTS:

1. Polco NCS Summary Results (PDF)

About The NCS™

The National Community Survey™ (The NCS™) report is about the "livability" of Hanford. A livable community is a place that is not simply habitable, but that is desirable. It is not only where people do live, but where they want to live. The survey was developed by the experts from National Research Center at Polco.

Great communities are partnerships of the government, private sector, community-based organizations and residents, all geographically connected. The NCS captures residents' opinions considering ten central facets of a community:

- Economy
- Mobility
- Community Design
- Utilities
- Safety
- Natural Environment
- Parks and Recreation
- Health and Wellness
- Education, Arts, and Culture
- Inclusivity and Engagement

The dashboard provides the opinions of a weighted sample of 586 residents of the City of Hanford collected from March 13th, 2024 to April 16th, 2024. Because the survey was available to all residents, no traditional margin of error was calculated. Should traditional, randomized sampling procedures been used, a plus or minus four percentage point margin of error would have been calculated; however, we anticipate that the "range of uncertainty" is greater than four percent given the convenience sample used in for this project. Survey results were weighted so that the demographic profile of respondents was representative of the demographic profile of adults in Hanford.

Comparisons to Benchmarks

NRC's database of comparative resident opinion is comprised of resident perspectives gathered in surveys from over 600 communities whose residents evaluated the same kinds of topics on The National Community Survey. The comparison evaluations are from the most recent survey completed in each community in the last five years. NRC adds the latest results quickly upon survey completion, keeping the benchmark data fresh and relevant. The communities in the database represent a wide geographic and population range. In each tab, Hanford's results are noted as being "higher" than the benchmark, "lower" than the benchmark, or "similar" to the benchmark, meaning that the average rating given by Hanford residents is statistically similar to or different (greater or lesser) than the benchmark. Being rated as "higher" or "lower" than the benchmark means that Hanford average rating for a particular item was more than 10 points different than the benchmark. If a rating was "much higher" or "much lower," then Hanford average rating was more than 20 points different when compared to the benchmark.

Methods

Analyzing the Data

The survey datasets were analyzed using all or some of a combination of the Statistical Package for the Social Sciences (SPSS), R, Python, and Tableau. For the most part, the percentages presented in the reports represent the “percent positive.” The percent positive is the combination of the top two most positive response options (i.e., excellent/good, very safe/somewhat safe, essential/very important, etc.), or, in the case of resident behaviors/participation, the percent positive represents the proportion of respondents indicating “yes” or participating in an activity at least once a month.

On many of the questions in the survey respondents may answer “don’t know.” However, these responses have been removed from the analyses presented in the reports. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Weighting of Results

The demographics of the survey respondents were compared to those found in the 2020 Census and 2022 American Community Survey estimates for adults in Hanford. The primary objective of weighting survey data is to make the survey respondents reflective of the larger population of the community. The characteristics used for weighting are based on the battery of demographic questions at the end of the survey. No adjustments were made for design effects.

NRC aligns demographic labels with those used by the U.S. Census for reporting purposes, when possible. Some categories (e.g., age, race/Hispanic origin, housing type, and length of residency) are combined into smaller subgroups.

Study Limitations

All public opinion research is subject to unmeasured error. While the methodologies employed for this survey were designed to minimize this error as much as possible, these other sources of potential error should be acknowledged. **Non-response error** arises when those who were selected to participate in the survey did not do so, and may have different opinions or experiences than those who did respond. **Coverage error** refers to the possibility that some respondents that should have been included in the surveyed population were not (e.g., for a general resident survey, USPS mailing lists may exclude certain types of housing units, such as multi-family buildings where mail is delivered to a common area rather than to a specific unit (though this is rare), or where mail is received at a PO box instead of the at household's physical location. Finally, **recall bias** occurs when respondents may not perfectly remember their experiences in the past year (such as participation in social or civic events), and **social desirability bias** may cause respondents to answer in ways they think cast their responses in a more favorable light.

Contact

The City of Hanford funded this research. Please contact Brian T. Johnson of the City of Hanford at btjohnson@hanfordca.gov if you have any questions about the survey.

Survey Validity

See the Polco Knowledge Base article on survey validity at https://info.polco.us/knowledge/statistical-vali

1. See AAPOR's Standard Definitions for more information at https://aapor.org/standards-and-ethics/standard-definitions/

2. Targets come from the 2020 Census and 2022 American Community Survey

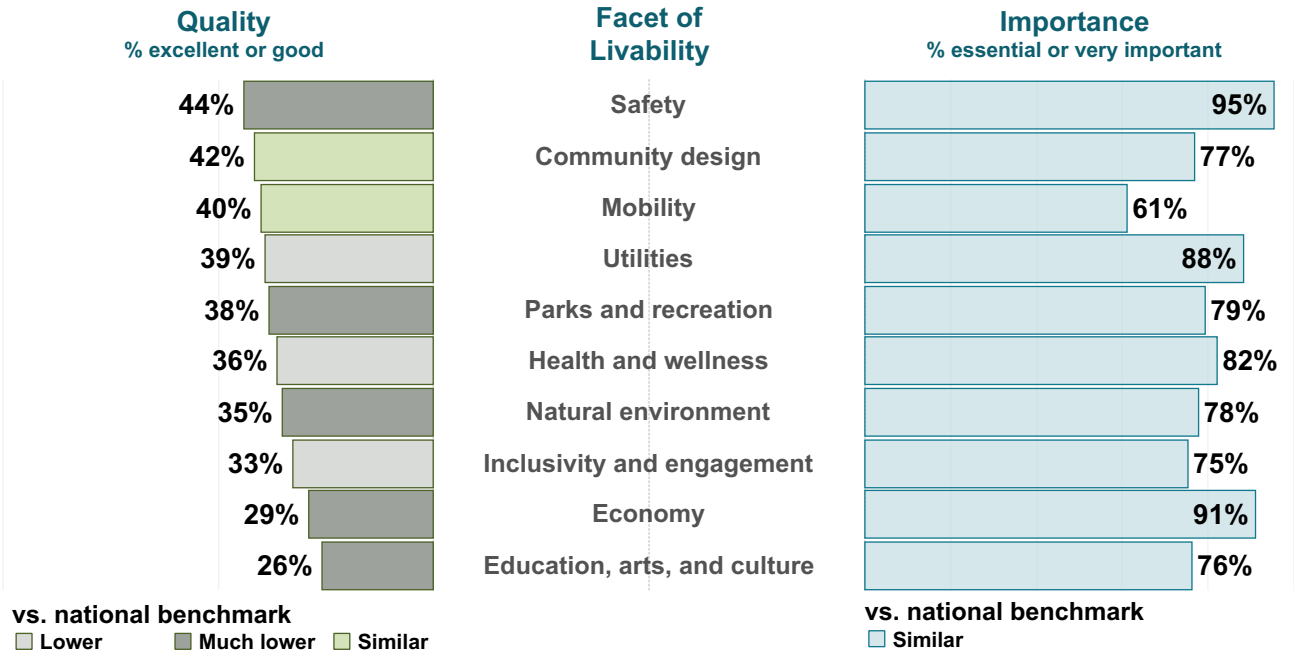
Facets of livability

Polco

Every jurisdiction must balance limited resources while meeting resident needs and striving to optimize community livability. To this end, it is helpful to know what aspects of the community are most important to residents and which they perceive as being of higher or lower quality. It is especially helpful to know when a facet of livability is considered of high importance but rated as lower quality, as this should be a top priority to address.

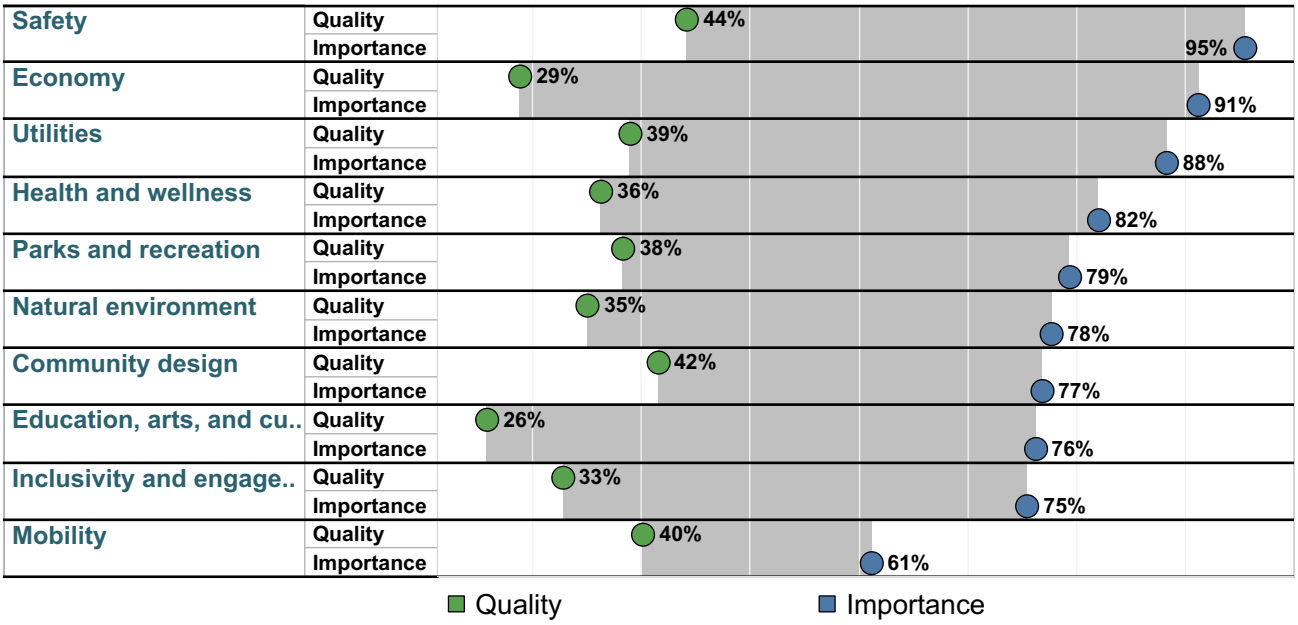
Quality and Importance by the Numbers

The table below shows the proportion of residents who rated the community facets positively for quality and the priority (importance) placed on each. Also displayed is whether local quality ratings were lower, similar, or higher than communities across the country (the national benchmark).



Quality/Importance Gap Analysis

The gap analysis chart below shows the same data as above; however, this chart more clearly illustrates the comparative differences in quality and importance ratings for each facet, as well as the absolute ratings for each.



AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** STUDY SESSION

SUBJECT:
Report from the City of Hanford Revenue Measure Committee Chair and Vice-Chair regarding the Committee's confirmation that there is a need for potential revenue measure

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RECOMMENDATION:

Recommendation: Staff recommends that City Council receive a presentation from the Chair and Vice-Chair of the Revenue Measure Committee (RMC) on the Committee's recommendation to Council that there is a need for a revenue measure.

Recommended Motion: There is no specific action requested. City Council's feedback is encouraged.

BACKGROUND:

The Revenue Measure Committee (RMC) has met since February 13, 2024 and over the course of ten meetings, is now thoroughly educated on the primary functions of departments, which are funded out of the City's General Fund. Information and materials that were presented to the RMC are available on the City's website at www.hanfordca.gov/RevenueMeasure.

The Revenue Measure Committee recommends to City Council:
a. Draft Expenditure Plan
b. There is a need for a potential revenue measure

Below is a summary of where, when and what meetings have previously been conducted by the RMC:

Date		Topics (subject to modification)
2/13/2024		Purpose, organization, intro to finance 101
2/21/2024		General Fund, trends and condition, options for revenue
2/28/2024		Police, questions from prior
3/6/2024		Fire, questions from prior
3/20/2024		Streets, questions from prior
3/27/2024		*Spring Break*
4/3/2024		Parks and other needs, questions from prior
4/6/2024		Tour of City facilities
4/10/2024		Discussion of needs, where should $ go
4/17/2024		Development of recommendation to City Council
4/24/2024		Development of recommendation to City Council (if needed)

At the April 10, 2024, meeting, the RMC conducted a priority "DOT" exercise that allowed each member to express their priorities for any additional funding that the committee may ultimately recommend. There were twelve (12) members present at that meeting and each member was provided with 10 dots to place on the board(s) that they considered to be priority areas for additional funding. Below are the results for (in ranking order) Police, Fire, Streets, Parks and Code Enforcement/Other Needs.

Picture 1: RMC 'Dot Excercise'

In addition, the RMC provided details on what specific types of priorities they believe may warrant attention in the five groups (see Table 1 - Revenue Measure Committee - Dot Priority Comments).

After discussion with department heads, who are experts in their respective fields; giving consideration to those priorities as indicated by the RMC; and factoring in preliminary results of the National Community Survey, staff has developed a draft Expenditure Plan (Attachment 'A'), which would fund those priority areas in the General Fund into a better position to be able to protect and preserve the services and facilities that residents and businesses may most value and appreciate.

At the April 17th meeting, the RMC considered a draft expenditure plan, as proposed by staff based on priorities identified by the RMC, and to provide any recommended changes to the Plan that can be supported by the majority of the RMC members. A draft Expenditure Plan was unanimously accepted by the RMC (Attachment 'A'). A version of staff's Expenditure Plan with wording updates from the RMC is also attached (Attachment 'B').

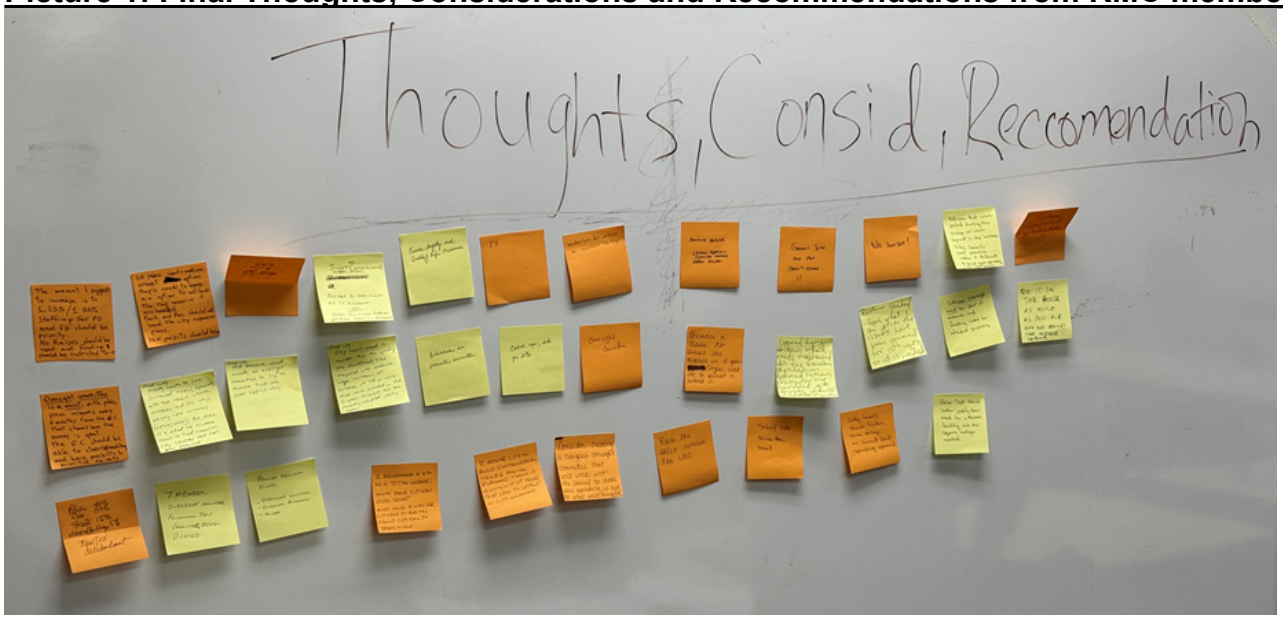
The draft Staff and RMC Expenditure Plans are now provided to Council in line with the goal

established for the RMC to "...review the needs of the community and the City's financial ability to meet those needs and to make a recommendation to the City Council if they ultimately support a revenue measure for the November ballot." The amount could be increased (adding services, facilities) or decreased (decreasing services, facilities) based on further development.

At the April 24th meeting, the RMC took final action on recommendation if there is a need for a potential revenue measure. With 12 members present, the RMC voted to recommend to City Council there is a need for a potential revenue measure by a vote of 9-3.

In addition to fulfilling the direction of City Council, the RMC has also provided members' final thoughts for City Council's consideration. After group discussion at its final meeting, and to be fair to each member of the RMC, every member was provided with three "post it" notes to put down their top thoughts about a potential revenue measure, in addition to the recommendation and draft Expenditure Plan presented. 34 notes were returned. The list of these thoughts by the members is included in Attachment 'C' of this report. Picture '1' shows the final thoughts from members on the "post it" notes which is also included for reference (listed in Attachment 'C'):

Picture 1: Final Thoughts, Considerations and Recommendations from RMC members



City Council will also be able to consider professional expert feedback from:
- Staff outreach and research efforts (i.e- National Community Survey)
- Polling consultant (FM3)
- Community consultant (Trust for Public Land)
- Information outreach consultant (To be determined in separate action today)

The final amount and final version of any Expenditure Plan, as well as any proposed ballot language for a potential measure, is to be further refined with direction by City Council over the course of the next few months as more information is gathered and reviewed.

Staff will return to City Council in June to present results of the professional polling completed by FM3 with the City's selected information outreach consultant for continued discussion with City Council.

FISCAL IMPACT:

There is no financial impact with this item. For reference, should a potential revenue measure such

as a sales tax be presented to voters the below table shows the approximate amount the City could receive:

Sales Tax Revenue in 0.25% increments, max of 2%

Based on March 2024 estimates

Amount	Estimated Revenue
0.25%	$4,800,000
0.50%	$9,600,000
0.75%	$14,400,000
1.0%	$19,200,000
1.25%	$24,000,000
1.50%	$28,800,000
1.75%	$33,600,000
2.00%	$38,400,000

ATTACHMENTS:

1. RMC Dot Priority Comments 4.10.24
2. RMC EP v1 4.24.24
3. Staff EP v2 4.24.24
4. RMC Comments 4.24.24

Table 1

CITY OF HANFORD

REVENUE MEASURE COMMITTEE

PRIORITY EXERCISE - COMMENTS

PRIORITY 1	**PRIORITY 2**	**PRIORITY 3**	**PRIORITY 4**	**PRIORITY 5**
Police (37)	**Fire (31)**	**Streets (22)**	**Parks (19)**	**Code & Other Needs (11)**
Staffing	Staffing	Roads	Water fountains	Historic bldgs maint
Safety Bldg/Infrastructure	Safety	Improvements	Playgrounds	Code enforcement staffing
Equipment	Stations	Rehab and preservation	Splash pad	Abatement
Safety	Training Facility	Intersections	Maintenance	Patrolling
Proactive not reactive	Communications/radio system	Demolition	Indoor recreation facility	ADA compliant
Response time	Station Improvements	Promenades	Staffing	Technology/Equip
Specialty Vehicles	Vehicles/apparatus	Machinery & equip	Programs and rec	Grafitti removal
Addtl Park Officer	Extractor	Underground network and fiber	Trails	Shelter needs
Reduction of OT	Equipment	Signal Lights	Senior Facility	Homeless needs
K9 Officers	Response time	Staffing	Plunge	Facility needs
Technology/ communication	Proactive not reactive	Alleys	Addtl Parks beyond Heroes Park	Larger council chambers
Training	Disaster planning	Beautification projects	Hidden Valley Expansion	Communication improvements
Community outreach	Community outreach	Railroad grade seperation	Basketball courts	Beautification projects
Weapons	Hazmat Training and Equip		Outdoor events	
Shot finder	Illegal fireworks prevention		Multi-generational facility	
			Attractions (new skate park)	
			Pump track	
			Beautification projects	

CITY OF HANFORD
Initial Spending Plan With Maintenance and Emerging Needs
All Amounts in Thousand

Plan Elements

Year	Units	Police		Fire		Streets		Parks and Community Services		Maintenance & Emerging Needs @ 3%		Total Expenditures
1						***New Elements***						
	8	***Police Officers***	***1,280***	***3 Firefighters***	***330***	***Road Rehabilitation/Pavement Pres***	***6,000***	***2 Park Maintenance Employees ****	***260***	***2 Code Compliance Officers ****	***320***	
	8	***Police Cars and Equipment***	***840***	***Station #4 Design***	***600***	***** and associated costs***		***** Equipment/Vehicles***		***** Equipment/Vehicles***		
	3	***Professional Staff ****	***300***	***Station Improvements/Equipment***	***100***			***1 Recreation Coordinator***	***90***	***Community Cleanup/Abatement for Code***	***100***	
		Prof Staff Cars and Equipment*	***180***	***Communications Equipment***	***825***			***Existing Parks Additional Maintenance***	***160***	***City Owned Building Maintenance***	***151***	
		***** Dispatchers, Records and CSO Officers***						***Existing Parks Additional Improvements***	***280***			
		Public Safety Building Land/Reserve	***6,550***									
		Subtotals	9,150		1,855		6,000		790		571	18,366
2						***New Elements***						
		Public Safety Building Design	***3,000***	***Station #4 Construction Reserve***	***295***							
				1 Fire Engine	***1,200***							
						Continuing Elements						
	8	Police Officers	1,306	3 Firefighters	337	Road Rehabilitation/Pavement Preser	6,180	2 Park Maintenance Employees	163	2 Code Compliance Officers	184	
	8	Police Cars and Equipment - exp	160	Station Improvements/Equipment	100	* and associated costs		1 Recreation Coordinator	92	Community Cleanup/Abatement for Code C	100	
	3	Professional Staff	306			3% annual increase		Existing Parks Additional Maintenance	162	City Owned Building Maintenance	299	
		Public Safety Building Reserve	4,000					Existing Parks Additional Improvements	283			
		Subtotals	8,772		1,932		6,180		699		582	18,165
3						***New Elements***						
				Station #4 Construction	***6,825***			***1 Park Maintenance Employee***	***80***			
								***** Equipment/Vehicles***	***60***			
						Continuing Elements						
	8	Police Officers	1,331	3 Firefighters	343	Road Rehabilitation/Pavement Preser	6,365	2 Park Maintenance Employees	250	2 Code Compliance Officers	187	
	8	Police Cars and Equipment - exp	160	Station Improvements/Equipment	100	* and associated costs		1 Recreation Coordinator	94	Community Cleanup/Abatement for Code C	100	
	3	Professional Staff	312			3% annual increase		Existing Parks Additional Maintenance	163	City Owned Building Maintenance	307	
		Public Safety Building Reserve	3,000					Existing Parks Additional Improvements	286			
		Subtotals	4,803		7,268		6,365		932		594	19,963
4						***New Elements***						
		Public Safety Building Furnishings	***2,000***	***1 Firefighter***	***110***							
		Public Safety Building Completion *	***4,600***	***9 Station #4 Staffing***	***1,800***							
		***** debt payment***		***Station #4 Furnishings/Equipment***	***1,000***							
						Continuing Elements						
	8	Police Officers	1,357	3 Firefighters	350	Road Rehabilitation/Pavement Preser	6,556	3 Park Maintenance Employees	254	2 Code Compliance Officers	191	
	8	Police Cars and Equipment - exp	160	Station Improvements/Equipment	100	* and associated costs		1 Recreation Coordinator	95	Community Cleanup/Abatement for Code C	100	
	3	Professional Staff	318			3% annual increase		Existing Parks Additional Maintenance	165	City Owned Building Maintenance	315	
								Existing Parks Additional Improvements	288			
		Subtotals	8,435		3,360		6,556		803		606	19,760
5						***New Elements***						
	4	***Police Officers***	***640***	***1 Ladder Truck***	***2,400***							
		Police Cars and Equipment (new & replacem	***820***									
		Professional Staff vehicle replacements (2)	***160***									
	2	***Professional Staff***	***200***									
						Continuing Elements						
	8	Police Officers	1,382	4 Firefighters	475	Road Rehabilitation/Pavement Preser	6,753	3 Park Maintenance Employees	254	2 Code Compliance Officers	194	
	8	Police Cars and Equipment - exp	40	9 Station #4 Staffing	1,800	* and associated costs		1 Recreation Coordinator	95	Community Cleanup/Abatement for Code C	100	
	3	Professional Staff	324	Station Improvements/Equipment	110	3% annual increase		Existing Parks Additional Maintenance	165	City Owned Building Maintenance	324	
		Public Safety Building debt payment	4,600					Existing Parks Additional Improvements	288			
		Subtotals	8,166		4,785		6,753		803		618	21,126
5 Year Totals			**39,326**		**19,200**		**31,855**		**4,027**		**2,972**	**97,380**
		Average Per Year	7,865		3,840		6,371		805		594	19,476
			40%		20%		33%		4%		3%	
6						***New Elements***						
				Fire Engine Replacement	***1,250***			***2 Park Maintenance Employees***	***120***			
				Training Facility - Station #2	***750***			***** Equipment/Vehicles Replacements***				
						Continuing Elements						
	12	Police Officers	2,112	4 Firefighters	528	Road Rehabilitation/Pavement Preser	6,956	3 Park Maintenance Employees	274	2 Code Compliance Officers	198	
	12	Police Cars and Equipment - exp	240	9 Station #4 Staffing	1,938	* and associated costs		1 Recreation Coordinator	97	Community Cleanup/Abatement for Code C	100	
	5	Professional Staff	560	Station Improvements/Equipment	110	3% annual increase		Existing Parks Additional Maintenance	166	City Owned Building Maintenance	332	
		Public Safety Building debt payment	5,000					Existing Parks Additional Improvements	291			
		Subtotals	7,912		4,576		6,956		949		630	21,023

CITY OF HANFORD
Initial Spending Plan With Maintenance and Emerging Needs
All Amounts in Thousand

Year	Units	Police		Fire		Streets		Parks and Community Services		Maintenance & Emerging Needs @ 3%		Total Expenditures
		Plan Elements										
7		***New Elements***										
		Continuing Elements										
	12	Police Officers	2,150	4 Firefighters	538	Road Rehabilitation/Pavement Preser	7,164	5 Park Maintenance Employees	440	2 Code Compliance Officers	202	
	12	Police Cars and Equipment - exp	240	9 Station #4 Staffing	1,976	* and associated costs		1 Recreation Coordinator	99	Community Cleanup/Abatement for Code C	100	
	5	Professional Staff	570	Station Improvements/Equipment	110	3% annual increase		Existing Parks Additional Maintenance	168	City Owned Building Maintenance	341	
		Public Safety Building debt payment	6,400					Existing Parks Additional Improvements	294			
		Subtotals	9,360		2,624		7,164		1,001		643	20,792
8		***New Elements***										
				1 Firefighter	***120***							
				Small Truck - Type 6 Apparatus Replacen	***500***							
		Continuing Elements										
	12	Police Officers	2,189	4 Firefighters	547	Road Rehabilitation/Pavement Preser	7,379	5 Park Maintenance Employees	448	2 Code Compliance Officers	205	
	12	Police Cars and Equipment - exp	240	9 Station #4 Staffing	2,014	* and associated costs		1 Recreation Coordinator	101	Community Cleanup/Abatement for Code C	100	
	5	Professional Staff	580	Station Improvements/Equipment	100	3% annual increase		Existing Parks Additional Maintenance	171	City Owned Building Maintenance	351	
		Public Safety Building debt payment	6,400					Existing Parks Additional Improvements	300			
		Subtotals	9,409		3,281		7,379		1,020		656	21,745
9		***New Elements***										
				Fire Engine Replacement	***1,250***							
		Continuing Elements										
	12	Police Officers	2,227	5 Firefighters	696	Road Rehabilitation/Pavement Preser	7,601	5 Park Maintenance Employees	456	2 Code Compliance Officers	209	
	12	Police Cars and Equipment - exp	240	9 Station #4 Staffing	2,052	* and associated costs		1 Recreation Coordinator	103	Community Cleanup/Abatement for Code C	100	
	5	Professional Staff	590	Station Improvements/Equipment	200	3% annual increase		Existing Parks Additional Maintenance	173	City Owned Building Maintenance	360	
		Public Safety Building debt payment	6,400					Existing Parks Additional Improvements	302			
		Subtotals	9,457		4,198		7,601		1,034		669	22,959
10		***New Elements***										
		Police Vehicles and Equipment (replacement	***1,480***									
		Professional Staff vehicle replacements (3)	***255***									
		Continuing Elements										
	12	Police Officers	2,266	5 Firefighters	708	Road Rehabilitation/Pavement Preser	7,829	5 Park Maintenance Employees	464	2 Code Compliance Officers	212	
	12	Police Cars and Equipment - exp	240	9 Station #4 Staffing	2,090	* and associated costs		1 Recreation Coordinator	104	Community Cleanup/Abatement for Code C	100	
	5	Professional Staff	600	Station Improvements/Equipment	200	3% annual increase		Existing Parks Additional Maintenance	174	City Owned Building Maintenance	370	
		Public Safety Building debt payment	6,400					Existing Parks Additional Improvements	305			
		Subtotals	11,241		2,998		7,829		1,048		682	23,798
5 Year Totals for Years 6-10			**47,379**		**17,677**		**36,928**		**5,052**		**3,281**	**110,317**
		Average Per Year	9,476		3,535		7,386		1,010		656	22,063
		Total Years 1-10	86,705		36,877		68,783		9,079		6,253	207,697
Total			42%		18%		33%		4%		3%	100%

10 Year Result	**Police**	**Fire**	**Roads**	**Parks and Community Services**	**Maintenance and Emerging Needs**
12	Police Officers	5 New Firefighters	Road Rehabilitation/Pavement Preservation *	5 Park Maintenance Employees	2 Code Compliance Officers
12	Police Cars and Equipment	9 Station #4 Staffing	* and associated costs	1 Recreation Coordinator	Equipment and Vehicles
5	Professional Staff	Station #4	(PCI to 65)	Equipment and Vehicles	Community Cleanup/Abatement for Code Compliance
	Police Vehicle and Equipment Replacements	Station Improvements/Equipment		Equipment and Vehicles Replacements	City Owned Building Maintenance
	Public Safety Building	Communications Equipment		Existing Parks Additional Maintenance	
		Training Facility		Existing Parks Additional Improvements	
		Fire Engine			
		Ladder Truck			
		Fire Engine Replacement (2)			
		Small Truck - Type 6 Apparatus Replacement			

CITY OF HANFORD
Initial Spending Plan With Maintenance and Emerging Needs
All Amounts in Thousand

Plan Elements

Year	Units	Police		Fire		Streets		Parks and Community Services		Maintenance & Emerging Needs @ 3%		Total Expenditures
1						***New Elements***						
	8	***Police Officers***	***1,280***	***3 Firefighters***	***330***	***Road Rehabilitation/Pavement Pres***	***6,000***	***2 Park Maintenance Employees ****	***260***	***2 Code Compliance Officers ****	***320***	
	8	***Police Cars and Equipment***	***840***	***Station #4 Design***	***600***	**** and associated costs***		**** Equipment/Vehicles***		**** Equipment/Vehicles***		
	3	***Professional Staff ****	***300***	***Station Improvements/Equipment***	***100***			***1 Recreation Coordinator***	***90***	***Community Cleanup/Abatement for Code***	***100***	
		Prof Staff Cars and Equipment*	***180***	***Communications Equipment***	***825***			***Existing Parks Additional Maintenance***	***160***	***City Owned Building Maintenance***	***151***	
		**** Dispatchers, Records and CSO Officers***						***Existing Parks Additional Improvements***	***280***			
		Public Safety Building Land/Reserve	***6,550***									
		Subtotals	9,150		1,855		6,000		790		571	18,366
2						***New Elements***						
		Public Safety Building Design	***3,000***	***Station #4 Construction Reserve***	***295***							
				1 Fire Engine	***1,200***							
						Continuing Elements						
	8	Police Officers	1,306	3 Firefighters	337	Road Rehabilitation/Pavement Preser	6,180	2 Park Maintenance Employees	163	2 Code Compliance Officers	184	
	8	Police Cars and Equipment - exp	160	Station Improvements/Equipment	100	* and associated costs		1 Recreation Coordinator	92	Community Cleanup/Abatement for Code C	100	
	3	Professional Staff	306			3% annual increase		Existing Parks Additional Maintenance	162	City Owned Building Maintenance	299	
		Public Safety Building Reserve	4,000					Existing Parks Additional Improvements	283			
		Subtotals	8,772		1,932		6,180		699		582	18,165
3						***New Elements***						
				Station #4 Construction	***6,825***			***1 Park Maintenance Employee***	***80***			
								**** Equipment/Vehicles***	***60***			
						Continuing Elements						
	8	Police Officers	1,331	3 Firefighters	343	Road Rehabilitation/Pavement Preser	6,365	2 Park Maintenance Employees	250	2 Code Compliance Officers	187	
	8	Police Cars and Equipment - exp	160	Station Improvements/Equipment	100	* and associated costs		1 Recreation Coordinator	94	Community Cleanup/Abatement for Code C	100	
	3	Professional Staff	312			3% annual increase		Existing Park Additional Maintenance	163	City Owned Building Maintenance	307	
		Public Safety Building Reserve	3,000					Existing Park Additional Improvements	286			
		Subtotals	4,803		7,268		6,365		932		594	19,963
4						***New Elements***						
		Public Safety Building Furnishings	***2,000***	***1 Firefighter***	***110***							
		Public Safety Building Completion *	***4,600***	***9 Station #4 Staffing***	***1,800***							
		**** debt payment***		***Station #4 Furnishings/Equipment***	***1,000***							
						Continuing Elements						
	8	Police Officers	1,357	3 Firefighters	350	Road Rehabilitation/Pavement Preser	6,556	3 Park Maintenance Employees	254	2 Code Compliance Officers	191	
	8	Police Cars and Equipment - exp	160	Station Improvements/Equipment	100	* and associated costs		1 Recreation Coordinator	95	Community Cleanup/Abatement for Code C	100	
	3	Professional Staff	318			3% annual increase		Existing Parks Additional Maintenance	165	City Owned Building Maintenance	315	
								Existing Parks Additional Improvements	288			
		Subtotals	8,435		3,360		6,556		803		606	19,760
5						***New Elements***						
	4	***Police Officers***	***640***	***1 Ladder Truck***	***2,400***							
		Police Cars and Equipment (new & replacem	***820***									
		Professional Staff vehicle replacements (2)	***160***									
	2	***Professional Staff***	***200***									
						Continuing Elements						
	8	Police Officers	1,382	4 Firefighters	475	Road Rehabilitation/Pavement Preser	6,753	3 Park Maintenance Employees	254	2 Code Compliance Officers	194	
	8	Police Cars and Equipment - exp	40	9 Station #4 Staffing	1,800	* and associated costs		1 Recreation Coordinator	95	Community Cleanup/Abatement for Code C	100	
	3	Professional Staff	324	Station Improvements/Equipment	110	3% annual increase		Existing Parks Additional Maintenance	165	City Owned Building Maintenance	324	
		Public Safety Building debt payment	4,600					Existing Parks Additional Improvements	288			
		Subtotals	8,166		4,785		6,753		803		618	21,126
5 Year Totals			**39,326**		**19,200**		**31,855**		**4,027**		**2,972**	**97,380**
		Average Per Year	7,865		3,840		6,371		805		594	19,476
			40%		20%		33%		4%		3%	
6						***New Elements***						
				Fire Engine Replacement	***1,250***			***2 Park Maintenance Employees***	***120***			
				Training Facility - Station #2	***750***			**** Equipment/Vehicles Replacements***				
						Continuing Elements						
	12	Police Officers	2,112	4 Firefighters	528	Road Rehabilitation/Pavement Preser	6,956	3 Park Maintenance Employees	274	2 Code Compliance Officers	198	
	12	Police Cars and Equipment - exp	240	9 Station #4 Staffing	1,938	* and associated costs		1 Recreation Coordinator	97	Community Cleanup/Abatement for Code C	100	
	5	Professional Staff	560	Station Improvements/Equipment	110	3% annual increase		Existing Parks Additional Maintenance	166	City Owned Building Maintenance	332	
		Public Safety Building debt payment	5,000					Existing Parks Additional Improvements	291			
		Subtotals	7,912		4,576		6,956		949		630	21,023

CITY OF HANFORD
Initial Spending Plan With Maintenance and Emerging Needs
All Amounts in Thousand

Year	Units	Police		Fire		Streets		Parks and Community Services		Maintenance & Emerging Needs @ 3%		Total Expenditures
		Plan Elements										
7		***New Elements***										
		Continuing Elements										
	12	Police Officers	2,150	4 Firefighters	538	Road Rehabilitation/Pavement Preser	7,164	5 Park Maintenance Employees	440	2 Code Compliance Officers	202	
	12	Police Cars and Equipment - exp	240	9 Station #4 Staffing	1,976	* and associated costs		1 Recreation Coordinator	99	Community Cleanup/Abatement for Code C	100	
	5	Professional Staff	570	Station Improvements/Equipment	110	3% annual increase		Existing Parks Additional Maintenance	168	City Owned Building Maintenance	341	
		Public Safety Building debt payment	6,400					Existing Parks Additional Improvements	294			
		Subtotals	9,360		2,624		7,164		1,001		643	20,792
8		***New Elements***										
				1 Firefighter	***120***							
				Small Truck - Type 6 Apparatus Replacen	***500***							
		Continuing Elements										
	12	Police Officers	2,189	4 Firefighters	547	Road Rehabilitation/Pavement Preser	7,379	5 Park Maintenance Employees	448	2 Code Compliance Officers	205	
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	5	Professional Staff	580	Station Improvements/Equipment	100	3% annual increase		Existing Parks Additional Maintenance	171	City Owned Building Maintenance	351	
		Public Safety Building debt payment	6,400					Existing Parks Additional Improvements	300			
		Subtotals	9,409		3,281		7,379		1,020		656	21,745
9		***New Elements***										
				Fire Engine Replacement	***1,250***							
		Continuing Elements										
	12	Police Officers	2,227	5 Firefighters	696	Road Rehabilitation/Pavement Preser	7,601	5 Park Maintenance Employees	456	2 Code Compliance Officers	209	
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	5	Professional Staff	590	Station Improvements/Equipment	200	3% annual increase		Existing Parks Additional Maintenance	173	City Owned Building Maintenance	360	
		Public Safety Building debt payment	6,400					Existing Parks Additional Improvements	302			
		Subtotals	9,457		4,198		7,601		1,034		669	22,959
10		***New Elements***										
		Police Vehicles and Equipment (replacement	***1,080***									
		Professional Staff vehicle replacements (3)	***255***									
		Continuing Elements										
	12	Police Officers	2,266	5 Firefighters	708	Road Rehabilitation/Pavement Preser	7,829	5 Park Maintenance Employees	464	2 Code Compliance Officers	212	
	12	Police Cars and Equipment - exp	240	9 Station #4 Staffing	2,090	* and associated costs		1 Recreation Coordinator	104	Community Cleanup/Abatement for Code C	100	
	5	Professional Staff	600	Station Improvements/Equipment	200	3% annual increase		Existing Parks Additional Maintenance	174	City Owned Building Maintenance	370	
		Public Safety Building debt payment	6,400					Existing Parks Additional Improvements	305			
		Subtotals	10,841		2,998		7,829		1,048		682	23,398
5 Year Totals for Years 6-10			**46,979**		**17,677**		**36,928**		**5,052**		**3,281**	**109,917**
		Average Per Year	9,396		3,535		7,386		1,010		656	21,983
		Total Years 1-10	86,305		36,877		68,783		9,079		6,253	207,297
Total			42%		18%		33%		4%		3%	99%

10 Year Result	**Police**	**Fire**	**Roads**	**Parks and Community Services**	**Maintenance and Emerging Needs**
	12 Police Officers	5 New Firefighters	Road Rehabilitation/Pavement Preservation *	5 Park Maintenance Employees	2 Code Compliance Officers
	12 Police Cars and Equipment	9 Station #4 Staffing	* and associated costs	1 Recreation Coordinator	Equipment and Vehicles
	5 Professional Staff	Station #4	(PCI to 65)	Equipment and Vehicles	Community Cleanup/Abatement for Code Compliance
	Police Vehicle and Equipment Replacements	Station Improvements/Equipment		Equipment and Vehicles Replacements	City Owned Building Maintenance
	Public Safety Building	Communications Equipment		Existing Parks Additional Maintenance	
		Training Facility		Existing Parks Additional Improvements	
		Fire Engine			
		Ladder Truck			
		Fire Engine Replacement (2)			
		Small Truck - Type 6 Apparatus Replacement			

CITY OF HANFORD

REVENUE MEASURE COMMITTEE

Final considerations, thoughts and recommendations

04.24.2024

34 Notes returned (up to 3 per member, 12 members in attendance)

No sunset!	Public Safety and Quality of Life Measure
Do it in the house as much as possible and add services that increase revenue	I recommend a .50 or .75 tax increase. Must have a way for citizens to end tax should City fail to spend wisely. Must have Citizen Oversight.
Police Dept should better justify need for $50mill building and the square footage needed	Provide selling points. - Historical Buildings - Sunset -Oversight Committee
To Council Roundabout is total failure	7 member oversight committee, following this committee being dissolved
Revenue needed -From what I can gather the issues have been ignored for 10+ years so it is needed.	Police 45%, Fire 35%, Streets 15%, Historical Buildings 5%, New Tax Disbursement
City Council should tighten purse strings on current/past spending approved	(Fred Lofy) City Council needs to consider that the spending plan should/needs to be tempered with moderate wage increases, not increases of 7% or more that were included in the 5-year forecast for the recently adopted utility rates.
General tax that doesn't exceed 1%	Sunset or Voter Initiative Repeal Option, Possible 30 year sunset at 1% increment. OR Voter Initiative repeal option, keep 1% increment
I joined hoping to learn what needs are addresssed for the homeless population . Learned human resources are handled at county level . Still absorbing this.	.75% - 8% max
Consider a clause to sunset the measure in 10 years. Citizens could vote to sunset or extend it.	Raise the sales revenue tax 1.5%
Announce possible Citizens Advisory Committee Members before election	Salary cuts across the board.
Mechanism for voters to overturn the tax	Citizens that were polled during this process all were against a tax increase. City Council's past practices make it difficult to trust gov't spending in the right manner
Establish an Oversight Committee (x2)	Citizen Oversight must be part of measure and funding used for intended purposes
Consider creating a citizens oversight committee that will work with the Council to make sure spending is kept to what we've discussed here.	Catch up, ask for 2%
I advise the City to avoid controversial issues moving forward. There is a long list of issues that lead to distrust in City government.	1%
20 years sunset confirmation option. People need to have an option to call back the tax revenue if mishandled. Park and Rec should not lead the city expansion plans. New projects should be introduced after 20 years for public approval.	(Fred Lofy) The measure should include an oversight committee to try to ensure funds are spent appropriately.
Oversight committee is a must. With public press releases every 6 months from the Oversight Committee (O.C.) that shows how the money is spent. The O.C. should be able to steer expenditures and have possibility to prioritize projects.	(Fred Lofy) Nobody wants to see increased taxes, especially with the recent inflation increases and the city's utility rate increases (water/sewer). But, there is a need to increase taxes to fund essential city services that have been deferred.
The amount I suggest to increase is to 1.25% /1.5%. Staffing for PD and FD should be priority. No 'reises' should be used and funding should be restricted to the items listed by the departments to the RMC only.	

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** STUDY SESSION

SUBJECT:
Presentation to Council regarding a variety of Zoning Ordinance Clean-Up Items and direction on future amendments

---

RECOMMENDATION:

Recommendation: That the City Council receive the first of several presentations on a variety of proposed Zoning Changes and provide direction to staff as applicable.

BACKGROUND:

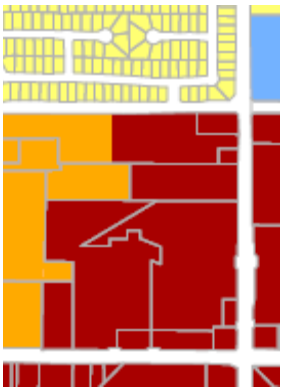
Staff will provide Council with a summary of and seek direction for several changes and/or corrections needed in the City's Zoning Ordinance. Staff is requesting authorization to revise and update accordingly.

FISCAL IMPACT:

ATTACHMENTS:
1. Proposed Zoning Ordinance Updates
2. Study Session - Report of former determinations Remaining list

Zoning Ordinance

City of Hanford



Effective June 1, 2017

Last Printed 07/11/2017

CITY OF HANFORD
MUNICIPAL CODE
TITLE 17

ZONING ORDINANCE

Effective June 1, 2017

Last Printed 07/11/2017

Title 17
ZONING

		Page No.
Chapter 17.02	**GENERAL PROVISIONS**	**1**
Chapter 17.04	**CONSTRUCTION AND TERMINOLOGY**	**4**
Chapter 17.06	**ZONE DISTRICTS AND ZONING MAP**	**7**
Chapter 17.08	**LAND USE TABLES**	**10**
Chapter 17.10	**LOW DENSITY RESIDENTIAL ZONES**	**46**
Chapter 17.12	**MEDIUM DENSITY RESIDENTIAL ZONE**	**53**
Chapter 17.14	**HIGH DENSITY RESIDENTIAL ZONE**	**60**
Chapter 17.16	**NEIGHBORHOOD COMMERCIAL ZONE**	**66**
Chapter 17.18	**REGIONAL COMMERCIAL ZONE**	**69**
Chapter 17.20	**SERVICE COMMERCIAL ZONE**	**72**
Chapter 17.22	**HIGHWAY COMMERCIAL ZONE**	**75**
Chapter 17.24	**NEIGHBORHOOD MIXED USE ZONE**	**78**
Chapter 17.26	**CORRIDOR MIXED USE ZONE**	**82**
Chapter 17.28	**DOWNTOWN MIXED USE ZONE**	**85**
Chapter 17.30	**OFFICE RESIDENTIAL ZONE**	**88**
Chapter 17.32	**OFFICE ZONE**	**94**
Chapter 17.34	**LIGHT INDUSTRIAL ZONE**	**97**
Chapter 17.36	**HEAVY INDUSTRIAL ZONE**	**101**
Chapter 17.38	**PUBLIC FACILITIES ZONE**	**105**
Chapter 17.40	**AIRPORT PROTECTION ZONE**	**109**
Chapter 17.42	**CONSERVATION ZONE**	**113**
Chapter 17.44	**AIRPORT OVERLAY ZONE**	**116**
Chapter 17.46	**RESERVED**	
Chapter 17.48	**HISTORIC OVERLAY ZONE**	**120**
Chapter 17.50	**DEVELOPMENT STANDARDS**	**137**
Chapter 17.52	**LANDSCAPE STANDARDS**	**149**
Chapter 17.54	**PARKING AND LOADING STANDARDS**	**152**
Chapter 17.56	**SIGNS AND OUTDOOR ADVERTISING STRUCTURES**	**163**

Chapter 17.60	**SPECIFIC LAND USE STANDARDS**	**187**
Chapter 17.62	**ADULT ENTERTAINMENT ESTABLISHMENTS**	**198**
Chapter 17.68	**WIRELESS COMMUNICATION FACILITIES AND TOWERS**	**205**
Chapter 17.68	**WIRELESS COMMUNICATION FACILITIES AND TOWERS**	**205**
Chapter 17.69	**COMMERCIAL CANNABIS-RELATED USES AND ACTIVITY**	**208**
Chapter 17.70	**PERMITS AND APPLICATIONS**	**216**
Chapter 17.72	**SITE PLAN REVIEW PERMITS**	**224**
Chapter 17.74	**ADMINISTRATIVE USE PERMITS**	**224**
Chapter 17.76	**TEMPORARY USE PERMITS**	**230**
Chapter 17.78	**HOME OCCUPATION PERMITS**	**234**
Chapter 17.80	**CONDITIONAL USE PERMITS**	**237**
Chapter 17.82	**PLANNED UNIT DEVELOPMENT PERMITS**	**239**
Chapter 17.84	**VARIANCES AND MINOR DEVIATIONS**	**242**
Chapter 17.86	**ZONING ORDINANCE AMENDMENTS**	**245**
Chapter 17.88	**GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS**	**247**
Chapter 17.90	**NONCONFORMING USES, STRUCTURES, AND LOTS**	**249**
Chapter 17.92	**REASONABLE ACCOMMODATION**	**253**
Chapter 17.94	**ENFORCEMENT**	**258**
Chapter 17.96	**DEFINITION OF LAND USES**	**267**
Chapter 17.98	**DEFINITION OF TERMS**	**285**

Chapter 17.02
GENERAL PROVISIONS

Sections:

17.02.010 Adoption.
17.02.020 Purposes and objectives.
17.02.030 Short title.
17.02.040 Components.
17.02.050 Authority.
17.02.060 Relationship to the general plan.
17.02.070 Relationship to specific plans.
17.02.080 Relationship to design guidelines.
17.02.090 Relationship to other titles of the municipal code.
17.02.100 Conflict between regulations.
17.02.110 Application.

17.02.010 Adoption.

There is adopted, as provided in this title, a zoning ordinance for the city of Hanford, state of California, which is a part of the Hanford Municipal Code.

17.02.020 Purposes and objectives.

The zoning ordinance is adopted to preserve, protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare of the citizens of Hanford. More specifically, the zoning ordinance is adopted to achieve the following objectives:

A. To provide a zoning map and associated regulations to guide the physical development of the city in such a manner as to progressively achieve the general arrangement of the land uses described and depicted in the Hanford General Plan;

B. To foster a wholesome, serviceable and attractive living environment, the beneficial development of areas that exhibit conflicting patterns of use, and the stability of existing land uses that conform with the objectives, policies, principles and standards of the General Plan;

C. To prevent excessive population densities and the overcrowding of land with structures;

D. To promote a safe, effective traffic circulation system, the provision of adequate off-street parking and truck loading facilities, and the appropriate location of community facilities;

E. To protect and promote appropriately located commercial and industrial activities in order to preserve and strengthen the city's economic base;

F. To protect and enhance real property values and the city's natural assets;

G. To ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with the objectives and policies of the General Plan; and

H. To provide and protect open space in accordance with the policies of the Open Space Element of the General Plan;

17.02.030 Short title.

This title shall be known as the "zoning ordinance." The words "code" and "ordinance" as used in this title shall have the same meaning.

17.02.040 Components.

The zoning ordinance shall consist of a zoning map designating certain districts and a set of regulations controlling the uses of land; the density of population; the uses and locations of structures; and the height and bulk of structures. It shall also consist of the open spaces about structures; the appearance of certain uses and structures; the areas and dimensions of sites; the location, size and illumination of signs; and number of design off-street parking and off-street loading facilities.

17.02.050 Authority.

This title is adopted pursuant to the provisions of the Planning and Zoning Law, Title 7 of Government Code of the State of California.

17.02.060 Relationship to the general plan.

The zoning ordinance is the primary tool used to implement the goals and policies contained within the General Plan. All matters governed by this title shall substantially conform to the purposes, intent or provisions of the General Plan. Any recommendations for zone changes, if found to be not in conformance with the General Plan and its phrasing, shall not be permitted unless it is also found that the General Plan is in error or in need of change. In this situation, the General Plan must also be amended to maintain consistency between the General Plan and the zoning ordinance.

17.02.070 Relationship to specific plans.

Specific plans are designed to meet the requirements of the State Government Code and the General Plan. All uses, buildings, or structures located within a specific plan area shall comply with the provisions of the applicable specific plan. Where such provisions conflict with the zoning ordinance, the requirements of the adopted specific plan shall take precedence over the zoning ordinance. In instances where the specific plan is silent, the zoning ordinance shall prevail.

17.02.080 Relationship to design guidelines.

Design guidelines are intended to supplement the general design and development regulations located in the zoning ordinance. Conformance to the design guidelines is strongly encouraged, but not mandatory. The design guidelines represent the City's preferences and provide examples of appropriate, quality design that positively contribute to the character of the community, but they are not intended to preclude alternatives or restrict imagination. In the event there is a conflict between the zoning ordinance and the design guidelines, the regulations in the zoning ordinance shall prevail.

17.02.090 Relationship to other titles of the municipal code.

No provision of this title is intended to abrogate, repeal, annul, impair or interfere with any existing ordinance of the City. Where this title imposes greater restrictions or regulations than are imposed or required by an existing ordinance, deed restriction, covenant, easement or agreement between parties, this title shall control.

17.02.100 Conflict between regulations.

Any conflicts between requirements of this title, or between this title and other regulations, shall be resolved as follows:

A. In the event of any conflict between the provisions of this title, the most restrictive requirement shall control.

B. In the event of any conflict between the requirements of this title and standards adopted as part of any specific plan, the requirements of the specific plan shall control.

C. In the event of any conflict between requirements of this title and other regulations of the City, the most restrictive requirement shall control, as determined by the City.

D. It is not intended that the requirements of this title shall interfere with, repeal, abrogate or annul any easement, covenant, or other agreement that existed when this zoning ordinance became effective. This zoning ordinance applies to all land uses and development regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than an applicable private agreement or restriction, without affecting the applicability of any agreement or restriction. The City shall not enforce any private covenant or agreement unless it is a party to the covenant or agreement. Where a requirement of a private covenant or agreement directly conflicts with a requirement in this title, the City shall enforce the requirements of this title.

17.02.110 Application.

To the extent permitted by applicable law, this title shall apply to all property, whether owned by private persons, firms, corporations or organizations; by the United States of America or any of its agencies; by the state or any of its agencies or political subdivisions; by any county or city, including the City of Hanford, or any of its agencies; or by any authority or district organized under the laws of the state, except for exemptions specifically allowed by state and federal laws or amendments thereto.

Chapter 17.04
CONSTRUCTION AND TERMINOLOGY

Sections:

17.04.010 Construction.
17.04.020 General terminology of persons and entities.
17.04.030 Rules of interpretation.
17.04.040 Record of interpretations.
17.04.050 Rules of measurement.
17.04.060 Multiple decisions.

17.04.010 Construction.

The following rules of construction shall apply in this title, unless inconsistent with the plain meaning of the context of this chapter:

A. The present tense includes the past and future tenses; and the future tense includes the present.

B. Words used in the singular shall include the plural, and words used in the plural shall include the singular.

C. In the event there is any conflict or inconsistency between the heading of a chapter, section or subsection of this title and the context thereof, such heading shall not be deemed to affect the scope, meaning or intent of such context.

D. The words “shall,” “will,” “is to,” and “are to” are always mandatory. “Should” is not mandatory but is strongly recommended; and “may” is permissive. “Shall not” and “may not” are always restrictive.

E. The words “zone district,” “zoning district,” and “zone” shall have the same meaning.

F. Whenever a number of days are specified in this title, or in any permit, condition of approval, or notice issued or given as provided in this title, the number of days shall be construed as calendar days, unless business days are specified. Time limits will extend to the following business day where the last of the specified number of days falls on a day that the city is not open for business, except as otherwise provided for by other state and federal laws, regulations, and agencies.

G. Whenever a time limit in this title is specified in months, the number of months shall be deemed to be consecutive months.

H. When a provision of this title refers to a requirement elsewhere, the subject of the cross reference is assumed to be another chapter, Section, or subsection of this title, or another provision within the same Section or chapter, unless the title of another document is provided.

I. The provisions of this title are held to be minimum requirements, except where they are expressly stated to be otherwise.

17.04.020 General terminology of persons and entities.

A. "Applicant" means the property owner or his/her authorized agent or contractor who is requesting approval of a project.

B. "Building Official" means the Building Official of the City of Hanford, or his/her designee.

C. "City" means the City of Hanford, California.

D. "City Council" and "Council" mean the City Council of the City of Hanford.

E. "City Engineer" means the City Engineer of the City of Hanford, or his/her designee.

F. "Community Development Director" means the Community Development Director of the City of Hanford, or his/her designee.

G. "Planning Commission" means the Planning Commission of the City of Hanford, duly appointed in accordance with Section 2.20.030 of the Hanford Municipal Code.

H. "Person" means person, firm, corporation, or organization.

17.04.030 Rules of interpretation.

A. The Community Development Director shall have the responsibility and authority on a staff level to interpret the meaning and applicability of all provisions and requirements of this title.

B. A request for an interpretation or determination shall be filed with the Community Development Director and shall include all information required by the City.

C. The Community Development Director has the option of forwarding any determination of the meaning or applicability of any provision of this title directly to the Planning Commission for consideration.

D. The issuance of an interpretation shall include findings stating the basis for the interpretation. The basis for an interpretation may include technological changes or new industry standards. The issuance of an interpretation shall also include a finding documenting the consistency of the interpretation with the General Plan, and any applicable Specific Plan.

E. Any affected person may appeal the interpretation of the Community Development Director or the Planning Commission to the City Council. If appealed, a hearing officer designated by the City Council shall then make the final interpretation.

17.04.040 Record of interpretations.

A. Interpretations shall be written and shall quote the provisions of this title being interpreted, and the applicability in the particular or general circumstances that caused the need for the interpretation.

B. The Community Development Director shall maintain a complete record of all interpretations indexed by the number of the chapter or section that is the subject of the interpretation.

17.04.050 Rules of measurement.

A. For all measurements and calculations, the applicant shall be responsible for supplying drawings accurately illustrating the measurements that apply to a project. These drawings shall be drawn to scale and shall include sufficient detail to allow easy verification upon inspection by the City.

B. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement shall be made at the closest or shortest distance between the two objects.

C. Distances are measured along a horizontal plane unless otherwise specified.

D. Measurements involving a structure are made to the closest wall of the structure, unless otherwise specified.

E. When measuring the distance between two different uses, the measurement shall be made from closest lot line to lot line.

F. When measuring height, the measurement shall be the vertical distance from the highest point to the ground level directly below, except as otherwise specified.

G. Where there is a grade difference on either side of a fence or wall, the minimum height of the fence or wall shall be measured on the shorter side.

H. Minimum lot width shall be measured at the front setback line, or from the front property line if there is no required setback, as determined by the zoning of the lot.

I. Lot depth is measured along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.

J. Required yard space shall be measured as the minimum horizontal distance from the property line of the site or street line to a line parallel thereto on the site; provided, however, where a precise street plan has been adopted by the City Council, required front yards shall be measured from the precise street plan line.

17.04.060 Multiple decisions.

Where a project requires multiple decisions by the Planning Commission and City Council, the Planning Commission decisions on such project shall not be final, but shall be advisory to the City Council, which shall be vested with the final decision making powers pertaining to the project.

Chapter 17.06
ZONE DISTRICTS AND ZONING MAP

Sections:

17.06.010 Purpose.
17.06.020 Applicability.
17.06.030 Establishment of zone districts.
17.06.040 Establishment of zoning map.
17.06.050 Interpretation of zone boundary lines.
17.06.060 Zone changes.
17.06.070 Prezoning.
17.06.080 Right-of-way abandonment.

17.06.010 Purpose.

The purpose of this chapter is to establish zone districts and a zoning map to classify, regulate, restrict and segregate the uses of land and buildings, to regulate and restrict the height and bulk of buildings and to regulate the area of yards and other open spaces about buildings, and to regulate the density of population.

17.06.020 Applicability.

The zoning districts are applicable in all areas of the City.

17.06.030 Establishment of Zone Districts.

A. Base zone districts establish the basic land use and property development regulations applicable to all property within the City, as provided in Section 17.02.110. Overlay zone districts provide additional regulations that are to be exercised over certain lands within the combining zone to meet special community health, safety, welfare, environmental or development objectives described by the General Plan or a specific plan. Overlay district regulations apply in addition to base district regulations and other regulations of this chapter.

B. The base zones are hereby established as follows:

1. Low Density Residential – 12,000 square foot minimum site area, abbreviated as R-L-12;
2. Low Density Residential – 8,000 square foot minimum site area, abbreviated as R-L-8;
3. Low Density Residential – 5,000 square foot minimum site area, abbreviated as R-L-5;
4. Medium Density Residential, abbreviated as R-M.
5. High Density Residential, abbreviated as R-H.
6. Neighborhood Commercial, abbreviated as C-N.

7. Regional Commercial, abbreviated as C-R.
8. Service Commercial, abbreviated as C-S.
9. Highway Commercial, abbreviated as C-H.
10. Neighborhood Mixed Use, abbreviated as MX-N.
11. Corridor Mixed Use, abbreviated as MX-C.
12. Downtown Mixed Use, abbreviated as MX-D.
13. Office Residential, abbreviated as OR.
14. Office, abbreviated as O.
15. Light Industrial, abbreviated as I-L.
16. Heavy Industrial, abbreviated as I-H.
17. Public Facilities, abbreviated as PF.
18. Airport Protection, abbreviated as AP.
19. Conservation, abbreviated as CO.

C. The overlay zone districts are hereby established as follows:

1. Airport Overlay District
2. Historic Overlay District

17.06.040 Establishment of zoning map.

A. In order to ensure that comprehensive zoning regulations may be applied uniformly to all incorporated territory upon adoption of this title, a zoning map is hereby established to delineate the location and boundaries of zone districts within the City. The zoning map is incorporated into this title by this reference with the same force and effect as if the boundaries, together with any notations, references, and information shown on the zoning map were specifically stated and described in this title.

B. The zoning map, together with such additional maps as may be adopted in accordance with the provisions of this title, shall be collectively known as the "City of Hanford Zoning Map."

C. The official copy of the zoning map shall be kept, maintained, and made available to the public by the Hanford Community Development Department. The zoning map may be maintained in hard copy and/or electronic formats.

D. All property within incorporated territory shall be delineated within a zoning district on the zoning map.

E. The location of zoning districts on the zoning map shall be consistent with the applicable policies and land use set forth in the General Plan.

17.06.050 Interpretation of zone boundary lines.

Whenever any uncertainty exists as to the boundary line between two zoning districts shown on the zoning map the following interpretations shall control:

A. Where a boundary line is indicated as following a street, alley, railroad right-of-way, drainage channel, or other watercourse, the center line of such street, alley, railroad right-of-way, drainage channel, or other watercourse shall be considered to be the boundary line.

B. Where a boundary line is indicated as following a lot line or property line, the boundary line shall be construed as following such lot line or property line.

C. Where a boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line or property line, the zone boundary line shall be determined by the use of the scale designated on the city's zone plan map.

D. Where further uncertainty exists, the Planning Commission, upon a written application from the owner of the property in question or on its own motion, shall determine the location of the zone boundary in question, giving due consideration to the location indicated on the city's zone plan map, the purposes and objectives of the zoning ordinance, and the applicable policies set forth in the General Plan.

17.06.060 Zone changes.

Changes to the zoning map shall be approved by ordinance of the City Council in accordance with Chapter 17.86.

17.06.070 Prezoning.

Territories proposed for annexation into the city shall be prezoned concurrent with the City Council initiation of annexation proceedings, in accordance with Chapter 17.86.

17.06.080 Right-of-way abandonment.

When a public street, alley or railroad right-of-way is abandoned, the abandoned territory shall immediately, and without any further action by the city, be assigned the zoning that is classified the same as the adjacent territory.

Chapter 17.08
LAND USE TABLES

Sections:

17.08.010 Land use restriction.
17.08.020 Residential land use table.
17.08.030 Commercial, office, and industrial land use table.
17.08.040 Addition of a use to land use tables.

17.08.010 Land use restriction.

No structure, or any part thereof, shall be erected, enlarged, or reduced, nor shall any site or structure be used, designated, or intended to be used for any purpose or in any manner other than as included among the uses listed in the land use tables in this chapter as permitted, administratively permitted, or conditionally permitted in the zone district in which such structure, land, or site is located, except as otherwise authorized by this title.

17.08.020 Residential land use table.

A. The following table identifies which land uses are permitted by right, require a use permit, or are not allowed in the R-L-12, R-L-8, R-L-5, R-M, and R-H zones.

B. A "P" means that the use is permitted by right in that zone. A "C" means the use requires a conditional use permit in that zone. An "A" means the use requires an administrative use permit in that zone. A "T" means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone. **Site Plan Review may be required, subject to the Applicability provisions set forth in Section 17.72.020.**

C. Land uses are grouped generally by type of use, and then listed alphabetically. The land use groups are Accessory and Support Uses; Residential Uses; and Other Uses. Use of the word "or" can mean either or both uses.

D. Land uses with specific land use standards shall meet the requirements found in the identified Section in the last column of the table.

E. Land within the Airport Protection Zone District shall also be subject to the standards found in the Airport Land Use Compatibility Plan.

Table 17.08.020

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
	Residential Uses						
1	Assisted living, skilled nursing, or hospice facility	C	C	C	C	C	
2	Bed and breakfast inn				C		17.60.040
3	Boarding house or rooming house			C	C	C	
4	Emergency shelter				C	C	
5	Employee housing for six (6) or fewer employees	P	P	P	P	P	
6	Hotel or motel						
7	Manufactured home on permanent foundation	A	A	A	A	A	17.60.090
8	Mobilehome, not within a mobilehome park						17.60.090

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	**Single-family Residential Zones**			**Multi-family Residential Zones**		
		R-L-12	**R-L-8**	**R-L-5**	**R-M**	**R-H**	**Specific Land Use Standards (See identified Section)**
9	Mobilehome park (two or more mobile homes or manufactured dwellings on a site; 5 acre minimum)				C		17.60.100
10	Multi-family dwelling, two (2) units per building (duplex)	P	P	P	P	P	17.10.020 – **only permitted in single-family zone districts if the requirements of Government Code Section 65852.21 are satisfied**
11	Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)			C	P	P	17.10.020 – **only permitted on corner lots in R-L-5**
12	Multi-family dwelling, five (5) or more units per building**/site**				P	P	
13	Recreational vehicle park			C	C		

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
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Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
14	Residential care facility, up to six (6) persons	P	P	P	P	P	
15	Residential care facility, seven (7) or more persons	C	C	C	C	C	
16	Single-family dwelling, attached			P	P	P	
17	Single-family dwelling, detached	P	P	P	P	P	
18	Single-room occupancy (SRO)					C	
19	Supportive housing	P	P	P	P	P	
20	Transitional housing	P	P	P	P	P	
	Residential Accessory and Support Uses						
30	Accessory dwelling unit	P	P	P	P	P	17.60.030, **subject to State Law regulations;**
31	Building ancillary to the main residential use	P	P	P	P	P	

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
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Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
32	Cottage food operation	**P**	**P**	**P**	**P**	**P**	17.60.050 – **Home Occupation Permit Required**
33	Expansion of existing nonconforming residential use	C	C	C	C	C	**17.90.070**
34	Guest house	P	P	P			**Without a kitchen**
35	Home occupation	P	P	P	P	P	17.78 – **Home Occupation Permit Required**
36	Keeping of household pets	P	P	P	P	P	§ 6.12.010 limits the number of pets a household may maintain
37	Raising of fruit, vegetables, and horticultural specialties for personal use	P	P	P	P	P	
38	Temporary caretaker's dwelling	T	T	T	T	T	

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
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Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
39	Temporary materials storage yard	T	T	T	T	T	
40	Temporary residential sales office	T	T	T	T	T	
41	Temporary construction living quarters	A	A	A	A	A	**Add Regulations – must be manufactured dwelling unit on permanent foundation; six month limit**
42	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P	P	P	P	P	
	Other Uses						
50	Community center or facility	C	C	C	C	C	
51	Day care, up to eight (8) children	P	P	P	P	P	17.60.060

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
52	Day care, nine (9) to fourteen (14) children	P	P	P	P	P	17.60.060; SB 234
, 53	Day care, over fourteen (14) children	C	C	C	C	C	17.60.060
54	Gas and electric transmission lines, electrical transmission and distribution substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	
55	Golf course or country club	C	C	C			
56	Mini-warehouse or self-storage facility			C			17.60.095 on a parcel which has frontage on and adequate main access to an arterial or collector street
57	Park or playground	P	P	P	P	P	
58	Religious institution or facility	C	C	C	C	C	

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
59	School, private (kindergarten to 12th grade)	C	C	C			
60	School, public (kindergarten to 12th grade)	P	P	P			
61	Storm drainage basin, with without a park	P	P	P	P	P	
62	Land uses listed in the Commercial, Office, and Industrial Zone Use Table (Section 17.08.030) that are not listed in this Residential Zone Use Table						

17.08.030 Commercial, Office, and Industrial Zone Use Table

A. The following table identifies which land uses are permitted by right, require a use permit, or are not allowed in the C-N, C-R, C-S, C-H, MX-N, MX-C, MX-D, O-R, O, I-L, I-H, AP, PF, and CO zones.

B. A "P" means that the use is permitted by right in that zone. A "C" means the use requires a conditional use permit in that zone. An "A" means the use requires an administrative use permit in that zone. A "T" means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone. **Site Plan Review may be required, subject to the Applicability provisions set forth in Section 17.72.020.**

C. Land uses are grouped generally by type of use, and then listed alphabetically. The land use groups are Accessory and Support Uses; Eating and Drinking Establishment Uses; Education, Religious, and Assembly Uses; Manufacturing and Processing Uses; Office and Medical Uses; Public and Quasi-Public Uses; Recreation Uses; Residential Uses; Retail Uses; Service Uses; Transportation and Storage Uses; and Other Uses.

D. Land uses with specific land use standards shall meet the requirements found in the identified Section in the last column of the table.

E. Land within the Airport Protection Zone District shall also be subject to the standards found in the Airport Land Use Compatibility Plan.

Table 17.08.030

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	**Commercial Zones**				**Mixed Use Zones**			**Industrial and Office Zones**				**Other Zones**			
		C-N	**C-R**	**C-S**	**C-H**	**MX-N**	**MX-C**	**MX-D**	**O-R**	**O**	**I-L**	**I-H**	**AP**	**PF**	**CO**	**Specific Land Use Standards (See identified Section)**
	Accessory and Support Uses															
A1	Automated teller machine (ATM)	P	P	P	P	P	P	P		P	P	P		P		

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	**Commercial Zones**				**Mixed Use Zones**			**Industrial and Office Zones**				**Other Zones**			
		C-N	**C-R**	**C-S**	**C-H**	**MX-N**	**MX-C**	**MX-D**	**O-R**	**O**	**I-L**	**I-H**	**AP**	**PF**	**CO**	**Specific Land Use Standards (See identified Section)**
A2	Caretaker residence or quarters					A	A	A	A		A	A	A			
A3	Cottage food operation					**P**	**P**	**P**	**P**							17.60.050 – **Home Occupation Permit Required**
A4	Day care primarily for children of employees on the same site as a permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P		17.60.060
A5	Drive-thru pick-up window, not in conjunction with a restaurant	P	P	P	P	P	P	C								17.60.070; 0.5-acre site minimum
A6	Electric vehicle charging station	A	A	A	A	A	A	A		A	A	A		A		
A7	Food service primarily for employees on the same site as a permitted use	P	P	P	P	P	P	P		P	P	P	P	P		
A8	Games of skill or amusement, eight (8) or less	P	P	P	P	P	P	P			P			P		

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

		Commercial Zones				**Mixed Use Zones**			**Industrial and Office Zones**				**Other Zones**			
	Land Uses	**C-N**	**C-R**	**C-S**	**C-H**	**MX-N**	**MX-C**	**MX-D**	**O-R**	**O**	**I-L**	**I-H**	**AP**	**PF**	**CO**	**Specific Land Use Standards (See identified Section)**
A9	Games of skill or amusement, more than eight (8)	C	C	C	C	C	C	C			C			C		
A10	Home occupation					P	P	P	P				P			17.78 – Home Occupation Permit Required
A11	Keeping of household pets					P	P	P	P				P			Title 6
A12	Keeping of large animals as pets												P			Title 6
~~A13~~	~~Marijuana cultivation~~											~~C~~				~~See Chapters 5.56 and 17.69~~
A14	Mobile vending or food truck	T	T	T	T	T	T	T		T	T	T				See Chapter 5.64; CUP required for placement exceeding six (6) months
A15	Outdoor advertising structure															

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
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Blank = Use is Not Allowed

		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
	Land Uses	**C-N**	**C-R**	**C-S**	**C-H**	**MX-N**	**MX-C**	**MX-D**	**O-R**	**O**	**I-L**	**I-H**	**AP**	**PF**	**CO**	**Specific Land Use Standards (See identified Section)**
A16	Outdoor storage ancillary to and on the same site as a permitted use	P	P	P	P	P	P	P			P	P	P	P		17.60.120
A17	Temporary materials and/or equipment storage yard	T	T	T	T	T	T	T		T	T	T	T	P		
A18	Temporary sales office (including parking lot)	T	T	T	T	T	T	T	T	T	T	T				
A19	Vending machines	A	A	A	A	A	A	A		A	A	A	A	A		17.60.150
A20	~~Accessory or ancillary Office use; medical, dental, or optometry, that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.~~	~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
	Land Uses	**C-N**	**C-R**	**C-S**	**C-H**	**MX-N**	**MX-C**	**MX-D**	**O-R**	**O**	**I-L**	**I-H**	**AP**	**PF**	**CO**	**Specific Land Use Standards (See identified Section)**
A21	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Eating and Drinking Establishment Uses															
B1	Artisan food and beverage production and sales	P	P	P	P	P	P	P			P					
B2	Bar, nightclub, or lounge		C	C	C		C	C								
B3	Brewpub	C	P	P	C	C	P	P								
B4	Microbrewery		C	P	C		C	C								
B5	Restaurant, full service	P	P	P	P	P	P	P								

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
B6	Restaurant, limited service with drive-thru pickup window	P	P	P	P	P	P	P								**0.5-acre minimum lot size required; 17.60.070**
B7	Restaurant, limited service without drive-thru pickup window	P	P	P	P	P	P	P								
	Education, Religious and Assembly Uses															
C1	Auditorium						P	P						P		
C2	Card room			C												
C3	Club, lodge, **event space,** or private meeting hall			P			P	P								
C4	Carnival or circus		T	T	T		T	T								
C5	College or university, public or private		C	C			C	C						P		
C6	Convention or conference center				P		P	P								
C7	Funeral home or mortuary			P			C		P	C						

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C8	Library, museum, or cultural facility						P	P						P		
C9	Pool hall or billiard parlor			C			C									
C10	Religious institution or facility			P			C	C		C	C					
C11	School, private (kindergarten to 12th grade)													C		
C12	School, public (kindergarten to 12th grade)													P		
C13	School; charter, trade, vocational, art, business, or professional		C	P			C	C	C	C	C			P		
C14	Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	P	P	P		P	P	P		P	P					
C15	Theater, live or movie		P					P								
	Theater, live or movie with incidental alcohol sales		C					C								ABC Type 41 or 47 required

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	Manufacturing and Processing Uses															
D1	Agricultural crop production											P	P	P	P	
D2	Agricultural products packing, packaging, preparing or processing										C	P	C			
	Agricultural technology			P							P	P				
D3	Animal raising												P			
	Beverage Production			P							P	P				
	Blacksmiths			C							P	P				
	Boat building and repair										P	P				
	Cannabis cultivation											C				See chapters 5.56 and 17.69
	Cannabis distribution										C	C				See chapters 5.56 and 17.69

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	Cannabis manufacturing											C				See chapters 5.56 and 17.69
	Cannabis testing										C	C				See chapters 5.56 and 17.69
	Chemical products manufacturing											C				
	Clothing prodcuts			P							P	P				
	Concrete and cement products											C				
	Electrical equipment manufacturing			P							P	P				
	Electronic component manufacturing										P	P				
	Fabric product manufacturing			P							P	P				
	Food and beverage manufacturing			P							P	P				
	Furniture and cabinet shops			P							P	P				
	Glass products			P							P	P				

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
D5	Hazardous waste facility											C				
D6	Industrial or manufacturing facility, general											P				
	Industrial or manufacturing, intensive											C				
D7	Industrial or manufacturing facility, limited										P	P				
	Leather products			P							P	P				
	Lumber and wood product manufacturing			C							P	P				
	Machinery manufacturing, no punch presses or drop hammers over 20 tons			P							P	P				
	Machinery manufacturing, with punch presses or drop hammers over 20 tons										C	C				

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	Meat packing and processing, no on-site slaughterhouse										C	P				
D9	Meat packing with slaughterhouse											C				
	Metal products fabrication			C							P	P				
D10	Mining, quarry, or sand and gravel excavation											C	C			
	Monument and tombstone works			P							P	P				
	Motor vehicle manufacturing										P	P				
	Paper products manufacturing										P	P				
	Pharmaceutical manufacturing										P	P				
	Plastics and rubber products										P	P				
	Printing and publishing			P							P	P				
D11	Research and development facility			P	C					P	P	C				

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
	Structural clay and pottery products			P							P	P				
	Surgical and medical instrument manufacturing			P							P	P				
	Telecommunication component manufacturing			P							P	P				
	Textile products			C							P	P				
	Office and Medical Uses															
E1	Business support service		P	P			P	P	P	P						
E2	Call center		C		C					C						
E3	Communications broadcasting or media studio			P			C	P		P	C					We don't have a definition for this use
E4	Laboratory; general, medical or dental			P	C		P	C		P	C					
E5	Hospital, general or psychiatric									P				P		

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	Land Uses	**C-N**	**C-R**	**C-S**	**C-H**	**MX-N**	**MX-C**	**MX-D**	**O-R**	**O**	**I-L**	**I-H**	**AP**	**PF**	**CO**	**Specific Land Use Standards (See identified Section)**
E6	Office; medical, dental, or optometry	~~P~~		~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~						
	Under 2,000 sq. ft.	**P**	**P**	**P**		**P**	**P**	**P**	**P**	**P**						
	2,000 – 6,000 sq. ft	**P**	**C**	**P**		**P**	**P**	**P**	**P**	**P**						
	Over 6,000 sq. ft.	**P**		**P**		**P**	**P**	**P**	**P**	**P**						
E7	Office; professional or commercial	~~P~~		~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~						
	Under 2,000 sq. ft.	**P**	**P**	**P**		**P**	**P**	**P**	**P**	**P**						
	2,000 – 6,000 sq. ft	**P**	**C**	**P**		**P**	**P**	**P**	**P**	**P**						
	Over 6,000 sq. ft.	**P**		**P**		**P**	**P**	**P**	**P**	**P**						
E8	Pharmacy	P	P	P		P	P	P		P						
E9	Urgent care center or other walk-in clinic	P	C	C		P	P	P		P						
	Public and Quasi-Public Uses															
F1	Cemetery													P		

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F2	Community center or facility	P		P		P	P	P								
F3	Community garden			P		P	P	P		P			P	P		
F4	Day care, up to eight (8) persons					P	P	P	P							17.60.060
F5	Day care, nine (9) to fourteen (14) persons			C		A	A	A	A							17.60.060
F6	Day care, over fourteen (14) persons			C		C	C	C	C							17.60.060
F7	Electrical distribution and transmission and substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
F8	Fairgrounds													P		
F9	Government office; local, state, or federal		C					P		P				P		
F10	Post office						P	P		P				P		

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F11	Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard										C	P	P	P		
F12	Public safety facility or station	P	P	P	P	P	P	P			P	P	P	P		
F13	Social service office, assistance center, or guidance center							P		C						
F14	Storm drainage basin, with or without a park	P	P	P	P	P	P			P	P	P	P	P	P	
F15	Wireless communication facility (WCF)		C	P	P		C	C		C	P	P		P		17.68
	Recreation Uses															
G1	Athletic complex or ball field													P		
G2	Commercial recreation facility, indoor	C	C	P	P	C	P	C			C					
G3	Commercial recreation facility, outdoor				C						C	C	C	C		
G4	Golf course or country club												C	C		

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G5	Health or fitness facility, large		C	P	C		P	P		C						
G6	Health or fitness facility, small	P	P	P	P	P	P	P		P	C					
G7	Park or playground						P						P	P		
	Residential Uses															
H1	Assisted living, skilled nursing, or hospice facility					C	C	C	C							
H2	Bed and breakfast inn				C		C	C	C							17.60.040
H3	Boarding or rooming house				C	C	P	P								
H4	Emergency shelter								P					P		
H5	Employee housing for six (6) or fewer employees					P	P	P	P							
H6	Hotel or motel		C	C	P		P	P								

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H7	Live/work facility			P		P	P	P	P							Definition similar to H14 Residential dwelling located in the same building with office or commercial use
	Manufactured home on permanent foundation					**P**	**P**	**P**	**P**				**P**			
H8	Mobile home park (two or more mobile homes or manufactured dwellings on a site; 5 acre minimum)															17.60.100
H9	Multi-family dwelling, two (2) units per building (duplex)					P	P	P	P							Site area per dwelling unit not addressed
H10	Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)					P	P	P	C							Site area per dwelling unit not addressed

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H11	Multi-family dwelling, five (5) or more units per building					P	P	P								Site area per dwelling unit not addressed
H12	Recreational vehicle park				C						C					
H13	Residential care facility					P	P	P	P							Occupant Limitations?
H14	Residential dwelling located in same building with office or commercial use			C		P	P	P	P				P			Definition similar to H7 Residential dwelling located in the same building with office or commercial use
H15	Single-family dwelling, attached					P	P	P								
H16	Single-family dwelling, detached					P	P	P	P				P			
H17	Single-room occupancy (SRO)						P	P	P							

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H18	Supportive housing					P	P	P	P				P			
H19	Transitional housing					P	P	P	P				P			
	Retail Uses															
I1	Adult entertainment establishment		A	A			A									17.62
I2	Auction or sales house			P			P	P								
I3	Auction or sales yard			C							C					
I4	Automobile and pick-up sales, new and used			P	P			P								17.60.140
I5	Automobile and pick-up sales, used only			P	P											17.60.140
	Automobile/motorcycle parts (retail), no installation	P	P	P	P	P	P	P								
I6	Boat, recreational vehicle (RV), and truck sales			P	C											
I7	Building materials and supply or home improvement store		P	P			P	P			C					

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I8	Convenience store, with or without fuel sales	P	P	P	P	P	P	P			C					
I9	Farm or construction equipment sales or service			P	C											**Definition Needed**
I10	Farmers market		A	A				A						A		
I11	Feed and seed store			P							P					
I12	Food market	P	P	P	P	P	P	P								
I13	Food produce stand	A	A	A	A	A	A			A	A	A	A	A		Limited to produce grown on the site
I14	Fuel sales, fleet or cardlock			P	P						P	P		P		
I15	Fuel sales, retail	P	P	P	P	P	P	P			C					
I16	Furniture store with less than 15,000 sq.ft. of floor space devoted to the display and sale of furniture		P				P	P								

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I17	Furniture store with 15,000 to 20,000 sq.ft. of floor space devoted to the display and sale of furniture		C				C	P								
I18	Furniture store with over than 20,000 sq.ft. of floor space devoted to the display and sale of furniture							P								
I19	Garden shop		P	P			P	P								
I20	Landscape nursery			P			C				C	C	C			
I21	Liquor store	P	P	P	P	P	P	P								
I22	Manufactured home sales yard			C									C			
I23	Marijuana dispensary or sales							C								See Chapters 5.56 and 17.69
I24	News, magazine or flower stand, outdoor				C			P								
I25	Optical retailers		P				P	P								

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I26	Pawn shop			P				P								
I27	Pet store	P	P	P		P	P	P								
I28	Retail sales store	P	P	P	P	P	P	P								Also see Lines I16, I17, and I18 related to sales of furniture
I29	Retail sales solely via internet, direct mail, or telephone			P			P		C	C						
I30	Secondhand or thrift store			P				P								
I31	Swap meet or flea market			C							C	C		C		
I32	Tobacco or smoke shop		C	P	C		C	C								
	Service Uses															
J1	Ambulance service			P			P			C						
J2	Bank or credit union, main branch							P								

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J3	Bank or credit union, secondary branch	P				P	P	P								
J4	Barber shop, hair salon, nail care, massage establishment, or day spa	P	P	P	P	P	P	P	C	C	C					
J5	Car wash, automatic or full service	C	C	P	P	C	P									
J6	Car wash, self-service			C	C		C									
J7	Carpet cleaning and dyeing			P			C				P					
J8	Construction materials recycling											C		P		
J9	Copy, printing, or mailing service	P	P	P	P	P	P	P		P	P					
J10	Crematorium or columbarium			C			C				C					
J11	Dry cleaning or laundromat	P		P	P	P	P	P								
J12	Equipment rental yard			P							P					
J13	Exterminator or pest control service			P			P	C			P	P				

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J14	Food catering			P			P	P	C							
J15	Fortunetelling			P							P					
J16	Fuel distributing			P							P	P				
J17	Kennel or animal boarding			P	P		C				C					
J18	Linen, diaper, or uniform supply service			P							P	P				
	Medical Spa	P		P		P	P	P	P	P						Where a doctor is required on-site
J19	Motor vehicle repair or service, major			P	P		C				P	P				
J20	Motor vehicle repair or service, minor		C	P	P		P	C			P					
	Motor vehicle window tinting			P	P		C				P	P				
J21	Payday lenders or check cashing establishment			C			C	C								
J22	Pet grooming	C	C	P		C	P	C								

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J23	Photography studio	P	P	P		P	P	P	C	P						
J24	Recycling, small collection facility (CRV only)	A	A	A	A	A	A	A			A			A		
J25	Recycling, large collection facility			C							P	P		P		
J26	Recycling, processing or sorting facility										C	C				
J27	Repair shop, large appliance or equipment			P			P	C								
J28	Repair shop, small appliance or equipment	C		P		C	P	P	C							
J29	Shooting range, indoor			C							C		C	C		
J30	Shooting range, outdoor															
J31	Specialty construction or trade service			P							P	P				
J32	Tailoring or clothing alterations	P		P		P	P	P	P							
J33	Tattooing or body art			C			C	P								

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
J34	Veterinary clinic or office		C	P			C			P						
J35	Veterinary hospital										C		C			
	Transportation and Storage Uses															
K1	Airport or heliport												P	P		
K2	Bus, transit, or train station							P						P		
K3	Cold storage or ice house			C							P	P	P			
K4	Food locker			P							P		P	P		
K5	Junk yard, wrecking yard, or salvage facility											C				
K6	Mini-warehouse or self-storage facility			P	C		C				C					
K7	Parking facility, off-site		C	C				C		C						
K8	Truck stop or travel center				C											
K9	Trucking or transportation terminal											P				

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
	Land Uses	**C-N**	**C-R**	**C-S**	**C-H**	**MX-N**	**MX-C**	**MX-D**	**O-R**	**O**	**I-L**	**I-H**	**AP**	**PF**	**CO**	**Specific Land Use Standards (See identified Section)**
K10	Vehicle impound yard			C							P	P				
K11	Warehouse or distribution center										P	P				
	Other Uses															
L1	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that is permitted in the same zone	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
L2	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires an administrative use permit in the same zone	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	**Commercial Zones**				**Mixed Use Zones**			**Industrial and Office Zones**				**Other Zones**			
		C-N	**C-R**	**C-S**	**C-H**	**MX-N**	**MX-C**	**MX-D**	**O-R**	**O**	**I-L**	**I-H**	**AP**	**PF**	**CO**	**Specific Land Use Standards (See identified Section)**
L3	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires a conditional use permit in the same zone	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

17.08.050 Addition of a use to land use tables.

Upon an application or on its own initiative and pursuant to Chapter 17.86, the City Council may add a use to the land use tables established in this chapter if the Council makes all of the following findings:

A. That the addition of the use to the land use table will be consistent with the purposes of this title and of the zone district or districts in which the use will be permitted;

B. That the use has similar basic characteristics as the present uses allowed in the district;

C. That the use will not generate a noticeably greater amount of odor, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable influence or hazard than the amount normally created by any of the other uses permitted in the district or districts in which the use will be permitted.

D. That the establishment of the use in the zone district or districts in which it will be permitted will not be detrimental to the public health, safety or welfare;

Chapter 17.10
LOW DENSITY RESIDENTIAL ZONES

Sections:

17.10.010 Application.
17.10.020 Permitted uses.
17.10.030 Lot area.
17.10.040 Lot dimensions.
17.10.050 Dwelling units per lot.
17.10.060 Coverage.
17.10.070 Building setback areas.
17.10.080 Distance between structures.
17.10.090 Height of structures.
17.10.100 Lot area less than 5,000 square feet.
17.10.110 Driveways.
17.10.120 Accessory structures.
17.10.130 Other setback standards.
17.10.140 Off-street parking.
17.10.150 Usable open space.
17.10.160 Landscaping.
17.10.170 Screening, fences, and walls.
17.10.180 Signs.
17.30.190 General provisions and standards.

17.10.010 Application.

This chapter shall apply to all land within the Low Density Residential (R-L-5, R-L-8, and R-L-12) zones.

17.10.020 Permitted uses.

A. Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

B. Per Government Code Section 65852.21, multi-family dwellings proposed for any single-family zone district comprised of no more than two residential units shall be a by-right permitted use and considered ministerially if the requirements of that statute are satisfied. Multi-family dwellings of three or four units may be allowed with a conditional use permit only when located on a corner lot (R-L-5 only).

17.10.030 Lot area.

A. The minimum lot area shall be as follows:

1. In the R-L-5 zone, 5,000 square feet, except as prescribed in Section 17.10.100.

2. In the R-L-8 zone, 8,000 square feet.

3. In the R-L-12 zone, 12,000 square feet.

17.10.040 Lot dimensions.

A. The minimum lot frontage shall be 40 feet.

B. The minimum lot width shall be:

1. In the R-L-5 zone, 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.

2. In the R-L-8 zone, 70 feet for interior lots and 75 feet for corner lots.

3. In the R-L-12 zone, 80 feet for interior lots and 90 feet for corner lots.

C. The minimum lot depth shall be:

1. In the R-L-5 zone, 90 feet, except as prescribed in Section 17.10.100.

2. In the R-L-8 zone, 95 feet.

3. In the R-L-12 zone, 100 feet.

D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.10.050 Dwelling units per lot.

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.

17.10.060 Coverage.

The maximum coverage of a lot in the R-L-12 zone shall be 50%.

The maximum coverage of a lot in the R-L-5 and R-L-8 zones shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.

17.10.070 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.

C. The rear building setback shall be fifteen (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 twenty (20) feet.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

F. 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.

G. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.10.080 Distances between structures.

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

17.10.090 Height of structures.

A. The maximum structure height shall be 35 feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.10.100 Lot area less than 5,000 square feet.

A. Notwithstanding Section 17.10.030, lots in the R-L-5 zone may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met:

1.

2. Not more than one hundred fifty (150) lots less than 5,000 square feet may be approved per tentative subdivision map.

3. Streets shall be constructed to public street standards.

4. All structures shall be constructed on site.

5. Each subdivision with small lots shall have at least three (3) different small lot floor plans with two (2) available elevation designs for each floor plan.

6. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.

7. The primary frontage of the main structure shall include the primary entrance and at least one window.

8. Required covered parking spaces shall be in garages. Carports are prohibited.

9. The width of the garage shall not be greater than fifty percent (50%) of the width of the structure.

10. Main structures shall include a covered front porch at least four (4) feet deep or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the main structure or a wall or fence between three (3) and four (4) feet high.

11. In order to create a diverse residential streetscape, there shall be a minimum two-(2) foot-stagger between adjacent lots.

12. The Building Official shall not approve a building permit for a new residence on a lot with a lot area less than 5,000 square feet until the Community Development Director has determined that the standards identified in this section are met.

B. Lots with less than 5,000 square feet shall have the following minimum dimensions and building setback areas:

1. The minimum lot depth shall be seventy (70) feet.

2. The minimum lot width shall be forty (40) feet for interior lots and forty-five (45) feet for corner lots.

3. The minimum front building setback area shall be twelve (12) feet for livable space and eighteen (18) feet for garages.

4. The minimum rear yard building setback area shall be ten (10) feet for the first story and fifteen (15) feet for upper stories.

5. The minimum interior side yard building setback area shall be five (5) feet.

6. The minimum corner side yard building setback area shall be ten (10) feet.

7. 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.

8. The maximum building height shall be thirty-five (35) feet.

9. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.

C. Lots having a lot area of less than 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned unit development process per Chapter 17.82.

17.10.110 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty (40) percent 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 fifty (50) percent of the front building setback area.

~~B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.~~

C. 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.

17.10.120 Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.10.130 Other setback standards.

A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.10.140 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided within any front, side, or rear building setback area, **except for uncovered driveways.**

D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

F. No recreational vehicle or trailer shall be used as a residence.

G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

~~J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.~~

17.10.150 Usable open space.

Each lot shall provide for a usable open space area of a minimum 400 square feet that is a minimum fifteen (15) feet wide.

17.10.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. One (1) street tree~~, or two (2) street trees on corner lots,~~ a minimum fifteen (15) gallon size, shall be planted on all lots less than 6,000 square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars ($50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars ($50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars ($50.00) for the required tree at the twelve (12) foot line.

17.10.170 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110 and** 17.50.120.

17.10.180 Signs.

Signs placed in the R-L zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.10.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.12
MEDIUM DENSITY RESIDENTIAL ZONE

Sections:

17.12.010 Application.
17.12.020 Permitted uses.
17.12.030 Lot area.
17.12.040 Lot dimensions.
17.12.050 Site area per dwelling unit.
17.12.060 Coverage.
17.12.070 Building setback areas.
17.12.080 Distance between structures.
17.12.090 Height of structures.
17.12.100 Lot area less than 5,000 square feet.
17.12.110 Driveways.
17.12.120 Accessory structures.
17.12.130 Other setback standards.
17.12.140 Off-street parking.
17.12.150 Usable open space.
17.12.160 Landscaping.
17.12.170 Screening, fences, and walls.
17.12.180 Signs.
17.12.190 General provisions and standards.

17.12.010 Application.

This chapter shall apply to all land within the Medium Density Residential (R-M) zone.

17.12.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

17.12.030 Lot area.

A. The minimum lot area shall be five thousand (5,000) square feet, except as prescribed in Section 17.12.100.

B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

17.12.040 Lot dimensions.

A. The minimum lot frontage shall be forty (40) feet.

B. The minimum lot width shall be fifty (50) feet for interior lots and sixty (60) feet for corner lots, except as prescribed in Section 17.12.100.

C. The minimum lot depth shall be ninety (90) feet, except as prescribed in Section 17.12.100.

D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.12.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet.

17.12.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.12.70 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.

C. The rear building setback shall be fifteen (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 twenty (20) feet.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

F. 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.

G. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.12.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.12.090 Height of structures.

A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.12.100 Lot area less than 5,000 square feet.

A. Notwithstanding Section 17.12.030, lots may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met:

1. Each lot shall have only one dwelling unit. Second dwelling units are not permitted.

2. Not more than one hundred fifty (150) lots less than five thousand (5,000) square feet may be approved per tentative subdivision map.

3. Streets shall be constructed to public street standards.

4. All structures shall be constructed on site.

5. Each subdivision with small lots shall have at least three (3) different small lot floor plans with two (2) available elevation designs for each floor plan.

6. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.

7. The primary frontage of the main structure shall include the primary entrance and at least one window.

8. Required covered parking spaces shall be in garages. Carports are prohibited.

9. The width of the garage shall not be greater than fifty percent (50%) of the width of the structure.

10. Main structures shall include a covered front porch at least four (4) feet deep or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the main structure or a wall or fence between three (3) and four (4) feet high.

11. In order to create a diverse residential streetscape, there shall be a minimum two-(2) foot-stagger between adjacent lots.

12. The Building Official shall not approve a building permit for a new residence on a lot with a lot area less than 5,000 square feet until the Community Development Director has determined that the standards identified in this section are met.

B. Lots with less than 5,000 square feet shall have the following minimum dimensions and building setback areas:

1. The minimum lot depth shall be seventy (70) feet.

2. The minimum lot width shall be forty (40) feet for interior lots and forty-five (45) feet for corner lots.

3. The minimum front building setback area shall be twelve (12) feet for livable space and eighteen (18) feet for garages.

4. The minimum rear yard building setback area shall be ten (10) feet for the first story and fifteen (15) feet for upper stories.

5. The minimum interior side yard building setback area shall be five (5) feet.

6. The minimum corner side yard building setback area shall be ten (10) feet.

7. The maximum building height shall be thirty-five (35) feet.

8. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.

C. Lots having a lot area of less than 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned unit development process per Chapter 17.82.

17.12.110 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (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 fifty percent (50%) of the front building setback area.

~~B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.~~

C. 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.

17.12.120 Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.12.130 Other setback standards.

A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.12.140 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided within any front, side, or rear building setback area, **except for uncovered driveways.**

~~D. The minimum parking space dimensions shall be nine (9) feet wide by eighteen and one-half (18.5) feet long.~~

E. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

F. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

G. No recreational vehicle or trailer shall be used as a residence.

H. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

I. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

J. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited.

~~K. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.~~

17.12.150 Usable open space.

A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.12.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. One (1) street tree, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars ($50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars ($50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars ($50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two

(2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

17.12.170 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110 and** 17.50.120.

17.12.180 Signs.

Signs placed in the R-M zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.12.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.14
HIGH DENSITY RESIDENTIAL ZONE

Sections:

17.14.010 Application.
17.14.020 Permitted uses.
17.14.030 Lot area.
17.14.040 Lot dimensions.
17.14.050 Site area per dwelling unit.
17.14.060 Coverage.
17.14.070 Building setback areas.
17.14.080 Distance between structures.
17.14.090 Height of structures.
17.14.100 Driveways.
17.14.110 Accessory structures.
17.14.120 Other setback standards.
17.14.130 Off-street parking.
17.14.140 Usable open space.
17.14.150 Landscaping.
17.14.160 Screening, fences, and walls.
17.14.170 Signs.
17.14.180 General provisions and standards.

17.14.010 Application.

This chapter shall apply to all land within the High Density Residential (R-H) zone.

17.14.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

17.14.030 Lot area.

A. The minimum lot area shall be five thousand (5,000) square feet.

B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

17.14.040 Lot dimensions.

A. The minimum lot frontage shall be forty (40) feet.

B. The minimum lot width shall be fifty (50) feet for interior lots and sixty (60) feet for corner lots.

C. The minimum lot depth shall be ninety (90) feet.

D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.14.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be fifteen hundred (1,500) square feet.

17.14.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.14.70 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.

C. The rear building setback shall be fifteen (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 twenty (20) feet.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

F. 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.

G. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.14.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.14.090 Height of structures.

A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.14.100 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty (40) percent 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 fifty (50) percent of the front building setback area.

~~B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.~~

C. 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.

17.14.110 Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.14.120 Other setback standards.

A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.14.130 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided within any front, side, or rear building setback area, **except for uncovered driveways.**

~~D. The minimum parking space dimensions shall be nine (9) feet wide by eighteen and one-half (18.5) feet long.~~

E. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

F. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

G. No recreational vehicle or trailer shall be used as a residence.

H. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

I. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

J. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

~~K. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.~~

17.14.140 Usable open space.

A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development

site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.14.150 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots six thousand (6,000) square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. One (1) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars ($50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars ($50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars ($50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

17.14.160 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110 and** 17.50.120.

17.14.170 Signs.

Signs placed in the R-H zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.14.180 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.16
NEIGHBORHOOD COMMERCIAL ZONE

Sections:

17.16.010 Application.
17.16.020 Permitted uses.
17.16.030 Site area.
17.16.040 Lot dimensions.
17.16.050 Coverage.
17.16.060 Building setback areas.
17.16.070 Distance between structures.
17.16.080 Height of structures.
17.16.090 Driveways.
17.16.100 Off-street parking.
17.16.110 Usable open space.
17.16.120 Landscaping.
17.16.130 Screening, fences, and walls.
17.16.140 Signs.
17.16.150 General provisions and standards.

17.16.010 Application.

This chapter shall apply to all land within the Neighborhood Commercial (C-N) zone.

17.16.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.16.030 Site area.

A. The minimum site area shall be three (3) acres. The site may be divided into multiple separate lots if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office.

B. Existing sites of less than three (3) acres may be developed in accordance with the specifications of this section.

17.16.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.16.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.16.60 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.16.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.16.080 Height of structures.

A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.16.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.16.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.16.110 Usable open space.

New developments shall provide a common outdoor, shaded sitting area for use by customers,. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

17.16.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in **the required** setback area ~~not less than fifteen (15) feet~~ from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.16.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Chapter 17.50.1**10.**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within an any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.16.140 Signs.

Signs placed in the C-N zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.16.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.18
REGIONAL COMMERCIAL ZONE

Sections:

17.18.010 Application.
17.18.020 Permitted uses.
17.18.030 Site area.
17.18.040 Lot dimensions.
17.18.050 Coverage.
17.18.060 Building setback areas.
17.18.070 Distance between structures.
17.18.080 Height of structures.
17.18.090 Driveways.
17.18.100 Off-street parking.
17.18.110 Usable open space.
17.18.120 Landscaping.
17.18.130 Screening, fences, and walls.
17.18.140 Signs.
17.18.150 General provisions and standards.

17.18.010 Application.

This chapter shall apply to all land within the Regional Commercial (C-R) zone.

17.18.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.18.030 Site area.

A. The minimum site area shall be ten (10) acres. The site may be divided into multiple separate lots if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office.

B. Existing sites of less than ten (10) acres may be developed in accordance with the specifications of this section.

17.18.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.18.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.18.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.18.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.18.080 Height of structures.

A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.18.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.18.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.18.110 Usable open space.

New developments shall provide a common outdoor, shaded sitting area for use by customers,. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

17.18.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in **the required** setback area ~~not less than fifteen (15) feet~~ from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.18.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.**110.**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within an any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.18.140 Signs.

Signs placed in the C-R zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.18.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. The first phase of development of a new site shall include a structure of at least twenty thousand (20,000) square feet occupied by a single business.

C. New pad lots along the street frontages of Lacey Boulevard and 12th Avenue shall not be created and developed prior to lots without street frontage within the same site.

D. Existing pad lots may be designed and developed with parking lots and building orientation that will eventually merge with larger adjacent developments as if developed as a pad lot of a larger site development.

E. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

F. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.20
SERVICE COMMERCIAL ZONE

Sections:

17.20.010 Application.
17.20.020 Permitted uses.
17.20.030 Site area.
17.20.040 Lot dimensions.
17.20.050 Coverage.
17.20.060 Building setback areas.
17.20.070 Distance between structures.
17.20.080 Height of structures.
17.20.090 Driveways.
17.20.100 Off-street parking.
17.20.110 Usable open space.
17.20.120 Landscaping.
17.20.130 Screening, fences, and walls.
17.20.140 Signs.
17.20.150 General provisions and standards.

17.20.010 Application.

This chapter shall apply to all land within the Service Commercial (C-S) zone.

17.20.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.20.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.20.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.20.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.20.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be a minimum of fifteen (15) feet, except that in C-S zones bounded by State Route 198, 10th Avenue, 11th Avenue, and Sixth Street there is no minimum front building setback area requirement.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.20.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.20.080 Height of structures.

A. The maximum structure height shall be fifty (50) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.20.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.20.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.

C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.20.110 Usable open space.

There is no minimum requirement for usable open space.

17.20.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in **the required** setback area ~~**not less than fifteen (15) feet**~~ from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.20.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.1**10.**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.20.140 Signs.

Signs placed in the C-S zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.20.150 General provisions and standards.

A. No business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.22
HIGHWAY COMMERCIAL ZONE

Sections:

17.22.010 Application.
17.22.020 Permitted uses.
17.22.030 Site area.
17.22.040 Lot dimensions.
17.22.050 Coverage.
17.22.060 Building setback areas.
17.22.070 Distance between structures.
17.22.080 Height of structures.
17.22.090 Driveways.
17.22.100 Off-street parking.
17.22.110 Usable open space.
17.22.120 Landscaping.
17.22.130 Screening, fences, and walls.
17.22.140 Signs.
17.22.150 General provisions and standards.

17.22.010 Application.

This chapter shall apply to all land within the Highway Commercial (C-H) zone.

17.22.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.22.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.22.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.22.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.22.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be a minimum of fifteen (15) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.22.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.22.080 Height of structures.

A. The maximum structure height shall be fifty (50) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.22.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.22.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.

C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.22.110 Usable open space.

There is no minimum requirement for usable open space.

17.22.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in **the required** setback area ~~**not less than fifteen (15) feet**~~ from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.22.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.1**10.**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.22.140 Signs.

Signs placed in the C-H zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.22.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.24
NEIGHBORHOOD MIXED USE ZONE

Sections:

17.24.010 Application.
17.24.020 Permitted uses.
17.24.030 Site area.
17.24.040 Lot dimensions.
17.24.050 Coverage.
17.24.060 Building setback areas.
17.24.070 Distance between structures.
17.24.080 Height of structures.
17.24.090 Driveways.
17.24.100 Off-street parking.
17.24.110 Usable open space.
17.24.120 Landscaping.
17.24.130 Screening, fences, and walls.
17.24.140 Signs.
17.24.150 General provisions and standards.

17.24.010 Application.

This chapter shall apply to all land within the Neighborhood Mixed Use (MX-N) zone.

17.24.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.24.030 Site area.

A. The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

B. Between twenty-five percent (25%) and seventy-five percent (75%) of the contiguously zoned parcels in an MX-N zone shall be reserved for residential use.

17.24.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.24.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.24.60 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.24.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.24.080 Height of structures.

A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.24.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.24.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.24.110 Usable open space.

A. New commercial developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

B. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

C. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.24.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in **the required** setback area ~~**not less than fifteen (15) feet**~~ from a lot line adjoining a street.

Landscaping shall be provided and permanently maintained in **the required** setback area~~**. not less than ten (10) feet**~~ from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.24.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.**110.**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.24.140 Signs.

Signs placed in the MX-N zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.24.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mixed Use Neighborhood zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-N zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum ten (10) foot wide pedestrian path of travel between commercial sites and all residential sites within the MX-N zone.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.26
CORRIDOR MIXED USE ZONE

Sections:

17.26.010 Application.
17.26.020 Permitted uses.
17.26.030 Site area.
17.26.040 Lot dimensions.
17.26.050 Coverage.
17.26.060 Building setback areas.
17.26.070 Distance between structures.
17.26.080 Height of structures.
17.26.090 Driveways.
17.26.100 Off-street parking.
17.26.110 Usable open space.
17.26.120 Landscaping.
17.26.130 Screening, fences, and walls.
17.26.140 Signs.
17.26.150 General provisions and standards.

17.26.010 Application.

This chapter shall apply to all land within the Corridor Mixed Use (MX-C) zone.

17.26.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.26.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.26.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.26.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.26.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.26.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.26.080 Height of structures.

A. The maximum structure height shall be fifty (50) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.26.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.26.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.26.110 Usable open space.

A. New commercial developments with a site area over one (1) acre shall provide a common outdoor, shaded sitting area for use by customers,.. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

B. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

C. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development

site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.26.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.26.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height,. Such storage shall not be visible above the fence or wall.

17.26.140 Signs.

Signs placed in the MX-C zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.26.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mixed Use Corridor zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-C zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six (6) foot wide pedestrian path of travel between site entrances and the public sidewalk.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.28
DOWNTOWN MIXED-USE ZONE

Sections:

17.28.010 Application.
17.28.020 Permitted uses.
17.28.030 Site area.
17.28.040 Lot dimensions.
17.28.050 Coverage.
17.28.060 Building setback areas.
17.28.070 Distance between structures.
17.28.080 Height of structures.
17.28.090 Driveways.
17.28.100 Off-street parking.
17.28.110 Usable open space.
17.28.120 Landscaping.
17.28.130 Screening, fences, and walls.
17.28.140 Signs.
17.28.150 General provisions and standards.

17.28.010 Application.

This chapter shall apply to all land within the Downtown Mixed Use (MX-D) zone.

17.28.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.28.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.28.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.28.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.28.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. There is no front building setback area.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.28.070 Distances between structures.

All distances allowed by the building code are allowed.

17.28.080 Height of structures.

A. The maximum structure height shall be one hundred (100) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.28.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.28.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.28.110 Usable open space.

There is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval.

17.28.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, **except where the setback area is covered by structures, parking, or driveways.**

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.28.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.**110.**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height,. Such storage shall not be visible above the fence or wall.

17.28.140 Signs.

Signs placed in the MX-D zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.28.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mixed Use Downtown zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six (6) foot wide pedestrian path of travel between site entrances and the public sidewalk.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.30
OFFICE RESIDENTIAL ZONE

Sections:

17.30.010 Application.
17.30.020 Permitted uses.
17.30.030 Lot area.
17.30.040 Lot dimensions.
17.30.050 Site area per dwelling unit.
17.30.060 Coverage.
17.30.070 Building setbacks.
17.30.080 Distance between structures.
17.30.090 Height of structures.
17.30.100 Conversion to non-residential use.
17.30.110 Driveways.
17.30.120 Accessory structures.
17.30.130 Other setback standards.
17.30.140 Off-street parking.
17.30.150 Usable open space.
17.30.160 Landscaping.
17.30.170 Screening, fences, and walls.
17.30.180 Signs.
17.30.190 General provisions and standards.

17.30.010 Application.

This chapter shall apply to all land within the Office Residential (OR) zone.

17.30.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.30.030 Lot area.

A. The minimum lot area shall be five thousand (5,000) square feet.

B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

17.30.040 Lot dimensions.

A. The minimum lot frontage shall be forty (40) feet.

B. The minimum lot width shall be fifty (50) feet for interior lots and 60 feet for corner lots.

C. The minimum lot depth shall be ninety (90) feet.

D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.30.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet.

17.30.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.30.070 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.

C. The rear building setback shall be fifteen (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 twenty (20) feet.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The rear building setback area may be reduced to a minimum of five (5) if the lot is converted to non-residential use and the rear lot line is adjacent to an alley.

F. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

G. 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.

H. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.30.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.30.090 Height of structures.

A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.30.100 Conversion to non-residential use.

When an existing building that has been used as a residence is partially or fully converted to non-residential use, the following standards shall apply:

A. No exterior alterations or additions shall be permitted that significantly alters the original architectural style of the building.

B. Exterior alterations or additions to buildings shall be minimized to the extent possible.

17.30.110 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (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 fifty percent (50%) of the front building setback area.

~~B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.~~

C. 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.

17.30.120 Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.30.130 Other setback standards.

A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.30.140 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided in within any front or side building setback area. There rear of the lot may be used for parking for non-residential uses where there is access from an alley.

D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

F. No recreational vehicle or trailer shall be used as a residence.

G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.30.150 Usable open space.

A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.30.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred (100) percent of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty (40) percent of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots six thousand (6,000) square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. One (1) street tree, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars ($50.00) for each required tree shall be collected when a building permit is requested. When

the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars ($50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars ($50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

17.30.170 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with **Section 17.50.110. and** 17.50.120.

17.30.180 Signs.

Signs placed in the OR zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.30.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.32
OFFICE ZONE

Sections:

17.32.010 Application.
17.32.020 Permitted uses.
17.32.030 Site area.
17.32.040 Lot dimensions.
17.32.050 Coverage.
17.32.060 Building setback areas.
17.32.070 Distance between structures.
17.32.080 Height of structures.
17.32.090 Driveways.
17.32.100 Off-street parking.
17.32.110 Usable open space.
17.32.120 Landscaping.
17.32.130 Screening, fences, and walls.
17.32.140 Signs.
17.32.150 General provisions and standards.

17.32.010 Application.

This chapter shall apply to all land within the Office (O) zone.

17.32.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.32.030 Site area.

The minimum site area shall be twenty thousand (20,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.32.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.32.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.32.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be a minimum of fifteen (15) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.32.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.32.080 Height of structures.

A. The maximum structure height shall be fifty (50) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.32.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.32.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.

C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.32.110 Usable open space.

There is no minimum requirement for usable open space.

17.32.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.32.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110. and** 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height,. Such storage shall not be visible above the fence or wall.

17.32.140 Signs.

Signs placed in the O zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.32.150 General provisions and standards.

A. No business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.34
LIGHT INDUSTRIAL ZONE

Sections:

17.34.010 Application.
17.34.020 Permitted uses.
17.34.030 Site area.
17.34.040 Lot dimensions.
17.34.050 Coverage.
17.34.060 Building setback areas.
17.34.070 Distance between structures.
17.34.080 Height of structures.
17.34.090 Driveways.
17.34.100 Off-street parking.
17.34.110 Usable open space.
17.34.120 Landscaping.
17.34.130 Screening, fences, and walls.
17.34.140 Signs.
17.34.150 General provisions and standards.

17.34.010 Application.

This chapter shall apply to all land within the Light Industrial (I-L) zone.

17.34.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.34.030 Site area.

A. The minimum site area for lots south of Houston Avenue shall be twenty thousand (20,000 square feet, unless a conditional use permit for smaller lots is approved, in accordance with Chapter 17.80.

B. The minimum site area for lots north of Houston Avenue shall be six thousand (6,000) square feet.

17.34.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.34.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.34.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be a minimum of ten (10) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.34.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.34.080 Height of structures.

A. The maximum structure height shall be seventy-five (75) feet, except that the height of portions of structures set back at least two hundred (200) feet from any lot line may be up to one hundred (100) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.34.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Gated entrances shall be set back at least one hundred (100) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.34.100 Off-street parking.

Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.34.110 Usable open space.

There is no minimum requirement for usable open space.

17.34.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in **the required** setback area~~**. not less than ten (10) feet**~~ from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.34.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.**110.**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height. Such storage shall not be visible above the fence or wall.

17.34.140 Signs.

Signs placed in the I-L zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.34.150 General provisions and standards.

A. No business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

~~C. Uses in the Kings Industrial Park are subject to the Performance and Development Standards adopted by the Hanford Redevelopment Agency for the Kings Industrial Park and are a part of the zoning code by reference.~~

D. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.

E. No use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.

F. No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and city ordinances and policies.

G. No use shall be permitted, and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity or other forms of energy. This section also applies to the Kings Industrial Park.

H. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.36
HEAVY INDUSTRIAL ZONE

Sections:

17.36.010 Application.
17.36.020 Permitted uses.
17.36.030 Site area.
17.36.040 Lot dimensions.
17.36.050 Coverage.
17.36.060 Building setback areas.
17.36.070 Distance between structures.
17.36.080 Height of structures.
17.36.090 Driveways.
17.36.100 Off-street parking.
17.36.110 Usable open space.
17.36.120 Landscaping.
17.36.130 Screening, fences, and walls.
17.36.140 Signs.
17.36.150 General provisions and standards.

17.36.010 Application.

This chapter shall apply to all land within the Heavy Industrial (I-H) zone.

17.36.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.36.030 Site area.

The minimum site area shall be twenty thousand (20,000) square feet.

17.36.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.36.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.36.60 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be a minimum of ten (10) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.36.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.36.080 Height of structures.

A. The maximum structure height shall be seventy-five (75) feet, except that the height of portions of structures set back at least two hundred (200) feet from any lot line may be up to one hundred (100) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.36.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Gated entrances shall be set back at least one hundred (100) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.36.100 Off-street parking.

Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.36.110 Usable open space.

There is no minimum requirement for usable open space.

17.36.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in **the required** setback area ~~not less than ten (10) feet~~ from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.36.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.**110.**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height. Such storage shall not be visible above the fence or wall.

17.36.140 Signs.

Signs placed in the I-H zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.36.150 General provisions and standards.

A. No business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

~~C. Uses in the Kings Industrial Park are subject to the Performance and Development Standards adopted by the Hanford Redevelopment Agency for the Kings Industrial Park and are a part of the zoning code by reference.~~

D. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.

E. No use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.

F. No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and city ordinances and policies.

G. No use shall be permitted, and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity or other forms of energy. This section also applies to the Kings Industrial Park.

H. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.38
PUBLIC FACILITIES ZONE

Sections:

17.38.010 Application.
17.38.020 Permitted uses.
17.38.030 Site area.
17.38.040 Lot dimensions.
17.38.050 Coverage.
17.38.060 Building setback areas.
17.38.070 Distance between structures.
17.38.080 Height of structures.
17.38.090 Driveways.
17.38.100 Accessory structures.
17.38.110 Off-street parking.
17.38.120 Usable open space.
17.38.130 Landscaping.
17.38.140 Screening, fences, and walls.
17.38.150 Signs.
17.38.160 General provisions and standards.

17.38.010 Application.

This chapter shall apply to all land within the Public Facilities (PF) zone.

17.38.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.38.030 Site area.

There is no minimum lot area.

17.38.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet.

17.38.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.38.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be twenty (20) feet from the front lot line.

C. The rear building setback shall be fifteen (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 twenty (20) feet.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

F. 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.

G. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.38.070 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.38.080 Height of structures.

A. The maximum structure height shall be fifty (50) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.38.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Gated entrances shall be set back at least fifty (50) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.38.100 Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.38.110 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Required parking spaces may not be provided in within any front, side, or rear building setback area.

17.38.120 Usable open space.

There is no required usable open space.

17.38.130 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas, all yard areas and setback areas visible from a public street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

17.38.140 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110 and** 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height. Such storage shall not be visible above the fence or wall.

17.38.150 Signs.

Signs placed in the PF zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed by a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56

17.38.160 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.40
AIRPORT PROTECTION ZONE

Sections:

17.40.010 Application.
17.40.020 Permitted uses.
17.40.030 Lot area.
17.40.040 Lot dimensions.
17.40.050 Dwelling units per lot.
17.40.060 Coverage.
17.40.070 Building setback areas.
17.40.080 Distance between structures.
17.40.090 Height of structures.
17.40.100 Driveways.
17.40.110 Accessory structures.
17.40.120 Other setback standards.
17.40.130 Off-street parking.
17.40.140 Usable open space.
17.40.150 Landscaping.
17.40.160 Screening, fences, and walls.
17.40.170 Signs.
17.40.180 General provisions and standards.

17.40.010 Application.

This chapter shall apply to all land within the Airport Protection (AP) zone.

17.40.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.40.030 Lot area.

There is no minimum lot area.

17.40.040 Lot dimensions.

A. The minimum lot frontage shall be forty (40) feet.

B. The minimum lot width shall be eighty (80) feet for interior lots and ninety (90) feet for corner lots.

C. The minimum lot depth shall be one hundred (100) feet.

17.40.050 Dwelling units per lot.

Not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or conditional use in accordance with Chapter 17.80, or approved as a second dwelling unit in accordance with Section 17.60.030.

17.40.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.40.070 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be twenty (20) feet from the front lot line.

C. The rear building setback shall be twenty-five (25) feet from the rear lot line.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

F. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.40.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.40.090 Height of structures.

A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.40.100 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (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 fifty percent (50%) of the front building setback area.

~~B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.~~

17.40.110 Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.40.120 Other setback standards.

A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.40.130 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided in within any front, side, or rear building setback area.

D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood.

F. No recreational vehicle or trailer shall be used as a residence.

G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.40.140 Usable open space.

There is no required usable open space.

17.40.150 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas, all yard areas and setback areas visible from a public street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

17.40.160 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110.**

17.40.170 Signs.

Signs placed in the AP zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56.

17.40.180 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.42
CONSERVATION ZONE

Sections:

17.42.010 Application.
17.42.020 Permitted uses.
17.42.030 Lot area.
17.42.040 Lot dimensions.
17.42.050 Coverage.
17.42.060 Building setback areas.
17.42.070 Distance between structures.
17.42.080 Height of structures.
17.42.090 Driveways.
17.42.100 Other setback standards.
17.42.110 Off-street parking.
17.42.120 Usable open space.
17.42.130 Landscaping.
17.42.140 Screening, fences, and walls.
17.42.150 Signs.
17.42.160 General provisions and standards.

17.42.010 Application.

This chapter shall apply to all land within the Conservation (CO) zone.

17.42.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.42.030 Lot area.

There is no minimum lot area.

17.42.040 Lot dimensions.

There are no minimum lot dimensions.

17.42.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.42.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be twenty-five (25) feet from the front lot line.

C. The rear building setback shall be twenty-five (25) feet from the rear lot line.

D. The side building setback area shall be twenty-five (25) feet from a street side property line.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.42.070 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.42.080 Height of structures.

A. The maximum structure height shall be twenty (20) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.42.090 Driveways.

Driveways should be minimized to protect the maximum amount of open space. Driveways shall be the minimum width and length necessary to support the use, as determined by the Community Development Director.

17.42.100 Other setback standards.

Mechanical equipment shall be located a minimum of twenty-five (25) feet from any lot line.

17.42.110 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. No parking spaces **shall** be provided within any front, side, or rear building setback area.

17.42.120 Usable open space.

There is no required usable open space.

17.42.130 Landscaping.

Areas around buildings and parking areas that are disturbed shall be landscaped with natural landscape plants and materials that blend in with the natural environment on the site.

17.42.140 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50.**110.**

17.42.150 Signs.

Signs placed in the CO zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed by a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56.

17.42.160 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.44
AIRPORT OVERLAY ZONE

Sections:

17.44.010 Application.
17.44.020 Permitted uses.
17.44.030 Definitions.
17.44.040 Airport height zones.
17.44.050 Airport height limitations.
17.44.060 Markings and lights.
17.44.070 Nonconforming structures and trees.

17.44.010 Application.

A. This chapter shall apply to all land within the Airport Overlay zone, as defined on the Zoning Map.

B. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district. If a conflict exists between the requirements of the base zone district and this chapter, the requirements of this chapter shall apply.

17.44.020 Permitted uses.

A. Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.

B. No use may create electrical interference with navigational signals for radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the airport.

C. Uses shall be further restricted by this chapter and the policies and requirements of the Kings County Airport Land Use Compatibility Plan, and applicable requirements of the Federal Aviation Administration (FAA.).

17.44.030 Definitions.

For the purposes of this chapter, the following words and phrases when used in this chapter are defined as follows:

A. “Airport” means the Hanford Municipal Airport.

B. “Airport elevation” means the highest point of the airport’s usable landing area measured in feet from the sea level (two hundred forty-five (245) feet).

C. “Approach surface” means the surface longitudinally centered on the extended runway center line, extending outward and upward from the end of the primary surface at a slope of twenty (20) to one. In plan, the perimeter of the approach surface coincides with the perimeter of the approach zone.

D. “Conical surface” means a surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty (20) to one for a horizontal distance of four thousand (4,000) feet.

E. “Hazard to air navigation” means a height obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

F. “Height” means, for the purpose of determining the height limits in all zones set forth in this chapter and shown on the airport zoning map, the datum mean sea level elevation, unless otherwise specified.

G. “Horizontal surface” means a horizontal plane one hundred fifty (150) feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.

H. “Kings County Airport Land Use Compatibility Plan” means the document so named and dated February 1994, as adopted and amended by the City.

I. “Nonconforming use” means any preexisting structure, object of natural growth or use of land which is inconsistent with the provisions of this chapter or an amendment thereto.

J. “Nonprecision instrument runway” means a runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight in nonprecision instrument approach procedure has been approved or planned.

K. “Obstruction” means any structure, growth or other object, including a mobile object, that exceeds a height limit set forth in Section 17.44.050.

L. “Primary surface” means a surface longitudinally centered on a runway. The primary surface extends two hundred (200) feet beyond each end of that runway. The width of the primary surface is five hundred (500) feet. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway center line.

M. “Runway” means a defined area on the airport prepared for the landing and takeoff of aircraft along its length.

N. “Structure” means an object, including a mobile object, constructed or installed by man, including but without limitation, buildings, towers, cranes, smokestacks, earth formations, and overhead transmission lines.

O. “Transitional surface” means a surface which extends outward at a ninety (90) degree angle to the runway center line and the runway center line extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces.

P. "Tree" means any object of natural growth.

Q. "Utility runway" means a runway that is constructed for, and intended to be used by, propeller driven aircraft of twelve thousand five hundred (12,500) pounds maximum gross weight and less.

R. "Visual runway" means a runway intended solely for the operation of aircraft using visual approach procedures.

17.44.040 Airport height zones.

A. There are hereby created and established airport zones that include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they relate to the airport. Such zones are shown on the Hanford Airport "Airspace Plan" of the Kings County Airport Land Use Compatibility Plan, which is on file in the Community Development Department of the City.

B. All structure heights within the Airport Overlay zone are subject to the policies and requirements of the Kings County Airport Land Use Compatibility Plan. A use located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation.

C. The airport height zones are defined as follows:

1. Utility Runway Visual Approach Zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred (500) feet wide. The approach zone expands outward uniformly to a width of one thousand two hundred fifty (1,250) feet at a horizontal distance of five thousand (5,000) feet from the primary surface. Its center line is the continuation of the center line of the runway.

2. Utility Runway, Nonprecision Instrument Approach Zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred (500) feet wide. The approach zone expands outward uniformly to a width of two thousand (2,000) feet at a horizontal distance five thousand (5,000) feet from the primary surface.

3. Transitional Zones. The transitional zones are the areas beneath the transitional surfaces.

4. Horizontal Zone. The horizontal zone is established by swinging arcs of five thousand (5,000) feet radii for runways designated as utility or visual from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.

5. Conical Zone. The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward there from a horizontal distance of four thousand (4,000) feet.

17.44.050 Airport height limitations.

A. No structure shall be erected, altered, maintained or no object of natural growth shall be allowed to penetrate into any airport height zone created by this chapter.

B. No nonconforming use, structure or object of natural growth shall be modified or permitted to grow such that the nonconformity is expanded or increased beyond that existing on the date of the adoption of this chapter.

17.44.060 Markings and lights.

Markings and lights, as determined necessary by the City Engineer and the Building Official to achieve the purposes of this chapter and the Kings County Airport Land Use Compatibility Plan, shall be installed, operated and maintained at the property owner's expense such.

17.44.070 Nonconforming structures and trees.

A. The regulations prescribed by this chapter shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree below their existing height on the date of the adoption of this chapter, or otherwise interfere with the continuance of any use of said structure.

B. Notwithstanding the provisions of subsection A of this section, the owner of any existing structure or tree not conforming to the provisions of this chapter shall permit the installation, operation and maintenance thereon of such markers and lights, as shall be deemed necessary by the City Engineer and Building Official to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the City.

Chapter 17.46
RESERVED

Chapter 17.48
HISTORIC OVERLAY ZONE

Sections:

17.48.005 Purpose.
17.48.010 Application.
17.48.020 Permitted uses.
17.48.030 Definitions.
17.48.040 Regulation of Improvements.
17.48.050 Designation of historic districts, buildings and sites.
17.48.055 Ordinary maintenance and repairs.
17.48.060 Minor improvement permits.
17.48.070 Historic resource permits.
17.48.080 Deviation from standards.
17.48.090 Appeals.
17.48.100 Building permits.
17.48.110 Lapse of permits.
17.48.120 Revocation.
17.48.130 Permits to run with the land.
17.48.140 Penalties for improvements without permits.
17.48.150 Design criteria.
17.48.160 Demolition of historic structures.
17.48.170 Substandard buildings.
17.48.180 Duty to keep in good repair.
17.48.190 Evidence of hardship.

17.48.005 Purpose.

The council finds the protection, enhancement, preservation and use of structures in districts of historic, architectural and engineering significance located within the city to be of cultural and aesthetic benefit to the community. It is further found that respect of the heritage of the city will

enhance the economic, cultural and aesthetic standing of the city. The purpose of this chapter is to promote the general welfare of the public through:

A. The protection, enhancement, preservation and use of structures which represent past eras, events and persons important in history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the city and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived;

B. The development and maintenance of complementary settings and environment for such structures and/or districts;

C. The enhancement of property values; the stabilization of neighborhoods and areas of the city; the increase of economic and financial benefits to the city and its property owners and inhabitants; and the promotion of visitor trade and interest;

D. The preservation and encouragement of a city of varied architectural styles reflecting the cultural, social, economic, political and architectural phases of its history;

E. The educational and cultural enrichment of this and future generations by fostering knowledge of our heritage; and

F. The promotion and encouragement of continued private ownership and utilization of such structures so that the objectives set forth in this section can be attained under this policy.

17.48.010 Application.

A. This chapter shall apply to the area identified as “Historic Overlay Zone” as defined on the Zoning Map. The Historic Overlay zone is a geographically definable area, possessing a significant concentration and continuity of sites, building, structures, or objects unified by past events and aesthetically by plan and physical development.

B. This chapter shall also apply to all buildings and sites designated by the City Council as a historic building or historic site.

C. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district. If a conflict exists between the requirements of the base zone district and this chapter, the requirements of this chapter shall apply.

17.48.020 Permitted uses.

Uses shall be permitted or not permitted, conditional permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.

17.48.030 Definitions.

For the purposes of this chapter, unless otherwise defined, the following words and phrases used in this chapter are defined as follows:

“Alteration” means any exterior change or modification, through public or private action, of any property located within a designated historic district or site or a designated historical building, including exterior changes to or the modification of a structure, architectural details or visual characteristics, such as paint color and surface texture, grading, surface paving, new structures,

removal of trees and other natural features, disturbance of archeological sites or areas, and the placement or removal of any exterior objects, such as signs, plaques, light fixtures, street furniture affixed to the pavement, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of the property.

"Contributing building" means a structure within a historic district which ~~**structure**~~ retains scale, mass and other architectural characteristics to the degree that it contributes to the sense of time and place of the immediate area and the district. The building may have individual architectural significance or may be one of a grouping of background buildings that jointly contribute to the character of the immediate area and the district. Contributing buildings may reflect interim modifications if those modifications do not irreparably detract from the character of the building or if the modifications reflect an architectural style or particular era important to the development of the city. Contributing buildings shall also include structures that have a strong historical tie to activities, events, or individuals important in the development of the city.

"Designated historic feature" means any improvement which has special historical, cultural, aesthetic or architectural character, interest or value as part of the development, heritage or history of the city, the state or the nation and which has been designated as such pursuant to the provisions of this chapter.

"Designated historic site" means a parcel of property, or part thereof, on which a designated historic building is situated, and any abutting parcel or part thereof constituting part of the parcel of property on which the designated historic building is situated, and which has been designated a designated historic site pursuant to the provisions of this chapter.

"Exterior architectural feature" means the architectural elements embodying the style, design, general arrangement and components of all of the outer surfaces of an improvement, including without limitation, the kind, color and texture of the building materials, and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such improvement.

"Historic district" means the area within the Historic Overlay zone, as defined on the Zoning Map.

"Improvement" means any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical improvement of real property, or any part of such improvement.

"Noncontributing building" means a structure within a historic district which, in its present condition, does not contribute to the sense of time and place of the immediate area and the district. "Noncontributing building" may include those buildings constructed after the time period featured in a historic district or buildings in which the historical characteristics have been irreparably modified. "Noncontributing building" may also include buildings which, while noncontributing at present, may become contributing through the application of appropriate design criteria.

"Preservation" means the identification, study, protection, restoration, rehabilitation or enhancement of historical resources.

17.48.040 Regulation of Improvements.

No improvement or exterior architectural feature of any improvement shall be constructed or altered or enlarged which is located in the Historic Overlay District or identified as a historic site outside the District unless a permit is issued pursuant to the terms of this chapter. The section shall

not apply to any interior alteration which has no effect on the condition or appearance of any exterior architectural feature of an improvement. No structure listed on a State or National Register shall be moved or demolished unless a permit is issued pursuant to the terms of this chapter.

17.48.050 Designation of historic districts, buildings and sites.

A. For the purposes of this chapter, an improvement may be designated a historic building and property may be designated as a historic site by the City Council pursuant to this section if any one of the following criteria is met:

1. Historical and Cultural Significance.

a. The structure, property or district proposed for designation is representative of a distinct historical period, type, style, region or way of life;

b. The structure, property or district proposed for designation is, or contains, a type of building or buildings which was once common but is now rare;

c. The structure, property or district proposed for designation was connected with someone renowned or important or a local personality;

d. The structure, property or district proposed for designation is connected with a business or use which was once common but is now rare;

e. The structure, property or district proposed for designation represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced his era;

f. The structure, property or district proposed for designation is the site of an important historic event or is associated with events which have made a meaningful contribution to the nation, state or community; or

g. The structure, property or district proposed for designation has a high potential of yielding information of archeological interest.

2. Historic, Architectural and Engineering Significance.

a. The structure, property or district proposed for designation exemplifies a particular architectural style or way of life important to the city;

b. The structure, property or district proposed for designation exemplifies the best remaining architectural type of a neighborhood; or

c. The construction materials or engineering methods used in the structure or district proposed for designation embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship.

3. Neighborhood and Geographic Setting.

a. The structure materially benefits the historic character of the neighborhood;

b. The unique location or singular physical characteristic of the structure or district proposed for designation represents an established and familiar visual feature of the neighborhood, community or city;

d. The preservation of a structure is essential to the integrity of the district.

B. Historic buildings or sites shall be designated by the City Council in the following manner:

1. Any person may request the designation of an improvement as a historic building or site by submitting an application for such designation to the Community Development Department. The Community Development Department or the City Council may also initiate such proceedings on its own motion.

2. The Community Development Department shall conduct a study of the proposed designation and make a preliminary determination, based on such documentation and other information as it may require, whether the building site or district should be considered for historic designation. If the Community Development Department determines that the application merits consideration, it shall schedule a public hearing before the City Council within sixty (60) days of such determination.

3. The decision of the Community Development Department that the building, site or district should not be considered for historic designation may be appealed to the City Council in accordance with the provisions of Section 17.48.090.

4. Notice of the date, place, time and purpose of the public hearing shall be given by first-class mail to the applicants, owners and occupants of each building site or district at least ten days prior to the date of the public hearing, using the name and address of such owners as shown on the latest equalized assessment rolls, and shall be advertised once in a daily newspaper of general circulation at least ten days prior to the public hearing.

5. At the conclusion of the public hearing, but in no event more than thirty (30) days after the date set for the public hearing the City Council may approve in whole or in part, or deny in whole or in part, the application. The decision of the City Council shall be in writing and submitted to the applicant.

6. Failure to send any notice by mail to any property owner whose address is not shown on the latest equalized assessment rolls shall not invalidate any proceeding in connection with the proposed designation. The Community Development Department and City Council may also give such other notice as they may deem desirable and practicable.

C. Determinations of Contributing and Noncontributing Buildings. In conjunction with the designation of an historic district, the Community Development Department shall recommend and the City Council shall designate all buildings within the proposed district as either contributing or noncontributing.

17.48.055 Ordinary maintenance and repairs.

A. Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any property subject to this chapter if the maintenance or repair does not involve a change in the design, material, color or external appearance thereof.

B. This chapter shall not prevent the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when the Building Official certified to the City Council that such action is required for the public safety due to an unsafe or dangerous condition which cannot be rectified through the use of the Historical Building Code of the State of California.

C. No permit shall be required for ordinary maintenance and repairs as defined in this section.

17.48.060 Minor improvement permits.

A permit for minor improvements including, without limitation, such as repainting in accordance with a color palette approved by the City Council or replacement of minor landscaping features, may be issued by the Community Development Director.

17.48.070 Historic resource permits.

A. A historic resource permit shall be required for any alteration of the exterior features of a building within a designated historic district, or a designated historic building or site, or to construct a new building or improvements upon property within a designated historic district except as otherwise provided in this Chapter 17.48. The City Council shall determine whether a historic resources permit shall be issued. A permit shall not be required for ordinary maintenance and repairs as defined in this section.

B. Permit Procedures. An application for a historic resource permit shall be made on a form prescribed by the Community Development Department and shall be accompanied by the fees established by resolution of the City Council. The application shall include the information required by Section **17.70.040** for site plan review, complete elevation drawings of the proposed alterations, samples of proposed colors and materials, color photographs of all sides of any existing improvement, building or structure on the site, and such other information as may be required by the community development department. If applicable, the application shall include the information required by Chapter **17.80** (permit for conditional uses) and Chapter **17.82** (planned unit development).

Applications for permits requiring City Council approval shall be placed on the next regular meeting of the City Council. The City Council may approve, approve with conditions, or deny the permit.

17.48.080 Deviation from standards.

The Community Development Department or City Council are granted the authority to approve deviations from the provisions of this title if the Community Development Director or City Council finds that the deviation is necessary to achieve the purposes of this chapter and that the deviation will not adversely affect the public health, safety and general welfare of the citizens of Hanford.

17.48.090 Appeals.

A. Within ten days following the date of a decision by the Community Development Department, the decision may be appealed to the City Council by the applicant or any other party adversely affected by the decision of the Community Development Department.

B. An appeal application and required fee shall be filed with the Community Development Department and shall state specifically the basis for the appeal.

C. Within sixty (60) days after the date of receipt by the Community Development Department of the appeal application and fee, the City Council shall hear the appeal. A time period greater than sixty (60) days may be agreed upon by the appellant and the city. The Community Development Department shall give a ten-day written notice to the appellant of the time and meeting place of the hearing of the appeal.

D. Upon the conclusion of the hearing by the City Council, the City Council may render its decision immediately or may continue its decision until its next regular meeting. The City Council

shall declare its findings and may sustain, modify, reject or overrule the decision of the Community Development Department.

17.48.100 Building permits.

Before a building permit shall be issued for any structure, improvement or building proposed as part of the approved historic resource permit application, the building department shall secure written approval from the Community Development Department that the proposed improvements are in conformity with an approved historic resource permit. Before a building, improvement or structure may be occupied, the Community Development Department shall notify the chief building inspector that the site and such building improvement or structure thereon have been developed in conformity with an approved historic resource permit.

17.48.110 Lapse of permits.

A. An historic resource permit shall lapse and become void one year following the date on which the permit became effective, unless the conditions of approval specify a lesser or greater time or unless, prior to such expiration date, a building permit is issued by the chief building inspector and construction is commenced and diligently pursued toward completion on the site which was the subject of the historic resource permit application.

B. A permit may be renewed for an additional period of one year or for a lesser or greater period provided that, prior to the expiration of the time period granted, an application for renewal of the permit is filed with the Community Development Department. The Community Development Department may approve, approve with conditions, or deny an application for the renewal of a permit.

17.48.120 Revocation.

A. Should the holder of a historic resources permit violate any provision of this title or any condition of approval of the historic resources permit, the historic resources permit shall be automatically suspended.

B. The Community Development Department shall provide the holder of the historic resources permit with written notice of the suspension, which notice shall identify the reasons for the suspension and may instruct the holder of the historic resources permit to immediately terminate any and all activities, including, without limitation, construction or renovation work being performed pursuant to the historic resources permit.

C. Within thirty (30) days of the date of the automatic suspension of the historic resources permit, the City Council shall hold a hearing and receive evidence whether the historic resources permit should be reinstated, revoked or whether additional conditions or restrictions should be placed upon the historic resources permit or other actions should be taken by the holder of the historic resources permit in order to ensure compliance with the provisions of the historic resources permit and this title.

17.48.130 Permits to run with the land.

A historic resource permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application.

17.48.140 Penalties for improvements without permits.

When any improvements are made or installed to a building, improvement, or structure where a historic resource permit is required but not obtained, the owner of the site and occupant of the building, improvements or structure thereon shall be subject to completing the application process and a penalty fee of double the standard processing fee.

17.48.150 Design criteria.

A. The design criteria set forth in this section are intended to provide a guidance to both the City Council and Community Development Department and property owners regarding the improvements to structures, buildings, improvements or sites designated as historic or located in historic districts. The design criteria set forth in this section shall be used in evaluating applications for historic resource permits and for other related issues as determined by the Community Development Department.

1. Contributing Buildings. The design criteria shall be used to insure the preservation and enhancement of the historical and architectural characteristics of the historic structures through restoration of those structures. The restoration of a structure to their exact former appearance shall be permitted but not required.

2. Noncontributing Buildings Constructed Prior to 1935. The design criteria shall be used to ensure that modifications or alterations do not increase the noncontributing characteristics of the structure. The application of the design criteria to rehabilitate or renovate a structure to become a contributing building shall be encouraged.

3. Noncontributing Buildings Constructed After 1935. The design criteria shall be used to ensure that modifications or alterations to nonconforming structures do not increase the nonconforming characteristics of the structure or do not add to the intrusive character of the structure.

4. New Construction. The design criteria shall be used for new construction to achieve compatibility and harmony with surrounding structures and the historic district.

B. Design Guidelines. The following design guidelines are to be used to formulate plans for the rehabilitation, preservation, and continued use of old buildings consistent with the intent of this chapter. The guidelines apply to buildings of all occupancy and construction types, sizes and materials and to all permanent and temporary construction on the exterior of historic buildings as well as new attached or adjacent construction.

1. Every reasonable effort shall be made to use the building, structure or site for its originally intended purpose or for a compatible use which requires minimum alteration of the building, structure or site.

2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

3. All buildings, structures and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. Such changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be preserved.

6. Deteriorated architectural features shall be repaired, rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. The repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the historic building materials shall not be used.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any building, structure or site.

9. Contemporary design for alterations and additions to existing buildings, structures or sites shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, materials and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.

11. Interior features of historical significance, such as stairways, light wells, pressed metal ceilings, ornate woodwork, and the like should be integrated into the design of any adaptive use.

C. Rehabilitation Standards. The provisions of this subsection are intended to provide reasonable design for the rehabilitation of historic buildings so that the basic historic and architectural presentation of the buildings is retained and enhanced.

1. Storefronts.

a. Where original old store fronts remain, their appearance should not be altered. Such store fronts should be repaired and preserved. Where store fronts have been altered, the original design should be determined by examining photographs from the period and by investigating any original architectural fabric which remains beneath the changes. As much original material and detail should be retained in the rehabilitation as possible. Retention of cast iron elements is particularly important for structural and waterproofing reasons. Wood or stone steps, stone sills, and other elements which contribute to the character of store front entries should be preserved.

b. Where most of the existing architectural design dates from an interim remodeling and where such remodeling adds to the historical character of the historic district, rehabilitation may conform to the period of such remodeling and not to the original design.

c. Where the original design cannot be determined or where financial considerations preclude full-scale rehabilitation of a store front which has already been altered, a design which is not a

pure rehabilitation but which is in keeping with the design of the rest of the building may be appropriate. The general proportions, materials, colors, rhythm of solids to voids, repetition of design elements, and directional expression (the effect of verticality or horizontally common to the street) should be followed in designing new store fronts. The use of materials not in existence when a store front was built should be discouraged in its rehabilitation.

d. The architectural integrity of a buildings storefront in the historic district should be preserved. Accessories, such as light fixtures, which do not imitate the designs of these eras should be prohibited. Designs appropriate to the years during which the buildings in the historic district were constructed should be encouraged.

e. Canvas awnings are traditional to the historic district and are an acceptable element of store fronts. The size and scale of awnings should be appropriate to the building to which they are attached, based on photographic and documentary evidence. Color choice should be made with discretion. Metal awnings, glass awnings and glass canopies are not in keeping with the prevailing character of the historic district and may be prohibited. To avoid obscuring building elements on the upper stories, canopies and awnings should not be permitted above the ground floor unless documented by photographic evidence.

f. Wooden balconies, canopies and porches are traditional to some buildings within the historic district and are an acceptable element of store fronts where such features can be appropriately documented. The recreation of such elements should be carefully considered to ensure that they are a faithful reproduction of original features, based on photographic and documentary evidence. Interim building modifications which in themselves represent an important historic era or architectural style in the development of the area should not, however, be obscured or destroyed in the rebuilding of such features.

2. Windows and Doors.

a. Where they still exist, the original sills, lintels, frames, sash, muntins, and glass of windows and transoms should be preserved. The original doorway elements, including sills, lintels, frames and the doors, should also be retained. When they must be replaced, the replacements should duplicate the originals in design and materials.

b. Glass in windows, doors and transoms should be clear, except where documentary evidence indicates the original use of colored glass. Plastic materials should not be used in place of glass. Any existing small paned transoms should not be obscured on the exterior.

c. The original proportions of wall openings should be retained. The blocking of any existing opening to accommodate standard sash and glass sizes, to hide ceilings lowered beneath the tops of existing windows, or for any other reason should not be allowed.

d. Decorative wood or metal lintels, brackets and any other window or doorway trim should be preserved and should be restored where possible.

e. In rehabilitation, the original number of panes in glassed areas should be used.

3. Cornices.

a. Cornices should be restored to their original appearance, using original materials where possible and duplications of the original where necessary. Original materials were wood, plaster or metal.

b. In some instances, duplication of the original cornice using contemporary materials may be necessary, although the use of materials in existence when the original was constructed is the preferred treatment.

c. Where the use of the original materials is not feasible, surviving cornice elements should be retained and repaired. An alternative to full-scale rehabilitation may be the construction of a new cornice of contemporary but sympathetic design in the same design relation to the rest of the building as the original cornice.

d. Where possible, brick corbels should be restored and treated in the same manner as brick wall surfaces.

e. Gutters, downspouts and flashings should be inconspicuous.

4. Roofs.

a. Roofs retaining their original shapes should be maintained. In some cases, where roof shapes have been altered, restoration to original appearance may be possible.

b. Contemporary roofing materials shall be acceptable. Where roofs are visible, roofing materials should be dark. Flashings should be unobtrusive.

c. Pseudo-mansard roofs applied to store fronts should only be considered when photographic evidence indicates the prior existence of such features and should be reconstructed to be consistent with such prior features.

5. Building Materials.

a. Brick.

i. Brick is a dominant building material in the historic district. Brick should be treated and maintained in a manner which will preserve it and should not be treated in a manner which will deface it or accelerate deterioration. Brick should not be covered by synthetic brick or stone, or wood shingles, by wood or aluminum siding, or by synthetic materials of any other kind.

ii. Sandblasting accelerates the deterioration of brick and should not be used. Sandblasting gouges the mortar joints between bricks, admitting water which freezes, expands and breaks the bricks.

iii. Brick may be cleaned by applying mild chemical solvents, by scrubbing with stiff nonferrous brushes, or by spraying with water under high pressure.

iv. Brick which has already been sandblasted should be treated with clear silicone every two or four years to repel water. However, treating with silicone is not the equivalent of retaining the original glaze.

v. When repointing is necessary to replace deteriorated mortar or to stop water damage, loose mortar should be raked out to a depth of approximately one-half inch to one inch in both vertical and horizontal joints and the brick washed to remove small particles which remain. Joints should not be sawed.

vi. When deteriorating brick must be replaced, replacements should match the old brick in color, texture, size and coursing technique. Mortar should be painted to match existing joints. Replacement brick should be laid in the same bond as the original.

vii. Repainting shall be preferable to cleaning brick which has previously been painted. Painting brick which has not previously been painted is an appropriate way to unify a facade for which the original brick color, size, texture, coursing technique, and mortar appearance cannot be matched in repair work and in which such inconsistency is visually disruptive.

viii. Many of the buildings in the historic district have been stuccoed. Stucco is very difficult to remove from brick, especially soft brick, and therefore its removal is not recommended. Although stucco may be removed laboriously by use of a hammer and chisel, the chisel marks often mark the brick. If wire mesh was attached to the brick to hold the stucco, the mesh may be pulled from the surface of the brick to remove the stucco.

b. Wood. Wood is not common as a primary structural material in the historic district. Wood frame accessory features, such as skylights, however, should be retained as they constitute important elements of the buildings and offer unique opportunities for variation in mass, color and texture. Restoration techniques should be as gentle as possible and should not include sandblasting. Where the replacement of wooden exterior features or portions of such features is necessary, the new structure should be constructed to resemble, as closely as possible, the original structure.

c. Metals. Architectural metals are utilized as an exterior structural element in several buildings within the historic district. They constitute an important architectural feature and should be preserved. Cast iron store front frames should be treated sensitively and covered with a protective paint or sealer. Pressed metal cornice and trim elements should likewise be protected.

D. New Construction Standards. The construction standards proposed in this subsection are based on a combination of existing and historical design elements common to the historic district building materials common and identify the downtown Hanford commercial buildings. The standards will help to assure that new design, while contemporary, will be compatible with the existing building character. The building design shall be consistent with the historical design elements found on adjacent buildings and the total character of the streetscape.

1. “Wild West” theme construction typified by false front architecture embellished with gingerbread-style detail, board-and-batten siding, and bright colors are not appropriate and shall not be an acceptable building motif.

2. New construction should maintain the continuity of existing rows of buildings or help to establish such continuity. Facades should be constructed at the property line facing the street.

3. The front and side walls of new construction should be parallel to the property lines. Polygonal and circular shaped buildings shall be prohibited.

4. New buildings should be constructed to within ten percent of the average height of the existing adjacent buildings. The maximum height of any new building should be fifty (50) feet. The minimum height should be twenty (20) feet. Sidewalk level commercial spaces should have a minimum ceiling height of ten feet from the floor.

5. Brick is the preferred exterior material for new construction. The color and texture should be similar to that of brick historically used in the city. Stuccoed surfaces may be permitted on a limited basis. The use of wood, synthetics and metal siding shall be prohibited.

6. A new facade should be rectangular in shape and its proportions (width in relation to height) should be consistent or compatible with the proportions of adjacent historic buildings. The

principal directional expression of new facades may be horizontal or vertical. Facades of one-story buildings should be organized into three horizontal or vertical bands: store front, solid wall space above the store front, and cornice with or without parapet. Two-story buildings should be organized into three or four horizontal bands: store front, horizontal band (optional), second floor, and cornice (with or without parapet). Such bands should align with those of adjacent buildings.

7. Facades should be organized into three, four or five bays. The directional expression of windows and doors should be vertical, though several vertical elements may be combined to form a horizontal opening.

8. New construction details should approximate the character of historic details found in the historic district. The reproduction of historic building details shall be discouraged, except where the reconstruction of historic buildings may be appropriate.

9. New store fronts should approximate the character of those built in the past within the historic district: the double doors of some of the oldest buildings, the recessed entries with flanking showcases of the 1880-1940 period, and others which can be photographically documented. Store fronts with recessed entries should be divided into three bands: a transom band, a band of display windows, and a small spandrel or paneled band under display windows. Proportions of store fronts should be consistent with those of historical store fronts. Store fronts should be ten feet high, including the transom band. Metal store front elements should not leave exposed the natural color of the metal. Dark anodized finishes shall be preferred, as are colors traditionally used in the historic district.

10. Awnings or triangular sidewalk roofs attached above street level store fronts should be encouraged.

11. False fronts or parapet walls should conceal roofs from the public view. Mansard, free form, and geometric roof shapes shall be prohibited.

12. The scale of new construction should be harmonious with that of adjacent buildings. Materials, signs and other elements of new construction should be consistent with the scale of similar elements found in adjacent historic buildings.

13. Those sections of the rehabilitation standards set forth in subsection C of this section discussing store front design, canopies, and awnings shall also apply to new construction.

E. General Building Standards. The standards set forth in this subsection should be applied to all alterations or new construction in the historic district.

1. Color.

a. Exterior colors should harmonize with other colors on the same building and on the streetscape. Exterior colors should complement the colors of neighboring buildings and should be selected to be mutually supportive and beneficial to the overall historic character of the streetscape.

b. Where wood or metal surfaces of windows, doors, porches and details, other than cornices, are to be painted, the following colors shall be used: During the early twentieth century, muted colors and earth colors were favored. They included gray, dark brown, dark green, blue gray, beige, brick red, and terra cotta. A slightly grayish-white paint, was frequently used for major surface areas and for details. This grayish-white is an appropriate choice for window sash and frames and for other details. In some instances, black or dark gray may be appropriate for the fixed window

or door frame. If the original color of a cornice cannot be determined, grayish-white, buff or sandstone color are preferred choices.

c. Where brick has been painted, repainting in a color which approximates that of the natural brick is appropriate. Mortar joints might also be suggested in a color approximating the natural color of the mortar (not a pure white). Depending on the paint history of a building, grayish-white paint may be an acceptable alternative for the facade. Where brick was unpainted and remains unpainted, the use of paint on the exterior shall be discouraged, since unpainted brick is a strong design tradition in the historic district.

d. Paint colors which were not produced or used during the early twentieth century should be discouraged in the historic district. Bright, new colors are to be avoided, even when used sparingly.

2. Signs.

a. General Requirements. Signs shall be designed to contribute to the quality of the historic commercial environment. Within the historic district, each business shall be limited to one primary sign, except those businesses on corners which may have a sign on each street. Each business may also appropriately establish one sign directly lettered onto the window glass or the glass in the doors. Signs in the historic district shall be pedestrian oriented in size and shape. Graphics shall be simple and bold. Signs shall be flush with the wall since they usually complement architectural elements more effectively than projecting sign. Wall mounted can or cabinet type internally illuminated wall signs are not permitted. Symbolic, three-dimensional signs (such as a barber pole or a pawn shop symbol) shall be encouraged. Paper signs attached to the interiors or exteriors of store windows shall be discouraged, except where temporary presentation for public notice requires such treatment. The height of new signs shall not extend above the window sills of the second floor. Signs on one-story buildings shall not project above the cornice line, and all roof-mounted signs shall be precluded.

b. Area of Permanent Signs.

i. Each ground floor tenant may have a maximum of one square foot of signage for each linear foot of business establishment on his primary frontage (that portion of the building occupied by the business which faces a street and contains the main entrance), with a twenty-five (25) square foot minimum sign area, regardless of the width of such primary frontage.

ii. Each ground floor tenant may have a maximum of one-half square foot of signage for each linear foot of secondary frontage (that portion of the building occupied by the business and facing an alley, street, adjacent building, parking lot, or the like).

iii. Each ground floor tenant may have one sign located at each entrance attached below the marquee or canopy which shall not exceed six square feet per sign face and with a minimum ground clearance of seven feet above the sidewalk grade. Such sign shall not count against the maximum sign area allowed for a business frontage.

iv. Each basement and second and third story tenant may have painted window signs at a maximum of thirty (30) percent of the businesses' total window area on a given frontage.

v. Each basement and second and third story tenant may also use the awning skin above his businesses' windows for signage based on thirty (30) percent of the window area.

vi. Basement and second and third story tenants may use a maximum of fifty (50) percent of the entrance door area (the street entrance leading up to the second story) for a directory type sign to be placed on the door or on the wall beside the door.

vii. Where second stories are occupied by only one tenant, the tenant may use the skirt of the awning above the entrance door (the street entrance leading up to the second story) for signage.

viii. Multi-tenant buildings or businesses within a row of buildings shall be permitted a directory type sign located on a building with each business allowed up to an eight-inch by thirty-six (36) inch sign per directory. Such a sign will not count against the maximum sign allowance for the business frontages.

ix. Pole signs shall not be permitted except under special circumstances where a sign on a building is not appropriate and where such is approved by the Community Development Department.

c. Temporary signs.

i. Each building tenant may use one of the following two types of temporary signs, but not both at the same time:

(A) Basement, ground and second and third story tenants may use a maximum of twenty-five (25) percent of their total window area along a single frontage for temporary signage. Such promotional or sale signs shall only be used for a period of seven consecutive days per month with at least a thirty (30) day period between sign displays. Such signs shall be of professional quality.

(B) Each building tenant shall be permitted to use one portable sign only on Fridays and Saturdays which sign is a maximum of three and one-half feet high and two feet wide. Such signs shall be placed immediately adjacent to the building and not next to the curb or anywhere else in the sidewalk area. Portable signs shall be removed and placed inside the business each afternoon or early evening on Fridays and Saturdays before the business closes.

ii. Commercial banner type signs on buildings or store fronts shall be prohibited except for grand openings and community events. Such signs shall only be used for a period of fourteen (14) days and then be removed. Such signs shall be of professional quality. Except for dealerships of cars, trucks, motorcycles, recreational vehicles and boats, and temporary parking lots sales which require outdoor display, canvas, plastic, cloth, paper or other types of banners or streamers suspended across private property, buildings or structures shall not be permitted. “Grand Opening” banners are permitted as stated above.

d. Brand Names or Product Signs. Registered trademarks, the portrayal of specific commodities, or signs advertising an individual brand of products shall not exceed ten percent of the total sign area. If the trademark or commodity represents the principal activity conducted, a maximum of twenty-five (25) percent of the total sign area for trademark use.

f. Sign Approval Process. All signs prior to their use and installation shall require a permit and shall be approved for consistency with this chapter.

g. Deviations from Sign Standards. The community development department or the City Council are granted the authority to approve deviations from the provisions of this section as allowed pursuant to Section 17.48.080.

3. Roof-Mounted Equipment. Roof-mounted equipment should be located so that it is not generally visible from the adjoining streets or alleys and does not detract from the lines of the building.

4. Energy Conservation. The conservation of energy should be considered in the review of building rehabilitations so that within the historical context of a building the conservation of energy resources is maximized.

5. Additional Design Criteria. The City Council may adopt, by resolution, such additional design criteria as may be desirable to further implement and clarify this section. Such criteria shall be consistent with the purposes and intent of this chapter.

6. Other Provisions. The following rules and regulations are incorporated by this reference into the design criteria set forth in this section:

a. The Secretary of the Interior Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings;

b. California Code of Regulations, Title 14, Part 8: State Historical Building Code.

17.48.160 Demolition of historic structures.

A. Notices Required. The demolition, wholly or partially, of a contributing building in a historic district or a designated historic building shall be prohibited unless the property owner of such structure gives the Community Development Department one hundred eighty (180) days' prior written notice that such demolition is planned for such structure. Subject to the provisions of subsection B of this section, no application to the city for a permit to carry out such demolition shall be accepted during said one hundred eighty (180) day notice period. Following the receipt of such notice, the City Council may take such steps as it determines are necessary to preserve the structure concerned. The City Council, among other things, may:

1. Seek local trusts and other financial sources which may be willing to purchase the structure for restoration;

2. Publicize, with the owner's consent, the availability of the structure for purchase for restoration purposes;

3. Make offer concerning the acquisition of development rights or facade easements and the imposition or negotiation of other restrictions for the preservation of the structure;

4. Investigate possible sites for the relocation of the structure; and

5. Direct city staff to purchase the structure pursuant to a development plan where it does not appear that private preservation is feasible.

6. Deny the demolition request.

B. Waivers of Notices.

1. The City Council, upon the request of the property owner, may waive the requirement of one hundred eighty (180) days' prior written notice if the action planned for the structure involves:

a. An emergency repair to, or removing an unsafe condition of, the structure; or

b. The relocation of the structure to a site approved by the City Council; or

c. Relief of extreme financial hardship to the owner of the structure as set forth in Section 17.48.190.

2. A request by a property owner for the waiver of a notice shall be considered by the City Council at its next regular meeting after the filing of such request in writing with the Community Development Department; however, if the request is filed within ten days of the next regular meeting of the City Council, the request shall be placed on the agenda of the City Council's second regular meeting following the filing of the request.

17.48.170 Substandard buildings.

The Building Official or the Fire Marshal shall notify the Community Development Department whenever such official declares a designated historic building or structure within a historic district to be a substandard or dangerous building.

Upon the receipt of notice from the Building Official or the Fire Marshal, the City Council shall evaluate the historic and architectural merit of the structure and shall provide recommendations to the Building Official within thirty (30) days.

17.48.180 Duty to keep in good repair.

The owner, occupant or other person in actual charge of a designated historic building or site, structure or building in an historic district shall keep in good repair all of the exterior portions of such site, improvement, building or structure, and all interior portions thereof whose maintenance is necessary to prevent the deterioration and decay of any exterior architectural feature.

17.48.190 Evidence of hardship.

The City Council may approve an application for a permit to carry out any proposed work in an historic district or on a historic site, structure or building if the applicant presents clear and convincing evidence of facts demonstrating, to the satisfaction of the City Council, that denial or the application will cause immediate and substantial hardship on the applicant because of conditions peculiar to the particular building, structure or site or other feature involved, and that the approval of the application will be consistent with the purposes of this title. If a hardship is found to exist under this section, the City Council shall make written findings to that effect.

Chapter 17.50
DEVELOPMENT STANDARDS

17.50.010 Purpose and applicability.
17.50.020 Applicability.
17.50.025 Nuisance.
17.50.030 Waste materials.
17.50.040 Air pollution.
17.50.050 Odorous gases and matter.
17.50.060 Discharge of materials.
17.50.070 Ground vibration.
17.50.080 Combustibles and explosives.
17.50.090 Trash collection areas.
17.50.100 Rooftop equipment.
17.50.110 Fences and walls.
17.50.120 Fence and wall locations in residential, office, and public facilities zones.
17.50.125 Temporary fences.
17.50.130 Tents, tarps, and other coverings.
17.50.140 Outdoor lighting standards.
17.50.150 Through lots.
17.50.160 Measurement of building setback areas.
17.50.170 Exceptions in building setback area limitations.
17.50.180 Measurement of height.
17.50.190 Exceptions to height limitations.
17.50.200 Property maintenance.
17.50.210 Housing density bonus and other incentives.

17.50.010 Purpose and applicability.

The purpose of this chapter is to establish development standards in order to preserve, protect, and promote the public health, safety, and general welfare of the city, and to minimize environmental impacts and land use conflicts.

17.50.020 Applicability.

This chapter shall apply to uses within all zone districts, unless specifically stated otherwise.

17.50.025 Nuisance.

Nuisance conditions caused by noise, odor, dust, mud, smoke, steam, vibration, light or other similar causes are prohibited.

17.50.030 Waste materials.

Waste materials that are associated with any use that cause fumes or dust, that may be a fire hazard, or that are edible by, or otherwise attractive to, rodents or insects, shall be stored in closed containers.

17.50.040 Air pollution.

No use shall cause the emission of any smoke, ash, dust, fumes, vapors, gases or other forms of air pollution exceeding regulatory limits that, or other forms of air pollution that can cause excessive soiling on any other parcel. No emission shall be permitted that exceeds the requirements of the San Joaquin Valley Air Pollution Control District or the requirements of any air quality plan adopted by the City of Hanford.

17.50.050 Odorous gases and matter.

No use shall be permitted which emits odorous gases or other odorous matter in such quantities as to be dangerous, harmful, noxious, or otherwise objectionable at a level that is detectable with or without the aid of instruments at or beyond the project site boundary.

17.50.060 Discharge of materials.

No use shall discharge at any point into any public or private street, public sewer, storm drain, private stream, body of water, or into the ground, any material that can contaminate any water supply, interfere with bacteriological processes in sewerage treatment, or otherwise cause the emission of dangerous or offensive elements, except according to the standards approved by the California Department of Public Health, or any other federal, state or local government agency.

17.50.070 Ground vibration.

No use shall be permitted to cause a steady state, earth-borne oscillation beyond the project site. Ground vibration caused by moving vehicles, trains, aircraft, or temporary construction or demolition is exempt from this requirement.

17.50.080 Combustibles and explosives.

The use, handling, storage, and transportation of combustibles and explosives shall comply with the Uniform Fire Code and California Code of Regulations Title 19.

17.50.090 Trash collection areas.

A. Suitable area shall be provided on-site for collection of trash and recyclable materials for all multi-family residential, mixed-use, commercial, office, and industrial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer.

B. All uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

17.50.100 Rooftop equipment.

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.

17.50.110 Fences and walls.

A. No fence or wall shall be placed within the public right-of-way.

B. A masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit;

C. No hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

D. The provisions of this title regarding fences or walls shall not apply to a fence or wall necessary for public safety or as required by any law or regulation of the state, or any agency thereof.

17.50.120 Fence and wall locations in residential, office, and public facilities zones.

Fences and walls in the R-L, R-M, R-H, OR, O and PF zone districts shall be constructed or installed in accordance with the following:

A. Along a rear lot line not exceeding seven feet in height;

B. Along an interior side lot line not exceeding seven (7) feet in height beginning at ten (10) feet from the front lot line;

C. On a corner lot along the street side lot line not exceeding seven (7) feet in height beginning at twenty-five (25) feet from the front lot line. On a reverse corner lot, the fence or wall is to be set back from the street side lot line five (5) feet. On a reverse corner lot, the rear lot line fence is not to extend beyond the five (5) foot street side building setback area;

D. On a corner lot when a residence is constructed with its front access facing the street side lot line of a corner lot, a six (6) foot high fence is to be placed ten feet behind the front property line. The street corner forty-five (45) degree angle line of sight is to be maintained as described in Subsection H below. When the front of the house fronts the street side lot line a fence exceeding three (3) or four (4) feet in height as described in Subsection E and F below is to be set back ten (10) feet from the street side lot line;

E. Along a front lot line not exceeding three (3) feet in height;

F. Along a front lot line not exceeding four (4) feet in height when the upper one (1) foot is fifty (50) percent or more open;

G. Along a front lot line an open chain link fence up to seven (7) feet in height may be located in conjunction with a public or quasi-public playground or park use;

H. A six-foot fence or wall may be located in a front building setback area when set back ten (10) feet from the front lot line. Except in the case of a corner lot, the fence wall shall begin a forty-five (45) degree angle at a point twenty-five (25) feet from the front lot line located on the street side lot line.

17.50.125 Temporary fences.

The use of temporary fences is allowed subject to the following requirements:

A. A temporary fence shall be constructed of chain link or other such material approved by the Community Development Director and shall not be permanently affixed to the site.

B. A temporary fence shall be located on the site in such a manner as not to impede pedestrian or automobile traffic adjacent to the site.

C. A temporary fence placed to secure a construction, rehabilitation or demolition project on the site shall be removed when the project is completed.

D. A temporary fence placed for a reason other than to secure a construction, rehabilitation or demolition project on the site shall be removed after ninety (90) days unless a temporary use permit is issued in accordance with Chapter 17.76 that allows a longer period of time.

17.50.130 Tents, tarps, and other coverings.

No front or side building setback area in the R-L, R-M, OR, or O zone district shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

A. Standard window and door awnings

B. 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.

Recommendation to add:

Tarps for roof and building repairs shall be prohibited, except for emergency repairs. Additionally, the use of tarps for temporary canopies, enclosures, and/or awnings is prohibited in any front yard area visible from any public right of way.

17.50.140 Outdoor lighting standards.

A. Purpose. The purpose of this section is to establish standards for the types, construction, installation and use of outdoor electrically powered illuminating devices and systems in order to conserve energy, preserve the natural environment, and provide nighttime safety and security, while not materially interfering with the use and enjoyment of property.

B. Definitions. For purposes of this section, unless otherwise defined, the following words and phrases when used in this section shall have the following meaning:

1. “Automatic timing device” means device which automatically turns on and off outdoor light fixtures or circuits.

2. “Canopy light fixture” means an outdoor lighting fixture attached to or recessed within a canopy ceiling.

3. "Direct illumination" means illumination resulting from light emitted directly from a lamp or luminaire, not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.

4. "Fully shielded fixture" means an outdoor light fixture shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below the horizontal plane as determined by photometric test or certified by the manufacturer. A light fixture mounted under a canopy or other structure such that the canopy or surrounding structure effectively shields the light in the same manner is also considered fully shielded for the purposes of this definition.

5. "Light glare" means the reflections of light sources which reduce the contrast between detail and background within the visual area.

6. "Light trespass" means any form of artificial illumination emanating from a light fixture or illuminated sign that penetrates other property and creates a nuisance.

7. "Lumen" means that unit used to measure the actual amount of light which is produced by an outdoor light fixture.

8. "Luminous tube lighting" means gas-filled tubing which, when subjected to high voltage, becomes luminescent in a color characteristic of the particular gas used, e.g., neon, argon, etc.

9. "Outdoor light fixture" means an electrically powered illuminating device which is permanently installed outdoors, including, but not limited to, devices used to illuminate any site, structure, or sign.

10. "Temporary lighting" means lighting which does not conform to the provisions of this section and which will not be used for more than one continuous thirty (30) day period within one calendar year. Temporary lighting is intended for uses, which by their nature are of limited duration; e.g. holiday decorations, civic events, special events, construction projects, emergencies or similar situations. The thirty (30) day time limitations may be extended by the city on a case-by-case basis for unusual or special circumstances.

11. "Unshielded" means fixtures lacking any means to restrict the emitted light to below the horizontal plane.

C. Exemptions. The outdoor lighting fixtures listed below are exempt from the provisions of this section:

1. Outdoor lighting fixtures which were lawfully installed prior to the enactment of these standards and do not create a nuisance.

2. Luminous tube lighting. Gas-filled tubing e.g., neon, argon, etc.

3. Temporary lighting, as defined in subsection B.

4. Public outdoor recreational facilities, airport, roadway and navigation lighting installed and maintained by a public agency or public utility.

5. Outdoor light fixtures producing light by the combustion of fossil fuels, such as liquid fuel lanterns or gas lamps.

6. Low voltage holiday decorations and landscape/walkway lighting.

7. Ornamental lighting within the street right-of-way when approved by the city.

8. Lights emitting infrared radiation used for remote security surveillance systems.

9. Emergency Lighting by Emergency Services. Searchlights, floodlights, laser source lights, strobe or flashing lights, or any similar high intensity lights are permitted when used in emergencies by police, fire, medical, or utility personnel or at their direction.

10. Solar-powered Lighting. Solar-powered lights of 5 watts or less per fixture used in residential landscaping applications and to illuminate walkways are exempt from applicable lamp type and shielding standards and are excluded from the total lumen calculations for the site.

D. General Outdoor Lighting Standards. The following requirements and standards shall apply in all zone districts for the installation and use of outdoor lighting fixtures.

1. 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.

2. 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.

3. 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.

4. 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.

5. The height of freestanding light fixtures including freestanding parking lot fixtures shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed the following:

a. Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district; and

b. Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district; and

c. Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district; and

d. Fifty (50) feet in height when located in the **C-R** Regional Commercial zone or freestanding light fixtures for public outdoor recreational facilities.

E. Specific Outdoor Lighting Standards. In addition to the general outdoor lighting standards stated in Subsection D, the following additional requirements shall apply to outdoor lighting fixtures in the R-L, R-M, R-H, and OR zone districts:

1. Mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.

2. Freestanding light fixtures, including freestanding parking lot 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.

F. Commercial Outdoor Lighting Standards. In addition to the requirements identified in Subsection D, the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:

1. All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.

2. Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.

3. Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

G. Submission of Plans and Evidence. For parking lots and commercial developments, the submission of lighting plans and evidence of compliance with these lighting requirements are required, and shall include the following:

1. Description of outdoor light fixtures, including component specifications such as lamp reflectors, lens style, angle of light cutoff, supports, poles, and include manufacturers' catalog specifications.

2. Locations and description of all outdoor light fixture and hours of their operation.

17.50.150 Through lots.

A front yard shall be provided on each frontage of a through lot, except where a waiver of access to one of the frontages applies.

17.50.160 Measurement of building setback areas.

A. Required building setback areas shall be measured as the minimum horizontal distance from the property line of the site or street line to a line parallel thereto on the site; provided, however, where a precise street plan has been adopted by the City Council, the required front building setback area shall be measured from the precise street plan line, and no provision of this title shall be construed to permit a structure, use, or other improvement to extend beyond such precise plan line.

B. Where a site abuts on a street having only a portion of its required width dedicated or reserved for street purposes, the site area and required building setback areas shall be measured from a line representing the boundary of the additional width required for street purposes abutting the site.

C. Where a site abuts a public alley, required building setback areas shall be measured from the center line of the alley, except that garages and carports with alley access shall be located a minimum of twenty-five (25) feet from the opposite side of the alley where access opening is parallel to the alley right-of-way line requiring a ninety (90) degree turn.

17.50.170 Exceptions in building setback area limitations.

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 thirty-six (36) inches, and may extend into a required front building setback area not more than six (6) feet; provided, that where an architectural feature

extends more than twenty-four (24) inches into a required side building setback area, such extension shall meet all fire and building code requirements. No building or projection thereof may extend into a public easement or right-of-way, except awnings in the MX-D Downtown Mixed Use Zone District, or except awnings in the Historic District, with approval of a Historic Resources Permit.

B. Open, unenclosed, uncovered metal fire escapes and depressed ramps or stairways may project into any required yard or space between buildings not more than four feet; and planter boxes attached to a building may be extended into a required front building setback area by not more than three (3) feet.

C. Fences, walls, hedges, garden structures, walks, driveways and retaining walls may occupy any required building setback area or other open space, subject to the limitations prescribed in this title.

D. When more than sixty (60) percent of the linear frontage of lots improved with residential buildings within any street block is comprised of lots with less than the minimum front building setback requirements, the minimum front building setback for newly constructed residential buildings in such block shall be the average of the actual front building setback of all the lots in such block improved with residential buildings; counting those that have front building setbacks greater than the minimum front building setback requirement of the zone district as having the minimum requirement.

17.50.180 Measurement of height.

The height of a structure shall be measured vertically from the average elevation of the ground surface covered by the structure to the highest point of the structure; provided, however, the provisions of this section shall not apply to the height of any structure necessary for public safety or as required by any law or regulation of the state or an agency thereof.

17.50.190 Exceptions to height limitations.

Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, air-conditioning equipment, or similar equipment required to operate and maintain buildings, and fire and parapet walls, skylights, towers, spires, cupolas, road signs (where permitted), flagpoles, chimneys, smokestacks, television and radio masts, or similar structures may be erected above the height limit, but shall not be allowed for the purpose of providing additional floor space.

17.50.200 Property maintenance.

It is a public nuisance for any person owning, leasing, renting, occupying, or having possession of any real property to maintain said real property in a manner in which any of the following conditions are found to exist:

A. The real property or any buildings, structures, or improvements located thereon which violate one or more of the following:

1. The California Building Standards Code, California Code of Regulations, Title 24, any and all amendments, thereto, published by the California Building Standards Commission;

2. Any provision of the Hanford Municipal Code;

3. Any other law or regulation;

B. Outdoor storage of personal property of any type or design in any unscreened/unfenced areas fronting on any alley, street, or other public right-of-way;

C. The parking of vehicles in yards or landscaped areas;

D. Real property or structures or improvements thereon not properly maintained so as to constitute a fire hazard by reason of weeds, grass, rank overgrowth, or accumulations of debris or which could harbor rats or other vermin, create unsightly appearance, or create conditions which are detrimental to neighboring properties;

E. Broken windows or other structural defects in the real property or any structures or improvements thereon which create hazardous conditions and invite trespassing and malicious mischief including unsafe structural supports, boarded doorways and windows, dry rot, termites, and similar hazards;

F. Clothes lines within front yard areas, or other unscreened/unfenced yard areas;

G. Garbage cans and garbage receptacles stored within the front yards and which are visible from the public street or neighboring properties. Except that, the Code Enforcement Officer may determine that circumstances involving the property or its occupants make it difficult or impossible to place the garbage cans and receptacles out of public view. If the Code Enforcement Officer makes such a determination, the Code Enforcement Officer shall designate a location on the property for the storage of the garbage cans and receptacles even though such location may allow the garbage cans and receptacles to be visible from the public street or neighboring properties;

H. Failure to maintain any wall, fence, or hedge as to constitute a hazard to persons or property or which create an unsightly appearance;

I. Failure to maintain required landscaping and trees and/or removal, destruction or severe pruning of required landscaping or trees.

J. Installation of newspaper/magazine racks, overnight/postal drop boxes or other items of personal property in the public right-of-way without first obtaining an encroachment permit from the city and/or failure to properly maintain said items.

K. Conditions that create a fire hazard, endanger human life, or are hazards to public health, safety or general welfare of the citizens of the city, including without limitation, real property, structures or other improvements that are in disrepair or are not properly maintained as determined by the Code Enforcement Officer.

L. Failure to address graffiti for longer than forty-eight (48) hours from the time that graffiti is placed on a surface.

M. Construction equipment, buses, limousines, tow trucks, flatbed trucks, grading equipment, tractors, tractor trailers, trailers, and any commercial vehicle over twenty-two feet (22') long or eight feet (8') in height or ninety inches (90") wide, supplies, materials, or machinery of any type or description, parked or stored upon any street or property within a residential zone. “Commercial vehicle,” for the purposes of this section, shall be defined as any motorized or nonmotorized vehicle used or maintained to transport property or goods for profit, or persons for hire or compensation.

N. Portable basketball hoops placed, stored, or left unattended on a public sidewalk, public street, or any portion of the City right-of-way.

O. Failure to satisfy the following requirement for address numbers: Approved numbers or address signage shall be placed and maintained on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background and shall not be less than 4" in height. House numbers shall not be obstructed in any fashion.

17.50.210 Housing density bonus and other incentives.

A. The purpose and intent of this section is to implement Chapter 4.3 Density Bonuses and Other Incentives, Section 65915, et seq., of the California Government Code, as amended, for the development of affordable housing and senior housing developments, which are incorporated herein by this reference.

B. This section shall apply to residential projects providing moderate, low and very low income housing and/or senior housing developments pursuant to the provisions and definitions of Chapter 4.3, Section 65915, et seq., of the California Government Code, as amended. Should provisions of this chapter conflict with state law, the latter shall control.

C. Projects which meet the requirements set forth in this section shall qualify for a density bonus and an applicable number of concessions or incentives unless the City Council adopts a written finding, based upon substantial evidence that any one of the following exists:

1. The concession or incentive is not required to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set at the required affordable levels, as specified in Government Code Section 65915(c); or

2. The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households; or

3. The disapproval of the project or imposition of conditions is required in order to comply with specific state or federal law and there is no feasible method to comply without rendering the development unaffordable to very low and low-income households; or

4. The development project is inconsistent with the city's General Plan land use designation as it existed on the date the application was deemed complete, and the city has adopted a housing element in compliance with state law.

D. Project financial report. The applicant shall show in the form of a project financial report (financial pro forma) that the density bonus is necessary to make the housing units economically feasible, and the city may retain a consultant, at developer's sole cost, to review the project financial report and advise the city on the report. Where development and zoning standards exist which would otherwise inhibit the utilization of the density bonus on specific sites, the city may waive or modify the standards consistent with the provisions of this section.

E. Procedures.

1. Density Bonus/Incentives Review. Density bonus/incentive review by the Planning Commission shall only be required for projects involving Planning Commission approval. If no legislative entitlement is required, the community development department staff shall have final approval authority on density bonus and incentives. Appeals of a Planning Commission decision must be in accordance with Chapter 17.70 of the Hanford Municipal Code. If a rezone or General Plan amendment is part of the project, the Planning Commission shall make a recommendation on the density bonus and incentives requested, but the City Council shall have final approval authority as part of the total project. Any special conditions of the city zoning ordinance pertaining to the project, and/or applicable development standards of the downtown area shall also apply.

2. Regulatory Agreement. The city and applicant shall execute a regulatory agreement, ensuring compliance of the project with all applicable provisions and affordability restrictions as required under this section, State law, or other applicable affordable housing requirements, as well as equity sharing requirements if applicable. The regulatory agreement shall be recorded as a deed restriction with the Kings County recorder's office running with the land and be binding upon all future owners, developers, and/or successors-in-interest. The regulatory agreement shall be recorded prior to the approval of a final map, or, where a map is not being processed, prior to the issuance of building permits for the parcel or units. Resale of units shall be governed by Government Code Section 65915(c)(2). The regulatory agreement shall, in addition to any provisions required by statute, include at least the following:

a. The total number of units approved for the housing development, including the number of target units;

b. A description of the household income group to be accommodated by the housing development, and the standards for determining the corresponding affordable rent or affordable sales price and housing costs;

c. The location, unit sizes, in square feet, and number of bedrooms of target units;

d. Tenure of use restrictions for target units of at least forty-five (45) or fifty-five (55) years, in compliance with applicable laws;

e. A schedule for completion and occupancy of target units;

f. A description of the additional incentive(s) being provided by the city;

g. A description of remedies for breach of the regulatory agreement by the owners, developers, and/or successors-in-interest of the project; and

h. Other provisions to ensure implementation and compliance with this section.

3. Additional Conditions. In addition, reasonable conditions may be imposed to assure continued availability of such housing as very low, low or moderate income housing, or, for senior housing developments as defined in Civil Code Sections 51.3 and 51.12.

4. Rented units shall be affordable at a rent that does not exceed current Housing and Urban Development (HUD) income limits for target-income households for the county adjusted for household size.

5. Subject to the terms of an equity-sharing agreement, owner-occupied units shall be sold and resold only to eligible target-income households.

6. The owner(s) shall maintain and keep on file documentation for the income level for each tenant occupying the target units.

7. The owner(s) shall provide the city any additional information required by the city to ensure the long-term affordability of the target units by eligible households.

8. The city shall have the right to inspect the owner's project-related records at any reasonable time and shall be entitled to audit the owner's records once a year.

9. The city may establish fees associated with the setting up and monitoring of target units.

10. All ownership target units shall be occupied by their purchasers; no renting or leasing shall be allowed.

Chapter 17.52
LANDSCAPE STANDARDS

17.52.010 Purpose.
17.52.020 Applicability.
17.52.030 Landscape concept plan.
17.52.040 Construction landscape and irrigation plans.
17.52.050 Landscape area requirements.
17.52.060 Landscape standards.

17.52.010 Purpose.

The purpose of this chapter is to:

A. Enhance the appearance of all development by providing standards relating to the quality, quantity, and functional aspects of landscaping and landscape screening;

B. Protect public health, safety, and welfare by minimizing the impact of all forms of physical and visual pollution, controlling soil erosion, screening incompatible land uses, preserving the integrity of existing residential neighborhoods, and enhancing pedestrian and vehicular traffic and safety; and,

C. Decrease the use of water for landscaping purposes by requiring the efficient irrigation system design, appropriate plant materials, and regular maintenance of landscaped areas.

D. Meet the requirements of the latest adopted Model Water Efficient Landscape Ordinance. If the provisions of this chapter conflict with the then-current Model Water Efficient Landscape Ordinance, the more stringent provisions shall apply.

17.52.020 Applicability.

A. All projects shall provide and maintain landscaping in compliance with the provisions of this chapter.

B. Landscape plans, and plans for the ornamental use of water, including fountains and ponds, shall be submitted for review for compliance with the requirements of this chapter. Landscaping shall not be installed until the applicant receives approval of the final landscape plan. Changes to the approved landscape plans that affect the character or quantity of the plant material or irrigation system design are required to be resubmitted for review and approval before installation.

17.52.030 Landscape concept plan.

A. Through the Site Plan Review process, the city may require a landscape concept plan as part of an application for a site plan review permit, conditional use permit, tentative subdivision map, or other permit or plan.

B. A landscape concept plan shall meet the intent of this chapter by exhibiting a design layout that demonstrates the desired landscaping program in terms of function, location, size/scale, and similar attributes. The concept plan shall provide the applicable review authority with a clear understanding of the landscaping program before the preparation of detailed construction landscape and irrigation plans.

17.52.040 Construction landscape and irrigation plans.

A. When construction landscape and irrigation plans for on-site landscaping are required, they shall be submitted in conjunction with a building permit or subdivision improvement plans.

B. Landscape and irrigation plans shall be prepared by a State Licensed Landscape Architect, Licensed Landscape Contractor or a landscape professional determined to be competent by the Community Development Director.

C. Construction landscape and irrigation plans shall comply with the latest State Model Water Efficient Landscape Ordinance.

17.52.050 Landscape area requirements.

Landscaping shall be provided in the locations specified in this section:

A. All building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped.

B. All areas of a project site not intended for a specific use, including pad sites held for future development shall be landscaped.

C. Parking areas shall be landscaped in compliance with Chapter 17.54.

17.52.060 Landscape standards.

Landscape areas and materials shall be designed, installed, and properly maintained in compliance with the following:

A. General design standards. The following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans.

1. Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.

2. Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.

3. Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.

4. Concrete mow strips, when used, shall be a minimum of four (4) inches in width.

5. Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.

6. Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.

7. Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.

B. Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

1. The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.

2. The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.

3. The size of groundcover at planting shall be one (1) gallon or larger.

4. Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.

5. Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

17.52.070 Maintenance of landscaped areas.

A required landscaped area shall be planted with live and healthy plant materials suitable for screening and/or ornamenting the site. Landscaped areas established after the adoption of this section shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscape Ordinance.

Chapter 17.54
PARKING AND LOADING STANDARDS

Sections:

17.54.010 **Purpose.**
17.54.020 **Application.**
17.54.030 **General location and use of parking areas.**
17.54.040 **Number of parking spaces required.**
17.54.050 **Exceptions to required number of spaces.**
17.54.060 **Joint use of parking.**
17.54.070 **Common parking areas.**
17.54.080 **In-lieu payments for uses within the central parking and business improvement area.**
17.54.090 **Location of parking spaces.**
17.54.100 **Standards for off-street parking facilities.**
17.54.110 **Parking space dimensions.**
17.54.120 **Off-street loading facilities required.**
17.54.130 **Standards for off-street loading facilities.**
17.54.140 **Replacement of off-street parking and off-street loading facilities.**
17.54.150 **[Reserved.]**
17.54.160 **Screening and fencing.**
17.54.180 **Landscaping.**
17.54.190 **Parking for bicycle and low-emission vehicles.**
17.54.200 **Parking of recreational vehicles and trailers.**
17.54.210 **Storage and repair of vehicles.**
17.54.220 **Use of garages and carports.**
17.54.230 **Garage conversions.**

17.54.010 Purpose.

In order to attempt to reduce traffic congestion and a shortage of curb spaces, off-street parking and off-street loading facilities shall be required as a part of new land uses and major alterations and enlargements of existing land uses. Off-street parking and loading areas are intended to be laid out in a manner which will ensure their usefulness, protect the public safety, and where appropriate, insulate surrounding land uses from their impact.

17.54.020 Application.

The parking and loading standards in this chapter shall apply to all zone districts, unless otherwise specified.

17.54.030 General location and use of parking areas.

The land areas set aside for parking to meet the provisions of this chapter shall be usable and accessible for the type of off-street parking that is required. Off-street vehicle parking is restricted to only approved off-street parking facilities as designed and developed in accordance with this chapter.

17.54.040 Number of parking spaces required.

A. At the time of the initial occupancy of a site or any existing structure, or of the construction of a building, or of a major alteration or enlargement of a site or building or a change in the use of property that requires additional parking spaces, the number of off-street parking facilities for automobiles shall be provided in accordance with Table 17.54.040.

B. For the purposes of this section, square feet shall mean the gross square feet of a building. Employees shall mean the expected number of employees determined at the time a building permit issued or a use commences.

C. If, in the application of the requirements of this section, a fractional number is obtained, one parking space shall be provided for a fraction of one-half or more, and no parking space shall be required for a fraction of less than one-half.

Table 17.54.040

Number of Parking Spaces	
Land Use	**Parking Space Requirement**
Assisted living, skilled nursing, or hospice facility; residential care facility	1 space per dwelling unit or 1 space for every 4 beds
Single-family dwelling	2 spaces per dwelling unit; at least 1 space shall be covered (garage or carport)
Multi-family dwelling, Studio or SRO (no bedroom)	1 space per dwelling unit
Multi-family dwelling, 1-bedroom	1.5 spaces per dwelling unit; at least 50% of the spaces shall be covered parking
Multi-family dwelling, 2-bedroom	1.75 spaces per dwelling unit; 50% of the spaces shall be covered parking

Number of Parking Spaces	
Land Use	**Parking Space Requirement**
Multi-family dwelling, 3 or more bedrooms	2 spaces per dwelling unit; 50% of the spaces shall be covered parking
Single- or multi-family dwelling specifically for seniors 55 years of age or older	1 space per dwelling unit or 1 space for every 4 beds
Boarding house or rooming house, lodging	1 space per 2 beds
Motel, hotel, or bed and breakfast inn	1 space per guest room, plus 1 space per employee
Live/work facility	1.5 spaces per dwelling unit
Integrated shopping center	1 space per 350 square feet
Retail store	1 space per 300 square feet
Retail store selling large items in showroom; food locker	1 space per 600 square feet
Bank	1 space per 300 square feet
Indoor commercial recreation facility	1 space per 300 square feet
Health or fitness facility, small	1 space per 300 square feet
Restaurant, bar, nightclub, lounge, brewpub, microbrewery	1 space per 150 square feet
Artisan food and beverage production and sales	1 space per 300 square feet
All office and medical uses, except call center, hospital, and pharmacy	1 space per 250 square feet
Call center	1 space per 200 square feet
Hospital	1 space per 3 beds plus 1 space for every 2 employees of the maximum working shift, including doctors
Pharmacy	1 space per 300 square feet

Number of Parking Spaces	
Land Use	**Parking Space Requirement**
Government office; social service office, assistance center, or guidance center	1 space per 250 square feet
All service commercial uses	1 space per 300 square feet
Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	1 space per 500 square feet
All Manufacturing and processing uses except agricultural food production and animal raising; cold storage or ice house	1 space per 1,000 square feet
Mini-warehouse or self-storage	1 space per 250 square feet of office space plus 1 space per caretaker residence
Commercial and industrial uses conducted primarily outside of buildings, including junk yard, wrecking yard, or salvage facility, and vehicle impound yard	1 space for each 2 employees of the maximum working shift
Auditorium; card room; club, lodge, or private meeting hall; funeral home or mortuary; religious institution or facility, theater; community center or facility	1 space per 50 square feet of floor area used for seating if seats are not fixed, 1 space per 4 seats, or 1 space per 8 feet of bench or pew seats
All Recreation uses except indoor commercial recreation facility, small health or fitness facility, and park or playground	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by Site Plan Review based on trip generation.
School, public, private, or charter (kindergarten to 8th grade)	1 space per employee
School, public, private, or charter (9th to 12th grade)	1 space per employee plus 1 space per 10 students (planned enrollment)
School; trade, vocational, art, business, or professional	1 space per employee plus 10 spaces per classroom
College or university	1 space per employee plus 1 space per 5 students (planned enrollment)

Number of Parking Spaces	
Land Use	**Parking Space Requirement**
Day care	1 space per employee plus on-site drop-off area
Library, museum, cemetery, fairgrounds, public building and grounds other than offices and educational uses	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by Site Plan Review based on trip generation
Mobile home park, recreational vehicle park	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by Site Plan Review based on trip generation
Airport, heliport, bus, transit, or train station, truck stop or travel center, trucking or transportation terminal, emergency shelter, warehouse or distribution center	1 space per employee of the maximum working shift plus the number of additional spaces required by Site Plan Review based on trip generation
Post office; public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard; public safety facility or station	1 space per employee of the maximum working shift plus the number of additional spaces required by Site Plan Review based on trip generation
Adult entertainment establishment	As per the most similar specified use as determined by Site Plan Review
Uses not specifically described in this table	As per the most similar specified use as determined by Site Plan Review

17.54.050 Exceptions to required number of spaces.

A. No additional parking spaces shall be required for a change in use or a building enlargement of less than 1,000 square feet in an existing building located within the Historic Overlay Zone.

B. In the event a change in use requires an increase of two (2) or less off-street parking spaces, no additional parking spaces shall be required.

C. No additional off-street parking facilities shall be required solely because of the remodeling of an existing use or building, unless there is a change in use or increase in floor area or other unit of measurement as the result of such remodeling.

D. The total requirements for off-street parking facilities for a mixed-use development shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as specifically allowed in this chapter.

E. Parking lots with forty (40) or more spaces may substitute standard parking spaces with motorcycle spaces if they are located within one hundred fifty (150) feet of a building entry. One standard space may be replaced with a motorcycle space for each forty (40) required spaces, up to a maximum of two-and-one-half (2.5) percent of the total number of parking spaces.

F. No existing land use or structure shall be deemed to be a nonconforming use solely because of the lack of off-street parking or off-street loading facilities prescribed in this chapter.

17.54.060 Joint use of parking.

The Community Development Director, upon a written application by the owner or lessee of any property, may authorize the joint use of parking facilities for the following uses or activities when all of the following are met:

A. No more than seventy-five (75) percent of the parking facilities required by this chapter for a primarily daytime will be provided by the parking facilities of a primarily nighttime use, or alternatively, no more than seventy-five (75) percent of the parking facilities required by this chapter for a primarily nighttime use may be provided by the parking facilities of a primarily daytime use. Banks, offices, retail stores, all manufacturing uses, and similar uses are considered typical daytime uses. Theaters, bars and auditoriums are considered nighttime uses.

B. The building or use for which an application is made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within two hundred (200) feet of such parking facility.

C. The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.

D. If the building, structures, or improvements requiring the parking spaces is located on a different lot or parcel from the property upon which the required parking spaces are located, the owner(s) of the properties shall enter into an agreement, in a form approved by the city. The agreement shall name the city as a third-party beneficiary and shall state that the purpose of the agreement is to satisfy the requirements of this chapter. The agreement shall also state that it creates a covenant that shall run with the land and that the parties thereto will maintain the required parking spaces upon the property where the parking spaces are located so long as the city requires such parking spaces for the building, structure or improvement. The agreement shall also state that the parking spaces will be used only by persons using the properties which are identified in the agreement and for no other purpose without the express prior written consent of the city. The agreement shall be recorded against title to both properties identified in the agreement so as to become an encumbrance against title to both properties.

17.54.070 Common parking areas.

Common parking areas for uses that are not integrated shopping centers may be provided in lieu of the individual requirements contained in this chapter, but the plans for such facilities shall be approved by the Community Development Director as to size, shape and relationship to the sites

to be served. The total number of such off-street parking spaces shall be reduced by fifteen (15) percent if the site has three thousand (3,000) square feet or more of building floor space.

17.54.080 In-lieu payments for uses within the central parking and business improvement area.

In lieu of furnishing the parking spaces and facilities required by the provisions of this section for uses within the Central Parking and Business Improvement District, the city may require the applicant, as a condition of approval of any project which is subject to the provisions of this section, to satisfy said provision by the use of one of the following alternatives:

A. The payment to the city of an amount of money, equal to fifty percent (50%) of the value of each parking space required by the provision of this chapter for the specific use which value shall be fixed every two (2) years by resolution of the City Council based upon a cost analysis of developing municipal off-street parking facilities as determined by the City Engineer. The payment of such amount shall constitute full compliance with the provisions of this section. Payment of such amount shall be made prior to occupancy.

B. Off-street parking spaces and facilities can be constructed to the extent permitted by physical limitations of the property available for such purpose, with the payment of money to the city in accordance with the provisions of Subsection A of this section for the remainder of the off-street parking spaces and facilities required by this chapter.

17.54.090 Location of parking spaces.

A. Off-street parking and off-street loading shall be located on the same site as the use for which they are required or on an adjoining site, except that within the Central Parking and Business Improvement District may locate required off-street parking within six hundred (600) feet of the use for which the spaces are required, measured by the shortest route of pedestrian access.

B. All parking spaces, whether required by this chapter or in addition that which is required, shall be located on a lot or parcel behind the front building setback and outside of a street side yard setback, except that vehicles may park on a paved driveway in the front building setback area. This requirement applies to both covered and uncovered parking areas.

C. In the Historic Overlay District, new parking spaces shall not be located between the main building and a public street.

17.54.100 Standards for off-street parking facilities.

Off-street parking facilities shall conform to the following standards and be approved by Site Plan Review in accordance with Chapter 17.60:

A. All parking areas shall have ingress and egress to and from a street or alley as required by the city's standard specifications.

B. Sufficient room for turning and maneuvering vehicles shall be provided on the site.

C. Developed parking areas are to be utilized by all vehicles associated with or visiting the site.

D. The parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.

E. Entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by through Site Plan Review.

F. Parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.

G. No commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.

H. Parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.

I. Parking areas shall be designed to the city's standard specifications and approval by the city engineer.

J. In all R-L zones and in the R-M, R-H, and OR zones a front setback area and a street side setback area of a corner lot shall not to be paved or used for parking except for an access driveway leading to an allowed parking area beyond the front or street side setback area.

K. In all R-L zones and in the R-M, R-H, and OR zones, a paved driveway perpendicular to the street is permitted if the total width of the existing paving and new paving does not exceed forty percent (40%) of the lot frontage along the street.

L. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved areas of these driveways shall not exceed fifty percent (50%) of the front yard landscaped area.

17.54.110 Parking space dimensions.

A. A standard parking space shall not be less than eighteen and one-half (18.5) feet in length and nine (9) feet in width, exclusive of aisles and access drives.

B. A compact parking space shall not be less than sixteen (16) feet in length and eight (8) feet in width, and marked for compact cars.

C. Up to thirty percent (30%) of all parking spaces in a parking lot or parking structure may be compact parking spaces. In parking lots, there shall be no more than four (4) compact spaces adjacent to each other.

D. The dimensions, design, and construction of parking spaces reserved for handicapped access shall meet the latest adopted California Uniform Building Code.

E. Motorcycle spaces shall be a minimum size of four (4) feet by eight (8) feet.

F. Tandem parking may be provided for residential land uses with the following restrictions:

1. Tandem parking shall not be more than two (2) cars in depth

2. Both tandem spaces shall serve the same dwelling unit.

3. For multi-family residential dwellings, tandem parking may be provided to meet up to fifty (50) percent of the required parking spaces.

17.54.120 Off-street loading facilities required.

At least one off-street loading space shall be provided in connection with a building having a gross floor area of ten thousand (10,000) square feet or more and intended for a use that typically receives or delivers goods. This requirement shall not apply to a building adjacent to a public alley. Site Plan Review may waive this requirement for buildings located within the Historic Overlay District.

17.54.130 Standards for off-street loading facilities.

Off-street loading facilities shall conform to the following standards:

A. Clearance. Each loading berth shall have a length, width, and overhead clearance sufficient to accommodate fully the maximum expected size of vehicles used in loading or unloading operations.

B. Turning and maneuvering. Sufficient room for the turning and maneuvering of vehicles shall be provided on the site.

C. Entrances and exits. Entrances and exits shall be provided at locations approved by the City Engineer.

D. Paving, drainage, and grading. The loading area, access drives and aisles shall be paved so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, with the design and specifications of such work subject to city standards and the approval of the City Engineer.

E. Bumper rails and other barriers. Bumper rails or other barriers shall be provided where needed for safety or to protect property as determined by through Site Plan Review.

F. Lighting. If the loading area is illuminated, lighting shall be deflected away from abutting sites so as not to cause annoying glare to such sites.

G. Location. Loading areas not permitted in front yards. A loading area shall not be located in a required front setback area. A loading area may be located in a required side or rear setback area.

H. Restriction of use. No commercial repair work, washing or servicing of vehicles shall be conducted in an off-street loading area.

17.54.140 Replacement of off-street parking and off-street loading facilities.

No off-street parking, or off-street loading facility provided per this chapter shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided to comply with the requirements of this chapter.

17.54.160 Screening and fencing.

Where an off-street parking area located in a commercial or mixed use zone district adjoins a residential zone district or the O or OR zone district, a solid wall or fence, approximately seven (7) feet in height shall be located at the property line common to such districts, except in a required front setback area. The required height or type of screening may be reduced through Site Plan Review if the standard screening requirement is not necessary to protect the residential zone district from light, noise, and safety impacts.

17.54.180 Landscaping.

In the O and OR zone districts, and in all commercial, mixed use, and industrial zone districts, not less than five (5) percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four (4) lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten (10) feet.

17.54.190 Parking for bicycle and low-emission vehicles.

Parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code.

17.54.200 Parking of recreational vehicles and trailers.

A. In any residential zone district and in the OR zone district, no recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport. If a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

B. All recreational vehicles or trailers visible from the street are to be maintained so as not to detract from the neighborhood.

17.54.210 Storage and repair of vehicles.

A. In any residential district and in the OR zone district, all motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, or violate any section of this title.

B. Repair of vehicles owned by the residents of the property and storage of parts shall be within an enclosed garage, or carport if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and within the front and street side setback areas.

17.54.220 Use of garages and carports.

In any residential zone district and in the OR zone district, garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited, except where a garage or carport is converted for living space in accordance with Section 17.54.230.

17.54.230 Garage conversions.

A. It is the purpose of this section to allow, in certain cases and subject to specific design requirements, the conversion of garages and carports for living space in circumstances where the

provisions of Section 17.54.040 cannot be met post-conversion. Such conversion is deemed acceptable if the following requirements are met:

1. The site is zoned as a single-family or mixed use

2. ;

The area converted shall be subject to all applicable building code requirements;

3. ;

4. The garage door shall either be removed from the structure, or a wall shall be constructed behind the pre-existing garage door with the garage door remaining in place. The exterior elevation of the conversion shall be compatible in design with the existing dwelling;

5. If the garage door is removed, some type of buffering, such as removal of a portion of the parking area for a planter area, shall be provided between the carport or garage and the remaining parking area;

6. The remaining parking area shall have two parking spaces, each space having a minimum width of nine (9) feet and a minimum depth of eighteen (18) feet from the property line.

B. Through the Site Plan Review process, the City shall approve or deny garage conversion requests based upon the requirements in this section and applicable state statutes governing accessory dwelling units. Interested individuals may appeal the decision in accordance with the appeal provisions in Chapter 17.70. Review shall be limited to compliance with the specified requirements.

Chapter 17.56
SIGNS AND OUTDOOR ADVERTISING STRUCTURES

17.56.010 Purpose.
17.56.020 Applicability and severability.
17.56.030 No discrimination against noncommercial speech.
17.56.040 Exempt signs.
17.56.050 Prohibited signs.
17.56.060 Permits required.
17.56.070 Sign design principles.
17.56.080 Rules for sign measurement.
17.56.090 Sign regulations on developed sites by zone district.
17.56.100 Sign regulations on undeveloped or developing sites.
17.56.110 Offsite temporary signs for residential subdivisions.
17.56.120 Flags and flagpoles.
17.56.130 Search lights and klieg lights.
17.56.140 Signs in public rights-of-way.
17.56.150 Temporary sign standards.
17.56.160 Size of signs on windows.
17.56.170 Signs with non-electronic changeable copy.
17.56.180 Signs with electronic changeable copy.
17.56.190 Illumination of signs.
17.56.200 Concealed electrical systems.
17.56.210 [Reserved]
17.56.220 Master sign program.
17.56.230 Wall mural placement and design criteria.
17.56.240 Variances and minor deviations.
17.56.250 Nonconforming signs.
17.56.260 Maintenance of signs.
17.56.270 Hazardous signs.
17.56.280 Abandoned or obsolete signs.
17.56.290 Illegal signs.
17.56.300 Enforcement.
17.56.310 Definitions.
17.56.320 Illustrations of signs.

17.56.010 Purpose.

A. The purpose of this chapter is to regulate signs as an information system that preserves and enhances the aesthetic character and environmental values of Hanford, its residential neighborhoods, its downtown, and commercial/industrial areas, while also providing an effective means for members of the public to express themselves through the display of signs. These regulations recognize the importance of business activity to the economic vitality of the City as well as the need to protect the visual environment. Specifically, these regulations are intended to implement the General Plan and to:

1. Provide minimum standards to safeguard life, health, property, public welfare, and traffic safety by controlling the design, quality of materials, construction, illumination, size, location and maintenance of signs and sign structures;

2. Preserve and enhance the visual attractiveness of the City for residents, businesses, and visitors;

3. Protect and enhance property values and community appearance by encouraging signs that are compatible with the architectural style, character, and scale of the building to which they relate and with adjacent buildings and businesses;

4. Restrict signs that may create visual clutter or a nuisance to nearby properties, violate privacy, create hazards or unreasonable distractions for pedestrians and drivers;

5. Provide adequate opportunity for the exercise of the free speech by display of a message or image on a sign, while balancing that opportunity with other community and public interests;

6. Ensure that commercial signs are accessory or auxiliary to a principal business or establishment on the same premises, rather than functioning as general advertising for hire; and

7. Prohibit signs that may cause traffic or pedestrian safety hazards or interfere with ingress and egress.

B. It is the City's policy to regulate signs in a constitutional manner that is content neutral as to noncommercial messages which are within the protections of the First Amendment to the U.S. Constitution and the corollary provisions of the California Constitution.

17.56.020 Applicability and severability.

This chapter regulates signs that are located or mounted on private property within the jurisdictional boundaries of Hanford. The provisions in this Chapter apply in all Zoning Districts within the City. No sign within the regulatory scope of this Chapter shall be erected or maintained anywhere in the City except in conformity with this Chapter. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause term or word in this chapter is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the chapter.

17.56.030 No discrimination against noncommercial speech.

Subject to the property owner's consent, a noncommercial message of any type may be substituted, in whole or in part, for any commercial message or any other noncommercial message provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision

prevails over any more specific provision to the contrary within this title. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

17.56.040 Exempt signs.

A. The following signs are exempt from the permit requirements of this chapter and do not count toward the total sign area limit for a site, provided that they conform to applicable standards:

1. One nameplate per residence or business premises, mounted on a wall and not exceeding two (2) square feet in area, identifying the owner and/or address of the property.

2. Barber poles, not exceeding 18 inches in height, located in a non-residential zone district and containing no lettering.

3. Signs on vehicles, provided that the message pertains to the establishment of which the vehicle is an instrument or tool, and the sign does not utilize changeable copy or special illumination.

4. Holiday and cultural observance decorations on private property that do not include commercial advertising. This exemption includes strings of lights associated with a holiday decoration.

5. Official notices issued by a court or public agency and posted in the performance of a public duty; notices posted by a utility or other quasi-public agency; signs erected by a governmental agency to direct or regulate pedestrian or vehicular traffic; noncommercial bus stop signs erected by a public transit agency, or other signs required or authorized by law. This exemption also covers signs and banners for special civic events erected by the City, which may be displayed in public rights-of-way.

6. Signs that are located entirely within a building or enclosed structure and are not visible from the public right-of-way.

7. Signs located on a private area of a lot that is not accessible by the general public, such as a backyard, and are not visible from the public right-of-way.

8. Signs and menu display boards fixed to mobile vending carts, up to a maximum of eight (8) square feet of sign area, plus a menu display board.

9. Signs that are part of a vending machine.

10. Temporary signs that conform to the standards of Chapter 17.56.

11. Signs mounted on carrier vehicles such as buses, taxicabs, and limousines that legally pass through the City.

12. Window signs that conform to the standards of Chapter 17.56.

13. Directional Signage without advertisement. Limited to the freestanding sign regulations.

B. Exempt signs that have electrical connections or engineered supports shall obtain the appropriate building permit, as required by the California Building Code.

17.56.050 Prohibited signs.

A. The following signs shall be prohibited in all zones:

1. Signs illuminated with red, green, or amber light placed in such a position that it could reasonably be perceived to interfere with, or be confused with any official traffic control device, traffic signal, or official directional guide sign.

2. Signs placed within thirty (30) feet of the intersecting curb lines of a street, except for signs erected by a governmental agency to direct or regulate pedestrian or vehicular traffic.

3. Signs so located as to prevent free ingress and egress from any door, window, or fire escape;

4. Outdoor advertising structures located on a site other than the site on which the advertised commercial use is located or on which the advertised commercial product is produced.

5. Signs extending above or beyond the face of the building, the fascia of the roof, the peak of a pitched roof, or the parapet line of a flat roof.

6. Glaring, flashing, sparkling, glittering, twinkling, or shimmering signs.

7. Signs with open letters that can be viewed from the reverse side.

8. Streamers, balloons, blimps, or other floating, inflatable, or hanging devices secured with a rope or string, unless specifically permitted with a temporary use permit.

9. Signs located, placed, or erected in or upon any public right-of-way, except as specifically allowed by this chapter.

10. Signs located, placed or attached upon any tree, utility pole, or fence, except as specifically allowed by this chapter.

11. Signs placed on private property without permission of the property owner.

12. Nonconforming signs and sign structures associated with an activity, business, product or service that has not been sold, produced, provided or conducted on the premises for a period of ninety (90) days;

13. Signs that revolve or are animated, except public service signs, such as time and temperature units and barber poles;

14. Signs containing statements, words, symbols, or characters of an obscene nature;

15. Signs emitting sound;

16. Murals that contain commercial speech.

17. Signs located within five (5) feet of a fire hydrant, street sign, or traffic signal.

18. Can or cabinet signs.

19. Feather signs.

17.56.060 Permits required.

A. No sign shall be erected, altered, reconstructed, or relocated without a sign permit. A permit is not required for ordinary maintenance and repairs to signs and for temporary signs on private

property that conform to the standards of this chapter. The Community Development Director will review all applications for sign permits for consistency with this chapter.

B. Signs that project over or extend into a public street or sidewalk shall also require approval of an encroachment permit by the City Engineer pursuant to the provisions of Title 12 of the Municipal Code.

C. Consent of the property owner or business owner is required before any sign permit may be approved.

17.56.070 Sign design principles.

A. The following sign design principles should be used as criteria for review and approval of sign permits and master sign programs.

1. Architectural Compatibility. A sign, including its supporting structure, if any, should be designed as an integral design element of a building's architecture and be architecturally compatible, including color and scale, with any building to which the sign is to be attached and with surrounding structures. A sign that covers a window or that spills over "natural" boundaries or architectural features and obliterates parts of upper floors of buildings is detrimental to visual order and will not be permitted. Common indicators of compatibility include quality sign design and construction, proportional size and scale; and use of materials, shapes and colors that complement the building's architectural style and the surrounding environment.

2. Legibility. The size and proportion of the elements of the sign's message, including logos, letters, icons and other graphic images, should be selected based on the average distance and average travel speed of the viewer. Sign messages oriented towards pedestrians may be smaller than those oriented towards automobile drivers. Colors chosen for the sign text and/or graphics should have sufficient contrast with the sign background in order to be easily read during both day and night. Symbols and logos can be used in place of words. Substantial contrast should be provided between the color and materials of the background and the letters or symbols to make the sign easier to read.

3. Readability. A sign message should be easily recognized and designed in a clear, unambiguous and concise manner, so that a viewer can understand or make sense of what appears on the sign.

4. Visibility. A sign should be conspicuous and readily distinguishable from its surroundings so a viewer can easily see the information it communicates.

5. Placement. Often, a building's architectural details create logical places for signage. Signs should not cover or interrupt architectural details or ornaments of a building's façade. On buildings with a monolithic or plain façade, signs can establish or continue appropriate design rhythm, scale and proportion. Well-designed and well-located retail signs create visual interest and continuity with other storefronts on the same or adjacent buildings.

6. Materials. Signs shall be made of sturdy, durable materials. Paper, cardboard, or other material subject to rapid deterioration can only be used for signs that comply with applicable requirements for temporary signs in Section 17.56. Fabric signs are restricted to awnings, canopies, flags, and temporary Signs.

B. Sign permits or master sign programs that are determined by the Community Development Director to be inconsistent with these sign design principles shall be denied.

17.56.080 Rules for sign measurement.

A. For the purposes of this chapter, lot frontage shall be calculated as follows:

1. If a lot fronts on two streets, both frontages may be used to determine the allowable sign area.

2. If a lot fronts on three or more streets, the length of only two contiguous sides shall be added together to determine allowable sign area.

B. The building frontage shall be the building facade in which main customer access is provided to the establishment. A building's frontage is considered continuous if projections or recesses in the building facade do not exceed fifteen (15) feet in any direction. For buildings with two or more frontages, the length of the wall and allowable sign area shall be calculated separately for each building frontage.

C. The area of an individual sign shall be calculated as follows.

1. Sign area shall include the entire area within a single continuous perimeter composed of squares or rectangles that enclose the extreme limits of all sign elements, including, but not limited to, sign structures or borders, written copy, logos, symbols, illustrations, and color. Supporting structures such as sign bases and columns are not included in sign area provided that they contain no lettering or graphics except for addresses or required tags.

2. Where two faces of a double-faced sign are located two (2) feet or less from one another at all points, or located at an interior angle of forty-five (45) degrees or less from one another, the sign area shall be calculated as the area of one (1) face. Where the two (2) faces are not equal in size, the larger sign face shall be used. Where two (2) faces of a double-faced sign are located more than two (2) feet or forty-five (45) degrees from one another, both sign faces shall be counted toward sign area.

3. On a three-faced sign, where at least one interior angle is forty-five (45) degrees or less, the sign area shall be calculated as the largest and the smallest face shall. In all other situations involving a sign with three or more sides, sign area shall be calculated as the sum of all faces.

4. Three-Dimensional Signs. Signs that consist of, or have attached to them, one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), may have a sign area that is the sum of two adjacent sides of the smallest cube that will encompass the sign.

D. The height of a sign shall be calculated as follows.

1. The height of a sign that is not a freestanding sign shall be the vertical distance measured from the ground level directly beneath the sign to the highest point at the top of the sign, including any structural or architectural components of the sign.

2. The height of a freestanding sign shall be measured as the vertical distance from grade at the edge of the right-of-way along which a freestanding sign is placed to the highest point of the freestanding sign, including any structural or architectural components of the sign. When the grade at the edge of the right-of-way is higher than the site on which the sign is placed, that portion of the sign below the grade at the edge of the right-of-way shall not be included in determining the

freestanding sign's overall height. Freestanding signs oriented towards a freeway shall be measured from the site's finished grade or pad, whichever is lower.

E. Sign clearance shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other embellishments.

F. For the purpose of determining the allowed number and size of signs, an integrated shopping center shall be considered as one site.

17.56.090 Sign regulations on developed sites by zone district.

For the purpose of this section, signs are grouped into four types: building signs, freestanding signs, temporary building signs, and temporary freestanding signs.

This section establishes standards for the number of signs, size of signs, placement of signs, and illumination of signs for developed sites based on the zone district in which the signs are located. Table 17.56.090(A) establishes specific regulations by zone district for building signs, and freestanding signs. Table 17.56.090(B) establishes specific regulations by zone district for temporary building signs, and temporary freestanding signs. Signs shall not be placed on private property except in conformance with Table 17.56.090(A) and Table 17.56.090(B).

Table 17.56.090(A)

Number and Size of Permanent Signs by Zone		
Zone District	**Building Signs**	**Freestanding Signs**
AP, R-L, R-M, and R-H zones with 4 or less residences per site	1 sign per residence maximum. 4 sq.ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only.	None allowed.
AP, R-M, and R-H zones with 5 or more residences per site or with non-residential uses on site	1 sign per street frontage maximum. 30 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. External illumination only.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only.
OR zone	1 sign per site. 8 sq.ft. maximum size per sign. Placement a maximum 8 feet high.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum.

Number and Size of Permanent Signs by Zone		
Zone District	**Building Signs**	**Freestanding Signs**
	External illumination only.	External illumination only.
C-N, C-R, C-S, C-H, MX-N, MX-C, and O zones	No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet: 2 sq.ft. per 1 lineal foot up to a maximum 350 sq.ft. along primary frontage. 50 sq.ft. allowed regardless of frontage length. Secondary building frontage: 1 sq.ft. per lineal foot up to a maximum 200 sq.ft. per secondary frontage. 35 sq.ft. allowed regardless of frontage length. Sites within 100 feet of State Route 198 may count the frontage facing State Route 198 as their primary frontage for the purpose of calculating maximum sign size.	1 sign per establishment maximum. 40 sq.ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq.ft. Maximum height not greater than 1.5 times the average height of the building.

Number and Size of Permanent Signs by Zone		
Zone District	**Building Signs**	**Freestanding Signs**
I-L, and I-H zones	No limit to number of signs per business establishment. 500 sq.ft. maximum sign surface area per sign. 1,000 sq.ft. maximum sign surface area cumulative of all signs. 1 sq.ft. per lineal foot of property line adjoining a street, or 100 sq.ft. per acre of site area in use, whichever is greater, to a maximum of 600 sq. ft. of sign face.	1 sign per frontage maximum. 40 sq.ft. maximum sign face size. 10 feet high maximum. Sites within 100 feet of State Route 198 may increase the maximum height to 50 feet.
MX-D zone	2 sq.ft. per 1 lineal foot of building frontage up to 100 sq.ft. on primary frontage. 1 sq.ft. per 1 lineal foot up to 100 sq.ft. on secondary frontage. External illumination or exposed neon illumination only.	None allowed.
PF zone	1 sign per street frontage maximum. 30 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. External illumination only.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only.
CO zone	1 sign per building maximum. 4 sq.ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only.	None allowed.

Table 17.56.090(B)

Number and Size of Temporary Signs by Zone		
Zone District	**Temporary Building Signs**	**Temporary Freestanding Signs**
AP, R-L, R-M, and R-H zones with 4 or less residences per site	1 sign per site 12 sq.ft. maximum per sign. Placement a maximum 10 feet high. No illumination.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
AP, R-M, and R-H zones with 5 or more residences per site or with non-residential uses on site	1 sign per street frontage. 32 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	Up to 4 per site maximum. 32 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
OR zone	1 sign per site 12 sq.ft. maximum per sign. Placement a maximum 10 feet high. No illumination.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
C-N, C-R, C-S, C-H, MX-N, MX-C, O, I-L, and I-H zones	1 sign per establishment. 10 sq.ft. plus an additional 1 sq.ft. per 2 lineal feet of primary building frontage maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	1 sign per site, plus 1 additional sign for every 300 lineal feet of street frontage, rounded down to the nearest whole number. One half of signs, 32 sq.ft. maximum sign size. Other half of signs, 16 sq.ft. maximum sign size. 8 feet high maximum if more than 3 feet wide. 12 feet high maximum if 3 feet wide or less. No illumination. Sites within 100 feet of State Route 198 may increase the maximum size per sign to 50 sq.ft. and may

Number and Size of Temporary Signs by Zone		
Zone District	**Temporary Building Signs**	**Temporary Freestanding Signs**
		increase the maximum height to 30 feet.
MX-D zone	1 sign per establishment. 10 sq.ft. per establishment, plus an additional 1 sq.ft. per 2 lineal feet of primary building frontage. No illumination.	1 sign per site. 10 sq.ft. maximum sign size. If placed on sidewalk the sign shall allow for a minimum 4-foot wide path of travel. No illumination. Freestanding banners are not allowed.
PF zone	1 sign per street frontage. 32 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	Up to 4 per site maximum. 32 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
CO zone	None allowed.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.

17.56.100 Sign regulations on undeveloped or developing sites.

A. Undeveloped sites shall be allowed a maximum one temporary freestanding sign of a maximum size of 32 square feet. Illumination of the sign is prohibited.

B. Developing sites, i.e. construction sites, shall be allowed a maximum two temporary freestanding signs of a maximum size of thirty-two (32) square feet each. Illumination is prohibited. Temporary signs that are not visible from any public right-of-way shall not be counted in the maximum number or size of signs.

C. Residential subdivision sites where ten (10) or more new residences are offered for sale shall be allowed one temporary sign of a maximum size of thirty-two (32) square feet. Illumination of

the sign is prohibited. The sign shall not be made or constructed from cloth, bunting, plastic, paper or similar material. The sign may be mounted on a building, or may be a freestanding temporary sign of a maximum height of twelve (12) feet. Additional temporary signs, temporary freestanding signs, and flags may be maintained within the boundaries of a residential subdivision provided that they are not visible from outside the residential subdivision and do not create a safety hazard by obstructing the clear view of pedestrian and vehicular traffic.

17.56.110 Offsite temporary signs for residential subdivisions.

A. Residential subdivision sites where ten (10) or more new residences are offered for sale shall be allowed up to four (4) offsite temporary freestanding signs with a size not to exceed thirty-two (32) square feet and a height not to exceed eight (8) feet may be permitted per residential subdivision. Signs shall be located on private, non-residential zoned parcels, or on private, residential zoned parcels that are part of an undeveloped residential subdivision (as defined in section 1 hereof) and that are unoccupied, vacant and otherwise free from any structures or buildings. Signs shall not be made or constructed from cloth, bunting, plastic, paper or similar material. Banners and flags with or without an advertising message shall not be permitted offsite.

B. In addition to any sign permitted pursuant to Subsection A. above, up to four (4) nonilluminated offsite temporary freestanding signs in an A-frame configuration, with a size not to exceed twelve (12) square feet per face or four (4) feet in height, may be permitted per residential subdivision. A-frame signs shall be located on private, non-residential property or on public property behind any existing sidewalks, and in such a manner so as to not to create a safety hazard by obstructing the clear view of, or otherwise hinder or impede, pedestrian and vehicular traffic. A-frame signs may only be displayed during the operating hours for the residential subdivision sales office, and may be located no further than one thousand five hundred (1,500) feet from the subject residential subdivision entry. A-frame signs may be allowed on residential zoned parcels within an undeveloped residential that is unoccupied, vacant and otherwise free from any structures or buildings.

C. No more than one offsite temporary subdivision sign per parcel shall be allowed.

17.56.120 Flags and flagpoles.

A. Flags on flagpoles shall not count toward the maximum sign area.

B. Flagpoles shall not be located within any required side or rear building setback areas. Flagpoles may be mounted on the ground or on the roof or wall of a building.

C. The maximum height of a flagpole shall be as follows:

1. Flagpoles located in a C-R, C-S, C-H, MX-C, I-L, or I-H zones shall have a maximum height of fifty (50) feet or a maximum height equal to twice the distance from the base of the pole to the closest lot line, to a maximum of one hundred (100) feet, whichever is greater.

2. Flagpoles located in the R-L, R-M, R-H, OR, AP, CO zones shall have a maximum height of thirty (30) feet, mounted on the ground.

3. Flagpoles located in the C-N, MX-N, O, and PF zones shall have a maximum height of fifty (50) feet.

4. Flagpoles located in the MX-D zone shall have a maximum height of fifty (50) feet or a maximum height of thirty (30) feet plus the height of a building upon which it is mounted, whichever is greater.

D. The maximum width (hoist) of an individual flag on a ground-mounted or roof-mounted flagpole shall be equal to 20% of the height of the flagpole upon which it is located. The maximum length (fly) of an individual shall be twice the allowed width (hoist.)

D. The maximum width (hoist) of an individual flag on a wall-mounted flagpole shall be a maximum six (6) feet by twelve (12) feet.

17.56.130 Search lights and klieg lights.

17. Search lights and klieg lights are prohibited, except when used for public safety purposes or when specifically approved with a temporary use permit for a special event.

17.56.140 Signs in public rights-of-way.

The following signs are allowed in the public right-of-way:

A. Building signs in the MX-D zone that project into the public right-of-way, provided that the width of the projecting sign is a maximum of three (3) feet, and that the bottom of the sign is seven (7) feet above the sidewalk or finished grade below it.

B. Building signs located on or under awnings in the MX-D zone that meet the provisions of this chapter.

C. Temporary freestanding signs placed on the sidewalk in the MX-D zone that meet the provisions of this chapter and when a minimum 4-foot wide clear path of travel is provided.

17.56.150 Temporary sign standards.

A. Temporary freestanding signs in non-residential zones shall not be located:

1. In any public right-of-way;

2. In parking lot driving lanes, aisles or spaces;

3. On multi-use trails or sidewalks if they would block a four-foot wide pedestrian path of travel;

4. At any location where they would block pedestrian access;

5. Within one hundred (100) feet on either side, or in front of a permanent freestanding sign;

6. Within twenty (20) feet from any other temporary freestanding sign; or

7. Within thirty (30) feet from a drive approach (driveway entrance) or intersection of two streets.

B. Temporary building signs shall be removed after a period of thirty (30) days. After removal, no temporary building sign may be placed on the site for a period of thirty (30) days.

~~C. Feather banners and temporary freestanding signs placed on a sidewalk in accordance with this chapter shall be removed between one hour before and one hour after the site's establishment is open to the public.~~ ← **Recommendation: Remove feather banners and deem as prohibited signage.**

D. Banners shall not be used as permanent signs.

E. Banners ~~and feather banners~~ shall be constructed of durable, weather-resistant materials not subject to rapid deterioration or fading, and shall be professional in appearance. Acceptable materials include but are not limited to vinyl, nylon reinforced vinyl, polyethylene or polyester-like materials, or durable fabric.

F. Temporary freestanding signs shall be affixed to supporting structures made of a durable, rigid material such as, without limitation, wood, plastic or metal. Feather banners must be secured and stabilized so as to withstand wind gusts, or be removed during windy conditions. Freestanding signs placed on sidewalks in conformance with this chapter are exempt from this subsection if they have a weight and mass that makes them not inadvertently movable.

17.56.160 Size of signs on windows.

Permanent signs affixed to windows shall not cover more than forty (40) percent of each window. They shall not be counted toward the maximum allowable sign size.

17.56.170 Signs with non-electronic changeable copy.

Non-electronic changeable copy shall represent no more than twenty (20) percent of the total allowable sign area. Changeable copy shall not be changed more than once every twenty-four (24) hours.

17.56.180 Signs with electronic changeable copy.

A. Electronic copy is allowed as a display medium on freestanding signs in the commercial or mixed use zone districts upon issuance of a Conditional Use Permit, issued pursuant to Chapter 17.80.

B. Signs with electronic changeable copy shall meet the following standards:

1. The electronic sign face shall be directed in a manner that is not visible from the front or side of residential properties located in a residential zone district.

2. The electronic sign face shall be an integral part of the remainder of the sign area.

3. Electronic copy shall be limited to no more than thirty (30) lumens output, measured at ten (10) feet from the sign face.

4. No portion of the electronic sign face shall change more frequently than once every six (6) seconds.

5. The electronic sign shall not emit any audible sound, buzz, or noise.

6. The electronic sign shall be operative only during the hours of operation of the associated business establishment.

7. Sign copy or electronic picture displays shall be limited to advertising related to the use(s) on the premises on which the freestanding sign is located, except for message substitution, as allowed in Section 17.56.030.

8. No change of lighting intensity may occur during a display or between displays except to respond to a change in ambient lighting conditions.

9. No display shall create a potential distraction to drivers by virtue of the frequency of changes of images (i.e. the time between images expressed in seconds), and the Planning Commission may

impose limitations on the number of images that can be displayed over a specified time period for reasons of traffic safety.

17.56.190 Illumination of signs.

The illumination of signs, from either an internal or external source, must be designed to avoid negative impacts on surrounding rights-of-way and properties. The following standards apply to all illuminated signs:

A. Sign lighting shall not be of an intensity or brightness that will create a nuisance for residential uses in a direct line of sight to the sign. Illuminated signs located adjacent to any residential area shall be controlled by a rheostat or other acceptable method to reduce glare.

B. Internally illuminated signs shall be designed with an opaque, semi-opaque, or matte finish background on the sign face.

C. Light sources for externally illuminated signs shall meet the following standards:

1. Light sources shall be so arranged and maintained so that the light source is not directly visible from a public right-of-way or adjacent property.

2. Low pressure sodium lighting is the preferred light source to minimize undesirable light into the night sky.

3. High pressure sodium, metal halide, fluorescent, quartz, LED, and incandescent light sources shall be fully shielded.

4. Metal halide and fluorescent light sources shall be filtered. Most glass, acrylic, or translucent enclosures satisfy these filter requirements.

5. Mercury vapor light sources shall be prohibited.

17.56.200 Concealed electrical systems.

External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed.

17.56.210 [Reserved.]

17.56.220 Master sign program.

A. The purpose of the master sign program provisions is to provide a coordinated and flexible design approach to signage for Hanford's commercial shopping districts and office parks. A master sign program is required for any site that contains more than three (3) commercial establishments.

B. A master sign program shall be reviewed by the Community Development Director as an administrative use permit. The Planning Commission shall approve a master sign program when it is proposed with a development project that requires a conditional use permit.

C. A master sign program shall not be used to grant of a special privilege nor provide more visibility or exposure than is available to similarly situated properties.

D. Master sign programs shall feature a unified and coordinated approach to the materials, color, size, type, placement and general design of signs proposed for a project or property.

E. Reasonable conditions of approval may be imposed to achieve the purposes of this section and ensure internal sign design consistency on the site.

F. After approval of a master sign program, no sign shall be erected, placed, painted, or maintained, except in conformance with such program, and such program shall be enforced in the same way as any provision in this section.

G. The master sign program and all conditions of approval shall be attached to the lease agreements for all leasable space subject to the master sign program.

H. Approval of a master sign program does not waive the permit requirements for individual signs that are subject to the program.

I. The Community Development Director may approve minor amendments to a master sign program that are in substantial conformance with the original approval. All other amendments, including amendments to conditions of approval, shall be processed as a new application. Proposed amendments shall include written concurrence by the property owner.

17.56.230 Wall mural placement and design criteria.

The purpose of regulating murals is to ensure the continued visual aesthetic of the community, by allowing for compatible artistic and creative expression through murals in appropriate locations and designs. The review criteria seek to establish guidance as to the compatibility and appropriateness of the theme, location and design of murals, with minimal intrusion into artistic expression and/or the substantive, personal or political expressive content of the artwork.

A. Wall Mural Definition. “Wall mural” or “mural” means an art form consisting of paint applied to a wall surface depicting a scene, personal experience or observation. A wall mural is to be public art, not for the purpose of identifying, advertising or drawing attention to a particular business, service or economic activity. For the purpose of regulation, hand painted signs on walls that contain commercial speech are considered signs and are not considered murals. Wall painting that has not been approved through a mural permit is considered graffiti.

B. Maximum Number of Murals per Site. One mural per structure. In unique circumstances, whereby the design of the mural(s) and structure are enhanced by additional murals, more than one (1) mural per structure may be approved.

C. No Advertising. Words and/or images may not be incorporated within the mural which specifically identifies or reflects the business, products and/or services provided by any business service or economic activity.

D. Placement. Wall murals must be painted directly onto an exterior wall surface. Wall murals may not be prefabricated and thereafter mounted onto a building. Wall murals may occupy an entire single wall on which the mural is applied. The wall mural must be architecturally incorporated into the building so that it does not appear to be a sign attached to the building or have the appearance that the structure is ancillary to the mural. The wall mural may not be mounted on the building roof or extend above the cornice of a flat roof or above the roof eave of a gable or mansard roof. A mural may not be painted onto an unpainted historic surface, such as brick.

E. Timing. A wall mural must be completed within ninety (90) days after the date painting commences. The final anti-graffiti protective clear-coat must be applied within this ninety (90) day period. Time extensions may be granted by the Community Development Director in thirty (30) day increments up to a maximum of sixty (60) days upon a showing of good cause.

F. Lighting. Wall murals shall not be illuminated unless such lighting is incidentally and indirectly illuminated from surrounding street and building lighting.

G. Ownership/Maintenance. Maintenance of the wall mural is the responsibility of the property owner. It shall be the property owner's responsibility to remove the wall mural if it is not maintained as required. Proper maintenance shall include periodic painting so that the wall mural does not exhibit chipping, peeling or fading and other required maintenance as identified in conditions of approval issued by the Community Development Director. Wall murals not maintained at all times as required shall be deemed a nuisance. In addition to its other remedies, the City shall have the right to require removal of the wall mural and if the wall mural is not removed within the time period designated by the City, the City shall have the right to remove the wall mural at the property owner's expense.

H. Application and Permitting Process. No person shall paint a wall mural on the exterior of any structure or change any existing mural on the exterior of any structure prior to the issuance of a wall mural permit issued by the City Council. An application for a wall mural permit shall be submitted on the form prescribed by the Community Development Director and shall include a colored detailed drawing or sketch of the mural plus any other information as prescribed on the application form. The application must be made by the owner of the structure or include the written consent of the owner of the structure consenting to the painting of the wall mural on the structure consistent with the mural identified in the application. Applications for wall murals located within the Central Parking and Business Improvement District will be submitted to the Main Street Hanford Design Review Committee for a recommendation.

I. Design Criteria. An application for a wall mural permit must satisfy the following criteria:

~~1. The subject matter of the wall mural shall be of historical significance regarding the growth and development of the City of Hanford and its surrounding environs. Wall murals can also include buildings, land or seascapes, crop or farm animal depictions or mechanical history depictions.~~

~~2. The colors used in the wall mural shall be complimentary and harmonious with exterior colors of the structure and consistent with historical color pallet. Fluorescent colors are not in keeping with the historical color pallet.~~

~~3. The paint and/or materials to be used and applied on the structure shall be appropriate for use in an outdoor locale for an artistic rendition and shall be of a permanent or long lasting variety.~~

~~4. The proposed wall mural shall exhibit exceptional design quality and incorporate high quality materials that enhance the overall development and appearance of the site.~~

~~5. The proposed wall mural shall be well integrated with the buildings and other elements of the property and be harmonious with surrounding historic character.~~

~~6. The proposed wall mural, by its design, construction and location, shall not have a substantial adverse effect on abutting property or the permitted use thereof, and will contribute to the City's unique character and quality of life.~~

~~7. The wall mural shall be designed and painted by, or supervised by, someone with sufficient knowledge in the design of such projects and the application of paints for such projects.~~

8. Have a plan for painting the mural that ensures the safety of painters and the public, and that does not impede public access. In the event that the safety plan submitted is not being adhered to, and the City has identified a safety risk to either the artist and/or the public, the City has the right to stop work until such time that safety issues or concerns are addressed by the artist.

9. To the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating.

J. Conditions of Approval. The City Council shall identify conditions of approval to the issuance of a wall mural permit.

K. Hold Harmless. As a condition of approval of any wall mural permit, the applicant, the owner of the structure and the artist shall agree pursuant to language prepared by the City to indemnify, defend, and hold the City of Hanford its officials, officers, employees and agents harmless from and against any and all damages or liabilities of whatever nature arising out of or in connection with the wall mural. (Ord. 20-04 § 5, 2020; Ord. 17-04, 2017)

17.56.240 Variances and minor deviations.

A variance or a minor deviation to the standards in this chapter may be granted in accordance with Chapter 17.70 and Chapter 17.84.

17.56.250 Nonconforming signs.

A sign or outdoor advertising display of any character lawfully occupying a site prior to the adoption of this zoning code or on the effective date of applicable amendments to the zoning code which as a result of the adoption or amendment to the zoning code does not conform with the standards for subject matter, location, size, lighting or movement prescribed for the district in which it is located, shall be deemed to be a nonconforming sign or outdoor advertising structure and may be displayed and maintained in said district, except as otherwise provided in this section.

17.56.260 Maintenance of signs.

A. All signs and associated supporting structures shall be maintained in like-new condition, without rips, tears, fading and similar damage that inevitably occurs as a result of normal wear and aging.

B. All signs shall be reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons or property or constitute a nuisance.

C. Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, ripped, torn, faded, or other deteriorating or dilapidated condition shall be promptly repaired, to the satisfaction of the City, or removed.

D. Graffiti on a sign shall be removed within two (2) days of notice of its placement on such sign.

17.56.270 Hazardous signs.

Whenever any sign, by virtue of its physical nature and condition, poses an immediate and serious threat to the public safety, the same may be removed by City personnel, or its physical deficiency cured, to the extent necessary to protect the public safety. The cost of such removal or repair shall be assessed against the sign owner.

17.56.280 Abandoned or obsolete signs.

An on-premise sign advertising an activity, business, service or product must be removed within ninety (90) days following the actual discontinuance of the activity, business, service or product. If the sign is not so removed, the Community Development Director may have the sign removed in accordance with the public nuisance abatement provisions of this title. A sign structure is not required to be removed, however, the sign face shall be removed or replaced with a blank face or other sign face consistent with this chapter.

17.56.290 Illegal signs.

Any sign, banner, or sign structure not erected, constructed or located in conformance with this chapter and not classified as a legal nonconforming sign is an illegal sign and is subject to abatement in accordance with the public nuisance abatement procedures of Chapter 17.94.

17.56.300 Enforcement.

Signs which do not conform to the provisions of this chapter and are erected after its effective date and signs erected after the effective date of this chapter without obtaining a permit that is required are declared to be unlawful and a public nuisance. All signs declared to be unlawful by this chapter and all persons erecting or maintaining them shall be subject to the provisions of Chapter 17.94. The Community Development Director shall take necessary actions or proceedings for the abatement, removal and enjoinment pursuant to Chapter 17.94. The remedies provided for in this section are cumulative and nonexclusive.

17.56.310 Definitions.

As used in this chapter, the following terms are defined in this section. The images are intended to illustrate some of the sign types that are defined in this section.

"A-Frame sign" means a sign made of wood, plastic or other lightweight and rigid material having the capability to stand on its own support(s) and being portable and movable.

"Animated sign" means a sign with action or motion, whether by flashing lights, color changes, wind, rotation, movement of any parts of the sign or letters or parts of the sign structure, or other motion.

"Awning" means a shelter supported entirely from the exterior wall of a building and composed of a collapsible frame covered completely with nonrigid material.

"Banner" means any flexible material, such as cloth, plastic, vinyl, paper, cardboard or thin metal, with or without a "message", attached outdoors to a building, structure or mounting device, or attached indoors to a building, structure or mounting device so as to be visible from the exterior of a building, or structure. This definition includes a pennant, flag, or bunting.

“Billboard” means a sign which directs attention to a business, community service or entertainment not exclusively related to the premises where such sign is located.

"Business premises" means a specific business occupancy within a building or upon a parcel of land, typically having a specific address and discrete entrance(s) and exit(s) so as to maintain a specific business identity and location.

“Can or cabinet sign” means a sign that contains all the text and/or logo symbols within a single enclosed box-shaped cabinet where the translucent face of the sign can be interchanged to change the sign message without having to remodel the cabinet. It is mounted to a wall or other surface and illuminated from within the cabinet.

"Changeable copy" refers to the display of a message that can change by means of moveable letters, slats, lights, light emitting diodes, or moveable background material.

"Erect" means and includes erect, construct, place, relocate, enlarge, substantially alter, attach, suspend, paint, post, maintain and display.

"Externally illuminated sign" means a sign which has light cast on its surface from an artificial exterior source installed for the purpose of illuminating the sign.

"Flag" is a form of "banner" that is mounted and displayed outdoors on a pole.

"Freestanding sign" means a sign which is permanently supported on the ground by one or more uprights, braces, poles, or other similar structural components that are not attached to any building. This category includes both monument and pole signs.

"Frontage, building" means the distance between the two most distant corners of a building measured in a straight line along the building face.

"Frontage, street" means the distance between the two most distant corners of a site along a single street measured in a line along the street curb, including drive approaches, but excluding curb returns at street intersections.

"Height" means the distance measured vertically from grade to the highest point or portion of the object to be measured.

"Internally illuminated sign" means any sign whose illumination originates from within the structure of the sign and the source of which is not visible from the exterior of the sign.

"Install" or "installation" means the act by which a sign is constructed or placed on land or a structure, or the act of attaching, painting, printing, producing, or reproducing, or using any other method or process by which a visual message is presented or placed upon a surface.

"Message" means any form of visual communication presented on any type of media. It is not material whether the communication has any logical, practical, literary, or artistic significance or not. It includes any form or combination of letters, graphics, symbols or designs. The term is not intended to include mono-color paint applied to the exterior, trim, fascia, or other architectural elements of a building for protection against the elements.

"Monument sign" means a low-profile freestanding sign supported by a structural base or other solid structural features other than support poles and may contain signage on more than one side.

"Mural" means a sign painted on the exterior wall of a building consisting of graphics or images, either alone or in combination with letters.

"Off-site" or "off-site sign" refers to a sign or banner that promotes or advertises goods, services or activities located or offered on a business premises or parcel that is separate from the parcel where the sign is located, even if the two sites or parcels are contiguous to each other.

"On-site" or "on-site sign" refers to a sign or banner that promotes or advertises goods, services, or activity located or offered on the business premises or parcel of property where the sign is located.

"Outdoors" means a location on undeveloped property or to the exterior of a building or structure.

"Outdoor advertising" refers to the placement of a message on signs or banners located outdoors, or located indoors in a manner such that the message is visible from the exterior of a building or structure.

"Outdoor advertising structure" means a structure erected or maintained for the main purpose displaying commercial outdoor advertising, and located on a site other than the site on which the advertised commercial use is located or on which the advertised commercial product is produced.

“Painted Sign” refers to a sign that comprises only paint applied on a building or structure.

"Parapet wall" means an exterior wall which extends vertically above the roof line.

"Parcels" or "property" or similar references or descriptions shall refer to a parcel of land under one ownership that has been legally subdivided or combined and is shown as a single parcel on the latest recorded map in the Kings County recorder's office.

"Pedestrian access" means a doorway which has been designed for the primary use of the patrons or customers of that particular use.

"Permanent sign" means a sign that is solidly attached to a building, structure, or the ground by means of mounting brackets, bolts, welds, or other combination of attachment methods, thereby rendering the sign non-moveable or difficult to reposition without the use of machinery, cutting devices, or mechanical devices. See also "temporary sign."

"Placed" includes constructing, erecting, posting, painting, printing, tacking, nailing, gluing, sticking, carving or otherwise fastening, affixing, or making visible in any manner whatsoever.

"Pole sign" means a permanently mounted, freestanding sign which is supported above the ground by one or more uprights, braces, poles, or other similar structural components.

"Roof line" means the highest point of a parapet wall or the main roof structure or a highest point of a parapet wall other than such architectural features as cupolas, pylons, projections or raised portions of the roof.

“Rooftop or roof-mounted sign” means a sign that extends above the ridgeline of the roof of a building or a sign attached to any portion of the roof of a building. Rooftop or roof-mounted signs are not allowed.

"Sign" means any letter or symbol made of cloth, metal, paint, paper, wood or other material of any kind whatsoever placed for advertising, identification or other similar purposes on the ground or on any wall, post, fence, building, structure, vehicle or on any place whatsoever.

"Sign area" means the geometric area of a sign including all elements such as board or frames, perforated or a solid background, ornamental embellishments, arrows or other sign media. For the purposes of a freestanding sign the structural elements necessary to support the sign are included in the sign area.

"Sign copy" means any words, letters, numbers, figures, designs, or other symbolic representations incorporated into a sign face and/or its structure with the purpose of attracting attention to the subject matter.

"Sign face" means the panel surface of a sign which carries the advertising, information, or identification message.

"Sign structure" means any structure which supports or is capable of supporting any sign. A sign structure may or may not be an integral part of a building. For the purpose of a freestanding sign, the sign structure shall include the aggregate area of the sign including the sign copy and all structural elements of the sign.

"Structural alteration" means any change to the sign structure.

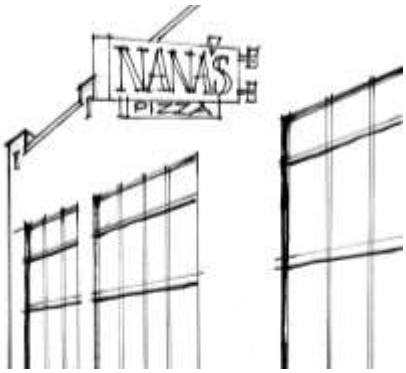
"Temporary sign" means a sign that is easily moveable and which is not attached to a building, structure, or the ground in such a manner as to be rendered a permanent sign.

17.56.320 Illustrations of signs.

The following illustrations may be used to visualize the various types of signs regulated in this chapter. This section shall not have any regulatory effect.

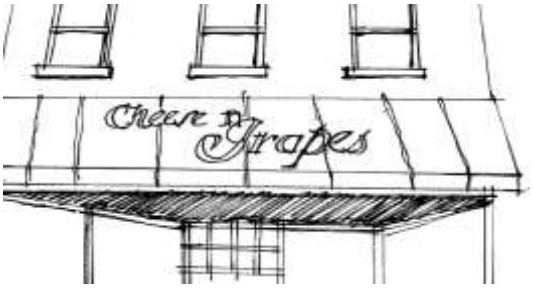
Building Sign

Hanging Sign



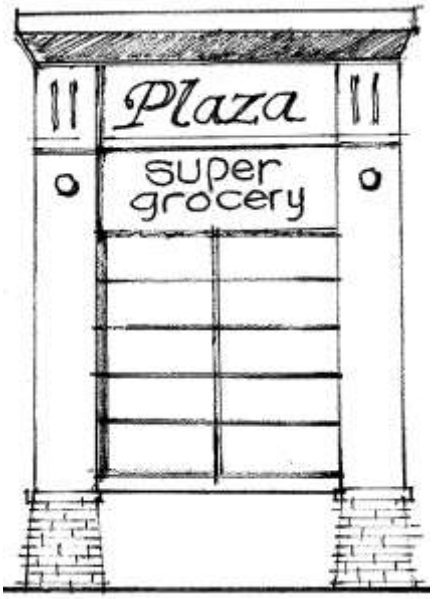
Building Sign Projecting over-Right of-Way

Permanent Sign Affixed to Window



Permanent Sign Affixed to Awning

Monument Sign (Freestanding Sign)



Pylon Sign (Freestanding Sign)

Chapter 17.60
SPECIFIC LAND USE STANDARDS

Sections:

17.60.010 Purpose.
17.60.020 Applicability.
17.60.030 Accessory dwelling units.
17.60.040 Bed and breakfast inns.
17.60.050 Cottage food operations.
17.60.060 Day care centers.
17.60.070 Drive-thru pick-up windows.
17.60.080 Garage or yard sales.
17.60.090 Manufactured housing.
17.60.095 Mini-warehouses or self-storage facilities.
17.60.100 Mobilehome parks.
17.60.110 Outdoor dining areas.
17.60.120 Outdoor storage areas.
17.60.130 [Reserved]
17.60.140 Sale of new and used automobiles and trucks.
17.60.150 Vending machines.

17.60.010 Purpose.

This section requires certain development and operational standards for specific land uses within the city to preserve, protect and promote the public health and safety and to promote orderly growth and aesthetically pleasing urban development.

17.60.020 Applicability.

Specific land uses covered by this chapter shall conform with the provisions of the section(s) applicable to the specific use, in addition to other applicable provisions of this title, including the standards of the zone district where the use is located.

17.60.030 Accessory dwelling units.

17.60.040 Bed and breakfast inns.

A. Bed and breakfast inns shall be limited to a maximum six (6) rooms for rent per site. No person who is paying rent in exchange for lodging shall occupy a guest room on the premises for more than fourteen (14) consecutive nights;

B. Food service at bed and breakfast inns shall be allowed for registered guests only, unless the use also qualifies as a restaurant.

C. The scale and appearance of the bed and breakfast inn shall remain primarily residential in character. All buildings and site improvements shall be similar to and compatible in design with the surrounding neighborhood and adjacent residences.

17.60.050 Cottage food operations.

A. Cottage foods operations operating in accordance with AB1616 shall be considered a home occupation and shall obtain a home occupation permit in accordance with Chapter 17.78 prior to commencement of the use.

B. Notwithstanding the provisions of Chapter 17.78, a cottage food operation is allowed to employ one full-time equivalent employee on site.

C. Notwithstanding the provisions of Chapter 17.78, a cottage food operation may sell food produced on-site directly to consumers at the site.

D. A cottage food operation shall be conducted in the residence's existing kitchen.

E. An approved home occupation permit shall not be effective until the appropriate permit is obtained from the Kings County Health Department and shall automatically expire and be null and void if County permit or approval expires, is disapproved, or is revoked.

17.60.060 Day care centers.

A. A loading and unloading area shall be provided to accommodate no less than two (2) vehicles.

B. The loading and unloading area shall be located within proximity to the main entrance. And shall not be located on the opposite side of a street from the day care center.

17.60.070 Drive-thru pick-up windows.

A. All uses with a drive-thru pick-up window shall meet the following standards:

1. Drive-thru lanes shall be located outside of all building setback areas and all required landscaped areas.

2. Drive-thru lanes shall be designed, located, and constructed in a manner that avoids trapping vehicle emissions in a confined space.

3. Drive-thru lanes shall be located a minimum of fifty (50) feet from existing residential uses and from residential zone districts and must be separated from residential areas by buildings, extensively landscaped areas, or decorative block walls.

4. Drive-thru lanes shall be constructed with the necessary vehicle stacking capacity so that vehicles using the drive-thru lane do not overflow into the on-site parking aisles or public streets.

5. Drive-thru lanes shall be shielded in a manner approved by the city to eliminate vehicle headlight glare into adjoining land and on-coming traffic approaching the drive-thru site property.

6. The installation of a drive-thru pick-up window and associated improvements shall not reduce the number of required parking spaces below the minimum zoning requirement for parking upon the drive-thru site property.

7. Drive-thru lanes shall not be located adjacent to outdoor patio or eating areas.

8. Drive-thru lanes shall not block or interfere with access to parking lot spaces, and shall function independent of parking lots aisles.

9. Drive-thru lanes shall not extend onto adjoining property unless the owner of the drive-thru site property obtains a written easement or other irrevocable right from the adjoining landowner to construct improvements upon and use the adjoining property for the drive-thru use including, without limitations, the stacking of vehicles and the right to maintain, repair, replace and remove such improvements. The written document shall be executed by the owner of the drive-thru site property and the owner of the adjoining property and recorded against title to the adjoining property prior to commencement of construction of improvements upon the drive-thru site property.

10. A use with a single drive-thru lane shall accommodate a minimum of six (6) vehicle stacking spaces per lane with a minimum of four (4) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.

11. A use with drive-thru lanes on each side of the store (two (2) lanes) shall accommodate a minimum of four (4) vehicle stacking spaces per lane with a minimum of two (2) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker in each drive-thru lane. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.

12. Speaker noise levels measured at the property line shall not exceed applicable city noise standards.

A. In addition to the development standards for all uses with drive-thru pick-up windows uses, a restaurant with a drive-thru pick-up window shall be located on a parcel at least one-half acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than one-half (0.5) acre in size.

B. In addition to the development standards for all uses with drive-thru pick-up windows and the development standards for restaurants with drive-thru pick-up windows, the following development standards are required for all uses with drive-thru pick-up windows in the Neighborhood Commercial zone district:

1. Unless otherwise restricted by a conditional use permit issued in accordance with Chapter 17.80, hours of operation of the drive-thru use shall be limited to 6:30 a.m. and 10:00 p.m. on weekdays and weekends.

2. All buildings and drive-thru lanes shall be located a minimum of one hundred fifty (150) feet from residentially zoned property or property designated for residential uses pursuant to the General Plan.

17.60.080 Garage or yard sales.

A. The sale of personal possessions in outdoor areas or from the garage of a dwelling within an R-L, R-M, R-H, or OR zone district shall be limited to no more than two such sales per year. Commonly referred to as garage sales, such each sale shall be limited to two consecutive days and unsold possessions shall be removed from the public view and stored within the premises.

B. Materials to be sold shall be personal possessions. No materials shall be offered for sale that have been acquired solely for the purposes of the garage sale.

C. The driveway, yard, or other space used for the purposes of the sale shall be restored to its normal residential character at the conclusion of the sale, including removal of all signs.

17.60.090 Manufactured housing.

The provisions of this section shall apply to all manufactured homes not located in an approved mobile home park:

A. No manufactured home shall be installed that was manufactured more than ten (10) years from the date of application for a building permit for installation.

B. All manufactured homes shall meet the following site or architectural standards:

1. Garages and Carports. A minimum of a one-car garage or carport shall be provided for every manufactured house. The parking requirements of Chapter 17.54 shall also apply.

2. Minimum Width and Floor Area. The width and floor area of a manufactured housing unit shall be the average of other residences in the zone district in which it is located.

3. Roof Overhangs. All manufactured housing units and garages shall have a pitched roof with a minimum sixteen (16) inch roof overhang on each of the perimeter walls such that the overhang is architecturally integrated into the design of the dwelling unit.

4. Roofing Materials. All manufactured housing units and garages and carports located on the lot shall have a roof constituted of asphalt composition, clay, tile, concrete or metal tile or panels, slate or built-up asphaltic-gravel materials.

5. Siding Materials. All manufactured housing units and garages located on the lot shall have similar exterior siding materials consisting of wood, masonry, concrete, stucco, Masonite, or metal lap. The exterior siding material shall extend to the ground level, except that when a solid concrete or masonry perimeter foundation is used, the siding material need not extend below the top of the foundation.

6. Foundations. All manufactured housing units and garages and carports shall be placed on a permanent foundation which meets the applicable building code requirements and/or the provisions of Section 18551 of the State Health and Safety Code such that the floor elevation of the dwelling is reasonably compatible with the floor elevations of the surrounding dwelling units.

7. Utility connections. The mobile home electrical, gas, water and drain connections shall be made permanent in a manner applicable to permanent buildings. Gas shut-off valves, meters and regulators shall not be located beneath the manufactured homes.

8. Deviations. The community development department may approve deviations from one or more of the standards of this subsection on the basis of a finding that the architectural style proposed provides compensating design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity.

C. Surrender of Registration. Subsequent to applying for a building permit, and prior to the occupancy of a mobilehome or manufactured home on a permanent foundation, a certification of occupancy is to be issued by the building official pursuant to Section 18551 of the State Health and Safety Code. Thereafter, any vehicle license plate, certificate of ownership, and certificate of

registration issued by a state agency shall be surrendered back to the issuing state agency. Any mobile/manufactured home on a permanent foundation shall bear a state insignia or federal label pursuant to Section 18550 of the State Health and Safety Code.

17.60.095 Mini-warehouses or self-storage facilities.

A mini-warehouse or self-storage facility in the R-L-5 zone shall only be located on a parcel that has frontage on and adequate main access to an arterial or collector street.

17.60.100 Mobilehome parks.

A. With the exception of a mobilehome utilized as an accessory dwelling unit that satisfies the requirements of Section 17.60.090 above, no mobilehome shall be parked, occupied or used for any purposes, including without limitation living or sleeping purposes, unless the mobilehome is located within a licensed mobilehome park, except that a mobilehome may be used for the following temporary purposes outside of a mobilehome park: as an office for a construction project, circus or carnival; as a residence of a watchman on the site of a construction project or an industrial facility to provide temporary living quarters for personnel in accordance with the provisions of Chapter 17.76.

B. The site area standards for a mobilehome park shall be as follows:

1. The minimum area of a mobilehome park shall be five (5) acres. If the area of the mobilehome park is greater than five (5) acres, the first phase of mobilehome park development shall not be less than five (5) acres and shall include all required recreational and service amenities.

2. The maximum density shall be eight (8) mobilehome sites per gross acre.

3. Each mobilehome site shall be not less than three thousand (3,000) square feet in area, including pad, parking, private access, landscaping and private storage area.

4. No mobilehome site shall be less than thirty (30) feet in width.

B. The following clearance and setback area requirements shall apply to mobilehome parks. No mobilehome shall be located in any required building setback area, except that tow bars may extend into such setback area.

1. The front and rear building setback areas for the site shall be a minimum of twenty (20) feet.

2. The side building setback areas for the site shall be a minimum of ten (10) feet.

3. The front, rear, and interior side setback areas for a mobilehome site shall be a minimum of ten (10) feet.

4. The street side setback areas (including driveways interior to the site) for a mobilehome site shall be a minimum of five (5) feet.

C. The following requirements for patios and pads shall apply to mobilehome parks.

1. Each mobilehome site shall have a hard-surfaced patio area of not less than two hundred (200) square feet. A permanent porch greater than twenty (20) square feet in area may be counted as a part of the required patio area.

2. Each mobilehome site shall have a support pad of concrete or asphalt concrete laid over a compacted surface base which, in combination, are adequate to support the mobilehome on a level plane.

D. The following requirements for parking shall apply to mobilehome parks.

1. Not less than two (2) off-street paved parking spaces shall be provided within each mobilehome site, one of which may be tandem to the other.

2. Not less than one (1) guest parking space shall be provided for each mobilehome site at a location central to each four (4) contiguous mobilehome sites; provided, however, guest parking shall not be required for mobilehome sites along a mobilehome park collector street constructed to the width prescribed in subsection E of this section.

3. Parking shall be provided for central recreation buildings, park offices, and other similar buildings at a ratio of one parking space for each four hundred (400) square feet of gross floor space.

4. Supplemental parking for pleasure boats, recreation vehicles, and unoccupied travel trailers shall be provided at a ratio of one parking space for each ten (10) mobilehome sites and shall be used only by the mobilehome park tenants. Such parking shall be clustered, easily accessible via interior drives, and shall be screened from view by means of a solid ornamental fence or wall and landscaping.

5. All parking areas and spaces shall be designed and constructed in accordance with the provisions of Chapter 17.54.

E. The following requirements for on-site streets shall apply to mobilehome parks.

1. Entrance streets shall be located to assure safe access to and from the public street system.

2. Minor streets within the mobilehome park shall be a minimum of thirty-two (32) feet of paved width, and collector streets shall be a minimum of forty (40) feet of paved width. Construction and paving of the streets shall be in accordance with city standards.

3. Drainage along the street shall be constructed to provide adequate drainage. Construction of concrete curbs, gutters, and sidewalks shall be in accordance with city standards.

4. Parallel parking shall be permitted on both sides of collector streets and on only one side of a minor street. Such on-street parking shall be in addition to the off-street parking requirements of this chapter.

F. Driveways for individual mobilehome sites, street signs, interior street lighting, storm drainage facilities, and water and sewer systems shall be installed subject to the approval of the City Engineer and in accordance with city standards.

G. All public utilities shall be installed underground, including electrical, telephone, street lighting cable, community television antenna connections, and ducts for cable television. A community television antenna and cable television with underground ducts and connections to each mobilehome site shall be provided.

H. The following requirements for recreation areas and pedestrian ways shall apply to mobilehome parks.

1. Common recreation areas in an aggregate total equal to ten (10) percent of the gross area of the mobilehome park shall be provided at a location or locations which are easily accessible and convenient to park residents. The calculation of the common recreation areas shall not include yard areas, pedestrian ways, management offices, laundry and tenant storage areas, and parking areas.

2. Recreation areas shall be landscaped and maintained with all landscaped areas irrigated by an automatic underground sprinkler system.

3. Pedestrian walkways shall be provided throughout the mobilehome park connecting all mobilehome sites with each other and with common recreation areas. Such pedestrian walkways shall be provided where possible at locations away from the interior street system to avoid conflicts in pedestrian and vehicle traffic.

4. Common recreation areas may include parks and open space, playgrounds, clubhouses, community centers, and similar recreational uses.

I. Mobilehome parks shall provide permanently maintained landscaped areas and site screening as follows:

1. A landscaped border along the front setback area and along the rear setback area if it is adjacent to a public street;

2. An ornamental wall or fencing, seven (7) feet in height along all interior side property lines and along all rear property lines that do not abut a public street; and

3. An ornamental screen wall or fencing seven (7) feet in height along the street side yard and street front yard setback lines.

J. Each mobilehome park shall provide the following additional facilities:

1. A laundry building for clothes washing and drying;

2. Trash enclosures at locations along the interior street system and integrated with the guest parking areas and which are convenient for all residents and for access by municipal refuse trucks.

K. At the time of the placement on the site, all mobilehomes shall be fitted with appropriate skirts to obscure stands, pads and undercarriage equipment.

L. Mobilehomes may be displayed and sold within a mobilehome park similar to the sale of model homes within a residential subdivision, provided such mobilehomes are not sold for delivery to any location other than within the park in which sold and are at all times placed on mobilehome sites and connected to all utility services. No more than four (4) mobilehomes shall be offered for sale at any one time by a single owner, and advertising for such sales shall be limited to one non-illuminated sign not exceeding four (4) square feet in area on the site of each mobilehome offered for sale.

17.60.110 Outdoor dining areas.

A. The purpose of this section is to promote increased business and pedestrian traffic by providing safe and visually appealing opportunities to create outdoor dining areas in certain commercial zone districts.

B. The following definitions shall apply to this section:

1. "Outdoor dining area" means the use of portions of public sidewalks, public rights-of-way and sidewalk areas within a shopping center as identified in this chapter and/or on-site open space used by a dining establishment or drinking establishment for the serving and consumption of food and/or beverages. Pass through window and sidewalk counter service is also allowed when an outdoor dining area is provided pursuant to this section.

2. "Dining establishment" means a structure whose principal use is the serving of food to the general public, including, without limitation, a restaurant, candy shop, ice cream shop, bakery, sandwich shop, coffee shop/house, delicatessen, pizza parlor, hotdog/hamburger/taco/salad bar stand and the like and where the sale of any alcoholic beverage is an accessory use.

3. "Drinking establishment" means a structure whose primary use is the serving of alcoholic beverages to the general public and the serving of food is an accessory use.

C. Where Permissible. All outdoor dining areas must be located and operated adjacent to and incidental to the operation of a dining establishment or drinking establishment. Use of the sidewalk must be confined to the actual sidewalk and public right-of-way frontage of a dining establishment and must not encroach upon adjacent sidewalk or public right-of-way. Subject to the provisions of this section on-site open space areas may also be used as an outdoor dining area.

D. Required Sidewalk Width. Use of the sidewalk area for an outdoor dining area is permitted only where the sidewalk is wide enough to allow for a minimum of four (4) consecutive feet of sidewalk width at every point in front of the dining establishment which is clear and unimpeded for pedestrian and wheelchair traffic. Such clearance requirement shall be in addition to any applicable federal or state accessibility mandates.

E. Alcoholic Beverages. The service of alcoholic beverages and its consumption by customers in an outdoor dining area shall be restricted as follows:

1. The outdoor dining area must be immediately adjacent to and abutting the dining establishment or drinking establishment.

2. The outdoor dining area, when serving alcohol and when permitted by this section to be located on a sidewalk, must be clearly delineated from pedestrian traffic with a minimum thirty (30) inch to a maximum thirty-six (36) inch tall removable open style railing, fence or roped boundary or plants and flowers in ornamental planter boxes and pots that are architecturally compatible with the structure housing the dining establishment.

3. The operator shall post a written notice to customers as approved by the city which states that the drinking or carrying of an alcoholic beverage is prohibited and unlawful outside of the outdoor dining area.

4. The service of the alcoholic beverages in the outdoor dining area must be licensed by the California Department of Alcoholic Beverage Control and comply with all licensing requirements.

5. For drinking establishments, the service and consumption of alcoholic beverages is restricted to only on-site outdoor areas enclosed by a six (6) foot tall solid wall or fence architecturally compatible with the structure housing the drinking establishment.

F. Health Standards. Prior to serving any food or beverage in an outdoor dining area, the outdoor dining area must be inspected and approved by the Kings County Health Department. All exterior surfaces within the outdoor dining area shall be kept clean at all times. Restrooms shall be provided

in the adjoining dining establishment or drinking establishment. The operator shall maintain the outdoor dining area, including without limitation, the sidewalk surface and furniture and adjacent areas, in a clean and safe condition at all times.

G. Hours of Operation. Hours of operation for outdoor dining areas are to coincide with those of the dining establishment, or drinking establishment, or the hours of operation set by the Alcohol Beverage Control license if alcohol is served, whichever is more restrictive.

H. Special Closures. The city shall have the right at any time, and from time to time to prohibit the use of the public sidewalk and public right-of-way as an outdoor dining area. Such closure may arise from, but are not limited to, scheduled festivals and similar events, parades, marches, repairs to the street or sidewalk, from emergencies occurring in the area, or for public health and/or safety reasons.

I. Permit Issuance, Findings, and Conditions. In order to operate an outdoor dining area, a person must obtain an outdoor dining area permit issued by the Community Development Director. The application for an outdoor dining permit shall be processed as an administrative use permit as provided in Chapter 17.74. The application for the outdoor dining permit shall be accompanied by a filing fee established by the city and an accurate drawing showing the configuration of the outdoor dining area, including without limitation, table placement and the method of separating the outdoor dining area from pedestrian traffic. The following conditions must be satisfied before an outdoor dining permit can be issued:

1. The proposed operation of the outdoor dining area satisfies all of the applicable provisions of this section.

2. An outdoor dining area located on a public sidewalk or public right-of-way shall have the same floor elevation as the sidewalk or right-of-way area.

3. No signage is allowed in the outdoor dining area except for one menu display sign no larger than four (4) square feet per face. Signs with more than two (2) faces are prohibited. Only plain unmarked umbrellas may be used in an outdoor dining area. Professionally designed temporary special for the day sign may be permitted up to a total of two (2) square feet in area.

4. The applicant shall execute an indemnity agreement in a form provided by the city pursuant to which the applicant agrees to indemnify, defend and hold the city and its officials, officers, employees and agents harmless from any and all claims, damages, costs, including reasonable attorney fees, and losses arising from, or in any way related to the applicant's operation of the outdoor dining area.

5. If any portion of the outdoor dining area is located in the public sidewalk or public right-of-way, the applicant shall maintain, at all times during which the outdoor dining permit is in effect, a policy of general comprehensive liability insurance with limits as approved by the city and insuring against injury or death of a person and for claims of property damage resulting from the applicant's use of its outdoor dining area. The city and its officials, officers, employees and agents shall be named as additional insured under such insurance policy, and the applicant shall cause its insurer to waive the right of subrogation with respect to the City and its officials, officers, employees, and agent. The applicant will deliver to the City endorsements to the applicant's insurance policy as evidence of the satisfaction of these insurance requirements.

6. Such other conditions as the city may deem necessary, including, without limitation, conditions to ensure the public safety, to protect public improvements and provide aesthetic improvements.

7. No merchandise of any kind shall be displayed in the outdoor dining area except as specifically allowed by the outdoor dining permit.

J. All outdoor dining furniture, including tables, chairs, umbrellas, and planters, shall be movable. All outdoor furniture must be of commercial quality to withstand the wear of outdoor use; plastic tables and chairs are not permitted. Umbrellas must be secured with a minimum base of not less than sixty (60) pounds.

K. Term. An outdoor dining permit is personal to the applicant and may not be transferred, assigned or conveyed to any other person. An outdoor dining permit shall terminate on the date the applicant no longer operates the outdoor dining area or discontinues the use of the outdoor dining area for a continuous twelve (12) month period. If a dispute arises as to the date of termination, the decision of the city as to the date of termination shall be final and binding upon the applicant.

L. Violation/Revocation. The Community Development Director shall provide written notice to an applicant of any violation of its outdoor dining permit. Such written notice shall identify the violations of the outdoor dining permit and any provisions of this section. The applicant shall have seven (7) days from the date of such written notice to cure the violations identified in the written notice. If the violations are not cured to the satisfaction of the community development department within said seven (7) day period, the applicant's outdoor dining permit shall automatically terminate without further action by the city and the applicant shall immediately discontinue use of the outdoor dining area. If the city, in its sole discretion, determines that the continued operation of an outdoor dining area is an immediate threat to the health or safety of any citizen of the city, the community development department may immediately, and without written notice and opportunity to cure, revoke an outdoor dining permit. If an outdoor dining permit is terminated or revoked, the city shall not process an application for an outdoor dining permit for that same manager/owner of the premises for a period of six (6) months from the date of termination or revocation.

M. Appeal Procedures. A decision of the community development department pertaining to the outdoor dining application or permit may be appealed in accordance with the provisions of Chapter 17.70.

O. Enforcement. The Community Development Director, Code Enforcement Officer, police department or other person authorized by the City Manager, shall be authorized to enforce provisions of this section and to take such action as may be necessary to ensure compliance with this section.

17.60.120 Outdoor storage areas.

Outdoor storage of materials or equipment that occupies a volume of more than sixty (60) cubic feet and is visible from any abutting public street or abuts property used for residential purposes, must meet the following standards. This section does not apply to temporary storage, such as storage during construction.

A. Outdoor storage areas shall be enclosed by a view-obscuring fence or wall at least six (6) feet in height. All gates provided for ingress and egress in any required fence or wall shall be at least six feet in height and shall be of view-obscuring construction.

B. Materials shall be stacked in outdoor storage areas to a height no greater than that of any building, wall, fence, or gate enclosing the storage area. This subsection shall not apply to a junk yard, wrecking yard, or salvage facility.

C. No storage shall be permitted in any required front or side yard setbacks adjacent to a public street or highway.

17.60.130 [Reserved]

17.60.140 Sale of new and used automobiles and trucks.

In all zone districts, the off-site sale of new and used automobiles and trucks is prohibited. New and used automobile and truck sales shall be conducted only at the permanent property address listed for the dealership on its Department of Motor Vehicles dealer license.

17.60.150 Vending machines.

The preferred location for vending machines is inside buildings. Vending machines installed outdoors shall meet the following requirements:

A. Outdoor vending machines shall be located along the face of a building or against a structure designed to accommodate them.

B. A minimum walkway of four (4) feet is required in front of all outdoor vending machines.

C. Outdoor vending machine shall not be installed in the public right-of-way or immediately adjacent such that it would cause customers to stand in the right-of-way in order to use the machine.

D. Outdoor vending machines shall be an ancillary use to an approved primary use and may not be located on an unimproved lot.

E. Outdoor vending machines shall not be placed in a location that will block parking areas or create an unsafe situation.

F. Vending machines are permitted to cover up to a maximum of ten (10) percent of the length of the primary building frontage, or twenty (20) feet, whichever is less.

G. Vending machine installations shall not have exposed conduits, piping or overhead utility connections.

H. All outdoor machines shall be maintained in a clean and attractive condition.

I. Any graffiti on an outdoor vending machine shall be removed within twenty-four (24) hours.

J. If the outdoor machine is removed the area shall be cleaned and restored, including the removal of any conduits or other connection hardware.

Chapter 17.62
ADULT ENTERTAINMENT ESTABLISHMENTS

Sections:

17.62.010 Purpose and intent.
17.62.020 Definitions.
17.62.030 Prohibitions.
17.62.040 Measure of distance.
17.62.050 Development and maintenance standards.
17.62.060 Application.
17.62.070 Other regulations, permits or licenses.
17.62.080 Protection of minors.
17.62.090 Private viewing rooms.
17.62.100 Regulations governing existing adult entertainment establishments.

17.62.010 Purpose and intent.

A. It is the purpose of this chapter to establish reasonable and uniform regulations to prevent the concentration of adult entertainment establishments, as defined herein, within the city.

B. It is the intent of this title that these regulations be utilized to prevent secondary effects associated with adult entertainment establishments, including, without limitation, problems of blight and deterioration which accompany and are brought about by the concentration of adult entertainment establishments.

17.62.020 Definitions.

A. It is the purpose of this section to provide clear and concise definitions of those words, terms and phrases most commonly utilized in the regulations and provisions of this chapter in order to assist in the uniform interpretation of said regulations and provisions and to insure uniformity in their application.

B. It is intended that the following words, terms and phrases, whenever used in this chapter, shall be construed as defined in the following subsections, unless from the context a different meaning is specifically defined and more particularly directed to the use of such words, terms and phrases:

"Adult bookstore" means an establishment that devotes more than fifteen (15) percent of the total floor area of the premises for the display or sale of the following:

1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video recordings, slides, video or audio tapes, records, or forms of visual or audio representations

that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; or

2. Instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities.

"Adult cabaret" means an establishment that regularly features live performances that are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified anatomical areas and/or which regularly features films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

"Adult drive-in theater" means an open lot or part thereof, with appurtenant facilities, devoted primarily to the presentation of motion pictures, films, theatrical productions and other forms of visual productions, for any form of consideration, to persons in motor vehicles or on outdoor seats, and presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons.

"Adult mini-motion picture theater" means an establishment, with a capacity of more than five (5) but less than fifty (50) persons, where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

"Adult model studio" means any establishment open to the public where, for any form of consideration or gratuity, figure models who display specified anatomical areas are provided to be observed, sketched, drawn, painted, sculptured, photographed so similarly depicted by persons, other than the proprietor, paying such consideration or gratuity. This definition does not include any school of art that is operated by an individual, firm, association, partnership, corporation or institution that meets the requirements established in the Education Code of the State of California for the issuance or conferring of, and is in fact authorized thereunder to issue and confer a diploma.

"Adult motel" means a motel or similar establishment offering public accommodations for any form of consideration which provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

"Adult motion picture arcade (peep shows)" means any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.

"Adult motion picture theater" means an establishment, with a capacity of fifty (50) or more persons, where, for any form of consideration, films, motion pictures, video cassettes, slides or

similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

"Adult theater" means a theater, concert hall, auditorium or similar establishment, either indoor or outdoor in nature which, for any form of consideration, regularly features live performances which are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified sexual activities or by exposure of specified anatomical areas for observation by patrons.

"Body painting studio" means an establishment or business that provides the service of applying paint or other substance whether transparent or nontransparent to or on the human body when such body is wholly or partially nude in terms of specified anatomical areas.

"Establishing an adult entertainment business," as used in this chapter, means and includes any of the following:

1. The opening or commencement of any such business as a new business;

2. The conversion of an existing business, whether or not an adult entertainment business, to any of the adult entertainment businesses defined in this chapter;

3. The addition of any of the adult entertainment businesses defined herein to any other existing adult entertainment business; or

4. The relocation of any such business.

"General bookstore" means an establishment engaged in the buying, selling and/or trading of new and/or used books, manuscripts, and periodicals of general interest. A general bookstore does not include an establishment that is encompassed by the definition of adult bookstore.

"General motion picture theater" means a building or part of a building intended to be used for the specific purposes of presenting entertainment as defined in this chapter, or displaying motion pictures, slides or closed circuit television pictures before an individual or assemblage of persons, whether such assemblage be of a public, restricted or private nature, except a home or private dwelling where no fee, by way of an admission charge, is charged; provided, however, that any such presentations are not distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas in that any such depiction or description is only incidental to the plot or story line.

"Headshop" means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances. Such a place is an adult entertainment establishment. This definition does not limit licensed pharmacies in selling and displaying paraphernalia, that is, medicinal equipment prescribed by licensed medical practitioners.

"Legitimate or live theater" means a theater, concert hall, auditorium or similar establishment which, for any fee or consideration, regularly features live performances which are not

distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas in that any such depiction or description is only incidental to the primary purpose of the performance.

"Private viewing room" means an area separated from the sales or display area of the establishment by a curtain, wall, door, shade or similar obstruction thus allowing the private viewing of video tapes, movies, transparencies, films or projectable motion picture by customers at the establishments.

"Religious institution" means any church, synagogue, mosque, temple or building that is used primarily for religious worship and related religious activities.

"Sale and display of paraphernalia and literature commonly associated with the use of narcotics and controlled substances (headshop)" means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances. Such a place is an adult entertainment establishment. This definition does not limit licensed pharmacies in selling and displaying paraphernalia, that is, medicinal equipment prescribed by licensed medical practitioners.

"School" means an institution of learning for minors, whether public or private, which offers instruction in those courses of study required by the California Education Code of which is maintained pursuant to standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, junior high school, senior high school, or any special institution of learning under the jurisdiction of the State Department of Education, but it does not include a vocation or professional institution or an institution of higher education, including a community college.

"Sexual encounter establishment" means an establishment, other than a hotel, motel or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with specified sexual activities or the exposure of specified anatomical areas. This definition does not include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the state of California engages in sexual therapy.

For the purposes of this chapter, "sexual encounter establishment" shall include a rap parlor and other similar establishments.

"Specified anatomical areas" means and includes any of the following:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or female breasts below a horizontal line immediately above the top of the areolae; or

2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Buttocks are defined as the portion of the human body in which the gluteal muscles, including the gluteus maximus, gluteus medius, and gluteus minimus, are located.

"Specified sexual activities" means and includes any of the following:

1. The fondling or other touching of human genitals, pubic region, buttocks, anus, or female breasts;

2. Sex acts, normal or perverted, actual or simulated; or

3. Masturbation, actual or simulated; or

4. Excretory functions as part of or in connection with any of the activities set forth in this subsection.

"Transfer of ownership or control," as used in this chapter, means and includes any of the following:

1. The sale, lease or sublease of an adult entertainment business; or

2. The transfer of securities which constitute a controlling interest in such business, whether by sale, exchange or similar means; or

3. The conveyance of a gift or other similar legal device which transfers the ownership or control of such business, except for transfer by bequest or other operation of law upon the death of the person possessing such ownership or control.

"Video cassette sales and rentals—adult" means the same as "adult bookstore."

"Video games—adult" means coin-operated electronic game machines having visual displays and animation that depict in any manner, any sort of activity characterized by exposure of specified anatomical areas or specified sexual activities.

17.62.030 Prohibitions.

A. No person or entity shall own, establish, operate, control or enlarge, or cause or permit the establishment, operation, enlargement or transfer of ownership or control, except pursuant to Section 17.62.060, of any of the following adult entertainment establishments unless such adult entertainment establishment is greater than five hundred (500) feet from another adult entertainment establishment or greater than one thousand (1,000) feet from any religious institution, school or park located within the city or greater than five hundred (500) feet from any residentially zoned property (including office residential) located in the city, measured from property lines:

1. Adult bookstore;

2. Adult motion picture theater;

3. Adult mini-motion picture arcade (peep shows);

4. Adult arcade;

5. Adult drive-in theater;

6. Adult cabaret;

7. Adult motel;

8. Adult theater;

9. Adult model studio;

10. Body painting studio;

11. Adult video games;

12. Adult video cassette sales and rentals;

13. Sexual encounter establishment;

14. Headshop; or .

15. Any other business which involves specified sexual activities or display of specified anatomical areas.

B. An establishment listed in this section shall not be established, operated, enlarged or transferred unless the zone district in which the site or proposed site is located permits such a use. The conduct of such establishment and the use of premises shall otherwise comply with this Title 17 and all other applicable regulations.

C. All adult entertainment establishments as listed in subsection A of this section shall only be permitted within any CC, SC or RC zone district provided the minimum distance requirements as set forth in subsection A of this section are met and also upon the prior issuance of a conditional use permit.

17.62.040 Measure of distance.

The required minimum distance between any two adult entertainment businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each such business. The distance between any adult entertainment business and any religious institution, school, public park or residentially zoned land shall be measured in a straight line, without regard to intervening structures, from the closest property line of the adult entertainment business to the closest property line of the religious institution, school, public park or residential zone.

17.62.050 Development and maintenance standards.

All adult entertainment premises hereafter commenced shall, in addition to compliance with this title, be made to comply with the following specific requirements:

A. Signs. In addition to the requirements of Chapter 17.56, all sign permits shall be subject to the following regulations:

1. Each adult business shall be allowed one permanent sign, the area of which shall not exceed one square foot for each linear foot of building frontage on which the sign is to be placed. In no case can the sign exceed fifty (50) square feet in area.

2. Temporary signs of any kind are not permitted.

3. Except for theater signs, changeable copy signs are not permitted.

4. No sign shall depict or describe any specified anatomical areas or specified sexual activities.

B. Exterior Painting. Buildings and structures shall be painted or surfaced with colors or textures that are similar to neighboring buildings or structures as determined by the community development department. Buildings and structures shall not be painted or surfaced with any design that would simulate a sign or advertising message.

C. Advertisements, displays of merchandise, signs or any other exhibit depicting adult entertainment activities placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such buildings or premises.

D. No outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to an adult entertainment use is allowed.

E. Upon order of the city manager, graffiti appearing on any exterior surface of a building or premises, which graffiti is within public view, shall be removed and that surface shall be restored within seventy-two (72) hours of notification to the owner or person in charge of the premises.

F. No consumption of alcohol shall be allowed in conjunction with, or on the premises of, any adult entertainment establishment as defined in this chapter.

17.62.060 Application.

Notwithstanding any other provision of this code to the contrary, the provisions of this chapter shall be applicable to all land within the city.

17.62.070 Other regulations, permits or licenses.

The provisions of this chapter do not waive or modify any other provision of this municipal code.

17.62.080 Protection of minors.

The operation of adult entertainment establishments shall prohibit the admission of minors.

17.62.090 Private viewing rooms.

It is unlawful for any person or entity that is subject to the regulations of this chapter, and that sells or rents prerecorded video tapes, movies, transparencies, films, projectable motion pictures or equipment used for showing any or all of these items, to offer or allow the viewing of these materials in private viewing rooms, as defined in Section 17.62.020.

17.62.100 Regulations governing existing adult entertainment establishments.

An adult entertainment establishment hereinafter permitted and legally operating as a conforming use is not rendered a nonconforming use by the location of a religious institution, school or public park within one thousand (1,000) feet or a residential (including office residential) zone within five hundred (500) feet of the adult entertainment establishment. This provision does not apply after a permit has expired, been suspended or revoked.

Chapter 17.68
WIRELESS COMMUNICATION FACILITIES AND TOWERS

Sections:

17.68.010 **Purpose and application.**
17.68.020 **Definitions.**
17.68.030 **Principle or accessory use.**
17.68.040 **Measurement of setbacks.**
17.68.050 **Effect on Nonconforming uses.**
17.68.060 **General standards.**
17.68.070 **Co-location of facilities.**
17.68.080 **Exemptions.**
17.68.090 **Permitted and conditional uses.**
17.68.100 **Application process.**
17.68.110 **Appeals.**
17.68.120 **Review criteria.**
17.68.130 **Federal and state regulations.**
17.68.140 **Removal of abandoned antennas, towers, supporting equipment and structures.**

17.68.010 Purpose and application.

The purpose of this chapter is to promote and maintain the purposes and objectives of the city of Hanford zoning ordinance; to ensure the co-location of new and existing tower and antenna sites whenever possible; to ensure the location of towers and antennas are in areas where the adverse impact on the community is minimal; to ensure that towers and antennas are designed in a way that minimizes the adverse visual impact on the community; and to protect the public safety and general welfare of the community.

17.68.020 Definitions.

For the purposes of this chapter, unless otherwise defined, the following words and phrases when used in this chapter are defined as follows:

“Antenna” means a system of poles, panels, rods, reflecting discs or similar devices used for the transmission or reception of electromagnetic signals, including but not limited to, radio waves and microwaves.

"Antenna, amateur radio" means a ground, building, or tower-mounted antenna operated by a federally licensed amateur radio operator as part of the Amateur Radio Service and as designated by the Federal Communications Commission (FCC).

"Antenna array" means one or more rods, panels, discs or similar devices used for the transmission or reception of radio frequency signals, which may include omni-directional antenna (rod), directional antenna (panel) and parabolic antenna (disc). The antenna array does not include the support structure as defined below.

"Antenna, building mounted" means: an antenna that is mounted to a building or rooftop equipment screen, and that transmits or receives electromagnetic signals.

"Antenna, direct broadcast satellite service (DBS)" means an antenna that is typically a small home receiving dish designed to receive direct broadcast from a satellite.

"Antenna, multipoint distribution services (MDS)" means an antenna designed to receive video programming services via multipoint distribution services, including multipoint multichannel distribution services, instructional television fixed services, and local multipoint distribution services.

"Antenna structure" means an antenna array and its associated support structure, such as a mast or tower, (but not to include a suspended simple wire antenna) that is used for the purpose of transmitting and/or receiving electromagnetic signals, including but not limited to radio waves and microwaves.

"Antenna structure, freestanding" means an antenna structure or mast that is not attached to a building, fence or other structure. Freestanding antenna structures include, without limitation, communications towers, wooden utility poles, standard or decorative concrete and steel monopoles. If the total height of the structure, including the antenna, exceeds twenty (20) feet, it shall be treated as a monopole.

"Antenna structure, monopole" An antenna structure, often tubular in shape, made of metal, reinforced concrete, or wood which is at least twenty (20) feet in height.

"Attached wireless communication facility (attached WCF)" means an antenna array that is attached to an existing building or structure (attachment structure), which structures shall include, but not be limited to, utility poles, signs, water towers, with any accompanying pole or device (attachment device) which attaches the antenna array to the existing building or structure and associated connection cables, and an equipment facility which may be located either inside or outside of the attachment structure.

"Co-locate or co-location" means use of a common WCF or common site by two or more wireless license holders or by one wireless license holder for more than one type of communications technology and/or placement of a WCF on a structure owned or operated by a utility or other public entity.

"Equipment facility" means any structure used to contain ancillary equipment for a WCF which includes cabinets, shelters, a buildout of an existing structure, pedestals, and other similar structures.

"FAA" means the Federal Aviation Administration.

"FCC" means the Federal Communications Commission.

"Height" means the distance measured from ground level to the highest point on the WCF, including the antenna array.

"Pre-existing towers and antennas" means any tower or antenna for which a permit has been properly issued prior to the effective date of the ordinance codified in this chapter.

"Provider" means a person, as defined in Section 1.04.130 of the Hanford Municipal Code, pursuant to the provisions of this chapter.

"Tower" means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. This definition includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures and the like.

"Wireless communication facility (WCF)" Any unstaffed facility for the transmission and/or reception of wireless telecommunications services, usually consisting of an antenna array, connection cables, and equipment facility, and a support structure to achieve the necessary elevation.

17.68.030 Principle or accessory use.

A. Antennas and towers may be considered either principle or accessory uses. A different existing use or an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot.

17.68.040 Measurement of setbacks.

For purposes of determining compliance with development standards in this title, including but not limited to setback requirements, lot coverage requirements, and other applicable requirements, the dimensions of the entire lot shall be considered, even though the antennas or towers may be located on leased areas within such lots.

17.68.050 Effect on Nonconforming uses.

Towers that are constructed, and antennas that are installed, in accordance with the provisions of this chapter shall not be deemed to constitute the expansion of a nonconforming use or structure.

17.68.060 General standards.

The following requirements and standards shall apply to the construction and installation of all new wireless communication facilities (WCF):

A. All standards set forth in this chapter;

B. Any applicable Federal, State and local laws, regulation and ordinances;

C. All applicable provisions of the Hanford Municipal Code, Hanford Zoning Ordinance, public works improvements standards, and all applicable fees that are not in conflict with the provisions of this chapter;

D. The Uniform Building Code, National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, and Uniform Fire Code, where applicable; and

E. All FCC rules, regulations, and standards.

17.68.070 Co-location of facilities.

A. When technically and economically feasible, a new wireless communication facility (WCF) shall be attached to an existing structure (attached WCF), shall co-locate with another WCF, or create sites that will accommodate future co-location of other WCFs in the future.

B. Any site plan review application proposed in accordance with Chapter 17.72 proposing the construction of a new WCF with a supporting structure shall specifically identify the actions taken by the applicant to locate, construct and operate the new WCF at a co-location. If co-location is not feasible, the application shall specifically identify the locations considered and the reasons why such locations are unacceptable for the construction and operation of the new WCF.

17.68.080 Exemptions.

A. The following wireless communications facilities (WCF) shall be exempt from the requirements of Section 17.68.090, and a building permit is not required.

1. Construction of an antenna under a permit issued by the California Public Utilities Commission (CPUC) or a permit issued in accordance with the rules and regulations of the Federal Communications Commission (FCC) that specifically allows for the construction of the antenna.

2. Direct broadcast satellite (DBS) antennas, multipoint distribution services (MDS) antennas and television broadcast service (TVBS) antennas that are 1 meter (3 feet 3 3/8 inches) or less in diameter or in diagonal measurement, are located entirely on-site, and are not located within the front setback area of the lot on which they are located. This locational requirement is necessary to ensure that such antenna installations do not become attractive nuisances and/or result in safety hazards.

B. The following wireless communications facilities (WCF) shall be exempt from the requirements of Section 17.68.090 of this chapter, however a building permit is required.

1. Satellite Earth Station (SES) antennas that are two meters (6 feet 6 3/4 inches) or less in diameter or in diagonal measurement, are located in a C-S, I-L, or I-H zone district, and are located on the top of buildings as far away as possible from the edges of rooftops so that they cannot be viewed from a public right-of-way.

2. Amateur radio antenna structures that are twenty-four (24) inches or less in diameter or in diagonal measurement, and where no portion of the antenna overhangs any property line.

3. Installation of buildings or other support equipment used with a previously approved WCF antenna/tower that meets all requirements of the zone district in which the building or other support equipment is to be located, and that does not result in an increase in size of the overall WCF site.

17.68.090 Permitted and conditional uses.

Wireless communications facilities that are not exempt per Section 17.68.080 shall be either permitted or conditional uses in accordance with this section. If this section conflicts with the table in Section 17.08.030 then this section shall apply.

A. The following wireless communications facilities (WCF) shall be permitted uses. A site plan review permit issued in accordance with Chapter 17.72 and a building permit is required.

1. Installation of a monopole on an existing structure, located in a PF zone district, or in any commercial, mixed use, or industrial zone district, where the height of the monopole is not higher than twenty (20) feet above the height of the existing structure.

2. Installation of a concealed or disguised antenna located on the ground and/or attached to a building in the PF zone district, or any commercial, mixed use, office, or industrial zone district where the antenna does not exceed the maximum height limits of the zone district in which it is located.

3. Modification to an existing, approved antenna/tower where the modification does not result in an increase in the height of the existing, approved antenna/tower and does not provide for more than three communication providers on a single antenna/tower.

4. Installation of buildings or other support equipment used with a previously approved WCF antenna/tower that meets all requirements of the zone district in which the building or other support equipment is to be located, and that results in less than a 30 percent increase in size of the overall WCF site.

5. Installation of a new free standing antenna/tower with no guy wires in the C-S, C-H, or PF zone districts that does not exceed fifty (50) feet in height, where the height of the WCF is less than the distance of the antenna/tower to the nearest lot line.

6. Installation of a new free standing antenna/tower with no guy wires in the I-L or I-H zone districts that does not exceed seventy-five (75) feet in height.

B. The following wireless communications facilities (WCF) shall obtain a conditional use permit prior to construction or installation in accordance with Chapter 17.80. A site plan review permit issued in accordance with Chapter 17.72 and a building permit is also required:

1. Installation of a new free standing antenna/tower with no guy wires in the C-R, MX-C, MX-D, O, PF, or AP zone districts that does not exceed seventy-five (75) feet in height. The Planning Commission may approve a WCF with a height higher than seventy-five (75) feet if the height of the WCF is less than twice the distance of the antenna/tower to the nearest lot line.

2. Installation of a new free standing antenna/tower with no guy wires in the C-S or C-H, I-L, or I-H zone districts that does not exceed one hundred (100) feet in height. The Planning Commission may approve a WCF with a height higher than one hundred (100) feet if the height of the WCF is less than twice the distance of the antenna/tower to the nearest lot line.

3. Modification to an existing, approved antenna/tower where the modification results in an increase in the height of the existing, approved antenna/tower or provides for more than three communication providers on a single antenna/tower.

C. Wireless Communication Facilities that are not exempt per Section 17.62.060 are prohibited in any residential zone district and in the C-N, MX-N, OR, and CO zone districts.

D. Notwithstanding other provisions of this section, a WCF shall obtain a conditional use permit prior to construction or installation in accordance with Chapter 17.80 if it is located in the Airport Overlay District, and shall meet all requirements of Chapter 17.44.

17.68.100 Application process.

Review of any application for construction, installation and operation of a WCF identified in Section 17.68.090 as requiring a permit shall comply with the following provisions in addition to the applicable provisions of Chapter 17.72 and 17.80:

A. Each applicant shall submit a site plan and elevation view drawn to scale and other supporting drawings, calculations, and documents, signed by appropriate licensed professionals, showing the location and dimension of all improvements, including information concerning topography, radio frequency coverage, tower height, setbacks, drives, parking, fencing, landscaping, adjacent uses, and other information deemed by the Community Development Director to be necessary to determine compliance with the provisions of this chapter.

B. Each applicant shall provide the Community Development Director an inventory of its existing towers and those towers it intends to construct within ten (10) years of the date of its application that are located or will be located within the city limits or within one-quarter mile thereof. The Community Development Director may share information with other applicants applying for permits to construct antennas/towers for the purpose of encouraging co-location, provided however, that the Community Development Director is not, by sharing such information, in any way representing or warranting that such sites are available or suitable for co-location.

C. The information requested in this Subsection B of this section shall not be made available to the general public except as may be required by Federal, State or local law, ordinances or rules and regulations related thereto.

D. The Community Development Director may retain a consultant at the applicant's expense to review the application and make determinations and recommendations on issues including, but not limited to:

1. Compliance with radio frequency emission standards;

2. Possible granting of exceptions to the development standards in this chapter;

3. The identification of alternative solutions when the Community Development Director believes that the proposed facilities may create a significant impact to the surrounding area; or

4. Proposals for the installation of new towers or antennas.

17.68.110 Appeals.

An appeal of the decision of the Community Development Director or of the Planning Commission on a WCF application shall be processed in accordance with the appeal provisions of Chapter 17.70.

17.68.120 Review criteria.

Every application must comply with the following development standards:

A. Radio Frequency. The applicant must submit documentation demonstrating that use of the WCF will not result in levels of radio frequency emissions which will exceed Federal Communication Commission (FCC) standards. Such documentation shall not be required for amateur radio antenna structures or for antennas installed for home entertainment purposes.

B. Structural Integrity. WCF with support structures must be constructed to Electronic Industries Association/Telecommunications Industries Association (EIA/TIA) 222 Revision F Standard titled "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures" (or equivalent), as it may be updated or amended. Antenna/towers supported by guy wires are prohibited within the city.

C. Lighting. WCF shall not be artificially lighted, except for:

1. Security and safety lighting of equipment buildings if such lighting is appropriately shielded to keep light within the boundaries of the site; and

2. Lighting of the tower or antenna may be required by the Federal Aviation Administration or other applicable authority. Said lighting is to be installed in a manner to minimize impacts on adjacent properties.

D. Security. WCF with tower/antenna structures shall be enclosed by a security fence not less than six (6) feet in height and the structure shall be equipped with an appropriate anti-climbing device.

E. Noise. A description of all audible noise generating equipment, including the times and decibel levels of the noise which will be produced shall be submitted with the application for the project. No equipment shall be operated at a WCF which produces noise in excess of the applicable noise standards stated in the Hanford General Plan and the Hanford Municipal Code. In emergency situations requiring the use of a backup generator, the noise standards may be exceeded on a temporary basis as determined by the community development department.

F. Landscaping. The following requirements shall govern the landscaping surrounding WCF sites:

1. The site shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from adjacent property. The standard buffer shall consist of a landscaped strip at least five (5) feet wide outside the perimeter of the compound's fence. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived altogether in the discretion of the Community Development Director and where applicable, the Planning Commission.

2. Existing mature tree growth and natural land forms on the site shall be preserved to the extent feasible, as determined by the Community Development Director; provided, however, vegetation causing interference with the antennas or inhibits access to the equipment facility may be trimmed.

G. Painting. All equipment, antennas, poles or towers shall have a non-reflective finish and shall be painted or otherwise treated to minimize visual impacts. Antennas which will be viewed primarily against the skyline shall be painted light gray or light blue or other sky blending color. WCF with tower antenna structures shall be designed and painted to blend in with existing surroundings to the extent feasible as determined by the community development department, including the use of compatible colors. Equipment facilities shall, to the extent practicable, use materials, colors and textures that will blend with the natural setting and existing building environment.

H. Visual Aesthetics. To minimize overall visual impact, new wireless communication facilities shall be co-located with existing facilities and with other planned new facilities whenever possible.

In addition, service providers shall co-locate antennas with other facilities such as water tanks, light standards, and other utility structures where the co-location is found to minimize the overall visual impact. Conditions of approval shall require all applicants to cooperate in the placement of equipment and antennas to accommodate the maximum number of providers at a single site and require an applicant to allow for future co-location of additional antennas at its site. Antenna/towers with guy wires are prohibited. Cables leading from the antenna to the ground base equipment be neatly bundled and securely fastened to the antenna/tower and be underground from the antenna/tower to the equipment room.

17.68.130 Federal and state regulations.

A. All towers/antenna structures must meet or exceed current standards and regulations of the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), the California Public Utilities Commission (CPUC) and any other agency of the federal or state government with the authority to regulate towers and antennas.

B. If said standards and regulations are modified or amended and require pre-existing WCFs to comply with the new or amended standards or regulations, the owners and operators of the towers and antennas shall bring their towers and antennas into compliance with the revised standards and regulations within six (6) months of the effective date of the new standards and regulations, unless the new standards or regulations or the applicable federal or state agency identify a different and specific compliance period, in which case the owners and operators of the towers and antennas shall bring their towers and antennas into compliance within that specific compliance period.

C. Failure to bring towers and antennas into compliance with the revised standards and regulations shall constitute a violation of this chapter and the city may require removal of the tower or antenna at the owner's expense.

17.68.140 Removal of abandoned antennas, towers, supporting equipment and structures.

A. Any antenna, tower, supporting equipment and structure that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such antenna tower, or owner of the land which it is located on shall remove said antenna, tower or supporting equipment within ninety (90) days of receipt of notice from the Community Development Director notifying the owner of such abandonment. If such antenna or tower is not removed within said ninety (90) days, the City may remove such antenna or tower at the owner's expense. If there are two (2) or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

B. If the cost of removal of the antenna or tower are not paid within thirty (30) days after the date on which the notice of request for payment is mailed to the owner of the property, the City Council may direct the county tax assessor to place the unpaid costs, including administrative fees associated with the removal on the county tax roll, as a special assessment against the property pursuant to Section 25845 of the Government Code of the State of California. The assessment shall be collected at the same time and in the same manner as ordinary county taxes are collected, and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary county taxes. All laws applicable to the levy, collection and enforcement of county taxes shall be applicable to such special assessment.

Chapter 17.69
COMMERCIAL CANNABIS-RELATED USES AND ACTIVITY

Sections:

17.69.010 Purpose.

17.69.020 Definitions.

17.69.030 Location of commercial cannabis businesses – Storefront retail dispensaries.

17.69.040 Location of commercial cannabis businesses – Cultivation, dispensaries (non-storefront retail), microbusiness, manufacturing, testing facilities, distributors and transporting.

17.69.050 Distances measured – Applicable properties.

17.69.060 Certification from the Community Development Director.

17.69.010 Purpose.

The purpose of this chapter is to further fulfill the purposes and intents set forth in Title 5 of the Hanford Municipal Code. No person shall operate a commercial cannabis business without first obtaining a City commercial cannabis business permit and complying with all the requirements of Title 5 of the Hanford Municipal Code and complying with all applicable State law requirements including obtaining a business license or permit required by the State to operate a commercial cannabis business.

17.69.020 Definitions.

Unless otherwise provided herein, the terms used in this chapter shall have the meanings ascribed to them in Title 5 of the Hanford Municipal Code.

17.69.030 Location of commercial cannabis businesses – Storefront retail dispensaries.

Storefront retail dispensaries shall be a conditional use in the MX-D zone, subject to the following requirements:

A. Storefront retail dispensaries shall be located no closer than two hundred (200) feet to any property zoned RL-5, RL-8, RL-12, R-M, R-H that is in existence at the time the application is submitted. If any part of an MX-D zoned parcel falls within the two hundred (200) foot radius from the above listed residentially zoned properties, then the entire parcel shall be excluded from allowing the commercial cannabis business.

B. It shall be no closer than six hundred (600) feet from any portion of any parcel containing any of the following that is in existence at the time the application is submitted:

1. A school (whether public, private, or charter; including pre-school, transitional kindergarten, and K-12);

2. A daycare facility serving nine (9) or more children and is licensed by the State;

3. Any youth facility as defined in State of California Health and Safety Code Section 11353.1(e)(2). Youth Facility is further defined to mean any public or private facility that is primarily used to host recreation or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades where ten (10) or more video games or game machines or devices are operated, and where minors are legally permitted to conduct business, or similar amusement park facilities. It shall also include a park, playground or recreational area specifically designed to be used by children which has play equipment installed, including public grounds designed for athletic activities such as baseball, softball, soccer, or basketball or any similar facility located on a public or private school grounds, or on city, county or state parks. This definition shall not include any private commercial activity including martial arts, yoga, ballet, music or similar studio of this nature nor shall it include any private athletic training facility or pizza parlor, dentist office or doctor's office primarily serving children.

17.69.040 Location of commercial cannabis businesses – Cultivation, dispensaries (non-storefront retail), microbusiness, manufacturing, testing facilities, distributors, and transporting.

Commercial cannabis businesses, including those permitted to engage in cultivation, dispensaries (non-storefront retail), microbusiness, manufacturing, testing, distribution and transporting of cannabis and cannabis products shall be permitted only if all the following requirements are met:

A. The commercial cannabis business, other than a storefront retail dispensary, must be located on property zoned as follows:

1. Cannabis cultivation businesses must be located on property zoned I-H-Heavy Industrial District

2. Cannabis manufacturing businesses must be located on property zoned I-H-Heavy Industrial District

3. Cannabis microbusinesses must be located on property zoned I-H-Heavy Industrial District

4. Cannabis testing facilities must be located on property zoned I-H-Heavy Industrial District or I-L-Light Industrial District

5. Cannabis distribution businesses must be located on property zoned I-H-Heavy Industrial District or I-L-Light Industrial District

B. The property on which the commercial cannabis business is located must also meet all of the following distance requirements:

1. It shall be no closer than two hundred (200) feet to any property zoned RL-5, RL-8, RL-12, R-M, R-H that is in existence at the time the application is submitted, including any legal nonconforming residential uses as of the date the commercial cannabis business permit is issued. If any part of an I-H zoned parcel falls within the two hundred (200) foot radius from residentially zoned properties within the City, then the entire parcel shall be excluded from allowing the commercial medical cannabis business.

2. It shall be no closer than six hundred (600) feet from any portion of any parcel containing any of the following that is in existence at the time the application is submitted:

a. A school (whether public, private, or charter; including pre-school, transitional kindergarten, and K-12);

b. A daycare facility serving nine (9) or more children and is licensed by the State;

c. Any youth facility as defined in State of California Health and Safety Code Section 11353.1(e)(2). Youth Facility is further defined to mean any public or private facility that is primarily used to host recreation or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades where ten (10) or more video games or game machines or devices are operated, and where minors are legally permitted to conduct business, or similar amusement park facilities. It shall also include a park, playground or recreational area specifically designed to be used by children which has play equipment installed, including public grounds designed for athletic activities such as baseball, softball, soccer, or basketball or any similar facility located on public or private school grounds, or on city, county or state parks. This definition shall not include any private commercial activity including martial arts, yoga, ballet, music or similar studio of this nature nor shall it include any private athletic training facility or pizza parlor, dentist office or doctor's office primarily serving children.

17.69.050 Distances measured – Applicable properties.

The distance between parcels shall be the horizontal distance measured in a straight line from any property line of the sensitive use to the closest property line of the lot on which the commercial cannabis business is to be located, without regard to any intervening structures. The distance requirements in this chapter shall only be applicable with respect to properties located in the City's limits, unless otherwise required by State law. The distance requirements shall not be applicable with respect to any property located outside the City limits.

17.69.060 Certification from the Community Development Director.

Prior to commencing operations, a commercial cannabis business must obtain a certification from the Community Planning Director or designee certifying that the business is located on a site that meets all the requirements of this title and Title 5.

Chapter 17.70
PERMITS AND APPLICATIONS

Sections:

17.70.010 **Permit application and review.**
17.70.020 **Application form and submittal items.**
17.70.030 **Authority to file an application.**
17.70.040 **Application acceptability of signatures.**
17.70.050 **Application filing and numbering.**
17.70.060 **Application withdrawal.**
17.70.070 **Decision processes for planning applications.**
17.70.080 **Environmental review.**
17.70.090 **Hearings.**
17.70.100 **Notice requirements.**
17.70.110 **Notice wording.**
17.70.120 **Hearing rules and procedures.**
17.70.130 **Continuation of hearing.**
17.70.140 **Testimony at hearing.**
17.70.150 **Planning Commission recommendation.**
17.70.160 **Review authority decision.**
17.70.170 **Notice of decision.**
17.70.180 **Effective date of decision.**
17.70.190 **Refiling of a denied application.**
17.70.200 **Appeals.**
17.70.210 **Permits to run with the land.**
17.70.220 **Subsequent permits.**
17.70.230 **Suspension and revocation of approved permit.**
17.70.240 **Expiration of approved permit.**
17.70.250 **Extension of expiration date of approved permit.**
17.70.260 **Succession to a county permit upon annexation.**
17.70.270 **Minor adjustment to approved permit.**
17.70.280 **Amendment to approved permit.**

17.70.010 Permit application and review.

An application for a permit or other land use matter required by this title shall be filed, processed, heard, and either approved, denied, or approved with conditions in accordance with the provisions of this chapter and the specific chapter within this title related to processing of that permit.

17.70.020 Application form and submittal items.

A. The Community Development Director shall prescribe and make available the form in which applications are made for a permit or other land use matter and maintain a list specifying the materials, information, and fees to be submitted with each application for a permit or other land use matter filed in accordance with this title. The list may be revised from time to time to comply with revisions to local, State, or Federal law, regulation, or policy. An application shall be made in the form prescribed by the Community Development Director on the date the application is filed, unless otherwise specified by this title or State law.

B. All filing fees required to be paid upon the filing of any application shall be set forth from time to time by City Council resolution.

17.70.030 Authority to file an application.

The following persons shall have the authority to file an application:

A. The record owner of the real property that is the subject of the permit or other matter;

B. The property owner's authorized agent;

C. Any person who can demonstrate a legal right, interest, or entitlement to use the real property subject to the application.

17.70.040 Applications acceptability of signatures.

If signatures of persons other than the owners of the property making the application are required or offered in support of, or in opposition to, an application, they may be received as evidence of notice having been served upon them of the pending application, or as evidence of their opinion on the pending issue, but they shall in no case infringe upon the free exercise of the powers vested in the City as represented by the Planning Commission and the City Council.

17.70.050 Application filing and numbering.

Applications filed pursuant to this title shall be numbered consecutively in the order of their filing, and shall become a part of the permanent official records, and there shall be attached thereto and permanently filed copies of all notices and actions, with certificates and affidavits of applicable posting, mailing or publication.

17.70.060 Application withdrawal.

Any person authorized to file an application may withdraw an application that has been filed at any time, provided the withdrawal is in writing and notification of public hearing has not been mailed. Any public hearing for which notification has been given shall be convened, and the application may be withdrawn at the hearing.

17.70.070 Decision processes for planning applications.

A. Applications for permits or other land use matters identified in this title shall be acted upon in accordance with one of the decision processes depicted in Table 17.70.070 (Role of Review Authority Planning Permit Applications.) Table 17.70.070 determines the role of each review authority in the decision-making process, and shall not describe or limit the scope, meaning, or intent of any other provisions of this title. Table 17.70.070 only describes the processes that may be required this title, and does not describe other decision processes that may be required by other agencies. Subdivision processes and procedures are identified in Title 16.

Table 17.70.070

Role of Review Authority Planning Permit Applications			
Application Type	**Community Development Director**	**Planning Commission**	**City Council**
Non-Discretionary Applications			
Interpretation of Ordinance	Decision	Appeal	Appeal
Sign Permit	Decision	Appeal	Appeal
Administrative Use Permit	Decision	Appeal	Appeal
Site Plan Review Permit	Decision	Appeal	Appeal
Home Occupation Permit	Decision	Appeal	Appeal
Deviation	Decision	Appeal	Appeal
Discretionary Applications			
Conditional Use Permit	Recommend	Decision	Appeal
Planned Unit Development Permit	Recommend	Decision	Appeal
Variance	Recommend	Decision	Appeal
Zoning Ordinance Amendment / Zone Change	Recommend	Recommend	Decision
General Plan Amendment / Specific Plan Amendment	Recommend	Recommend	Decision

B. All applications heard by the Planning Commission or City Council according to Table 17.70.070 shall be at public hearings in accordance with Chapter 17.70.090. The City Council shall be the final decision making body on all permits.

17.70.080 Environmental review.

All discretionary applications will be reviewed by the Community Development Department to determine if the project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines, as currently adopted and amended from time to time. All non-discretionary applications are deemed to not be subject to environmental review, pursuant to CEQA Guidelines Section 15268.

17.70.090 Hearings.

A public hearing is a noticed session before the Planning Commission, City Council or other approval body, as appropriate, to receive original evidence or testimony from the applicant and the general public on applications regulated by this title.

17.70.100 Notice requirements.

Notice of time and place of public hearings shall be given in the following manner. Noticing may take place earlier than required if other laws or policies require a longer notice period.

A. A notice of any public hearing shall be given by at least one publication in a newspaper of general circulation in the city not less than 10 days before the date of the public hearing.

B. A notice of public hearing shall be given by mailing a written notice not less than 10 days prior to the date of such hearing to the applicant, and to owners of property within a radius of three hundred (300) feet of the exterior boundaries of the property that is the subject of the application, using for this purpose the name and address of such owners and properties, as shown on the latest adopted Kings County tax roll. Notice shall also be mailed to interested persons that have filed a written request for notification with the Community Development Director.

C. In the event that the number of owners of property to whom notice may be sent pursuant to Subsection B of this section would result in more than one thousand (1,000) notices, notice may alternatively be given at least ten (10) days prior to the hearing by either of the following procedures:

1. By placing a display advertisement of at least one-fourth page in a newspaper having general circulation within the area affected by the proposed ordinance or amendment; or

2. By placing a written notice with any generalized mailing sent by the City to property owners in the area affected by the proposed ordinance or amendment, such as billings for City services.

17.70.110 Notice wording.

Public notice of hearings shall begin with the words similar to "Notice of Proposed Change of Zone District" or "Notice of Proposed Variance" or "Notice of Proposed Conditional Use Permit," as the case may be, and set forth the description of the property under consideration, the nature of the proposed change or use, identification of the hearing body, and the time and place at which the public hearing on the matter will be held.

17.70.120 Hearing rules and procedures.

Public hearings before the City Council and the Planning Commission shall be conducted in accordance with Section 2.04.030 of the Hanford Municipal Code.

17.70.130 Continuation of hearing.

If, for any reason, a public hearing cannot be completed on the date set for such hearing, the person presiding at such public hearing may, before adjournment or recess thereof, publicly announce the time and place at which the hearing will be continued, and no further notice shall be required.

17.70.140 Testimony at hearing.

A summary of all pertinent testimony offered at public hearings held in connection with an application filed pursuant to this title and the names of persons testifying shall be recorded and made a part of the permanent files of the application.

17.70.150 Planning Commission recommendation.

For applications requiring a final decision by the City Council, the Planning Commission shall first hold a public hearing on the matter. For such hearing, the Planning Commission shall, by resolution, recommend to the City Council approval or denial of the request, including the findings for the recommendation. Upon receipt of the recommendation from the Planning Commission, the City Council shall hold a public hearing after noticing is completed.

17.70.160 Review authority decision.

The review authority responsible for making a final determination for any application, as identified by Table 17.70.070, shall announce its findings by formal resolution, or in the case of a change to the text of this title or to the Zoning Map, by ordinance. Specific plans may be adopted by resolution or by ordinance. Site Plan Review Permits may be approved by letter. The resolution shall recite, among other things, the facts and reasons which, in the opinion of the hearing body, make the approval or denial of the permit necessary to carry out the provisions and general purpose of this title, and shall order that the permit or other action be approved, denied, or approved subject to conditions that it may impose.

17.70.170 Notice of decision.

Not later than ten days following the adoption of a resolution or other applicable document ordering that a permit or other action be approved or denied, a copy of said resolution or other applicable document shall be mailed to the applicant and to any other parties requesting notice of the action. The resolution or other applicable document shall also be filed and maintained as public record by the Community Development Director.

17.70.180 Effective date of decision.

A. The decision of the review authority identified in Table 17.70.070 for any permit or other non-legislative decision shall be effective and final ten (10) days following the adoption of the resolution, unless, within such period of time, the applicant or other interested party files a written appeal of the decision.

17.70.190 Refiling of a denied application.

Where an application has been denied by a review authority and that action has become final, no new application for substantially the same request shall be accepted for filing for a period of one (1) year after the effective date of the denial, unless that review authority specifies in its decision that the denial is made without prejudice.

17.70.200 Appeals.

A. A decision of the Community Development Director may be appealed to the Planning Commission by any interested person within ten (10) days following the decision of the Community Development Director. Any decision of the Planning Commission, including a decision on an appeal, may be appealed to the City Council by any interested person within ten (10) days following the decision of the Planning Commission.

B. Appeals to the Planning Commission or to the City Council shall be conducted as a public hearing in accordance with the public hearing noticing and hearing procedures in this chapter.

C. A decision on an application that has been appealed may be upheld, overturned, or modified. The appeal decision shall be adopted by resolution or other applicable document.

17.70.210 Permits to run with the land.

Subject to the other provisions of this chapter, a permit that is effective and final pursuant to this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure that was the subject of the permit.

17.70.220 Subsequent permits.

Before any building, grading, encroachment or other development permit is issued for any building, excavation or other structures proposed as a part of an approved permit, the Community Development Director shall determine that the proposed building location, facilities and improvements are in substantial conformance with the approved permit and any conditions of approval.

17.70.230 Suspension and revocation of approved permit.

A. Upon the violation of any applicable provision of this title, the provisions of any use permit or upon the failure to comply with or satisfy any condition of approval related thereto, the permit or approval issued pursuant to this chapter shall be automatically suspended. Written notice of the suspension shall be sent by the Community Development Director to the person to whom the use permit was issued, or to their successor if known, advising them of the suspension and the violations causing the suspension.

B. No building, grading, encroachment or other development permit shall be issued for any building, excavation, or other structures proposed as a part of a permit that has been suspended. For any construction activity taking place on the site that is the subject of the suspended permit, the Building Official shall issue a Stop Work order.

C. The City Council shall hold a public hearing and hear evidence from city staff, the holder of the permit and other interested persons. Should the City Council find that there has been a violation of this title, the provisions of the permit, or a failure to comply with or satisfy any condition of approval related thereto, the City Council may either revoke the permit or take such other action

as the City Council deems necessary to ensure compliance with the provisions of this title, the permit, and the related conditions of approval.

17.70.240 Expiration of approved permit.

A. An approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration, one of the following occurs:

1. A building permit is issued by the building official, and construction is commenced and diligently pursued toward completion on the property that was the subject of the approved permit.

2. The use for which the permit was approved has commenced

B. If a use for which a permit was approved has commenced and then is later abandoned for a continuous period of one (1) year, the permit shall expire and become null and void.

17.70.250 Extension of expiration date of approved permit.

Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension shall be taken to the Planning Commission, who may extend the expiration date of the permit by one (1) year. The Planning Commission may grant up to a total of three (3) one-year extensions.

17.70.260 Succession to a county permit upon annexation.

A. If a parcel of real property is considered for annexation to the city is subject to a permit previously approved pursuant to the provisions of the Kings County Zoning Ordinance and the use has commenced on the date that the City Council initiates annexation, then the city shall succeed to the permit and shall administer and enforce the permit in accordance with the provision of this chapter.

B. If a parcel of real property is considered for annexation that is subject to a permit previously approved pursuant to the provisions of the Kings County Zoning Ordinance and the use has not yet commenced on the date that the City Council initiates annexation, then the city shall declare in its resolution of annexation initiation whether it will or will not succeed to the permit. If the city declares that it will not succeed to a permit, then the permit shall be deemed null and void on the effective date of annexation.

17.70.270 Minor adjustment to approved permit.

A. Upon written request by a person having authority to file an application, a permit approved in accordance with this chapter that has not expired may be adjusted by the Community Development Director provided that the Community Development Director determines that the adjustment is minor, does not contradict the intent of the review authority's approval, does not increase the approved use's impact on adjacent properties, does not increase the intensity or character of the use that was approved, and is consistent with the General Plan.

B. If the Community Development Director determines that the findings in Subsection A of this section required to approve a minor adjustment cannot be met, then the applicant may apply for an amendment to the permit.

17.70.280 Amendment to approved permit.

A person having authority to file an application may apply for an amendment to an approved permit that has not expired. The amendment application shall be processed with the same procedures as if the application was for a new permit.

Chapter 17.72
SITE PLAN REVIEW PERMITS

Sections:

17.72.010 Purpose.
17.72.020 Applicability.
17.72.030 Site plan review process.
17.72.040 Site plan contents.
17.72.050 Site plan review issuance.
17.72.060 Appeals.
17.72.070 Life of permits and extensions of time.
17.72.080 Revocation.
17.72.090 Additional permits.

17.72.010 Purpose.

The purpose of the site plan review permit is to assure that developments, new and remodeled buildings and structures, and improvements to land are reviewed to assure compliance with the objective provisions of applicable statutes, ordinances, regulations, and other fixed standards, including, the city's general plan, municipal code, and policies and improvement standards of the city and the state.

17.72.020 Applicability.

A. The provisions of this chapter apply to:

1. Any development requiring a site plan review permit as per this Title.

2. New commercial, industrial and other non-residential structures or additions that add more than 100 square feet of useable floor space to the structure.

3. New multi-family residential development or additions that add more than 100 square feet of useable floor space to the structure.

4. Divisions of land or adjustments to property lines.

5. Interior alterations that increase the useable floor area of a non-residential structure by more than 100 square feet, or change the use of the structure.

6. Improvements made in the public right-of-way, except those initiated by the city, State, or a utility company.

7. Other non-residential improvements to land or buildings deemed by the Community Development Director to be subject to certain goals, policies, codes, regulations or improvement standards of the city.

B. The provisions of this chapter do not apply to:

1. New or remodeled single-family dwellings;

2. Repairs and maintenance to the site or a structure that do not add to, enlarge, or expand the area occupied by the land use, or the floor area of the structure and that are substantially similar in design as the original construction;

3. Interior alterations that do not increase the useable floor area of the structure, or modify the use of the structure;

4. Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities.

C. The total combined use area of the site of the proposed development shall be subject to site plan review permit procedures and all applicable goals, policies, codes, regulations, and improvement standards of the city.

17.72.030 Site plan review process.

A. Community Development Director Authority. The city's Community Development Director shall have authority over the site plan review process described in this chapter. The Community Development Director shall possess the authority to require involvement of other city personnel in the review process who he or she deems appropriate and may delegate authority to one or more such persons.

B. Powers and Duties. With respect to the site plan review process, the Community Developer Director shall have the power to:

1. Review site plan submittals for compliance with the objective provisions of applicable statutes, ordinances, regulations, and other fixed ministerial standards, including, without limitation, the city's general plan, municipal code, and policies and improvement standards of the city and the state and require revisions to a site plan to bring it into conformance with such authority. The Community Development Director's exercise of such authority is ministerial and shall be limited to causing compliance with such statutes, ordinances, regulations, and other fixed standards. Should, however, substantial evidence illustrate that a proposed project, which is not otherwise subject to discretionary approval pursuant to this Title 17, will have a significant impact on the environment, the Community Developer Director will evaluate the project in accordance with the California Environmental Quality Act and shall possess discretionary authority to impose upon the project conditions and requirements mitigating the project's impacts to less-than-significant.

2. Identify the city permits necessary to construct the proposed project.

3. Issue the site plan review permit subject to stated revisions.

4. Require that the site plan be resubmitted with required revisions.

17.72.040 Site plan contents.

A. The site plan shall be drawn to a scale which that clearly indicates all dimensions and includes the following information, as well as information identified in the site plan review application form:

1. Address;

2. Assessor's parcel number;

3. Vicinity map on cover sheet;

4. Scale and north arrow;

5. Dimensions of property;

6. Location of existing and proposed buildings and/or structures showing dimensions from property lines and their intended use;

7. Location, height and material of existing and/or proposed fences and walls;

8. Location of off-street parking. Indicate the number of parking spaces, type of paving, direction arrows and parking dimensions;

9. Location and width of drive approaches;

10. Location and direction of on-site drainage;

11. Location of existing and/or proposed public improvements (such as curbs, gutters, sidewalks, utility poles, fire hydrants, street lights, traffic signal devices, etc.);

12. Method of sanitary disposal;

13. Location of signs, their size, height, type of illumination and type of building material;

14. Location of trash refuse area;

15. Location and type of existing trees. Oak trees must have the approximate diameter size;

16. Location of areas to be landscaped;

17. Loading and storage areas indicating any fences and walls to be used as screening;

18. Location and height of all roof mounted structures;

19. Lighting, including the location and height of all exterior fixtures;

20. Such other data as may be required to permit the Site Plan Review Committee to evaluate the site plan.

B. The Site Plan Review Committee may require additional information on the site plan or as a separate document based upon the proposed development.

17.72.050 Site plan review issuance.

A. The Community Development Director shall declare his or her intention to either issue the site plan review permit or require resubmittal of the site plan.

B. The Community Development Director shall, in writing to the applicant, either approve the site plan review permit with required revisions, or require resubmittal of the site plan and identify required revisions.

17.72.060 Appeals.

Appeals of Community Development Director's decision shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.72.070 Life of permits and extensions of time.

A. A site plan review permit shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced.

B. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use.

17.72.080 Revocation.

Revocation of a site plan review permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.72.090 Additional permits.

Other development permits required for the project shall be consistent with the site plan review permit. If there is a change in the proposed development, a new site plan application shall be submitted.

Chapter 17.74
ADMINISTRATIVE USE PERMITS

Sections:

17.74.010 Purpose.
17.74.020 Applicability.
17.74.030 Application procedure.
17.74.040 Findings.
17.74.050 Notices of decision.
17.74.060 Appeals.
17.74.070 Life of permits and extensions of time.
17.74.080 Revocation.
17.74.090 Additional permits.

17.74.010 Purpose.

The purpose of requiring the administrative approval of certain uses is to determine whether or not a particular use meets the objective standards that are specific to that use, with the intent that uses that meet all of the objective standards will be approved.

17.74.020 Applicability.

This chapter shall apply to all uses listed as permitted uses subject to administrative approval.

17.74.030 Application procedure.

Applications for an administrative use permit shall be filed pursuant to Chapter 17.70 with the Community Development Director and processed consistent with Chapter 17.70.070.

17.74.040 Findings.

In order for an application to receive administrative approval, the Community Development Director must find that the use complies with the objective provisions of statutes, ordinances, regulations, and other fixed standards, including, the city's general plan, municipal code, and policies and improvement standards of the city and the state. The Community Development Director's exercise of such authority is ministerial and shall be limited to causing compliance with such statutes, ordinances, regulations, and other fixed standards. Should, however, the Community Development Director determine that substantial evidence illustrates that a proposed project will have a significant impact on the environment, the Community Developer Director will evaluate the project in accordance with the California Environmental Quality Act and shall possess discretionary authority to impose upon the project conditions and requirements mitigating the project's impacts to less-than-significant.

17.74.050 Notices of decision.

Notices of decision of an administrative use permit shall be processed consistent with Chapter 17.70.170. In addition to Chapter 17.70.170, a copy of the written decision shall be signed and dated by the Community Development Director and mailed to each property owner within three hundred (300) feet of the subject property.

17.74.060 Appeals.

Appeals to a decision of the reviewing authority of an administrative use permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.74.070 Life of permits and extensions of time.

An administrative use permit shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced.

17.74.080 Revocation.

Revocation of an administrative use permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.74.090 Additional Permits.

Development permits that may be needed for a project in addition to an administrative use permit shall be considered in a manner consistent with the site plan review permit process. If there is a change in the proposed development, a new administrative use application shall be submitted.

Chapter 17.76
TEMPORARY USE PERMITS

Sections:

17.76.010 Purpose.
17.76.020 Temporary uses exempt from permit requirements.
17.76.030 Temporary use permit required.
17.76.040 Development standards.
17.76.050 Temporary improvements on a site.
17.76.060 Findings.
17.76.070 Conditions.

17.76.010 Purpose.

A temporary use permit provides a mechanism for administrative non-discretionary review and determination for proposed and qualifying short term uses and activities to ensure that such activities are consistent with the objective standards of the general plan and the provisions of this title.

17.76.020 Temporary uses exempt from permit requirements.

The following temporary activities and uses are allowed by right and expressly exempt from the requirement of first obtaining a temporary use permit, provided they conform to the city's development standards:

A. Construction yards, storage sheds, and construction offices (on site) in conjunction with an approved construction project where the yard, shed, and/or office are located on the same site as the approved project.

B. Emergency public health and safety facilities established by a public agency.

C. Entertainment and assembly events held within auditoriums, stadiums, or other public assembly facilities, provided the proposed use is consistent with the intended use of the facility.

D. Entertainment and assembly events as part of an allowed permanent use (e.g., race at a raceway).

E. Events held exclusively on city property and that are in conjunction with the city use.

F. Events held exclusively at a school site that are in conjunction with the school use.

G. Events held exclusively on religious institution or facility site and that are in conjunction with that religious institution or facility use.

H. Garage and yard sales held on private property.

I. Outdoor promotional events and seasonal sales related to an existing business with temporary outdoor display and sales of merchandise and seasonal sales in conjunction with an established commercial business that holds a valid business license and is in compliance with the development standards of this title.

J. Storage containers not in conjunction with an approved construction project when located on in a residential zone district for periods less than seventy-two (72) hours or when located in nonresidential zone district for periods less than forty-five (45) days.

K. Outdoor sales operating in front of an established commercial business by a bonified charity organization with a recognized as a 501(c)(3) organization by the Internal Revenue Service, i.e. eligible to receive tax-deductible contributions. (i.e. Girl Scout Cookie Sales)

L. Residential lemonade stands and the like, operated by minors, with gross sales less than x.

CHARITABLE ORGANIZATION: An organization recognized as a 501(c)(3) organization by the Internal Revenue Service, i.e. eligible to receive tax-deductible contributions.

17.76.030 Temporary use permit required.

The following temporary activities and uses may be allowed, subject to the issuance of a temporary use permit prior in accordance with this chapter and Chapter 17.70:

A. Any use listed in Table 17.08.020 or Table 17.08.030 that is identified as a temporary use.

B. Construction yards, storage sheds, and construction offices (off site) in conjunction with an approved construction project, where the yard, shed, or office is located on a site different from the site of the approved construction project.

C. Entertainment and assembly events, including carnivals, circuses, concerts, fairs, festivals, food events, fundraisers, haunted houses, outdoor entertainment/sporting events, and similar events designed to attract large crowds and when not otherwise part of or consistent with a permitted use (e.g., race at a raceway).

D. Farmers markets.

E. Temporary sales, including swap meets, flea markets, rummage sales, and similar events in locations not specifically designed for such events.

F. Seasonal sales occurring outdoors when not related to an existing business.

G. Temporary sales offices.

H. Temporary land uses on unimproved or partially improved sites in a zoning district that allows that land use on a permanent basis.

I. Temporary community food banks.

J. Other temporary activities that the Community Development Director determines, when applying objective factors, are similar in nature and intensity to those identified above.

17.76.040 Development standards.

Standards for height, off street parking spaces, setbacks, and other structure and property development standards that apply to the category of use or the zoning district of the subject parcel shall apply to all temporary activities.

17.76.050 Temporary improvements on a site.

A. Improvement to property at a level less than what is required by this title may be allowed to support temporary operations on the property yet still ensure public health, safety, and general welfare. This allowance shall not be used to circumvent or deviate from the requirements for public improvements required at the time of subdivision of property.

B. The allowance described in Subsection A shall be conducted through the temporary use permit process. The permit shall clearly identify what improvements are to be completed and what requirements are being waived for a limited period of time, as well as the time period for which the permit is valid. A temporary use permit allowing improvements less than required shall only be approved if the improvements to be completed are those minimally necessary to ensure public health, safety, and welfare

C. At the conclusion of the period authorized by the temporary use permit, either the property shall be brought into compliance with the requirements of this title or use of the property shall cease.

17.76.060 Findings.

The reviewing authority shall make all of the following findings to approve or conditionally approve a temporary use permit:

1. The use is a temporary use and will be limited to the specific duration of time that is identified in the temporary use permit.

2. The use complies with the objective provisions of applicable statutes, ordinances, regulations, and other fixed standards, including, the city's general plan, municipal code, and policies and improvement standards of the city and the state. The Community Development Director's exercise of such authority is ministerial and shall be limited to causing compliance with such statutes, ordinances, regulations, and other fixed standards. Should, however, the Community Development Director determine that substantial evidence illustrates that a proposed project will have a significant impact on the environment, the Community Developer Director will evaluate the project in accordance with the California Environmental Quality Act and shall possess discretionary authority to impose upon the project conditions and requirements mitigating the project's impacts to less-than-significant..

3. The temporary use will not function or be located in a manner that restricts access to required parking areas.

4. Approved measures for the removal of the use and site restoration have been required to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by this title.

5. The approval includes provisions to ensure that each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use.

Chapter 17.78
HOME OCCUPATION PERMITS

Sections:

17.78.010 Purpose.
17.78.020 Permit required.
17.78.030 Application.
17.78.040 Prohibited home occupation uses.
17.78.050 Operating standards.
17.78.060 Life of permits and extensions of time.
17.78.070 No transferability.
17.78.080 Revocation.

17.78.010 Purpose.

The provisions of this chapter provide for the conduct of home occupations that are incidental to and compatible with surrounding residential uses. A home occupation represents a commercial activity by the occupant of the dwelling.

17.78.020 Permit required.

Home occupations shall not commence without first obtaining a home occupation permit, except as provided below:

A. A home occupation permit shall not be required for an in-home educational activity, including but not limited to music lessons, academic tutoring, swimming lessons, or religious instruction, provided that no more than five students are present at any one time, and the activity complies with all of the operating standards in Section 17.78.040.

17.78.030 Application.

Applications for a home occupation permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

17.78.040 Prohibited home occupation uses.

A. The following uses are, without limitation, example of land uses that are not incidental to nor compatible with residential activities in residential zones, and are prohibited as home occupations:

1. Barbershop, hair salon, nail care, massage therapy, or day spa
2. Fortune telling
3. Kennel or animal boarding

4. Laboratory, general or medical

5. Mini-warehouse or self-storage facility

6. Motor vehicle repair or service, minor or major

7. Office; medical, dental, or optometry

8. Pet grooming

9. Repair shop, large appliance or equipment

10. Specialty construction or trade service where construction activities take place at the site

11. Tattooing or body art

12. Any other use determined by the Community Development Director to be not incidental nor compatible with residential activities.

B. A home occupation permit may be denied if the Community Development Director finds that land use proposed for a home occupation is listed in this section, or that there is substantial evidence that the land use will create a significant impact to the environment. 17.78.050 Operating standards.

A. A home occupation shall comply with all of the following operating standards:

1. A home occupation shall not alter the appearance of the dwelling unit as seen from any public right-of-way.

2. There shall be no displays on the premises.

3. There shall be no signs other than those allowed by Chapter 17.56.

4. There shall be no advertising in any publication, on the internet, or otherwise, that identifies the home occupation by street address.

5. The home occupation shall be confined to one room located within the dwelling. A portion of a garage or carport may be used for home occupation purposes if it does not prevent the garage or carport from being used for parking of vehicles. Horticulture activities may be conducted outdoors within the rear of the lot only.

6. Only one vehicle no larger than a three-quarter ton truck may be used by the occupant directly or indirectly in connection with a home occupation.

7. The home occupation shall not encroach into any required parking, setback or open space areas.

8. There shall be no use of mechanical equipment not recognized as being part of a normal household or hobby use.

9. Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises.

10. Utility consumption shall not exceed normal residential usage.

11. The home occupation shall not create or cause noise, dust, light, vibration, odor, gas, fumes, toxic/hazardous materials, smoke, glare or electrical interference or other hazards or nuisances to an extent that would exceed the conditions of normal residential activities.

12. Only the occupants of the dwelling may be engaged in the home occupation, except as specifically modified by other sections of this title.

13. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises at a frequency of more than three deliveries per week of a package or packages weighing less than one hundred (100) pounds.

14. The home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the land use district in which it is located.

15. No home occupation shall commence until a current business license is obtained, pursuant to this Municipal Code.

16. No more than one (1) home occupation shall be located within a dwelling unit at one time.

17. If the home occupation is to be conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to the submittal for a home occupation permit.

18. No space shall be rented out to others in association with a home occupation.

19. A home occupation that is a cottage food operation shall meet the requirements of Section 17.60.050.

C. A home occupation permit may be denied if the Community Development Director finds that there is a failure or inability to meet one or more of the operating standards of this section.

17.78.060 Life of permits and extensions of time.

The initial life and subsequent extensions of time for home occupation permits are stated in Sections 17.70.240 and 17.70.250.

17.78.070 No transferability.

A. Notwithstanding Section 17.70.210, if property ownership changes on property subject to a valid home occupation permit, the home occupation permit shall not be transferable to a new property owner.

B. If the holder of a valid home occupation permit relocates to another site, the home occupation shall not transfer to the new site. A new home occupation permit shall be approved before the use may continue at the new site.

17.78.080 Revocation.

A home occupation permit may be revoked or modified in accordance with Section 17.70.230 if any one of the following findings are made:

A. The home occupation permit was obtained by misrepresentation or fraud;

B. The condition of the premises, or the area of which it is a part, has changed so that the home occupation is no longer justified under the meaning and intent of this title;

C. One or more of the operating standards of the home occupation permit have not been met;

D. The home occupation violates Federal, State, or local statute, ordinance, law, or regulation.

Chapter 17.80
CONDITIONAL USE PERMITS

Sections:

17.80.010 Purpose.
17.80.020 Application procedure.
17.80.030 Findings.
17.80.040 Conditions of approval.
17.80.050 Notice of decision.
17.80.060 Appeals.
17.80.070 Life of permits and extensions of time.
17.80.080 Revocation.
17.80.090 Subsequent Permits.

17.80.010 Purpose.

In certain districts, conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special considerations so that they may be located in a proper zoning district in order that the objectives of this title are satisfied and the conditional use is compatible with the permitted uses in the zoning district.

17.80.020 Application procedure.

Applications for a conditional use permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

17.80.030 Findings.

A. Before a conditional use permit can be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;

3. The proposed use is consistent with the general plan;

4. There will not be significant effects upon the quality of the environment and natural resources;

5. The proposed location, size, design and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

B. A conditional use permit may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.80.040 Conditions of approval.

The reviewing authority may place conditions of the approval on the conditional use permit that are needed for the required findings to be made or which promote the public interests, health, safety, convenience or welfare of the city or that mitigate any impacts to surrounding properties.

17.80.050 Notice of decision.

A notice of decision of a conditional use permit shall be processed consistent with Chapter 17.70.

17.80.060 Appeals.

Appeals to a decision of the reviewing authority of a conditional use permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.80.070 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a conditional use permit shall be per Chapter 17.70, except that when any conditional use permit that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the conditional use permit shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the conditional use permit.

17.80.080 Revocation.

Revocation of an approved conditional use permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.80.090 Other Permits.

Other development permits required for the project shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.82
PLANNED UNIT DEVELOPMENT PERMITS

Sections:

17.82.010 Purpose.
17.82.020 Application Procedure.
17.82.030 Allowed planned unit developments.
17.82.040 Prohibited planned unit developments.
17.82.050 Site area.
17.82.060 Findings.
17.82.070 Conditions of approval.
17.82.080 Notice of decision.
17.82.090 Appeals.
17.82.100 Life of permits and extensions of time.
17.82.110 Revocation.
17.82.120 Subsequent permits.

17.82.010 Purpose.

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 this title. In certain instances, the objectives of this title 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 districts prescribed by this title.

17.82.020 Application Procedure.

A. Applications for a planned unit development (PUD) permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

B. In addition to the standard application information, the Community Development Director, after reviewing the site plan of the proposed PUD, shall list any unique, additional information necessary to review a proposed PUD in the Site Plan Review process.

17.82.030 Allowed planned unit developments.

A planned unit development may be utilized to achieve one or more of the following objectives:

A. 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.

B. 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;

C. To permit the lot patterns on size, shape, and layout that would otherwise not be permitted by the standards of the zone district in which the site is located;

D. To modify the required building setbacks, distances between structures, and landscaped areas that would otherwise be required by this title

E. To permit variations to the standard local street cross-sections;

F. To permit private streets and gated neighborhoods;

G. To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts; and

H. To reduce the amount of required parking spaces when spaces are shared among multiple land uses.

17.82.040 Prohibited planned unit developments.

A planned unit development is prohibited from being used to achieve one or more of the following:

A. To add land uses at are not otherwise permitted in the zone district in which the PUD is located;

B. To increase residential densities beyond the maximum allowed by the General Plan;

C. To modify sign standards or provisions in Chapter 17.56; or

D. To modify parking and loading standards or provisions in Chapter 17.54, except as stated in Section 17.82.030.

17.82.050 Site area.

A. The minimum site area for a planned unit development shall be five (5) acres, except that there shall be no minimum site area requirements if the site is an infill development site.

B. The site area may be made up of more than one parcel, however all parcels in the site area shall be contiguous.

17.82.060 Findings.

A. Before a planned unit development (PUD) permit can be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The location and design of the PUD is in accordance with the purpose of this title;

2. The PUD is being proposed to achieve one or more of the objectives identified in Section 17.82.030;

3. The location and design of the PUD 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;

4. The location and design of the PUD will not generate more traffic than the streets in the vicinity can carry without congestion, and will not overload utilities;

5. That PUD'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 desirable character consistent with the purpose of this title;

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

B. A PUD may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.82.070 Conditions of approval.

The reviewing authority may place conditions of the approval on the planned unit development permit that are needed for the required findings to be made or which promote well-planned neighborhoods, protect the public interests, health, safety, convenience or welfare of the city or that mitigate any impacts to surrounding properties.

17.82.080 Notice of decision.

A notice of decision of a planned unit development permit shall be processed consistent with Chapter 17.70.

17.82.090 Appeals.

Appeals to a decision of the reviewing authority of a planned unit development permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.82.100 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a planned unit development use permit shall be per Chapter 17.70, except that when any planned unit development permit that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the conditional use permit shall not expire unless the tentative subdivision map or parcel 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.

17.82.110 Revocation.

Revocation of an approved planned unit development permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.82.120 Subsequent permits.

Subsequent development permits associated with a planned unit development permit shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.84
VARIANCES AND MINOR DEVIATIONS

Sections:

17.84.010 Purposes.
17.84.020 Prohibited variances or minor deviations.
17.84.030 Application procedure.
17.84.040 Minor deviation findings.
17.84.050 Variance findings.
17.84.060 Notice of decision.
17.84.070 Appeals.
17.84.080 Life of permits and extensions of time.
17.84.090 Revocation.
17.84.100 Subsequent permits.

17.84.010 Purposes.

This section allows variances and minor deviations from the development standards of this title when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district.

17.84.020 Prohibited variances or minor deviations.

A variance or minor deviation may be granted to waive or modify any development standard of this title except to:

A. Allow a land use not otherwise allowed in the zone district;

B. Increase the maximum allowed residential density;

C. Waive a specifically identified prohibition; or

D. Waive or modify a procedural requirement.

17.84.030 Application procedure.

Applications for a variance or minor deviation shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

17.84.040 Minor deviation findings.

A. Before a minor deviation may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The minor deviation is for the adjustment of an objective development standard;

2. The minor deviation would allow an adjustment to an objective development standard of not more than ten (10) percent.

3. The minor deviation is consistent with the purposes of this title.

4. The minor deviation will be consistent with the General Plan.

B. A minor deviation may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

C. Any application for a minor deviation that exceeds ten (10) percent of the development standard requirement shall be processed as a variance.

17.84.050 Variance findings.

A. Before a variance may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity that are in the same zone district;

2. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity and that are in the same zone district and denied to the property for which the variance is sought;

3. The variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located;

4. The variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and that are in the same land use district in which such property is located;

5. The variance does not allow a use or activity which is prohibited in the zone district where the property is located; and

6. The variance is consistent with the purposes of this title.

7. The variance will be consistent with the general plan.

B. A variance may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.84.060 Notice of decision.

A notice of decision of a variance or minor deviation shall be processed consistent with Chapter 17.70.

17.84.070 Appeals.

A. Appeals to a decision of the reviewing authority of a variance or minor deviation shall be submitted and processed consistent with the procedures in Chapter 17.70.

B. When a minor deviation is appealed, the variance findings in Section 17.84.050 shall apply to the appeal of the minor deviation.

17.84.080 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a variance or minor deviation shall be per Chapter 17.70, except that when any variance that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the variance or minor deviation shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the variance or minor deviation.

17.84.090 Revocation.

Revocation of an approved variance or minor deviation shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.84.100 Subsequent permits.

Subsequent development permits associated with a variance or minor deviation shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.86
ZONING ORDINANCE AMENDMENTS

Sections:

17.86.010 Purpose.
17.86.020 Application Procedure.
17.86.030 Findings.
17.86.040 Notice of decision.
17.86.050 Appeals.
17.86.060 Life of permits and extensions of time.
17.86.070 Revocation.
17.86.080 Subsequent permits.

17.86.010 Purpose.

The purpose of this section is to provide a uniform procedure for amending the text of this title or the boundaries of the Zoning Map prescribed in this title. This title may be amended by changing the boundaries of districts or by changing any other provision thereof by following the procedure set forth in this chapter.

17.86.020 Application Procedure.

A. Applications for amendment to this title shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

B. An amendment or change to the boundaries of a zone district on the Zoning Map (zone change) may only be filed by a property owner or authorized agent of land that is affected by the proposed amendment, or by the City Council or Planning Commission.

C. An amendment or change to the text of this title (text amendment) may only be initiated by the City Council or the Planning Commission. Either authority may initiate such an amendment or change upon a written request by the Community Development Director or upon a written request with application fee by an interested person.

17.86.030 Findings.

A. Before a zone change or text amendment may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

The amendment is internally consistent with the goals, objectives, and policies of the general plan and this title;

The amendment would not be detrimental to the public health, safety, or welfare of the community;

The amendment would maintain the appropriate balance of land uses within the city;

The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

B. A zone change or text amendment may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.86.040 Notice of decision.

A notice of decision of a zone change or text amendment shall be processed consistent with Chapter 17.70.

17.86.050 Appeals.

The decision of the City Council regarding a zone change or text amendment is final.

17.86.060 Life of permits and extensions of time.

A zone change or text amendment is final upon its effective date and does not expire.

17.86.070 Revocation.

A zone change or text amendment may not be revoked, except by filing a new application in accordance with Chapter 17.70.

17.86.080 Subsequent permits.

Subsequent development permits associated with a zone change or text amendment shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.88
GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS

Sections:

17.88.010 Purpose.
17.88.020 Application process.
17.88.030 Frequency of general plan amendments.
17.88.040 Findings.
17.88.050 Notice of decision.
17.88.060 Appeals.
17.88.070 Life of permits and extensions of time.
17.88.080 Revocation.
17.88.090 Subsequent permits.

17.88.010 Purpose.

The purpose of a general plan amendment is to allow for modifications to the Hanford General Plan text (e.g., goals, policies, or implementation programs), the General Plan Land Use Map, the General Plan Circulation Map, or other elements of the Hanford General Plan. The purpose of a specific plan amendment is to adopt a new or modify an existing, approved specific plan.

17.88.020 Application process.

A. Applications for a general plan or specific plan amendment shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

B. A general plan amendment affecting the General Plan Land Use Map or other map in the General Plan may be filed by a property owner or authorized agent of land that is affected by the proposed amendment.

C. A specific plan amendment may be filed by a property owner or authorized agent of land that is affected by the proposed amendment.

D. A general plan or specific plan amendment may be initiated by the City Council or the Planning Commission. Either authority may initiate such an amendment upon a written request by the Community Development Director or upon a written request with application fee by an interested person.

17.88.030 Frequency of general plan amendments.

Pursuant to Government Code Section 65358, no mandatory element of the General Plan may be amended more frequently than four times during any calendar year. Subject to that limitation, an amendment may be made at any time and may include more than one change to the General Plan.

17.88.040 Findings.

A. Before a general plan or specific plan amendment may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The amendment is internally consistent with the goals, objectives, and policies of the General Plan;

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

3. The amendment would maintain the appropriate balance of land uses within the city;

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

B. A general plan or specific plan amendment shall be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.88.050 Notice of decision.

A notice of decision of a general plan or specific plan amendment shall be processed consistent with Chapter 17.70.

17.88.060 Appeals.

The decision of the City Council regarding a general plan or specific plan amendment is final.

17.88.070 Life of permits and extensions of time.

A general plan or specific plan amendment is final upon its effective date and does not expire.

17.88.080 Revocation.

A general plan or specific plan amendment may not be revoked, except by filing a new application in accordance with Chapter 17.70.

17.88.090 Subsequent permits.

Subsequent development permits associated with a general plan or specific plan amendment shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.90
NONCONFORMING USES, STRUCTURES, AND LOTS

Sections:

17.90.010 Purpose.
17.90.020 Applicability.
17.90.030 Nonconforming uses.
17.90.040 Nonconforming structures.
17.90.050 Nonconforming lots.
17.90.060 Discontinuance of nonconforming uses.
17.90.070 Expansion or reestablishment with conditional use permit.
17.90.080 Restoration of damaged nonconforming structures.
17.90.090 Removal of certain nonconforming uses and structures.
17.90.100 Effect of eminent domain.
17.90.110 Change of Nonconforming Uses.

17.90.010 Purpose.

Within the zones established by this title, there exist uses, structures, and lots which were lawful before this title was adopted or amended, but which would now be prohibited under the terms of this title or its future amendments. It is the intent of this title to permit these nonconforming uses structures, and lots to continue until they are terminated, but not to encourage their expansion.

17.90.020 Applicability.

This Chapter applies to uses, structures, and lots that were lawful when they were commenced, constructed, or created, but that do not comply with one or more applicable provisions of this title. This Chapter does not apply to nonconforming signs, which are instead subject to the requirements of Chapter 17.56.

17.90.030 Nonconforming uses.

A. A use shall be deemed nonconforming if it was lawfully commenced prior to the adoption or amendment of this title, but which now does not conform to the use regulations of this title applicable to uses.

B. A use shall be deemed nonconforming if it was lawfully commenced while under the jurisdiction of Kings County, but which, after annexation of the site into the City, does not conform to the use regulations of this title.

C. No use shall be deemed nonconforming if it was lawfully commenced and the only provision of this title not being met is the provision of the minimum amount of on-site parking or loading area.

17.90.040 Nonconforming structures.

A. A structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures.

B. Except as provided in this Chapter, no nonconforming structure shall be moved, altered, or enlarged so as to increase the amount of floor space or increase the difference between actual conditions and required standards regulating coverage, front yards, side yards, rear yards, height of structures, or distances between structures prescribed in the applicable regulations of this title, unless required by law or unless the moving, alteration or enlargement will result in the compliance of the structure with this title.

C. No structure partially occupied by a nonconforming use shall be moved, altered or enlarged in such a way as to permit the enlargement of the space occupied by the nonconforming use.

D. Routine maintenance and repairs may be performed on a nonconforming structure.

E. No new structure will be allowed if it will contribute to a nonconforming use, except in accordance with Section 17.90.070.

17.90.050 Nonconforming lots.

A. A lot shall be deemed nonconforming if it was legally created in accordance with the State Subdivision Map Act prior to the adoption or amendment of this title, but which, does not meet all of the provisions, standards, and requirements of this title applicable to lots.

B. A nonconforming lot shall not be subdivided, nor its lot lines adjusted, unless the subdivision or lot line adjustment brings the lot into conformance with the provisions, standards, and requirements of this title applicable to lots or reduces the difference between actual conditions and required standards while not creating a new nonconforming use or structure.

C. A nonconforming lot may be used for any use allowed in the zone district in which it is located.

D. A structure conforming to the provisions of this title may be constructed on a nonconforming lot.

17.90.060 Discontinuance of nonconforming uses.

A. Whenever a nonconforming use has been abandoned, discontinued, or changed to a conforming use for a continuous period of six months, the nonconforming use shall not be reestablished, and the use of the structure or site thereafter shall be in conformity with the regulations for the zone district in which it is located.

B. An agricultural crop production use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the agricultural crop production use shall not increase.

C. An animal raising use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the animal raising use (i.e. type

and number of animals) shall not change or increase. The provisions for abandonment or discontinuance shall not apply.

17.90.070 Expansion or reestablishment with conditional use permit.

A. A nonconforming use may be expanded by up to ten (10) percent of its existing floor area if a conditional use permit is granted, in accordance with Chapter 17.80. The expansion of a nonconforming use or structure may be allowed only one (1) time per use.

B. A nonconforming use that has been abandoned or discontinued for a period of more than six (6) months, but less than eighteen (18) months, may be reestablished if a conditional use permit is granted, in accordance with Chapter 17.80.

17.90.080 Restoration of damaged nonconforming structures.

A. Whenever a nonconforming structure or a structure used for a nonconforming use is damaged by fire or other calamity to the extent of seventy-five (75) percent or more of its structural mass, or has been voluntarily razed, or is required by law to be razed, the structure may not be restored, except in full compliance the requirements of this title for the zoning district in which it is located and the nonconforming use shall not be resumed.

B. If damage of the nonconforming structure is to an extent less than seventy-five (75) percent of the structural mass, the structure may be rebuilt and reused in its nonconforming status. The percentage of structural mass destroyed shall be determined by the building official.

C. Within one (1) year from the event causing damage, the following may be reconstructed upon the approval of a conditional use permit, in accordance with Chapter 17.80:

1. A nonconforming single- or multi-family residential structure or use when located in a residential zone district.

2. A nonconforming commercial structure or use when located in a commercial or industrial zone district.

17.90.090 Removal of certain nonconforming uses and structures.

A. Upon receipt of a violation, the following shall be removed with thirty (30) days, unless an alternative deadline is specified in the violation notice:

B. A nonconforming use that does not occupy a structure or is using a structure having an assessed valuation of less than one thousand (1,000) dollars shall be discontinued and completely removed or converted to a conforming status.

C. Existing fences, walls and hedges that do not conform to the provisions of this title governing the placement of fences, walls and hedges in relation to street intersections or encroachment into the public right-of-way, shall be removed or modified to conform to the provisions of this title.

17.90.100 Effect of eminent domain.

A. If the area of the lot is reduced by eminent domain, the provisions for nonconforming lots and structures shall apply, but the provisions for nonconforming uses shall not apply.

B. If a required yard or setback area is reduced or eliminated by eminent domain, any affected building or structure shall be deemed nonconforming; provided, however, such building or

structure may be structurally altered so long as such alterations comply with all the other requirements of the zoning district.

C. If any required parking space on a lot is reduced or eliminated by eminent domain, the use shall not be deemed nonconforming solely because of lack of required parking spaces.

17.90.110 Change of Nonconforming Uses.

A. A nonconforming use may be changed to another nonconforming use upon approval of a conditional use permit, in accordance with Chapter 17.80.

B. A conditional use permit to change from one nonconforming use to another nonconforming use may only be granted if all of the following findings are made by the approving authority:

1. The proposed use will not alter the character of the zone district in which it is proposed to be located to any greater extent than the existing or preexisting nonconforming use;

2. The proposed use will not create more vehicular traffic than the volume created by the existing or preexisting nonconforming use;

3. The proposed use will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable matter than the amount created by the existing or preexisting nonconforming use; and

4. The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

Chapter 17.92
REASONABLE ACCOMMODATION

Sections:

17.92.010 Purpose.
17.92.020 Definitions.
17.92.030 Reasonable accommodation request.
17.92.040 Notice to the public of availability of accommodation process.
17.92.050 Requesting reasonable accommodation.
17.92.060 Medical information.
17.92.070 Application requirements.
17.92.080 Jurisdiction.
17.92.090 Findings for reasonable accommodation.
17.92.100 Appeals.
17.92.110 Fee.
17.92.120 Stay of enforcement.

17.92.010 Purpose.

In order to make specific housing available to one or more individuals with disabilities, this chapter implements the policy of the city on requests for reasonable accommodation in its rules, policies, and procedures for persons with disabilities as required by the Fair Housing Act, as amended, 42 U.S.C. Section 3604(f)(3)(B). The policy of the city is to comply fully with the provisions of the Fair Housing Act.

17.92.020 Definitions.

A. "Fair Housing Act" means The Federal Fair Housing Amendments Act of 1988, as amended.

B. "Applicant" means any person with disabilities or their representative that is requesting a reasonable accommodation pursuant to this chapter.

C. "Department" means the Community Development Department of the City of Hanford.

D. "Dwelling" means any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof.

E. "Person with disabilities" means any person who, as defined by applicable federal law, has a physical or mental impairment that limits one or more major life activities or anyone who is regarded as having such impairment; or anyone who has a record of such impairment.

17.92.030 Reasonable accommodation request.

A. Any person with disabilities and eligible under the Fair Housing Act or their representative may request a reasonable accommodation with respect to the various land use or zoning laws, rules, policies, practices and/or procedures of the city as provided by the Fair Housing Act pursuant to the procedures set out in this chapter.

B. Nothing in this chapter requires persons with disabilities or operators of group homes for persons with disabilities acting or operating in accordance with applicable zoning, licensing or land use laws or practices to seek reasonable accommodation under this chapter.

17.92.040 Notice to the public of availability of accommodation process.

The Department shall prominently display a notice at the counter in the Community Development Department and Finance Department advising that persons with disabilities or their representatives may request a reasonable accommodation in accordance with the procedures established in this chapter.

17.92.050 Requesting reasonable accommodation.

A. A request by an applicant for reasonable accommodation relating to land use or zoning rules, policies, practices and/or procedures may be made orally or in writing. The Department will assist the applicant with furnishing the Department all information necessary for processing the reasonable accommodation request, including that information which the Department deems necessary to complete a reasonable accommodation request.

B. The Department will provide the assistance necessary to an applicant in making a request for reasonable accommodation. The Department will provide the assistance necessary to any applicant wishing to appeal a denial of a request for reasonable accommodation to ensure the process is accessible to the applicant. The applicant is entitled to be represented at all stages of the proceedings identified in this chapter by a person designated by the applicant.

17.92.060 Medical information.

A. Should the information provided by the applicant to the Department include medical information or records of the applicant, including records indicating the medical condition, diagnosis or medical history of the applicant, the applicant may, at the time of submitting such medical information, request that the department, to the extent allowed by law, treat such medical information as confidential information of the applicant.

B. Medical Information. The Department shall provide written notice to the applicant of any request received by the Department for disclosure of the medical information or documentation which the applicant has previously requested be treated as confidential by the Department. The Department will cooperate with the applicant, to the extent allowed by law, in actions initiated by the applicant to oppose the disclosure of such medical information or documentation.

17.92.070 Application requirements.

A. The applicant shall submit a request for reasonable accommodation in a form acceptable to the Department. The application shall include the following information:

1. The applicant's name, address and telephone number;

2. The address of the property for which the request is being made;

3. The name and address of the property owner, and the owner's written consent to the application;

4. The current actual use of the property;

5. The basis for the claim that the individual is considered disabled under the fair housing laws: identification and description of the disability which is the basis for the request for accommodation, including current, written medical certification and description of disability and its effects on the person's medical, physical or mental limitations;

6. The rule, policy, practice and/or procedure of the city for which the request for accommodation is being made, including the zoning code regulation from which reasonable accommodation is being requested;

7. The type of accommodation sought;

8. The reason(s) why the accommodation is reasonable and necessary for the needs of the disabled person(s). Where appropriate, include a summary of any potential means and alternatives considered in evaluating the need for the accommodation;

9. Copies of memoranda, correspondence, pictures, plans or other background information reasonably necessary to reach a decision regarding the need for the accommodation; and

B. If the project for which the reasonable accommodation is being requested also requires some other discretionary permit per this title or Title 16 (Subdivisions), then the reasonable accommodation request shall be acted on before proceeding with the public hearing for the discretionary permit applications.

17.92.080 Jurisdiction.

A. The community development director shall have the authority to consider and act on requests for reasonable accommodation. When a request for reasonable accommodation is filed with the department, it will be referred to the director/designee for review and consideration. The community development director shall issue a written determination within thirty (30) days of the date of receipt of a completed application and may (1) grant the accommodation request, or (2) deny the request, in accordance with federal law. Any such denial shall be in writing and shall state the grounds therefore. All written determinations shall give notice of the right to appeal and the right to request reasonable accommodation in the appeals process. The notice of determination shall be sent to the applicant by certified mail, return receipt requested and by regular mail.

B. Requests for Additional Information. If reasonably necessary to reach a determination on the request for reasonable accommodation, the director/designee may, prior to the end of said thirty (30) day period, request additional information from the applicant, specifying in detail what information is required. The applicant shall have fifteen (15) days after the date of the request for additional information to provide the requested information. In the event a request for additional

information is made, the thirty (30) day period to issue a written determination shall be stayed. The Community Development Director shall issue a written determination within thirty (30) days after receipt of the additional information. If the applicant fails to provide the requested additional information within said fifteen (15) day period, the Community Development Director shall issue a written determination within thirty (30) days after expiration of said fifteen (15) day period.

17.92.090 Findings for reasonable accommodation.

A. A determination on the following findings shall be made before any action is taken to approve or deny a request for reasonable accommodation and must be incorporated into the record relating to such approval or denial:

1. Whether the housing that is the subject of the request for reasonable accommodation will be used by one or more persons with disabilities protected under federal fair housing laws;

2. Whether the accommodation requested may be necessary to afford one or more persons with disabilities equal opportunity to use and enjoy a specific dwelling;

3. Whether the requested accommodation would require a fundamental alteration to the city's zoning scheme;

4. Whether the requested accommodation would impose undue financial or administrative burdens on the city.

B. A request for a reasonable accommodation shall not be denied for reasons which violate the provisions of the Fair Housing Act. This ordinance does not obligate the city to grant any accommodation request unless required by the provisions of the Fair Housing Act or applicable California state law.

17.92.100 Appeals.

A. The applicant may appeal the decision within thirty (30) days of the date the mailing of the decision to the applicant.

B. Appeals shall contain a statement of the grounds for the appeal.

C. If an applicant needs assistance in appealing a decision, the department will provide the assistance necessary to ensure that the appeal process is accessible to the applicant. All applicants are entitled to be represented at all stages of the appeal proceeding by a person designated by the applicant.

D. Appeals shall be to the City Council. The Council or its designee shall hear the matter and render a determination as soon as reasonably practicable, but in no event later than thirty (30) days after an appeal has been filed. All determinations on appeal shall address and be based upon the findings identified in Section 17.92.090 and shall be consistent with the Fair Housing Act.

E. An applicant may request reasonable accommodation in the procedure by which an appeal will be conducted.

17.92.110 Fee.

There shall be no fee imposed in connection with a request for reasonable accommodation under the provisions of this chapter or an appeal of the decision. Nothing in this chapter obligates the city to pay an applicant's attorneys' fees.

17.92.120 Stay of enforcement.

While an application for reasonable accommodation or appeal of said application is pending before the city, the city will not enforce the subject zoning ordinance against the applicant.

Chapter 17.94
ENFORCEMENT

Sections:

17.94.010 Purpose.
17.94.020 Issuance of permits, certificates and licenses.
17.94.030 Code Enforcement Officer defined.
17.94.040 Duties of the Code Enforcement Officer.
17.94.050 Infraction.
17.94.053 Public Nuisance.
17.94.057 Abatement.
17.94.060 Issuance of administrative citation.
17.94.070 Service of administrative citation.
17.94.080 Proof of service of administrative citation.
17.94.090 Abatement work—Extension of time.
17.94.100 Fines assessed.
17.94.110 Appeal of administrative citation.
17.94.120 Performance of abatement – City authority.
17.94.130 Entering property for abatement work.
17.94.140 Dangerous nuisance—Immediate abatement.
17.94.150 Administrative and abatement costs.
17.94.160 Costs of abatement—Record keeping.
17.94.170 Appeal of costs of abatement.
17.94.180 Notice of lien.
17.94.190 Collection of confirmed assessment.
17.94.200 Remedies of private parties.
17.94.210 Alternatives.
17.94.220 Enforcement authority.
17.94.230 Obstruction of enforcement.
17.94.240 Failure to comply.

17.94.010 Purpose.

The purpose of this chapter is to provide uniform provisions for the effective and fair enforcement of the provisions of this title.

17.94.020 Issuance of permits, certificates and licenses.

A. All officials, departments and employees of the city vested with the authority or duty to issue permits, certificates, or licenses shall comply with the provisions of this title and the rest of the Hanford Municipal Code and shall issue no permit, certificate, or license which conflicts with the provisions of this title. Any permit, certificate, or license issued in error that is in conflict with the provisions of this title shall upon its issuance be void.

B. A business license for any new business or for a new location for any existing business activity shall not be issued until the Community Development Director has determined that conduct of the business activity is not in violation of any provision of this title.

17.94.030 Code Enforcement Officer defined.

The Community Development Director, the City Engineer, the Building Official, and the Fire Marshal or their assigned designee shall be the officials responsible for the enforcement of this title, and are collectively referred to in this chapter as the Code Enforcement Officer.

17.94.040 Duties of the Code Enforcement Officer.

A. In the discharge of their duties, the Code Enforcement Officer shall have the right to enter any real property and any structure, building or other improvement located thereon for purposes of investigation and inspection, so long as the real property, and/or the structures, buildings or improvements thereon are open to the public, otherwise, entry must be with the permission of the owner or the owner's authorized agent. In the event permission cannot be obtained or is refused, entry shall be accomplished pursuant to an order or judgment of a court.

B. The Code Enforcement Officer, with the consent of the City Manager, may call upon the City Attorney to institute legal proceedings to enforce the provisions of this title, and the City Attorney is authorized to institute appropriate actions for that purpose.

C. The Hanford Police Department is also authorized to enforce the provisions of this title.

17.94.050 Infraction.

Any person or entity violating any provision of this title shall be guilty of an infraction. A person or entity shall be deemed guilty of a separate and distinct offense for each and every day a violation of this title is committed or continues to exist.

17.94.053 Public Nuisance.

Any violation of this title shall constitute a public nuisance.

17.94.057 Abatement.

Whenever the Code Enforcement Officer has inspected and finds that conditions constituting a public nuisance and/or a violation of this title exist, the city may use the procedures set forth in this chapter for the abatement of such nuisance or violation.

17.94.060 Issuance of administrative citation.

The Code Enforcement Officer shall issue an administrative citation, and serve the same in accordance with the provision of Section 17.94.070 on the landowner and the person, if other than the landowner, occupying or otherwise in apparent charge or control of the property. The administrative citation shall contain the following:

A. The street address and/or assessor's parcel number and location description sufficient for identification of the property on which the violation and/or public nuisance exists;

B. A statement that the Code Enforcement Officer has determined that a violation and/or a public nuisance exists on the property, with a brief description of the conditions that render the property in violation and/or as a public nuisance and identification of the section(s) of the Hanford Municipal Code or other law or regulation violated;

C. A statement to require the violator(s) to obtain all appropriate permits and correct the violation or abate the public nuisance within the time period identified in the administrative citation which time period shall not exceed ten (10) days from the date of service of the administrative citation, unless the City Council or the Code Enforcement Officer identifies an alternative period of time on the administrative citation;

D. A statement advising that the disposal of material removed from the property in order to comply with the administrative citation shall be disposed of in the manner required by law;

E. A statement advising that if the required work is not commenced within the time specified, the Code Enforcement Officer may proceed to cause the work to be done, and bill the persons named in the administrative citation for all abatement costs and administrative expenses of the city and/or levy the costs against the property by recordation of a notice of lien in accordance with Section 17.94.180 of this chapter;

F. Amount of fine imposed for the violation(s);

G. Explanation of how the fine shall be paid and the consequences of failure to pay the fine;

H. Signature of the Code Enforcement Officer and the signature of the violator if the violator can be located. If the violator refuses or does not sign the administrative citation, the lack of such signature shall in no way affect the validity of the administrative citation and subsequent proceedings;

I. A statement advising the person or persons identified in the administrative citation that they may appeal the issuance of the administrative citation in accordance with Section 17.94.110 of this chapter.

17.94.070 Service of administrative citation.

The administrative citation, and any documents related thereto shall be served by one of the following methods:

A. Personal service; or

B. First Class mail, postage prepaid, to each person identified at the address as it appears on the last equalized assessment roll of the county, or as otherwise known to the Code Enforcement Officer. The address of the property owner shown on the assessment roll shall be conclusively deemed to be the property address for the purpose of service of the administrative citation. Service by mail in the manner described above shall be effective on the date of mailing.

C. The failure of the person with an interest in the property to receive any administrative citation served in accordance with this section shall not affect the validity of any proceedings taken under this chapter. If the owner of record, after diligent search cannot be found, the administrative

citation may be served by posting a copy thereof in a conspicuous place upon the property for a period of ten days.

17.94.080 Proof of service of administrative citation.

Proof of service of the administrative citation shall be documented at the time of service by a declaration under penalty of perjury executed by the person effecting service, declaring the date and manner in which service was made. If the administrative citation is published, an affidavit of publication shall be obtained from the newspaper publishing the administrative citation.

17.94.090 Abatement work—Extension of time.

Upon receipt of a written request from any person required to comply with the administrative citation, the Code Enforcement Officer may grant an extension of time within which to complete the work or abatement, if the Code Enforcement Officer determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property and if such person has begun and is diligently accomplishing the work or abatement. The Code Enforcement Officer shall have the authority to place reasonable conditions on any such extensions.

17.94.100 Fines assessed.

A. The City Council by resolution shall establish the amount of the fine to be assessed for administrative citations issued by Code Enforcement Officer.

B. If the violator or property owner fails to correct the violation, subsequent administrative citations may be issued for the same violation(s). The amount of the fine shall increase at a rate specified in the City Council resolution.

C. Payment of the fine shall not excuse the failure to correct the violation nor shall it bar further enforcement action by the city.

D. All fines assessed shall be payable to the city.

E. The failure of any person to pay a fine assessed by administrative citation within the time specified on the citation shall result in the assessment of an additional late fee to be charged. The amount of the late fee shall be ten percent of the total amount of the administrative fine owed.

F. The failure of any person to pay a fine assessed by administrative citation within the time specified on the administrative citation constitutes a debt to the city. To enforce that debt, the Code Enforcement Officer may:

1. File a claim with the small claims court;

2. Impose an assessment lien as set forth in Section 17.94.180; or

3. Pursue any other legal remedy to collect such money.

17.94.110 Appeal of administrative citation.

A. Any person receiving an administrative citation may appeal the issuance of the administrative citation to the city manager. The notice of appeal must be submitted on an appeal form provided by the community development director, must specify the basis for the appeal in detail, and must be filed with the community development director within ten (10) days after the date of service of the administrative citation. If the deadline falls on a weekend or city holiday, then the deadline shall be extended until the next regular business day. Except as otherwise provided herein, no

appeal hearing shall be held unless all unpaid fines have been deposited with the city in advance. Notwithstanding such deposit requirement, the deposit of fines shall be waived if the city manager determines that the appealing party is financially unable to pay such amount. A waiver request must be submitted to the community development director with the person's request for appeal, along with a sworn declaration and other supporting documents and materials showing the person's actual financial inability to deposit the fine amount. The appealing party bears the burden of demonstrating financial hardship to the satisfaction of the community development director. If the city manager determines that a waiver is warranted, the deposit will be waived or partially waived. If the city manager finds that a waiver is not warranted, the appealing party must, within three (3) business days of the party's receipt of the city manager's written decision, deposit of the fines for the person's appeal to be processed.

B. When an appeal is filed, unless the Code Enforcement Officer determines that the violations identified in the administrative citation constitute an immediate threat to the health or safety of any person, the enforcement of the violations identified in the administrative citation shall be stayed until the date that the appeal hearing is held by the City Council.

C. As soon as practicable after receiving the written notice of appeal, the city manager shall fix a date, time, and place for the hearing. Written notice of the date, time, and place for the hearing shall be served at least ten (10) days prior to the date of the hearing to the party appealing the administrative citation by any one of the following means:

1. Personal service; or

2. First class mail and posting the notice of hearing conspicuously on or in front of the property on which the violation is located.

D. The failure of any person with an interest in the property to receive such notice of hearing shall not affect the validity of any proceedings taken under this chapter. Service by mail in the manner described above shall be deemed effective on the date of mailing.

E. Failure of any person to file an appeal in accordance with the provisions of this section shall constitute a failure to exhaust administrative remedies and will be waiver of that person's rights to administrative determination of the merits of the administrative citation and the amount of the fine.

F. The city council shall designate or appoint a hearing officer, and in no event shall the Code Enforcement Officer, nor any other officer or employee in his or her department, be the hearing officer for appeals occurring under this Chapter 17.94.:

G. Hearing Procedure.

1. Except as otherwise provided herein, no hearing to contest an administrative citation shall be held unless the fine has been deposited with the city in advance.

2. A hearing shall be set for a date that is not less than fifteen (15) days and not more than sixty (60) days from the date that the request for hearing is filed in accordance with the provisions of this chapter.

3. At the hearing, the party contesting the administrative citation shall be given the opportunity to testify and to present evidence concerning the administrative citation.

4. The failure of any recipient of an administrative citation to appear at the appeal hearing shall constitute a forfeiture of the fine and a failure to exhaust his/her/their administrative remedies.

5. The administrative citation and any additional report submitted by the Code Enforcement Officer shall constitute prima facie evidence of the respective facts contained in those documents.

6. The hearing officer may continue the hearing and request additional information from the Code Enforcement Officer or the recipient of the administrative citation prior to issuing a written decision.

H. Hearing Decision.

1. After considering all of the testimony and evidence submitted at the hearing, the hearing officer shall issue a written decision to uphold, modify, or cancel the administrative citation and shall list in the decision the reasons for the decision. The decision of the hearing officer shall be final.

2. If the hearing officer determines that the administrative citation should be upheld, then the fine amount on deposit with the city shall be retained by the city.

3. If the hearing officer determines that the administrative citation should be rescinded, then the city shall promptly refund the amount of the deposited fine.

4. If the hearing officer determines that the fine levied under the administrative citation should be adjusted, then the city will promptly refund the amount of the deposited fine that exceeds the amount fixed by the hearing officer or the recipient of the administrative citation will promptly pay to the city an additional amount fixed by the hearing officer if the officer finds that the fine assessed under the administrative citation to be insufficient.

17.94.120 Performance of abatement – City authority.

If the violator and/or property owner fails to comply with the requirements of the administrative citation within the time periods set forth therein, the work to be performed and/or the abatement of the nuisance may, in the discretion of the Code Enforcement Officer, be performed by the city or by a contractor retained by the city.

17.94.130 Entering property for abatement work.

The Code Enforcement Officer or any employee, contractor, or authorized representative of the city may enter upon private property to abate the violation and/or nuisance in accordance with the provisions of this chapter. No person shall obstruct, impede, or interfere with any officer, employee, contractor, or authorized representative of the city whenever such person is engaged in

the work or abatement, or in performing any necessary act preliminary to or incidental to such work or abatement, as authorized or directed pursuant to this chapter.

17.94.140 Dangerous nuisance—Immediate abatement.

Whenever the Code Enforcement Officer determines that a violation or public nuisance is so imminently dangerous to life or adjacent property that such condition must be immediately corrected or isolated, the Code Enforcement Officer may institute the following procedures:

A. The Code Enforcement Officer shall attempt to make contact through a personal interview, or by telephone, with the landowner or the person, if any, occupying or otherwise in apparent charge or control of the property.

B. In the event contact is made, the Code Enforcement Officer shall notify such person or persons of the danger involved and require that such condition be immediately removed, repaired, or isolated so as to preclude harm to any person or property.

C. In the event the Code Enforcement Officer is unable to make contact as herein above noted, or if the appropriate persons, after notification by the Code Enforcement Officer, do not take action as specified by the Code Enforcement Officer, within twenty-four (24) hours or such lesser time as circumstances may warrant in the discretion of the Code Enforcement Officer, then the Code Enforcement Officer may, with the approval of the city manager, take all steps deemed necessary to repair, remove, or isolate such dangerous condition, or conditions with the use of city forces or a contractor retained by the city.

D. The Code Enforcement Officer shall keep an itemized account of the work and abatement costs and administrative expenses incurred by the city in repairing, removing, or isolating such condition or conditions. Administrative expenses may be recovered in the same manner that work and abatement costs are recovered.

17.94.150 Administrative and abatement costs.

Whenever a violation or public nuisance is found to exist, the actual work and abatement costs and reasonable administrative expenses, as determined by the Code Enforcement Officer, shall be paid by the property owner.

17.94.160 Costs of abatement—Record keeping.

The Code Enforcement Officer shall keep an itemized account of the expenses and costs incurred by the city in the work and abatement of any violation or public nuisance. Upon completion of the work and abatement, the Code Enforcement Officer shall prepare a report specifying the work and abatement performed, the itemized costs of the work on the property, including direct and indirect costs, a description of the property, and the names and addresses of the persons entitled to service per Section 17.94.070. Any such report may include expenses and costs on any number of properties, whether or not contiguous to each other. Each person named in the administrative citation shall be jointly and severally liable for such work and abatement costs and administrative expenses, and the amount of such costs and expenses shall be a debt owed to the city. Such report shall be served upon the persons identified therein in Section 17.94.090, together with a demand that the amount identified therein be paid within thirty (30) days of receipt of the report.

17.94.170 Appeal of costs of abatement.

The written demand for payment identified in Section 17.94.160 shall advise the person or persons identified in the written demand that they may appeal the demand for payment and the calculation of the amounts identified in the Code Enforcement Officer's report, within ten (10) days from the date of service of the written demand, which appeal must be made in accordance with the provisions of Section 17.94.120. The appeal shall be conducted in accordance with the provisions of Section 17.94.120.

17.94.180 Notice of lien.

A. If a violator fails to pay a fine within the time period identified on the administrative citation or should the violator fail to pay the costs of abatement within the time period identified in Section 17.94.160 or within ten (10) days after the date of the decision of the hearing officer should the hearing officer affirm the collection of a fine or the costs of abatement, the Code Enforcement Officer may execute and file in the office of the county recorder a notice of lien of substantially the following form:

NOTICE OF LIEN

Pursuant to the authority vested in the Code Enforcement Officer by the city of Hanford Municipal Code, said Code Enforcement Officer, by the provisions of the city of Hanford Municipal Code, and on or about _____, said Code Enforcement Officer did assess a fine and/or, on or administrative expenses and abatement costs upon that certain real property commonly known as _____ Hanford, California, and more particularly described in Exhibit "A", which is attached hereto and made a part hereof ("Real Property"), and neither the same has been paid. The city of Hanford hereby claims a lien on the Real Property for said fine and/or administrative expenses and abatement costs in the amount of $ _____. This amount shall be a lien upon the Real Property until the sum has been paid in full and discharged of record.

Dated: This _____ day of _____, 20__.

CODE ENFORCEMENT OFFICER OF THE CITY OF HANFORD

(ACKNOWLEDGMENT)

B. Immediately upon the recording of the notice of lien, the assessment shall constitute a lien on the real property assessed. Such lien shall, for all purposes, be upon a parity with the lien of state and local taxes.

17.94.190 Collection of confirmed assessment.

A. The notice of lien, after recording, shall be delivered to the tax assessor of Kings County, who shall enter the amount on the county assessment book opposite the description of the real property, and the amount shall be collected together with all other taxes levied thereon against the real property. Alternatively, the unpaid amount may be added to the tax roll instead of recording a notice of lien.

B. Thereafter, the amount set forth in the notice of lien shall be collected at the same time and in the same manner as ordinary county taxes are collected and shall be subject to the same penalties and interest and to the same procedure under foreclosure and sale in case of delinquency as provided for ordinary county taxes. All laws applicable to the levy, collection and enforcement of

county taxes are made applicable to such assessment. The amount set forth in the notice of lien shall be returned to the city to the fund designated for code enforcement activities.

17.94.200 Remedies of private parties.

The provisions of this chapter shall not affect the rights of private parties to pursue any and all legal remedies.

17.94.210 Alternatives.

Nothing in this chapter shall prevent the City Council from requesting the city attorney to commence a civil or criminal proceeding to levy criminal or civil fines or abate a violation and/or a public nuisance as an alternative to the proceedings set forth in this chapter.

17.94.220 Enforcement authority.

Enforcement of this chapter by the city may be accomplished by the Code Enforcement Officer in any manner authorized by law. The procedures set forth in this chapter shall not be exclusive and shall not in any manner limit or restrict the city from enforcing other city ordinances or abating violations and/or public nuisances in any other manner provided by law.

17.94.230 Obstruction of enforcement.

Any person who removes any notice or order posted as required in this chapter without the consent of the city is guilty of an infraction.

Any person who obstructs, impedes or interferes with any representative or contractor of the city or with any person who owns or holds any estate or interest in real property, buildings or premises which has been ordered to be vacated, repaired, rehabilitated or demolished or brought into compliance with this chapter, when any of the aforementioned individuals are engaged in work involving the abatement, is guilty of an infraction.

17.94.240 Failure to comply.

It is unlawful for a person to violate any provision or to fail to comply with any of the requirements of this chapter. A violation of any of the provisions or failing to comply with any of the mandatory requirements of this chapter shall constitute an infraction which shall be punishable by fine as established by the resolution of the City Council.

Each such person may be charged with a separate offense for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person and shall, upon conviction, be punished accordingly.

Chapter 17.96
DEFINITION OF LAND USES

Sections:

17.96.010 Purpose.
17.96.020 Land use definitions.

17.96.010 Purpose.

The purpose of this chapter is to establish definitions for the identified land uses in this title.

17.96.020 Land use definitions.

The following land use definitions apply to this title. The item number in parenthesis at the end of the definition is not a part of the definition, but refers to the line item of that land use in Table 17.18.020 and Table 17.18.030.

"Accessory building or structure" means a structure which is subordinate to and the use of which is customarily incidental to, that of the main building, structure or use on the same site, including patio covers. If any accessory building is attached to the main building by a common wall or a connecting roof, such accessory building shall be deemed to be a part of the main building. (41) (A20)

"Accessory use" means a use incidental, related, appropriate and clearly subordinate to the main use of the site or building, and accessory use does not alter the principal use of the site. (41) (A20)

Adult day health care center. See Residential care facility. (H13)

"Adult entertainment establishment" means any adult bookstore, adult hotel or motel, adult motion picture arcade, adult motion picture theater, cabaret, sexual encounter establishment, adult model studio or any other business or establishment that offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," but not including those uses or activities, the regulation of which is preempted by state or federal law. (I1)

"Agricultural crop production" means the use of land for farming, horticulture, floriculture, viticulture, apiaries, tree and sod farms, animal and poultry husbandry, and accessory activities, including, but not limited to, storage, associated maintenance of equipment, harvesting of crops or feeding of animals and excluding dairying, stockyards, slaughtering or commercial food processing. Pursuant to Health and Safety Code Section 17021.6, any employee housing consisting of no more than thirty-six (36) beds in a group quarters or twelve (12) units or spaces designed for use by a single family or household shall be deemed an agricultural land use for zoning purposes. (D1)

"Agricultural products packing, packaging, preparing or processing" means a facility performing any processing or packaging of crops after harvest, whether or not value is added, to prepare them for market on-site or for further processing and packaging elsewhere, including but not limited to: alfalfa and hay cubing; corn shelling; drying of corn, rice, hay, fruits or vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; canning, freezing, or preserving fruits and vegetables; tree nut hulling and shelling; and alcohol fuel production. Any of the above activities performed in the field with mobile equipment not involving permanent buildings are included under "Agricultural crop production." It includes related accessory uses such as offices, laboratories, retail sales of agricultural products produced on the premises or off-site by the operator, retail sales of agriculture-related promotional and/or educational items, and facility tours. Does not include "wineries," "commercial marijuana activity," "commercial cannabis activity," "marijuana cultivation," or sorting and packing activities conducted within a permitted roadside stand. (D2)

"Airport or heliport" means an area of land, water or a structural surface that is used for the landing and takeoff of airplanes and/or helicopters, and any appurtenant areas or buildings that are used for maintenance, servicing, or storing of aircraft, and for services provided to pilots or passengers. (K1)

"Ambulance service" means the provision by a licensed ambulance provider of ground transportation of a sick or injured person in a specially designed and equipped vehicle which includes a trained ambulance attendant who is licensed or certified as required by state law. (J1)

"Animal raising" means the care and breeding of domestic agricultural animals such as chickens and other fowl, horses, goats, or cows. (D3)

Art school. See School, charter, trade, vocational, art, business, or professional. (C13)

"Artisan food and beverage production and sales" means small scale production and/or preparation of food and/or beverages made on site with minimal automated processes involved and may include direct sales to consumers and product tasting. This definition includes uses such as small batch food producers and bakeries, small batch candy shops, cheese makers, and herbal remedies. The definition does not include production of beer, wine, or other alcoholic beverages. (B1)

Assembly, place of. See Club, lodge, or private meeting hall (C3) or Religious institution or facility. (C10)

"Assisted living, skilled nursing, or hospice facility" means a residential complex providing skilled nursing care on an intermittent, extended, or continuous basis to residents, with staff personnel and programs to assist residents with many activities of daily living. Units may or may not have kitchens, and meals can also be provided in a central location. (1) (H1)

"Athletic complex or ball field" means a field, outdoor court, outdoor swimming pool, stadium or group of these used for sporting activities such as baseball, softball, football, basketball, swimming, or other sports, and is not operated as a commercial enterprise. (G1)

"Auction or sales house" means a fully enclosed establishment where items are offered for sale through competitive bidding. It does not include foreclosure, real estate or personal property sales conducted upon the site of the estate, foreclosed or for sale property or property belonging to the

personal property owner. It does not include "Swap meet or flea market" or "Auction or sales yard." (I2)

"Auction or sales yard" means an outdoor or open air facility where items are offered for sale through competitive bidding. Items typically include motor vehicles, heavy equipment, items of an industrial nature, livestock, or items not normally found within retail stores. It does not include "Swap meet or flea market." It may also have an indoor component similar to an Auction or sales house. (I3)

"Auditorium" means a large room or building used for public gatherings typically open to the general public to watch and/or listen to a performance, speech, or concert. It does not include "Theater, live or movie." (C1)

"Automated teller machine (ATM)" means a computer terminal that takes the place of a human bank teller and allows the user to access basic bank services, such as making deposits and cash withdrawals, from remote locations. (A1)

"Automobile and pick-up sales, new and used" means an open area that can include buildings, other than a street, used for the display, sale, or rental of new and used automobiles and pick-ups along with incidental repairs and servicing of automobiles or pick-ups. (I4)

"Automobile and pick-up sales, used only" means an open area or building, other than a street, used for the display, sale or rental of used automobiles and pick-ups and where no repair work is done except minor incidental repairs and servicing of automobiles or pick-ups to be displayed, sold or rented on the premises. (I5)

Automobile service station. See Fuel sales, retail, Motor vehicle repair or service, minor, and Motor vehicle repair service, major. (I16) (J18) (J19)

Automobile wrecking yard. See Junk yard, wrecking yard, or salvage facility. (K5)

Ball field. See Athletic complex or ball field. (G1)

"Bank or credit union, main branch" means an institution providing retail banking services that is the main branch in the city. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J2)

"Bank or credit union, secondary branch" means an institution providing retail banking services that is a secondary or satellite branch in the city and either does not provide loan officers on site or only provides merchant bank services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J3)

"Bar, nightclub, or lounge" means an establishment that provides alcoholic beverages for consumption on the site and may or may not provide food service, and that may provide live entertainment and/or dancing. This use typically requires an ABC Type 40, 42, 48, 60, or 61 license. (B2)

"Barbershop, hair salon, nail care, massage therapy, or day spa" means an establishment that provides personal care treatments or massage therapy of hair, skin, nails, and/or face where overnight accommodations are not provided. This use includes the application of permanent facial makeup, but does not include other forms of tattooing or body art application. (J4)

"Bed and breakfast inn" means a transient lodging establishment that is predominantly residential in character, is primarily engaged in providing overnight or otherwise temporary lodging for the general public, and where a breakfast meal is customarily included in the lodging rate. Alcoholic beverages served to overnight guests typically requires an ABC Type 67 license. (2) (H2)

"Boarding house or rooming house" means a structure where residents typically rent by the room, and where meals are typically provided. This definition does not include assisted living, skilled nursing, or hospice facility, bed and breakfast inn, or residential care facility. (3) (H3)

"Boat, recreational vehicle (RV), and truck sales" means an open area or building, other than a street, used for the display, sale, or rental of new or used boats, campers, camper trailers, recreational vehicles, trucks over one-ton class, and other vehicles or sporting equipment of similar size, and where no repair work is done except minor incidental repairs and servicing of vehicles and equipment to be displayed, sold or rented on the premises. (I6)

"Brewery, winery, or distillery" is an establishment that manufactures beer, wine, distilled spirits or similar alcoholic beverages, including processing, storage, aging, packaging, bottling, and shipping. Consumption can occur on or off the site in accordance with the establishment's ABC license restrictions, and can include tasting facilities and/or a restaurant. This use typically requires an ABC Type 01, 02, 03, or 04 license. (D4)

"Brewpub" means a restaurant that also brews limited amounts of beer (less than 5,000 barrels) for consumption on the site. This use typically requires an ABC Type 75 license. (B3)

"Building materials and supply or home improvement store" means an establishment selling a mix of lumber, building materials, tools, residential appliances, nursery items, and home furnishings. (I7)

"Bus, transit, or train station" means a terminal facility where transit vehicles load or unload passengers, along with supporting services such as ticket sales and waiting areas. Bus, transit, or train station does not include a transit stop along a route in the public right-of-way where no additional services are provided. (K2)

Business school. See School, charter, trade, vocational, art, business, or professional. (C13)

"Business support service" means an establishment providing primarily other businesses with a mix of services that can include word processing, desktop publishing, spreadsheet design, telephone answering, mail receiving and forwarding, packing and shipping, bookkeeping, and photocopying, and can include indoor storage rental, and/or small office space rental when provided with these services. (E1)

"Call center" means an office used primarily for receiving or transmitting a large volume of requests by telephone to administer product support or information inquiries from consumers or to conduct telemarketing, solicitation of charitable or political donations, debt collection, or market research. (E2)

"Car wash, automatic or full service" means a facility for washing vehicles using conveyorized and/or mechanized equipment where the washing of the vehicle is performed by equipment, the facility's employees, or both. (J5)

"Car wash, self-service" means a facility for washing vehicles where the user of the vehicle uses handheld equipment, typically coin-operated, to wash the vehicle. (J6)

"Card room" means an establishment providing legal gambling combined with card games, and can include a restaurant, bar, or other ancillary entertainment. (C2)

"Caretaker residence or quarters" is a residence that is accessory to a primary use of the site, for housing a persons or persons who are tasked with caring for or securing the site on a part-time or full-time basis. Second dwelling unit includes caretaker residence or quarters in residential zones. (A2)

"Carnival or circus" means a temporary outdoor amusement center, bazaar or fair, either involving use of special purpose equipment or conducted by professional operators, or both, and where activities include such things as rides, exhibitions, food service, sales, or small-scale games. Carnival or circus does not include a non-profit event sponsored by a local school or religious institution. (C4)

"Carpet cleaning and dyeing" means an establishment that provides for the cleaning and dyeing of rugs, carpet, and upholstery. (J7)

"Cemetery" means land and facilities used or intended to be used for the burial or interment of the dead, and includes a columbarium, crematorium, mausoleum and/or mortuary when operated in conjunction with and within the boundary of the facility. (F1)

Charter School. See School, charter, trade, vocational, art, business, or professional. (C13)

Check cashing establishment. See Payday lender or checking cashing establishment. (J20)

Child care center. See Day care facility. (A4) (F4) (F5) (F6)

"Club, lodge, or private meeting hall" means a large room or building used for public gatherings where membership or invitation is typically required to attend. It can include a dance floor, lodge rooms, conference rooms, dining rooms, drinking establishments for members and their guests only, and exhibit rooms. Alcoholic beverage service to members and their guests typically requires an ABC Type 51, 52, or 57 license. (C3)

"Cold storage or ice house" means a facility for the storage food or other items in an artificially cooled place for the purpose of preservation, and/or for producing large amounts of ice. (K3)

"College or university, private or public" means a school or group of schools that provides post-secondary education usually resulting in a degree. (C5)

Clinic, medical. See Urgent care center or other walk-in clinic. (E9)

"Commercial recreation facility, indoor" means indoor recreational facilities that are operated as a business and open to the general public for an entry fee or pay per use. Examples include indoor uses such as, but are not limited to, a bowling alley, bounce house, skating rink, batting cage, miniature golf, swimming pool, climbing wall, arcade, and similar uses. Food and beverage service can be provided as an ancillary use. (G2)

"Commercial recreation facility, outdoor" means outdoor recreational facilities that are operated as a business and open to the general public for an entry fee or pay per use. Examples include outdoor uses such as, but are not limited to, a batting cage, miniature golf, water slide, go-cart racing, and similar uses. Food and beverage service can be provided as an ancillary use. (G3)

"Communication broadcasting or media studio" **means commercial telecommunications transmission facilities and studios that create broadcasting or media content outside of an office environment, including but not limited to radio, television or Internet broadcasting facilities, audio rehearsal or recording studios, motion picture studios, sound stages, special effects studios, and similar uses. Excludes public utility and wireless communication facilities. (E3)**

Communications equipment building. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

"Community center or facility" means an assembly building used typically for non-profit social, recreational, and cultural activities. (F2)

"Community garden" means an area of land managed and maintained by an individual or group to grow and harvest food and horticultural products for personal or group consumption. The garden may be divided into separate garden plots for cultivation by one or more individuals or may be farmed collectively by members of the group. (F3)

"Construction materials recycling" means a yard or facility that collects leftover construction materials that may be recycled or reused as an alternative to disposal in landfill site. Examples of construction materials include lumber, drywall, masonry, cabinets, metals and appliances, cardboard and paper, asphalt roofing, plastic and vinyl, doors and windows, tubs, sinks, and toilets. (J8)

"Convenience store, with or without fuel sales" means an establishment with extended operating hours and in a convenient location, stocking a limited range of household goods and groceries. Retail fuel sales may or may not also be provided. (I8)

"Convention or conference center" means facilities designed and used for conventions, conferences, seminars, trade shows, product displays, and other events in which groups gather to promote and share common interests. Convention centers typically have at least one auditorium and may also contain concert halls, lecture halls, meeting rooms, and conference rooms, as well as accessory uses such as facilities for food preparation and serving and administrative offices. Convention or conference center does not include conference rooms that may be an ancillary use in a hotel and motel. (C6)

"Copy, printing, or mailing service" means an establishment providing printing, photocopying, engraving, binding, packaging, mailing and related services to both businesses and individuals. (J9)

"Cottage Food Operation" means a home-based business involving the preparation and/or packaging of certain foods in private-home kitchens for sale primarily by the resident family. (A3)

"Crematorium or columbarium" is a structure or building substantially exposed above ground intended to be used for the cremation and/or interment of the cremated remains of a deceased person or animal. (J10)

"Day care facility" means a facility providing supervision, feeding and nonmedical care of persons, usually but not necessarily children, for a time period of less than twenty-four (24) hours. Day care facilities are further divided into the following categories: up to eight (8) persons, nine (9) to fourteen (14) persons, and over fourteen (14) persons. (A4) (F4) (F5) (F6)

Day spa. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

"Drive-thru pick-up window, not in conjunction with a restaurant" means the ancillary use of a window or other opening in the wall of building through which goods or services are provided directly to customers in motor vehicles. Examples of non-restaurant establishments with this ancillary use can include banks, pharmacies, and dry cleaners. (A5)

"Dry cleaning or laundromat" means an establishment providing laundry, dry cleaning, and other related services for individual customers on a pick-up and drop-off basis or where coin-operated washing and drying machines are available for customer use. (J11)

Duplex. See Multi-family dwelling. (10) (H9) (H10) (H11)

Dwelling, multiple-family. See Multi-family dwelling. (10) (11) (12) (H9) (H10) (H11)

Dwelling, single-family. See Single-family dwelling. (16) (17) (H15) (H16)

"Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank" means the assembly of above-ground buildings or equipment on a separate lot that is part of a system for the distribution or transmission of electric power, natural gas, domestic water, or communications. Wireless communication facilities are not included in this definition. (F7)

"Electric vehicle charging station" means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.. (A6)

Elevated pressure tank. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

"Emergency Shelter" means a facility providing housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less where housing is not denied because of an inability to pay. (4) (H4)

"Employee housing" means a residential structure providing accommodations for six (6) or fewer farmworkers pursuant to Health and Safety Code Section 17021.5. (5) (H5)

"Equipment rental yard" means an establishment offering a wide variety of large equipment or tools for rent, much of which is stored outdoors when not being used. (J12)

"Exterminator or pest control service" means an establishment specializing in the elimination of vermin, insects, or other similar pests from a building or grounds, especially by the controlled application of toxic chemicals. (J13)

"Fairgrounds" means an area with indoor and outdoor facilities where fairs, circuses, or exhibitions are held. (F8)

"Farmers market" means a facility or area where several farmers or growers gather on a periodic basis to provide fresh fruits, vegetables, or other locally-grown agricultural products directly to consumers. (I10)

"Feed and seed store" means an establishment that provides feed, seed, and animal and agricultural supplies primarily in bulk quantities. (I11)

"Food catering" means an establishment that prepares and delivers food and beverages for off-site consumption, typically at a special event, without provision for on-site pickup or consumption. (J14)

"Food locker" means an establishment that rents lockers, compartments, or space for the storage of frozen food. A food locker may also include the preparation or dressing of animal carcasses for consumption, but does not include the slaughtering of animals. (K4)

"Food market" means an establishment that provides a wide variety of fresh produce and meat, canned and packaged food items, small household goods, and similar items that are typically consumed and used off premises. It can also contain a section where prepared foods are sold and consumed on site. (I12)

"Food produce stand" means an area or building set aside for the sale of agricultural produce that is grown primarily on the site. (I13)

"Fortune telling" means an establishment where people's fortunes are predicted through the use of astrology, card reading, numerology, etc. (J15)

"Fuel distributing" means a facility that is a base of operations for the bulk distribution of gasoline, propane, butane, or other another site. (J16)

"Fuel sales, fleet or cardlock" means an establishment that is typically unattended and provides gasoline, propane, diesel fuel, and/or other liquid or gaseous fuels mainly for commercial fleet vehicles. (I14)

"Fuel sales, retail" means an establishment that provides gasoline, propane, diesel fuel, and/or other liquid or gaseous fuels directly to consumers. (I15)

"Funeral home or mortuary" means an establishment where deceased are prepared for burial or cremation, and funeral services may be conducted. It can include an area where funeral vehicles are stored and caskets and other funeral supplies are sold. (C7)

"Furniture store" means an establishment that provides large and small furniture for living spaces such as homes and offices. Items sold normally include beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units, and home furnishing accessories are items sold that are excluded from the definition of furniture store. (I16, I17, I18)

"Games of skill or amusement" means machines, devices or apparatus, the operation or use of which is made possible by the deposit or placement of any currency, plate, disc, slug or key into any slot or crevice, for the purpose or use as a game or amusement. This use does not include games, machines, or devices used for a purpose that is prohibited by law. (A8) (A9)

“Garden shop” means an establishment that provides live plants and related products mainly to residential consumers, with a portion of the establishment typically located outdoors. (I19)

Gas regulator station. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

Gas station. See Fuel sales, retail. (I15)

“Golf course or country club” means one or more golf courses, with accessory facilities and uses that can include clubhouses with bar and restaurant, locker and shower facilities; driving ranges; "pro shops" for onsite sales of golfing equipment; and golf cart storage and sales facilities. (G4)

“Government office; local, state, or federal” means a facility owned or operated by a local, state, or federal government that provides services to the public such as employment assistance, public assistance, motor vehicle registration and licensing services and similar activities commonly accustomed to having sizeable assemblages of people waiting for service, whether pedestrian or vehicular. This use does not include a government-owned facility that is more specifically defined in this chapter, such as fairgrounds, cemetery, post office, or public safety facility. (F9)

“Guest house” means living quarters without a kitchen, located on the same premises with a main residence. (34)

Hair salon. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

“Hazardous waste facility” means all contiguous land and structures, other appurtenances and improvements on the land used for the treatment, transfer, storage, resource recovery, disposal or recycling of hazardous waste, and may consist of one or more treatment, transfer, storage, resource recovery, disposal or recycling hazardous waste management units, or combinations of these units. (See Health and Safety Code Section 25117.1.) (D5)

“Health or fitness facility, large” means a fitness center, gymnasium, health club or athletic club that typically charges a membership fee and includes any of the following: indoor sauna, spa or hot tub facilities; a swimming pool, or a tennis, basketball or handball court. (G5)

“Health or Fitness Facility, small” means a fitness center, health club or athletic club that typically charges a membership fee and does not include any of the following: indoor sauna, spa or hot tub facilities; a swimming pool, or a tennis, basketball or handball court. (G6)

Heliport. See Airport or heliport. (K1)

“Home occupation” means a commercial business activity conducted as an accessory use within a residence. (A10)

“Hospital, general or psychiatric” means a facility that provides medical, psychiatric, or surgical service for sick or injured persons, primarily on an in-patient basis, and including ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration and services to patients, employees, or visitors. (E5)

“Hotel or motel” means a building or group of buildings in one complex consisting of multiple guest rooms intended or designed to be occupied on a temporary basis, and typically providing ancillary services such as a restaurant, lounge, pool or exercise room, meeting rooms, and/or other

personal services. Alcoholic beverages served to overnight guests outside of a restaurant or bar/lounge typically requires an ABC Type 70 license. (6) (H6)

"Industrial or manufacturing facility, General" means a facility that manufactures products from extracted or raw materials or recycled or secondary materials, or the bulk storage and handling of such products and materials. This use includes operations such as biomass energy conversion; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing. This use does not include Agricultural products processing. (D6)

"Industrial or manufacturing facility, intensive" means a facility that regularly uses hazardous chemicals or procedures or produce hazardous by products, including the following: manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials. This subcategory also includes biomass energy conversion, chemical manufacturing, animal food manufacturing, petrochemical tank farms, gasification plants, smelting, animal slaughtering, oil refining, asphalt and concrete plants, and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, or traffic.

"Industrial or manufacturing facility, limited" means a facility that manufactures products from previously prepared materials completely within an enclosed building, and that produces minimal impacts on nearby properties. This use includes the manufacturing of finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; monument works; printing, engraving, and publishing; machine and electrical shops; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services. The use also includes the preparation and/or packaging of food for off-site consumption. (D7)

"Junkyard, wrecking yard, or salvage facility" means a facility that accepts, collects, and stores junk, scrap, or salvable material, including junk metals or other scrap materials, and/or that stores, dismantles, wrecks, or allows parts removal of more than three (3) non-operating automobiles, other vehicles, or machinery for a period of more than thirty (30) days. (K5)

"Keeping of household pets" means the keeping, raising, and caring for domesticated animals that are not considered domestic agricultural animals by the definition of Animal raising, and typically including dogs, cats, birds, fish or other similar sized animals. Also, see Animal raising. (A11)

"Kennel or animal boarding" means any facility where four or more dogs, cats, or other small animals are kept overnight for profit, breeding, care, or exhibiting. This use does not include a pet store. (J17)

"Laboratory, general, medical, or dental" means a facility that conducts scientific or medical experiments, research, or teaching, typically within a completely enclosed building. (E4)

"Landscape nursery" means a facility that grows, maintains, and provides trees, plants, and other nursery products for transplant in another location typically to both retailer and wholesale customers. (I20)

"Library, museum, or cultural facility" means a facility operated entirely on a public or nonprofit basis for the purpose of providing education, information, training, and/or entertainment of a civic or cultural nature. (C8)

"Linen, diaper or uniform supply service" means an establishment providing high volume laundry and garment services, including power laundries (family and commercial), garment pressing and dry cleaning, linen supply, diaper service, and industrial laundries. This use does not include dry cleaning or laundromat. (J18)

"Liquor store" means an establishment that provides for the sale of alcoholic beverages such as beer, wine, and/or distilled spirits for consumption off the site, along with other retail items. This use typically requires an ABC Type 20 or 21 license. Limited consumption on the site can occur only when the appropriate ABC license is obtained, typically an ABC Type 86 license. (I21)

"Live/Work facility" means a building that combines a complete dwelling unit with a commercial or office work space, with both occupancies used by the same person or family. (H7)

Lodge. See Club, lodge, or private meeting hall (C3)

Lounge. See Bar, nightclub, or lounge. (B2)

Lumberyard. See Building materials and supply or home improvement store. (I7)

"Manufactured home" means a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred twenty (320) or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities. (7)

"Manufactured home sales yard" means an establishment that stores and provides manufactured homes, typically in an open setting with a sales office. (I22)

Massage therapy. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

"Meat packing or slaughterhouse" means a facility used for the killing or dressing of animals, including cattle, sheep, swine, goats, horses, or poultry, and the storage, freezing, curing, or packaging of meat or meat products. (D8)

"Marijuana cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of marijuana. (A13)

"Marijuana dispensary or sales" means a facility that provides marijuana or marijuana products to a customer or patient. (I23)

"Marijuana manufacture, transportation, distribution or lab testing" means a facility that compounds, blends, extracts, infuses, or otherwise makes or prepares a marijuana product; transports, distributes or test marijuana. (D8)

"Meat packing or slaughterhouse" means a facility that slaughters animals and/or packages animal meat for food. (D9)

"Microbrewery" means an establishment that produces small batches of beer for sale on or off of the site, and may or may not include food service. Typically, a microbrewery produces fewer than

fifteen thousand (15,000) barrels of beer or ale per year. This use typically requires an ABC Type 23 license. (B4)

"Mining, quarry, or sand and gravel excavation" means an area of land where rock, ore, stone and similar materials are excavated and processed for sale for use off-site. (D10)

"Mini-warehouse or self-storage facility" means an establishment providing rental space, such as rooms, lockers, or containers for the storage of goods and materials, typically on a monthly basis. This use does not include Food locker or Warehouse or distribution center. (56) (K6)

"Mobilehome" means a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred (320) or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities. (8)

"Mobilehome park" means an area of land where two or more mobilehome sites are rented or leased, or offered for rent or lease, to accommodate mobilehomes or manufactured homes used as a residence. (9) (H8)

"Mobile vending or food truck" means a motorized vehicle that periodically parks to provide food or foodstuffs to customers. (A14)

Motel. See Hotel or motel. (H6)

"Motor vehicle repair or service, major" means an establishment that provides major repair or servicing of motor vehicles, such as body, chassis, engine, transmission, or exhaust repair or modification. (J19)

"Motor vehicle repair or service, minor" means an establishment that provides minor repair or servicing of motor vehicles, such as the replacement of tires or batteries, smog inspection, oil and filter change, wheel alignment, and fluid flushing, refill, or replacement. (J20)

"Multi-family dwelling" means a building or group of buildings in one complex with multiple separate housing units. A multi-family dwelling can have two units (a duplex,) three units (a triplex,) four units (a fourplex,) or five or more units. Multi-family dwelling includes a mixed use building that also provides separate space for commercial or office use, but does not include an attached single-family dwelling. (10) (11) (12) (H9) (H10 (H11)

Nail care. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

"News, magazine, or flower stand, outdoor" means an establishment that provides newspapers, magazines, flowers, or other similar goods, typically to pedestrians passing by, in a permanent structure open to the outdoors. This use does not include sales from temporary booths or structures. (I24)

Nightclub. See Bar, nightclub, or lounge. (B2)

"Office; medical, dental, or optometry" means an establishment that provides services, typically by appointment, dealing with human health including dental, chiropractic, medical, optometry, physical therapy, psychology, psychiatry, family counseling, or therapy. This use does not include Barbershop, hair salon, nail care, massage therapy, or day spa. (E6)

"Offices, professional or commercial" means an establishment that provides administrative, clerical, technical, professional or similar business services and typically where products or goods

are not provided. Examples include escrow and title, insurance, mortgage, real estate, accounting, architecture, graphic design, finance, consulting, engineering, legal, and similar services. (E7)

"Optical retailer" means an establishment that provides prescription eyeglasses and contact lenses, and where optometry services are not provided on the site. Prescription eyeglasses and contact lenses may be made on the premises. (I25)

"Outdoor advertising structure" means a structure of any kind or character, erected or maintained for outdoor advertising purposes, upon which a sign may be placed that advertises a use, product, or service that is not provided off-site. (A15)

"Outdoor storage" means the storage of goods or materials outside of any building or structure, but not including storage of a temporary or emergency nature. (A16)

"Park or playground" means an open area typically landscaped and containing play equipment that provides rest and recreation, usually owned by a public agency or homeowner's association. (57) (G7)

"Parking facility, off-site" means an area, lot, or structure with one or more levels, other than a street or other public right-of-way, that provides for the parking of motor vehicles as a primary use on the site. This use does not include parking areas or lots that are ancillary and specifically intended to provide parking for the primary use on the site. (K7)

"Pawn shop" means an establishment that provides secured loans to customers, with items of personal property used as collateral. (I26)

"Payday lender or check cashing establishment" is an establishment that cashes checks, warrants, or money orders for a fee, and/or provides short term loans, usually at a high interest rate, that must be paid in full when the borrower receives their next pay check. This use does not include Bank or credit union. (J21)

"Pet grooming" is a personal service establishment that, for a fee, trims, cleans or curries domestic pets such as dogs and cats and which may sell pet supplies. This use does not include Kennel or animal boarding. (J22)

"Pet store" means an establishment where dogs, cats, or other small animals are kept and offered for sale. (I27)

"Pharmacy" means an establishment that provides prescription drugs under the supervision of a pharmacist, and can also provide other retail products. (E8)

"Photography studio" means an establishment where customers can have their portraits taken professionally. (J23)

"Pool hall or billiard parlor" means an establishment where pool and/or billiard games are played for a fee. (C9)

"Post office" means a facility that accepts, processes, and sorts mail, operated by the United States Postal Service. (F10)

Private meeting hall. See Club, lodge, or private meeting hall (C3)

Professional school. See School, charter, trade, vocational, art, business, or professional. (C12)

Produce stand. See Food produce stand. (I13)

"Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard" means a facility that provides for maintenance, servicing, or storage of fleet vehicles, equipment, or supplies, or for the dispatching of service vehicles; or distribution of supplies or construction materials required in connection with a business activity, public utility service, transportation service, government service, or similar activity. (F11)

"Public safety facility or station" means a facility that is a base for providing public safety and emergency services, including police, fire protection and emergency services. This use does not include Ambulance service. (F12)

Public service pumping station. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

"Recreational vehicle park" means a lot or area of land where two or more spaces are rented to users of recreational vehicles for overnight parking and use, and that typically provide support services, such as utility hookups and sewer dump facilities. (13) (H12)

"Recycling, large collection facility" means a facility located in an area of over five hundred (500) square feet that accepts recyclable materials from the public by donation, redemption, or purchase for temporary storage and transport to a processing and sorting facility. (J25)

"Recycling, processing or sorting facility" means a facility used for the collection, processing and preparation of recyclable material for efficient shipment, or to an end-user's specifications, by such means as bailing, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. (J26)

"Recycling, small collection facility" means facility located in an area of not more than five hundred (500) square feet that provides for the redemption of California CRV redeemable beverage containers by means of a kiosk, container, mobile unit, reverse vending machine or other collection method. (J24)

"Religious institution or facility" means a facility used primarily to gather for religious worship and related religious activities. (58) (C10)

"Repair shop, large appliance or equipment" means an establishment that restores or repairs major appliances or equipment that generally cannot be easily moved by a single person and is typically placed on the floor. This use typically provides all of its service on-site, and includes repair of large motorized equipment that are not vehicles. (J27)

"Repair shop, small appliance or equipment" means an establishment that restores or repairs small appliances or equipment that generally can be moved by one person and is typically repaired on a table or work bench. This use typically provides all of its service on-site, and includes services such as gunsmithing, lawnmower repair, and home computer repair. (J28)

"Research and development facility" means a facility that is primarily used for the research, design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. This use does not involve the fabrication, mass manufacture, or processing of products. (D11)

"Residential care facility" means a single-family dwelling, group care facility, or similar facility licensed by the State of California for twenty-four (24) hour non-medical care of persons in need

of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual; **employees shall not be counted toward the total number of persons allowed**. (14) (15) (H13)

"Residential dwelling located in the same building with office or commercial use" means a building that contains a mix of both residential dwelling units and space used for commercial or office uses. (H14)

"Restaurant, full service" means an establishment providing preparation and sale of a variety of food and beverages with full table service by wait staff. Takeout or delivery service and/or live entertainment may also be provided. If alcoholic beverages are served, this use typically requires an ABC Type 41 or 47 license. (B5)

"Restaurant, limited service with drive-thru pickup window" means an establishment providing preparation and sale of a variety of food and beverages for consumption on or off the site by ordering and paying at a counter or drive-thru window. Delivery service and/or live entertainment may also be provided. (B6)

"Restaurant, limited service without drive-thru pickup window" means an establishment providing preparation and sale of a variety of food and beverages by ordering and paying at a counter. Takeout or delivery service and/or live entertainment may also be provided. Drive-thru pickup windows are not provided. If alcoholic beverages are served, this use typically requires an ABC Type 41 or 47 license. (B7)

"Retail sales store" means an establishment providing retail products. This use includes all retail sales establishments that are not more specifically defined in this chapter. (I28)

"Retail sales solely via internet, direct mail, or telephone" means an establishment providing retail products for sale and delivery only via internet, direct mail, or telephone communication, with a floor space for storage of products of less than five thousand (5,000) square feet. This use does not include a Call center or a Warehouse or distribution center. If alcoholic beverages are sold, this use typically requires an ABC Type 85 license. (I29)

Rooming house. See Boarding house or rooming house. (3) (H3)

"School, private (kindergarten to 12th grade)" means a facility owned and/or operated by a private entity that educates minors in courses of study required by the California Education Code. This use includes a kindergarten, elementary school, middle school, high school, special institution of education, or combination of these, and includes a technical, vocational, or art school only when the students are primarily minors. This use does not include home schooling at a residence. (59) (C11)

"School, public (kindergarten to 12th grade)" means a facility owned and/or operated by a publicly funded school district that educates minors in courses of study required by the California Education Code. This use includes a kindergarten, elementary school, middle school, high school, special institution of education, or combination of these, and includes a technical, vocational, or art school only when the students are primarily minors. This use does not include a charter school. (60) (C12)

"School; charter, trade, vocational, business, or professional" means a facility that is operated either with public funds under a charter contract or with private funds, and that offers specific

educational instruction to children and/or adults. This use includes charter schools, secretarial schools, beauty and cosmetology schools, modeling schools, language schools, computer or electronics training schools, arts schools, and automotive repair schools, and similar specialized schools. (C13)

Scrap metal processing. See Junk yard, wrecking yard, or salvage yard. (K5)

"Secondhand or thrift store" means an establishment that accepts donations of secondhand items and clothing, and is typically operated for charitable purposes. (I30)

Service station. See Fuel sales, retail, and Motor vehicle repair or service, minor. (I15) (J19)

"Shooting range, indoor" means an establishment that is used for archery or firearms practice in a fully-enclosed facility. (J29)

"Shooting range, outdoor" means an establishment that is used for archery or firearms practice, either wholly or partially outdoors. (J30)

"Single-family dwelling, attached" means a building with two residential dwelling units located on portions of two lots with a building firewall along the lot line, such that the dwelling units may be sold separately. (16) (H15)

Single-family dwelling, detached" means a building with one residential dwelling unit located on one lot. (17) (H16)

"Single-room occupancy (SRO)" means a residential facility of two or more separate individual rooms with typically less than five hundred (500) square feet of floor space, with or without separate kitchen or bathroom facilities for each room, rented on a weekly or monthly basis. Single-room occupancy does not include Hotel or motel. (18) (H17)

"Social service office, assistance center, or guidance center" means a facility that provides counseling, guidance, recuperative, or similar services for persons requiring rehabilitation assistance as a result of economic hardship, mental disability, alcoholism, detention, drug addiction, or similar conditions. This use does not include facilities that provide overnight stay. (F13)

"Specialty construction or trade service" means an establishment that provides construction, installation or maintenance services activities that are typically specialized trade activities, and where some of the service may be provided off-site. This use includes establishments that provide services such as plumbing, electrical work, painting, irrigation, heating/air conditioning, and masonry. This use does not include Repair shop or Motor vehicle repair or service. (J31)

"Storm drainage basin, with or without a park" means a facility that collects storm water from off-site locations into a sunken basin. The facility may be inaccessible to the public, or may be designed to provide partial public access for recreational use. (61) (F14)

"Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar" means a facility that provides group or individualized instruction in a specific activity typically related to the arts. This use does not include Health or fitness facility. (C14)

"Supportive housing" is defined in Section 50675.14 of the Health & Safety Code and has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population as defined in Health & Safety Code Section 53260 (i.e., low income persons with mental

disabilities, AIDS, substance abuse or chronic health conditions or persons whose disabilities originated before the person turned 18). Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills. (19) (H18)

"Swap meet or flea market" means a facility that provides typically compartmentalized space, either indoors or outdoors, to vendors who sells or barter merchandise. This use does not include 'Farmers market,' 'Auction or sales house,' or 'Auction or sales yard.' (I31)

"Tailoring or clothing alterations" means an establishment that provides custom making or altering of clothing when not an ancillary use in a clothing store. (J32)

"Tattooing or body art" means an establishment that provides tattooing, body piercing, and other forms of body art allowed by the California Health and Safety Code, except that body art involving ear piercing and permanent cosmetic application are not included and are considered ancillary uses in other establishments. This use does not include any use that is more specifically defined in Section 17.62.020. (J33)

"Temporary materials or equipment storage yard" means a facility that is used to store, park, house, or prepare equipment, dirt, materials, or temporary offices or shops to support a construction or demolition activity occurring on another site. (A17)

"Temporary sales office" means a facility that provides temporary office space to support the sale of residences or other structures, and can include related parking. (A18)

"Theater, live or movie" means a facility with an auditorium for viewing movies, plays, acts, or other performances. (C15)

"Tobacco or smoke shop" means an establishment that provides tobacco products or tobacco related paraphernalia in an area greater than forty (40) percent of its total available retail floor space. (I32)

Trade school. See School, charter, trade, vocational, art, business, or professional. (C13)

Transit station. See Bus, transit, or train station. (K2)

Travel center. See Truck stop or Travel center. (K7)

"Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (20) (H19)

"Truck stop or travel center" means an establishment or group of establishments designed to operate together that provide fuel, overnight parking, lodging, food, convenience goods, or other services primarily to truckers and travelers. (K8)

"Trucking or transportation terminal" means a facility designed specifically for large trucks or other vehicles to load, unload, or transfer freight, cargo containers, or other items being shipped, along with associated fueling areas, maintenance facilities, and offices. (K9)

"Urgent care center or other walk-in clinic" means a facility that provides medical treatment of injuries or illnesses that do not require treatment typically provided in an emergency room,

typically without an appointment. This use includes urgent care centers, free clinics, hospital-based health clinics, and community health clinics, but does not include ancillary retail clinics located within a retail store, food market, or pharmacy. (E9)

“Vehicle impound yard” means a facility that provides temporary storage of vehicles that have been removed or impounded from public or private property at the direction of a peace officer or because of local ordinance or judicial order. (K10)

“Vending machines” means a device that dispenses a product or service upon activation by the receiver of that product or service. Products can include items such as ice, food and beverages, movies and video games, lottery tickets, newspapers, or similar items, but does not include fueling pumps. (A19)

“Veterinary clinic or office” means a facility where animals are examined, diagnosed, or treated, but typically not kept overnight. (J34)

“Veterinary hospital” means a facility where animals are kept for observation, diagnosis, treatment, or medical care, and can include overnight surveillance. (J35)

Vocational school. See School, charter, trade, vocational, art, business, or professional. (C13)

“Warehouse or distribution center" means a facility for storage of goods or materials that will eventually be redistributed to retailers, wholesalers, or directly to consumers. This use does not include Mini-warehouse or self-storage facility. (K11)

Winery. See Brewery or winery. (D4)

“Wireless Communication Facility” means an unstaffed facility that transmits and receives wireless telecommunications, and typically consists of an antenna array, connection cables, and equipment room, and an antenna support structure tower, or pole. (F15)

Chapter 17.98
DEFINITION OF TERMS

Sections:

17.98.010 Applicability
17.98.020 Definition of terms.

17.98.010 Applicability

The terms, words, and phrases defined in this chapter shall apply to this title.

17.98.020 Definition of terms.

"Abutting" means two (2) or more parcels sharing a common boundary at least at one point.

"Abandoned" means failure to develop, maintain or use a building, structure or improvement or failure to conduct a use upon real property for a stated period of time.

"Access" means safe, adequate and usable ingress or egress to real property, structures or improvements.

"Action" means the decision made by the reviewing authority on a land use application, including appropriate findings, environmental determination and conditions of approval, where applicable.

"Addition" means any construction which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

"Alley" is a public thoroughfare for the use of pedestrians and/or vehicles, producing only a secondary means of access to the abutting property.

"Alteration" means any construction or physical change in the internal arrangement of rooms or the supporting members of a building or structure or change in the appearance of any building or structure.

"Antenna" means a device for transmitting or receiving radio, television or any other transmitted signal.

"Applicant" means owner(s) of property, or their agent(s) who are seeking privileges provided by this title.

"Attached" means any structure that has a wall or roof in common with another structure.

"Basement" means a portion of building partly or wholly underground and having more than one-half (1/2) of its height below the average level of the adjoining ground.

"Berm" means a mound or embankment of earth.

"Block" means a parcel of land surrounded by public streets, highways, freeways, railroad rights-of-way, flood control channels, creeks, washes, rivers or unsubdivided acreage or any combination thereof.

"Building" means a permanently located structure, having a roof, for the housing or enclosure of persons, possessions, or property of any kind. Mobile homes, travel trailers and other vehicles, even though permanently immobilized, shall not be deemed to be buildings.

"Building area" means the net portion of the lot remaining after deducting all required setbacks from the gross area of the lot.

"Building coverage" means the percent of lot area which may be covered by roof covered buildings, structures or improvements located on a lot.

"Building height" means the vertical distance between the average finished ground surface adjacent to the structure and to the highest point of the structure, excluding architectural features and appurtenances such as, but not limited to, chimneys, vents, antennas, elevators, and similar mechanical equipment.

"Building, main" means a building in which the principal use of the real property is conducted.

"Building setback area, front" means an area extending across the full width of the lot between the front lot line or the existing or future street right-of-way and a structural setback line parallel thereto. On corner lots, the shortest street frontage shall be the front building setback area.

"Building setback area, interior side" means an area extending from the required front building setback area or, where there is no required front building setback area, from the front lot line to the required rear building setback area or, where there is no required rear building setback area, to the rear lot line and from the interior side lot line to a setback line parallel thereto.

"Building setback area, rear" means an area extending across the full width of the lot between the rear lot line and a setback line parallel thereto.

"Building setback area, side" means a building setback area between the side lot line and a line parallel thereto and extending from the front building setback area to the rear building setback area.

"Building setback area, street side" means an area extending from the required front building setback area or, where there is no required front building setback area, from the front lot line to the rear lot line, and from the side street lot line, or the existing or future side street right-of-way (whichever is greater) to a structural setback line parallel thereto.

"Building site" means the ground area of a building together with all open spaces required by this title.

"Carport" means a permanent roofed structure not completely enclosed to be used for vehicle parking.

"City" means the City of Hanford.

"Commercial vehicle" means a vehicle customarily used a part of a business for the transportation of goods or people.

"Commission" means the Planning Commission of the City of Hanford.

"Conditional use" means a use that may locate within a zone only upon taking measures to address issues that may make the use detrimental to the public health, safety and welfare and will not impair the integrity and character of the zoned district.

"Conditional use permit (CUP)" means a discretionary entitlement which may be granted under the provisions of this title and which when granted authorizes a specific use to be made of a specific property, subject to compliance with all terms and conditions imposed on the entitlement.

"Construction commencement" means the start of construction of a substantial portion on-site and off-site structural improvements after a building permit has been issued.

"Council" means the City Council of the City of Hanford.

"County" means the County of Kings.

"Court" means an open, unoccupied space, other than a yard, unobstructed from ground to sky on the same lot with a building or buildings and which is bounded on two or more sides by the walls of a building.

"Days" means consecutive calendar days unless otherwise stated.

"Decibel (dB / dBA)" is a unit for describing the amplitude of sound, as it is heard by the human ear.

"Density" means the number of dwelling units per gross acre, unless otherwise stated, for residential uses.

"Density Bonus" means an increase in the allowable number of residences granted by the city or county in return for the project's providing low- or moderate-income housing. A housing development that provides 20 percent of its units for lower-income households, ten percent of its units for very-low income households, or 50 percent of its units for seniors is entitled to a density bonus and other concessions (See California Government Code section 65915).

"Design" means the planning and engineering of the following: street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignment and grades thereof; location and size of all required easements and rights-of-way; fire roads and fire breaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; building, structures and improvements and other such specific physical requirements.

"Detached" means any building or structure that does not have a wall or roof in common with any other building or structure.

"Development" means any change or alteration of real property or its boundary lines, and including, without limitation, the placement or erection of any solid material, structure or improvement thereon; discharge or disposal of any dredged material or any gaseous liquid, solid or thermal waste; grading, removing, dredging, mining or extraction of any soil or materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase or sale of such land by a public agency; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition or alteration of the size of any structure including any facility of any private, public or municipal utility; and the removal of any major vegetation. As used in this title, "structure" includes but is not limited to any building,

road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. A “project,” as defined in Government Code Section 65931, is included with this definition.

“Development agreement” means a binding contract between a developer and a city or county establishing the conditions under which a particular development may occur. The local government "freezes" the regulations applicable to the site for an agreed upon period of time. (see California Government Code section 65864)

“Development permit” means a discretionary entitlement which may be granted under the provisions of this title and which when granted authorizes a specific use to be made of specific property, subject to compliance with all terms and conditions imposed on the entitlement.

“Display area” means the area of a building in a retail sales store used to display goods that are for sale.

“Driveway” means a permanently surfaced area providing direct access for vehicles between a street and a permitted off-street parking or loading area.

“Dwelling” or “Dwelling Unit” means a room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

“Easement” means a grant of property rights by the property owner to the public, or any specific person.

“Electric vehicle” means a vehicle that uses a plug-in battery to provide all or part of the motive power of the vehicle, including battery electric, plug-in hybrid electric, or plug-in fuel cell vehicle.

“Electric vehicle service equipment” means an electric component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles by permitting the transfer of electric energy to a battery or other storage device in an electric vehicle.

“Establishment” means land, buildings, rooms, space, and/or equipment necessary for conducting business.

“Façade” means the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

“Family” is an individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

“Facility” means land, buildings, rooms, space, and/or equipment necessary for doing something.

“FAR (Floor Area Ratio)” is a measure of development intensity. FAR is the ratio of the floor area of a building to the area of its site. For instance, both a two-story building that covers an entire lot and a four-story building that covers 1/2 of a lot have a FAR of 2.

“Fence” means a barrier surrounding or located upon a parcel of real property or a portion thereof and intended to prevent escape or intrusion therefrom or to identify a boundary identity, including without limitation, screened, solid (ninety percent (90%) or more closed to air, light and vision), open (fifty percent (50%) or more), or temporary and which may be constructed from wood, metal or masonry material or any combination thereof.

"Floor area" means the gross area included within the surrounding exterior finish wall surface of a building or portion thereof, exclusive of courtyards.

"Furniture" means the things placed in a room which equips it for living. This normally includes beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units and home furnishing accessories are excluded from the definition of furniture.

"Garage" means an enclosed building, or a portion of an enclosed building used for the parking of vehicles.

"General Plan" means a document adopted by the City Council containing statement of policies, including text and diagrams, setting forth objectives, principles, standards, and plan proposals, for the future physical development of the City of Hanford.

"Glare" means the effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

"Grade" means the degree of rise of descent of a sloping surface.

"Grade, finished" means the final elevation of the ground surface after development.

"Grade, natural" means the elevation of the ground surface in its natural state before man-made alterations.

"Grading" means the stripping, cutting, filling, stockpiling of earth or land, including the land in its cut or filled condition.

"Gross acreage" means the total area within the lot lines of a lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel, and does not include adjacent lands already dedicated for such purposes.

"Hazardous waste" means either of the following:

1. A waste, or combination of wastes, which because of its quantity, concentration or physical, chemical or infectious characteristics may either:

a. Cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness, or

b. Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed;

2. A waste which meets any of the criteria for the identification of a hazardous waste adopted by the State Department of Health Services pursuant to Health and Safety Code Section 25117 or any other federal, state or local law or regulation;

3. Resource Conservation and Recovery Act hazardous wastes;

4. Unless expressly provided otherwise, the term "hazardous waste" shall be understood to also include extremely hazardous waste and acutely hazardous waste. (Health and Safety Code Section 25117.)

"Improvement" means any item which becomes part of, placed upon, or is affixed to real estate.

"Infill development site" means a parcel or group of parcels that make up a site that is vacant or underutilized and is surrounded by developed land or parcels on at least seventy-five (75) percent of its perimeter. Infill development sites include previously developed sites that may/will be redeveloped.

"Integrated shopping center" means a combination of three (3) or more business establishments permitted or conditional permitted in the zone district in which they are located where off-street parking, landscaping, lighting, or other features are developed, managed and maintained jointly.

"Kitchen" means any room, all or any part of which is designed and/or used for cooking and the preparation of food.

"Landscaping" means an area devoted to, or developed and maintained predominantly with, native or exotic plant materials including lawn, groundcover, trees, shrubs and other plant materials; artificial turf and other permeable surfaces; and also including accessory decorative outdoor landscape elements such as pools, fountains, paved or decorated surfaces (excluding driveways, parking, loading or storage areas), and sculptural elements.

"Land use" means a description of how land (real estate) is occupied or utilized.

"Loading Space" means an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

"Lot" means a parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon. The classifications of lots are:

1. "Corner" means a lot located at the intersection of two or more streets at an angle of not more than one hundred thirty-five (135) degrees. If the angle is greater than one hundred thirty-five (135) degrees, the lot shall be considered an interior lot.

2. "Flag" means a lot having access or an easement to a public or private street by a narrow, private right-of-way.

3. "Interior" means a lot abutting only one street.

4. "Key" means a lot with a side line that abuts the rear line of any one or more adjoining lots.

5. "Reverse corner" means a corner lot, the rear of which abuts the side of another lot.

6. "Through" means a lot having frontage on two generally parallel streets, with only one primary access. (See "Illustration of Terms.").

"Lot area" means the net horizontal area within bounding lot lines after dedication.

"Lot coverage" means the area of a lot covered by buildings excluding eaves, projecting balconies, ground-level paving, landscaping, and open recreational facilities.

"Lot depth" is the horizontal distance between the midpoint of the front lot line and the midpoint of the rear lot line.

"Lot frontage" means the portion of the lot contiguous to the street.

"Lot line" means any boundary of a lot. The classifications of lot lines are:

1. “Front” means on an interior lot, the line separating the parcel from the street. On a corner lot, the shorter lot line abutting a street. (If the lot lines on a corner lot are equal in length, the front lot line shall be determined by the director). On a through lot, the lot line abutting the street providing the primary access to the lot.

2. “Interior” means any lot line not abutting a street.

3. “Rear” means a lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line.

“Lot Width” means the horizontal distance between side lot lines, measured at the front setback line.

“Mall” means a large building or series of connected buildings containing a variety of retail stores, restaurants, and entertainment activities including, but not limited to, such activities as theaters, arcades, amusement rides, rock-climbing and other indoor recreation opportunities that serve a regional population.

“Median” means a paved or planted area separating a street or highway into two (2) or more lanes of opposite directions of travel.

“Nonconforming lot” means a lot, the area, frontage or dimensions of which do not conform to the provisions of this zoning code.

“Nonconforming structure” means a structure, lot or use which did conform to applicable laws when constructed or initiated, and which does not now conform to the provisions of this zoning code.

“Nonconforming use” means a use complying with applicable laws when established but which does not conform to the provisions of this zoning code.

“Open space” means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Does not include area covered by buildings or accessory structures (except recreational structures), paved areas (except recreational facilities), proposed and existing public and private streets or driveways, and school sites.

“Open space, common usable” means recreational or leisure space for the shared use of residents of a multi-unit development with no dimension less than 20-feet and may include gardens, playgrounds, courtyards, swimming pools, sitting areas, court games, recreation rooms, exercise rooms or gyms, spas, community rooms, lawn/turf used for open play, ponds, fountains, atriums, picnic areas, rooftop gardens or green roofs, or similar uses or facilities.

“Overhang” means the part of a roof or wall that extends beyond the façade of a lower wall.

“Overlay district” is a district established by this zoning code which may be applied to a lot or portion thereof only in combination with a base district.

“Parapet” means the extension of the main walls of a building above the roof level.

“Parcel” means a parcel of land under one ownership that has been legally subdivided or combined and is shown as a single parcel on the latest recorded map in the Kings County recorder’s office.

"Parking area" means any public or private land area designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets.

"Parking lot" is an off-street, ground-level area, usually surfaced and improved, for the temporary storage of motor vehicles.

"Parking ratio" means the number of parking spaces provided per 1,000 square feet of floor area.

"Parking, shared" means a public or private parking area used jointly by two or more uses.

"Parking space" is the space marked for the parking of a motor vehicle within a public or private parking area.

"Parking structure or structured parking" means a multi-story car park (also called a parking garage or indoor parking) designed for car parking and where there are a number of floors or levels on which parking takes place.

"Parkway" means that portion of the public street right-of-way between the curb or curb line and the adjacent sidewalk or property line, as applicable, used for or which may be used for the purpose of planting and maintaining street trees, shrubs, hedges, or other plants. In some areas within the city, park strips may extend into a private property's yard beyond the sidewalk. Park strips may be located on private property or may abut private property.

"Performance standards" means zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards may provide specific criteria to limit noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, or visual impact of a use.

"Permit" means a written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

"Person" means any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, company, joint stock association, corporation, estate, trust, organization, business, business trust, public agency, school district, state of California, and its political subdivisions or instrumentalities, receiver, syndicate or any group or combination thereof, acting as a unit, including any trustee, receiver or assignee.

"Permitted use" means any use allowed in a land use zoning district and subject to the provisions applicable to that district.

"Planned unit development (PUD)" means the development of a parcel(s) or structure(s) with two or more different land uses such as, but not limited to a combination of residential, office, manufacturing, retail, public or entertainment in a single or physically integrated group of structures.

"Principal use" means the primary or predominate use of any lot, building or structure.

"Project" means the total development within the boundaries as defined on the development plan.

"Public right-of-way" means a strip of land acquired by reservation, dedication, prescription, voluntary purchase and sale, or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer and/or any other public uses.

"Recreational vehicle" means a vehicle or trailer capable of human habitation or designed or used for recreational camping or travel use, whether self-propelled or mounted on or drawn by another vehicle, or any structure inspected, approved and designated a recreational vehicle and bearing the insignia of the state of California or any other state or federal agency having the authority to approve recreational vehicles. RVs include, without limitation, any of the following: camp trailer, as defined by the California Vehicle Code Section 324; house car, as defined by California Vehicle Code Section 362; trailer coach, as defined by California Vehicle Code Section 635; mobile home, as defined by California Vehicle Code Section 396; bus, as defined by California Vehicle Code Section 233, whether altered or unaltered or for commercial or private use; boat, watercraft, and/or trailer for a boat or watercraft; trailers designed to carry persons, property or animals on its own structure and to be drawn by a motor vehicle; and recreational vehicle, as defined by the California Health and Safety Code Section 18010.

"Recycling" means the process by which waste products are reduced to raw materials and transformed into new reused or reconstructed products which meet the quality standards necessary to be used in the market place.

"Review authority" means the person, committee, commission or council responsible for the review and/or final action on a land use entitlement.

"Right-of-way" means a strip of land acquired by purchase, reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses.

"Rounding of quantities" means the consideration of distances, unit density, density bonus calculations, or other aspects of development or the physical environment expressed in numerical quantities which are fractions of whole numbers; the numbers are to be rounded to the nearest highest whole number when the fraction is 0.5 or more, and to the next lowest whole number when the fraction is less than 0.5, except as otherwise provided in this Title.

"Screened or screening" means shielded, concealed, and effectively hidden from view by a person standing at ground level on an abutting site, or outside the area, screened by a fence, wall, hedge, berm, or similar architectural or landscape feature that is at least 90% view obscuring.

"Setback" means the area between the setback line and property line.

"Setback line" is a line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of structures and uses on the lot.

"Sign" means any letter or symbol made of cloth, metal, paint, paper, wood or other material of any kind whatsoever placed for advertising, identification or other similar purposes on the ground or on any wall, post, fence, building, structure, vehicle or on any place whatsoever.

"Site" means the land or area that is the subject of a development project or use, and may include more than one lot or parcel.

"Site area" means the net horizontal area included within the boundary lines of a site, not including the area within the established right-of-way of a public street, future public street, or railroad, or any other area dedicated or to be dedicated for a public use.

"Site plan" means a plan, prepared to scale, showing accurately and with complete dimensioning all of the buildings, structures, and uses and the exact manner of development proposed for a specific parcel of land.

"Slope" means the degree of deviation of a surface from the horizontal, usually expressed in percentage or degrees.

"Solar facilities" means the airspace over a parcel that provides access for solar energy system to absorb energy from the sun.

"Specific plan" means a plan consisting of text, maps and other documents and exhibits regulating development within a defined area of the city, consistent with the General Plan and the provisions of Government Code Section 65450, et seq.

"Story" means that portion of a building included between the surface of any floor and the surface of any floor next above it, or if there be no floor above it, then the space between such floor and ceiling next above it.

"Street" means any public or private thoroughfare with a width of twenty feet (20') or more which affords a primary means of access to abutting property.

"Street, private" means a street in private ownership, not dedicated as a public street, which provides the principal means of vehicular access to a property and not to be construed to mean driveways, alleys, or parking areas.

"Street, public" is a street owned and maintained by the City, the County, or the State. The term includes streets offered for dedication and accepted by a public agency which have been improved.

"Structural Alterations" means any change in the supporting members of a structure such as the bearing walls or partitions, columns, beams, or girders.

"Structure" means anything constructed or built. An edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

"Structure, accessory" means a subordinate building which is incidental and not attached to the main building or use on the same lot. If an accessory building is attached to the main building or if the roof is a continuation of the main building roof, the accessory building shall be considered an addition to the main building. Includes structures regardless of whether a Building Permit is required, including, but not limited to, enclosed and unenclosed patios, barns, guesthouses, second dwelling units, garages, carports, storage buildings/sheds, trellis, gazebos, decks, and real or artificial rockscapes.

"Structure, temporary" means a structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

"Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

"Temporary use" means a use established for a designated period of time, with the intent to discontinue the use at the end of the designated time period.

"Traffic safety sight area" means a space that is set aside on a corner lot in which all visual obstructions, such as structures and plantings, which inhibit visibility and thus cause a hazard to traffic and pedestrian safety are prohibited.

"Transient basis" means a continuous period of two (2) weeks or less.

"Underutilized land" means land with a structure or structures that occupy only a small portion of the land and is being used significantly below its potential use.

"Use" means the purpose (type or extent) for which land or a building is arranged, designed or intended or for which either land or a structure is occupied or maintained.

"Use initiation" means the implementation of a use on a parcel or occupancy of a structure, or construction of substantial site improvements after a building permit has been issued, subject to determination by the director.

"Use, accessory" means a use which is incidental to, and customarily associated with, a specified principal use and which meets the applicable conditions set forth in this ordinance.

"Use, allowed" means a use listed by the regulation of any particular district as a permitted use within that district and permitted therein as a matter of right when conducted in accord with the regulations established by this Ordinance.

"Use, conditional" means a use listed by the regulations of any particular district as a conditional use within that district and allowable therein, solely on a discretionary and conditional basis, subject to development/design review or to a Conditional Use Permit, and to all other regulations established by this Code.

"Use, principal" means a use which fulfills a primary function of a household, establishment, institution, or other entity.

"Use, temporary" means a use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

"Variance" means a discretionary entitlement which permits the departure from the strict application of the development standards contained in this zoning code.

"Vehicle" means self-propelled device by which persons or property may be moved upon a highway, excepting a device moved by human power or used exclusively upon stationary rails or tracks.

"Wildlands" means any area of land that is essentially unimproved, in a natural state of hydrology, vegetation and animal life, and not under cultivation.

"Yard" means an open space that lies between the principal or accessory building or buildings and the nearest lot line.

"Zero Lot Line" means the location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

"Zoning district" means a portion of the city within which certain uses of land and structures are defined, and regulations are specified.

Council Direction Requested:

1. Accessory Structure Definition and Setbacks

   Lawnmower sheds, under six feet

   Playground equipment setbacks and exemptions, exceeds accessory structure standards, required to meet standard setbacks

2. Mechanical Equipment setbacks: Proposal – allow closer encroachment into setback within certain decibel? Allow 3 feet from the side and rear property line. Currently, depends on the neighboring side property line.

3. Hookah Lounge – we have received requests for Hookah Lounges/Bars. Currently, there isn't a mechanism to allow them through ordinance. The use is loosely similar to tobacco or smoke shop:

   "Tobacco or smoke shop" means an establishment that provides tobacco products or tobacco related paraphernalia in an area greater than forty percent (40%) of its total available retail floor space. (I30)

   Chapter 8.16, prohibits smoking in all enclosed public spaces including retail stores. There is exception for private clubs and cigar bars, defined as:

"Cigar bar/lounge" means a business that exclusively caters to patrons who smoke cigars.

"Private club" means an organization, whether incorporated or not, which is the owner, lessee, or occupant of a building or portion thereof used exclusively for club purposes at all times, which is operated solely for a recreational, fraternal, social, patriotic, political, benevolent, or athletic purpose, but not for pecuniary gain, and which only sells alcoholic beverages incidental to its operation. The affairs and management of the organization are conducted by a board of directors, executive committee, or similar body chosen by the members at an annual meeting. The organization has established bylaws and/or a constitution to govern its activities. The organization has been granted an exemption from the payment of federal income tax as a club under 26 U.S.C. Section 501."

Lounges are permitted by ordinance, but cigar bars are not expressly addressed.

4. Should block walls be required between multi-family and single-family? Suggestion: apartments over 10 units

5. Address Feather Signs – Staff recommendation to prohibit

   17.56.050 Prohibited signs.

   19. Eliminate feather signs as permitted signage in the City.

6. **I6:** Boat, recreational vehicle (RV), and truck sales;

   Suggestion: add as a permitted use to C-R Regional Commercial, in order to generate sales tax

	Commercial, Office, and Industrial Use Table P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed															
		Commercial Zones				**Mixed Use Zones**			**Industrial and Office Zones**				**Other Zones**			
	Land Uses	**C-N**	**C-R**	**C-S**	**C-H**	**MX-N**	**MX-C**	**MX-D**	**O-R**	**O**	**I-L**	**I-H**	**AP**	**PF**	**CO**	**Specific Land Use Standards (See identified Section)**
I3	Auction or sales yard			C							C					
I4	Automobile and pick-up sales, new and used			P	P			P								17.60.140
I5	Automobile and pick-up sales, used only			P	P											17.60.140
	Automobile/motorcycle parts (retail), no installation	P	P	P	P	P	P	P								
I6	Boat, recreational vehicle (RV), and truck sales		P	P	C											

17.60.070 Drive-Thru pick-up windows:

3. Drive-thru lanes shall be located a minimum of fifty (50) feet from existing residential uses and from residential zone districts and must be separated from residential areas by buildings, ~~extensively landscaped areas~~, or decorative block walls.
Eliminate the option to provide separation between residential uses using landscaped areas, require the separation be provided by building or 36" block wall. It is difficult to require landscaped areas to be maintained in perpetuity. The minimum height shall be 36 inches to reduce headlight glare.

Code Enforcement/Property Maintenance:

Recommendation to add:

1. Address tarps

17.50.130 Tents, tarps, and other coverings.

No front or side building setback area in the R-L, R-M, OR, or O zone district shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

A. Standard window and door awnings

B. 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.

Suggestion: Add restriction:

Tarps for roof and building repairs shall be prohibited, except for emergency repairs. Additionally, the use of tarps for temporary canopies, enclosures, and/or awnings is prohibited in any front yard area visible from any public right of way.

2. Address property maintenance issues for ease of enforcement

17.50.200 Property maintenance.

It is a public nuisance for any person owning, leasing, renting, occupying, or having possession of any real property to maintain said real property in a manner in which any of the following conditions are found to exist:

A. The real property or any buildings, structures, or improvements located thereon which violate one or more of the following:

1. The California Building Standards Code, California Code of Regulations, Title 24, any and all amendments, thereto, published by the California Building Standards Commission;

~~1.~~2. Any provision of the Hanford Municipal Code;

~~2.~~3. Any other law or regulation, such violations including, without limitation, violations that create a fire hazard, endanger human life, or are hazards to the public health, safety and general welfare of the citizens of the city, including without limitation, real property, structures or other improvements that are in disrepair or are not properly maintained as determined by the Code Enforcement Officer;

B. Outdoor storage of personal property of any type or design in any unscreened/unfenced areas fronting on any alley, street, or other public right-of-way;

C. The parking of vehicles in yards or landscaped areas;

D. Real property or structures or improvements thereon not properly maintained so as to constitute a fire hazard by reason of weeds, grass, rank overgrowth, or accumulations of debris or which could harbor rats or other vermin, create unsightly appearance, or create conditions which are detrimental to neighboring properties;

E. Broken windows or other structural defects in the real property or any structures or improvements thereon which create hazardous conditions and invite trespassing and malicious mischief including unsafe structural supports, boarded doorways and windows, dry rot, termites, and similar hazards;

F. Clothes lines within front yard areas, or other unscreened/unfenced yard areas;

G. Garbage cans and garbage receptacles stored within the front yards and which are visible from the public street or neighboring properties. Except that, the Code Enforcement Officer may determine that circumstances involving the property or its occupants make it difficult or impossible to place the garbage cans and receptacles out of public view. If the Code Enforcement Officer makes such a determination, the Code Enforcement Officer shall designate a location on the property for the storage of the garbage cans and receptacles even though such location may allow the garbage cans and receptacles to be visible from the public street or neighboring properties;

H. Failure to maintain any wall, fence, or hedge as to constitute a hazard to persons or property or which create an unsightly appearance;

I. Failure to maintain required landscaping and trees and/or removal, destruction or severe pruning of required landscaping or trees.

J. Installation of newspaper/magazine racks, overnight/postal drop boxes or other items of personal property in the public right-of-way without first obtaining an encroachment permit from the city and/or failure to properly maintain said items.

Suggestions: Add

A. It is unlawful for any owner of real property located in the city, and for any tenant, occupant, or user of real property therein, to maintain, permit, or allow graffiti to exist thereon, for longer than forty-eight (48) hours.

~~A.~~B. Vehicles Or Equipment: Construction equipment, buses, limousines, tow trucks, flatbed trucks, grading equipment, tractors, tractor trailers, any other commercial vehicle over twenty-two feet (22') long or eight feet (8') in height or ninety inches (90") wide, supplies, materials, or machinery of any type or description, parked or stored upon any street or property within a residential zone.

a. "Commercial vehicle", for the purposes of this section, shall be defined as any motorized or nonmotorized vehicle used or maintained to transport property or goods for profit, or persons for hire or compensation.

C. Basketball Hoops: It shall be unlawful to place, store or leave unattended any portable basketball hoop on a public sidewalk, public street, or any portion of the City right-of-way.

~~B.~~D. Numbering Required (Addresses): Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background and shall not be less than 4" in height. House numbers shall not be obstructed in any fashion.

Edits Proposed by Staff: Direction not required, unless Council wishes to discuss

1. Changing from landscape easements to landscape lots for CFDs: Suggestion to use landscape lots instead of easements for easier conveyance with CFDs instead of LIDs; require a 7-ft fence height.

D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape ~~easement~~ **lot** continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the **required** landscape **lot** ~~easement~~ area. The wall or fence shall be **seven feet high** located in the landscape ~~easement~~ **lot** area adjacent to the **residential property line**. ~~easement line.~~

2. (I29) "Retail sales solely via internet, direct mail, or telephone" means an establishment providing retail products for sale and delivery only via internet, direct mail, or telephone communication, with a floor space for storage of products of less than five thousand (5,000) square feet. This use does not include a call center or a warehouse or distribution center. If alcoholic beverages are sold, this use typically requires an ABC Type 85 license. (I27)

   Permitted in C-S, MX-C, and a CUP in O and O-R

   Suggestion: change to permitted, subject to a home occ where in conjunction with residential use, since this type of use would be permitted as a home occ.

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	**Commercial Zones**				**Mixed Use Zones**			**Industrial and Office Zones**				**Other Zones**			
		C-N	**C-R**	**C-S**	**C-H**	**MX-N**	**MX-C**	**MX-D**	**O-R**	**O**	**I-L**	**I-H**	**AP**	**PF**	**CO**	**Specific Land Use Standards (See identified Section)**
I29	Retail sales solely via internet, direct mail, or telephone			P		**P**	P	**P**	**P**	**P**						**17.78 Home Occupation Permit Required in conjunction with residential use**

3. Address Medical Spas: recommendation, permit as separate category and definition, or add to the medical office definition; Address out-patient facilities, or permit wherever medical offices are permitted

4. Add Motor vehicle window tinting as a permitted use wherever minor motor vehicle repair is permitted or conditionally permitted

5. RV parking setbacks: Fire concerns, Visibility concerns when exiting driveway

6. Tandem Parking Requirements – not listed in ordinance, proposed language: Tandem parking.

   Required parking may be provided in tandem for residential land uses with the following restrictions:

   - Tandem parking shall not be more than two (2) cars in depth.
   - Both tandem spaces shall serve the same dwelling unit.
   - For multi-family residential dwellings, tandem parking may be provided to meet up to fifty (50) percent of the required parking space

7. Not all uses need common outdoor, shaded sitting areas - suggestion: allow SPR Committee to determine if it is necessary for the use: New developments shall provide a common outdoor, shaded sitting area for use by customers, **unless the Site Plan Review Committee determines the use does not require the shaded open space**. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area. Develop a list of uses that would require shaded open space: commercial uses providing food products, … (add to Section 17.50)

8. 17.10.110 Driveways

   Suggested deletion, this requirement doesn't always make sense: On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

K. Limit wall height in non-residential zones? Minimum wall height of 7 feet required, no maximum established

   A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

   The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall. (Ord. 17-04, 2017)

L. Establish where the sight-triangle is measured from? Property line? Back-of-curb? "or maintained within the twenty-five (25) feet corner sight triangle of a corner lot,"

M. Add language clarifying landscaping requirements in OR

   17.54.180 Landscaping.

   In the O and OR zone districts, and in all commercial, mixed use, and industrial zone districts, not less than five (5) percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four (4) lineal parking spaces, **except where the parking area directly abuts the building, or where the parking area is covered by a garage or carport**. Landscaped areas shall

be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten (10) feet, **except where a lesser parking setback is permitted by the zone district.**

N. 17.68.090

17.68.090 Permitted and conditional uses.

Wireless communications facilities that are not exempt per Section 17.68.080 shall be either permitted or conditional uses in accordance with this section. If this section appears to conflict with the table in Section 17.08.030 then this section shall apply.

A. The following wireless communications facilities (WCF) shall be permitted uses. A site plan review permit issued in accordance with Chapter 17.72 and a building permit is required.

3. Modification to an existing, approved antenna/tower where the modification does not result in an increase in the height of the existing, approved antenna/tower and does not provide for more than three communication providers on a single antenna/tower.

4. Installation of buildings or other support equipment used with a previously approved WCF antenna/tower that meets all requirements of the zone district in which the building or other support equipment is to be located, and that results in less than a 30 percent increase in size of the overall WCF site.

Recommendation*: Change to exempt, requiring only a building permit.*

B. The following wireless communications facilities (WCF) shall obtain a conditional use permit prior to construction or installation in accordance with Chapter 17.80. A site plan review permit issued in accordance with Chapter 17.72 and a building permit is also required:

1. Installation of a new free standing antenna/tower with no guy wires in the C-R, MX-C, MX-D, O, PF, or AP zone districts that does not exceed seventy-five (75) feet in height. The Planning Commission may approve a WCF with a height higher than seventy-five (75) feet ~~if the height of the WCF is less than twice the distance of the antenna/tower to the nearest lot line~~ **if the setback is equal to at least twice the structures height. For example: a 100-foot WCF would be required to be setback 200 feet from the nearest lot line.**

2. Installation of a new free standing antenna/tower with no guy wires in the C-S or C-H, I-L, or I-H zone districts that does not exceed one hundred (100) feet in height. The Planning Commission may approve a WCF with a height higher than one hundred (100) feet if the height of the WCF ~~if the height of the WCF is less than twice the distance of the antenna/tower to the nearest lot line~~ **if the setback is equal to at least twice the structures height. For example: a 120-foot WCF would be required to be setback 240 feet from the nearest lot line.**

Study Session Items

Summary of Direction from December 5, 2023 Study Session:

1. 17.04.050 Rules of measurement.

   G. Where there is a grade difference on either side of a fence or wall, the minimum height of the fence or wall shall be measured on the shorter side.

   This differs from Section **17.50.180 Measurement of height:** The height of a structure shall be measured vertically from the average elevation of the ground surface covered by the structure to the highest point of the structure; provided, however, the provisions of this section shall not apply to the height of any structure necessary for public safety or as required by any law or regulation of the state or an agency thereof.

   Suggestion: Measure height taking the average elevation. For example if you have a fence that is 8 feet, measured from the ground on one side, and 6 feet, measured from the ground on the other side – the fence height is determined to be 7 feet.

   Direction: Move forward as suggested

2. Parking in setbacks for multi-family projects? Multiple variances allowed, parking not permitted in 25-ft 2-story setback area for apartments. Recommendation – 5-ft setback for parking spaces/covered and uncovered;

   Suggestion: For multi-family projects providing 10 units or more, required parking spaces, covered and uncovered, shall be located a minimum of five (5) feet from any rear or side property line and 10 feet from a street-side property line.

   Direction: Move forward as suggested

3. AirBnBs, night-to-night and short-term rentals? Current determination: We do not have a mechanism to allow for an Airbnb being rented on a nightly basis. The closest thing we have is a bed and breakfast, which requires a conditional use permit in the R-M Medium-Density Residential, ¬¬C-H Highway Commercial, MX-C Corridor Mixed Use, MX-D Downtown Mixed Use, and O-R Office Residential zone districts.

   "Bed and breakfast inn" means a transient lodging establishment that is predominantly residential in character, is primarily engaged in providing overnight or otherwise temporary lodging for the general public, and where a breakfast meal is customarily included in the lodging rate. Alcoholic beverages served to overnight guests typically requires an ABC Type 67 license (2) (H2).

   17.60.040 Bed and breakfast inns.

   Bed and breakfast inns shall be limited to a maximum six (6) rooms for rent per site. No person who is paying rent in exchange for lodging shall occupy a guest room on the premises for more than fourteen (14) consecutive nights;

   Food service at bed and breakfast inns shall be allowed for registered guests only, unless the use also qualifies as a restaurant.

The scale and appearance of the bed and breakfast inn shall remain primarily residential in character. All buildings and site improvements shall be similar to and compatible in design with the surrounding neighborhood and adjacent residences.

A bed and breakfast would require a business license.

Any person staying somewhere longer than two weeks is a renter. Finance does not have a license required for renting a room for longer than two weeks.

Suggested Ordinance Amendments:

City of Redondo Beach – short-term rentals banned

(City of Los Gatos) – permitted
https://library.municode.com/ca/los_gatos/codes/code_of_ordinances?nodeId=CO_CH14LIMIBURE_ARTXIVSHRMRE

Direction: Bring back sample ordinances allowing short-term rentals

4. Differing break-downs between industrial uses in online vs PDF ZO:

Online:

D6	Industrial or manufacturing facility, heavy											P				
D7	Industrial or manufacturing, light										P	P				

PDF:

D6	Industrial or manufacturing facility, general											P				
	Industrial or manufacturing, intensive											C				
D7	Industrial or manufacturing facility, limited										P	P				

"Industrial or manufacturing facility, General" means a facility that manufactures products from extracted or raw materials or recycled or secondary materials, or the bulk storage and handling of such products and materials. This use includes operations such as biomass energy conversion; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing. This use does not include Agricultural products processing. (D6)

"Industrial or manufacturing facility, intensive" means a facility that regularly uses hazardous chemicals or procedures or produce hazardous by products, including the following: manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials. This subcategory also includes biomass energy conversion, chemical manufacturing, animal food manufacturing, petrochemical tank farms, gasification plants, smelting, animal slaughtering, oil refining, asphalt and concrete plants, and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, and traffic.

"Industrial or manufacturing facility, limited" means a facility that manufactures products from previously prepared materials completely within an enclosed building, and that produces minimal impacts on nearby properties. This use includes the manufacturing of finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; monument works; printing, engraving, and publishing; machine and electrical shops; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services. The use also includes the preparation and/or packaging of food for off-site consumption. (D7)

5. Do we want to change ADUs to permitted by right, requiring only SPR? State Law allows us to continue to require ministerial review; site plan required for addition of one unit

   Direction: Allow ADU by right; no administrative approval required

6. Should we eliminate (34) Guest House? Address ADU only? Current guest house definition: "Guest house" means living quarters without a kitchen, located on the same premises with a main residence. (34)

   Direction: Eliminate Guest House category

7. (31) Building ancillary to the main residential use – do we want to create a sq. ft. cap? Large shops being proposed, can be larger than primary residence – do we want to allow this still? Do we want to limit sq. ft. to a percentage at the time of construction? (example: 2,000 sq. ft. home, ancillary structure shall be limited to 50% of sq. ft. of primary residence, except when proposing an ADU? Limit to 100%?, cannot be larger?

   Ancillary is not defined in the HMC, add ancillary reference to accessory:

   Building ancillary to the main residential use. See Accessory building or structure. (31), (A20)

   "Accessory building or structure" means a structure which is subordinate to and the use of which is customarily incidental to, that of the main building, structure or use on the same site, including patio covers. If any accessory building is attached to the main building by a common wall or a connecting roof, such accessory building shall be deemed to be a part of the main building. (31) (A20)

   Direction: Bring back tiered allowances of square footage based on lot size, look at coverage maximums; allow ancillary reference to accessory

Lot Size	Square Footage of Residence	% of Primary Residence

		100%, lots exceeding 1 acre may construct up to 150% of primary residence

8. *"*Electric vehicle recharging facility*"* means one (1) or more publicly available parking spaces served by electric vehicle service equipment, and is typically an ancillary use in a parking garage or parking lot. (A6); A required, suggestion: change to P

   Gov. Code § 65850.7(g)(1) requires the City to adopt an ordinance that is consistent with the statute and that "creates an expedited, streamlined, permitting process for electrical vehicle charging stations." **Ordinance addressing EV Charging Stations required**

   Direction: move forward as permitted use

9. (A15) Outdoor advertising structure listed as not permitted; the definition of Outdoor Advertising Structure means a structure of any kind or character, erected or maintained for outdoor advertising purposes, upon which a sign may be placed that advertises a use, product, or service that is not provided off site. (A15); should we change to read Billboard, so it is easily identifiable?

   Direction: Change to read "Billboard"

10. Should Auditorium and Conference Centers be permitted in the same zones? (similar definitions)

Table 17.08.030

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	**Commercial Zones**				**Mixed Use Zones**			**Industrial and Office Zones**				**Other Zones**			
		C-N	**C-R**	**C-S**	**C-H**	**MX-N**	**MX-C**	**MX-D**	**O-R**	**O**	**I-L**	**I-H**	**AP**	**PF**	**CO**	**Specific Land Use Standards (See identified Section)**
C1	Auditorium						P	P						P		
C6	Convention or conference center				P		P	P								

"Auditorium" means a large room or building used for public gatherings typically open to the general public to watch and/or listen to a performance, speech, or concert. It does not include "Theater, live or movie." (C1)

"Convention or conference center" means facilities designed and used for conventions, conferences, seminars, trade shows, product displays, and other events in which groups gather to promote and share common interests. Convention centers typically have at least one (1) auditorium and may also contain concert halls, lecture halls, meeting rooms, and conference rooms, as well as accessory uses such as facilities for food preparation and serving and administrative offices. Convention or conference center does not include conference rooms that may be an ancillary use in a hotel and motel. (C6)

Direction: Allow both uses in the zones they are both allowed in (combined): C-H, MX-C, MX-D, and PF

11. Club, lodge, or private meeting hall, suggestion, add event space to list. There is not definition in the PDF version of the ordinance, but there is online:

    "Club, lodge, event space, or private meeting hall" means a large room or building used for public gatherings where membership or invitation is typically required to attend. It can include a dance floor, lodge rooms, conference rooms, dining rooms, drinking establishments for members and their guests only, and exhibit rooms. Alcoholic beverage service to members and their guests typically requires an ABC Type 51, 52, or 57 license. (C3)

    Direction: Add as suggested

12. (C15) Theater, live or movie permitted in C-R and MX-D. Suggestion, add Theater, live or movie with incidental alcohol sales as a CUP in C-R and MX-D requiring ABC Type 41 or 47.

    Direction: Allow incidental alcohol sales associated with a theater as a CUP in C-R and MX-D.

13. (E3) There is not a definition for communications broadcasting or media studio in the ordinance. Proposed definition: "Communication broadcasting or media studio" means commercial telecommunications transmission facilities and studios that create broadcasting or media content outside of an office environment, including but not limited to radio, television or Internet broadcasting facilities, audio rehearsal or recording studios, motion picture studios, sound stages, special effects studios, and similar uses. Excludes public utility and wireless communication facilities. (E3)

    Direction: Move forward as suggested

14. (H7) Live/Work Facilities: Permitted in C-S, MX-N, MX-C, MX-D and O-R;
    (H14) Residential dwelling located in same building with office or commercial use:
    CUP in C-S, P in MX-N, MX-C, MX-D, O-R and AP

    "Live/work facility" means a building that combines a complete dwelling unit with a commercial or office work space, with both occupancies used by the same person or family. (H7)

    "Residential dwelling located in the same building with office or commercial use" means a building that contains a mix of both residential dwelling units and space used for commercial or office uses. (H14)

    Suggestion: Combine definitions or eliminate both and only permit residential where expressly permitted (single- and multi-family); mixed use permitted where both are allowed;

    Direction: Remove definition of both

15. (H13) Residential Care Facility permitted in MX-C, MX-N, MX-D and O-R, limits for number of occupants not established – in the residential zones: up to 6 persons permitted, 7 or more persons requires CUP

    Direction: move forward as suggested

16. (I1) Adult Entertainment Establishments, per the Land Use Table permitted with Administrative Approval in C-R, C-S, and MX-C, per the regulations set forth in Section 17.62. Should a CUP be permitted to allow public notice and input?
    (discrepancy)

    A. All adult entertainment establishments as listed in subsection A of this section shall only be permitted within any **C-R, C-S, and MX-C** zone district, provided the minimum distance requirements as set forth in subsection A of this section are met and also upon the prior issuance of a **conditional use permit.**

    Direction: Change to CUP in Land Use Table

17. (I4 and I5) Automobile and pick-up sales, new and used; Automobile and pick-up sales, used only "Automobile and pick-up sales, new and used" means an open area that can include buildings, other than a street, used for the display, sale, or rental of new and used automobiles and pick-ups along with incidental repairs and servicing of automobiles or pick-ups. (I4); suggestion add a 40/60 majority new requirement to differentiate between categories.

    The ratio is appropriate in order to carry out the spirit of the "new and used" sales use described in row I4 of Table 17.08.030 of Hanford Municipal Code Title 17. In other words, it would be unreasonable to interpret the Municipal Code to allow a business to sell one or a few new cars each year in order to operate a large used car sales business.

    "Automobile and pick-up sales, used only" means an open area or building, other than a street, used for the display, sale or rental of used automobiles and pick-ups and where no repair work is done except minor incidental repairs and servicing of automobiles or pick-ups to be displayed, sold or rented on the premises. (I5)

    Direction: Bring back to Council

18. Add a category for Automobile/motorcycle parts (retail), no installation – permit wherever retail is permitted

    Direction: move forward as suggested

19. (I9) Farm or construction equipment sales or service: There isn't a definition in the ordinance. Recommendation – permit in I-H, I-L

    Proposed definition: Farm or construction equipment sales or service means an establishment selling, renting or repairing agricultural and construction machinery, equipment, and supplies for farm or construction uses. This use can include indoor and outdoor storage yards. Outdoor storage yards shall be screened from public view.

Direction: Permitted in C-S, CUP in C-H; leave as indoor and outdoor, rely on screening;

20. (I10) Farmers Market – permitted with an administrative approval in C-R, C-S, MX-D recommendation, change to T, the Thursday Night Market is in the public ROW, not on private property – therefore an AA and TUP are not obtained; "Farmers market" means a facility or area where several farmers or growers gather on a periodic basis to provide fresh fruits, vegetables, or other locally-grown agricultural products directly to consumers. (I10)

    17.76.030 Temporary use permit required.

    The following temporary activities and uses may be allowed, subject to the issuance of a temporary use permit prior in accordance with this chapter and Chapter 17.70:

    A. Any use listed in Table 17.08.020 or Table 17.08.030 that is identified as a temporary use.

    B. Farmers markets.

    Direction: Change to T

21. (I13) Food Produce Stands – permitted in multiple zones with an A. "Food produce stand" means an area or building set aside for the sale of agricultural produce that is grown primarily on the site.

    "Agricultural crop production" means the use of land for farming, horticulture, floriculture, viticulture, apiaries, tree and sod farms, animal and poultry husbandry, and accessory activities, including, but not limited to, storage, associated maintenance of equipment, harvesting of crops or feeding of animals and excluding dairying, stockyards, slaughtering or commercial food processing. Pursuant to Health and Safety Code Section 17021.6, any employee housing consisting of no more than thirty-six (36) beds in a group quarters or twelve (12) units or spaces designed for use by a single family or household shall be deemed an agricultural land use for zoning purposes. (D1)

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Approval of the Minutes of the March 19, 2024 Meeting.

RECOMMENDATION:

Recommendation:

Recommended Motion:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:
1. Minutes 3.19.2024

City Council Regular Meeting
Minutes
March 19, 2024 7:00 PM
Council Chambers
400 N. Douty St.

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

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

ROLL CALL BY THE CITY CLERK:

Present:	Absent:
Council Member Travis Paden Council Member Mark Kairis Council Member Kalish Morrow Council Member Lou Martinez	Council Member Diane Sharp

PUBLIC COMMENT:

Study Sessions are considered Special Meetings under the Brown Act. Accordingly, comments from the public are limited to items listed on the agenda (GC 54954.3a). Public Comment will be accepted during each agenda item. A maximum of ***three minutes*** *is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Dennis Ham commented on the number of Parking and Traffic Commission meetings that were canceled. He also expressed his concerns about the regular items that are reviewed and approved by the Parking and Traffic Commission.

Bob Ramos commented on the city's committees. Mr. Ramos suggested a quarterly Parking and Traffic Commission meeting rather than eliminating it completely. He also commented on a potential sales tax measure.

STUDY SESSION:

A. Discussion and Council direction regarding City Commissions pertaining to the formation of the commissions, the duties of the commissions and the number of commissioners.

City Manager Cifuentez provided a brief overview and answered questions from the Council. After much discussion, the Council directed staff to dissolve the Parking and Traffic Commission. Parking and Traffic Commission agenda items will now be presented and reviewed by the Planning Commission. The Council also discussed increasing the number of commissioner seats on the Parks and Rec and Planning Commissions. There was a consensus to keep the commissions at five (5) commissioner seats and one (1) alternate commissioner seat. The remaining Parking and Traffic Commissioners will

be invited to participate in the recruitment process for the other two commissions. The City Manager will bring back a municipal code amendment to dissolve the Parking and Traffic Commission Council's review and approval.

B. Review of the FY 2023-24 Mid-Year Budget and Council Approval of an additional Appropriation of $850,400 in the GF and $226,570 across all other funds for the 2023-24 Fiscal Year Budget

Finance Director Chris Tavarez and Finance Manager Destiny Borba presented the FY 2023-24 Mid-Year Budget for the Council's review and approval. Staff answered questions from the Council. The Council thanked staff and Vice Mayor Kairis motioned to approve mid-year amendments to the 2023-24 Fiscal Year Budget to appropriate an additional $850,400 in the General Fund and $226,570 across all Other Funds for the execution of city operations.

Motion to Approve.

RESULT:	**Passed**
MOVER:	Council Member Mark Kairis
SECONDER:	Council Member Kalish Morrow
AYES:	Mark Kairis, Kalish Morrow, Travis Paden
NAYS:	Lou Martinez
ABSENT:	Diane Sharp

Mayor Paden adjourned the study session at 5:05 p.m.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

A. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (54956.9 (d)(2)) 1 Case.

CALL TO ORDER REGULAR SESSION:

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

ROLL CALL:

Present:	Absent:
Council Member Travis Paden Council Member Mark Kairis Council Member Kalish Morrow Council Member Lou Martinez Council Member Diane Sharp	

INVOCATION:

The invocation was led by Pastor Lori Niles.

FLAG SALUTE:

The flag salute was led by the Sierra Pacific Senior Class President Isabel Rojas.

CLOSED SESSION ACTION REPORT:

None.

RECOGNITION:

A. Recognition of Former Mayor Marcie Buford in Honor of National Women's History Month

Mayor Paden presented former Mayor, Marcie Buford with a certificate of recognition in honor of National Women's History Month.

B. Badge Pinning Ceremony and Oath of Office for Officers Maritza Juarez, Kevin Wheat, and Priscilla Valdovinos.

Chief Huddleston introduced Police Officers Maritza Juarez, Kevin Wheat, and Priscilla Valdavinos and City Clerk Natalie Corral administered the oath of office.

COUNCIL REPORTS/GENERAL REPORTS:

Brief information-only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expenses (AB1234).

The Council discussed the events and meetings they attended.

City Manager Cifuentez introduced the new Fire Chief Daniel Perkins.

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters within the jurisdiction of the Hanford City Council. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code sec. 54954.2). A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

Nanette Villarreal commended the police officers who responded to a call involving her family members.

Jack Schwartz provided an update on the Carnegie Museaum's restoration project and announced the upcoming events.

Anna Brookshier commented on the ARPA funds and questioned three (3) projects that will be funded by the ARPA funds. She also commented on General Business Item D.

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.

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Council Member Diane Sharp
SECONDER:	Council Member Mark Kairis
AYES:	Diane Sharp, Mark Kairis, Kalish Morrow, Travis Paden, Lou Martinez

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

B. City Clerk: Approval of the Minutes of the March 5, 2023 Meeting

C. Utilities and Engineering: Adoption of Resolution No. 24-07-R regarding the unmet public transit needs within the City of Hanford and authorization for the City Manager to sign and submit claims for LTF funds and any subsequent amended claims required.

D. Finance: Approval of sole source award and professional services agreement with Fairbank, Maslin, Maulin, Metz & Associates (FM3) for polling services for a potential revenue measure for $32,250, appropriate the funding out of the General Fund and partner with Trust for Public Land for a 50% financial contribution

GENERAL BUSINESS:

A. **PUBLIC COMMENT -** SPECIFIC TO THE DOWNTOWN TRAFFIC AND PEDESTRIAN IMPROVEMENTS PROJECT

Bob Ramos shared the feedback from the downtown business owners.

Les Vierra spoke in opposition to roundaboutd in the downtown area.

Dennis Ham spoke in favor of the four-way stop at the intersection of Seventh Street and Douty Street.

Bret Brakeman commented on the community's input about the roundabout.

Dora Jacobs spoke in opposition to the roundabout at the intersection of Seventh Street and Douty Street.

Elena Andoliaga spoke in favor of a four-way stop at the intersection of Seventh Street and Douty Street.

Judy Scott spoke in favor of the roundabout at the intersection of Seventh Street and Douty Street.

Jackie Ray suggested other locations in the city for a roundabout.

William Harmon spoke in opposition to a roundabout at the intersection of Seventh Street and Douty Street.

Cheyne Strawn spoke in favor of a four-way stop at the intersection of Seventh Street and Douty Street.

Susan Davis expressed her concerns about the street racing. She suggested other intersections for a roundabout.

Martin Devine expressed his concerns regarding ADA compliance and parking.

Jamie Barela expressed her concerns regarding proper signage and the safety of drivers.

Kimber Regan commented on the meeting held at City Hall and expressed her concerns about design immunity, property value, and the project area.

Brian Fagundes commented on the downtown improvement project and the other aspects of the design. He also provided design suggestions.

Mike Casenza spoke in favor of a four-way stop at the intersection of Seventh Street and Douty Street.

Angel Rodriguez spoke in support of a four-way stop at the intersection of Seventh Street and Douty Street.

Rusty Brookshier suggested that Council Member Sharp recuse herself. He also spoke in opposition to roundabouts.

Craig Johnson spoke in opposition to the roundabout at the intersection of Seventh Street and Douty Street.

Jim Nelson spoke in favor of a four-way stop at the intersection of Seventh Street and Douty Street. He also suggested Council Member Sharp recuse herself from voting on the project.

Nick Wagner spoke in opposotion to the roundabout at the intersection of Seventh Street and Douty Street.

B. Community Development: Presentation regarding the final design elements and direction from Council on the intersections, mid-block crossings, sidewalks, landscaping, lighting and street furniture within the scope of the Downtown Traffic and Pedestrian

Improvements Project

Deputy City Manager Jason Waters discussed the project's background and presented the final design elements for the Council's direction on the intersections, mid-block crossings, sidewalks, landscaping, lighting, and street furniture with the scope of the Downtown Traffic and Pedestrian Improvements. He also addressed the concerns of the public regarding parking stalls. Before the Council discussed the intersection on Seventh Street and Douty Street, the Council provided direction for the other design elements. The Council discussed the project's history, the engineering reports, design immunity, and the importance of selecting the safest option for the community. Council members Morrow and Sharp spoke in favor of the roundabout. Mayor Paden suggested the funding be used to address other areas and projects. The Interwest Consultants answered questions from the Council. City Attorney Ty Mizote addressed the traffic signals at the intersection of Seventh Street and Douty Street. He also discussed design immunity. After a lengthy discussion, Council Member Morrow motioned to approve the project as recommended, with the amendment to include three (3) roundabouts. The motion was not seconded. Mayor Paden motioned to focus on the beautification in the downtown area and redirect the funds to other places, seconded by Council Member Martinez. Vice Mayor Kairis and Council Member Sharp questioned the Mayor's motion. The City Attorney discussed using the ARPA funds for safety issues and projects. The Mayor discussed other unsafe areas downtown that need to be addressed. Staff addressed the Mayor's concerns. After much discussion, Council Member Morrow made a substitute motion to approve the project to with one (1) roundabout at the intersection of Seventh Street and Douty Street.

Substitute motion to approve.

RESULT:	**Passed**
MOVER:	Council Member Kalish Morrow
SECONDER:	Council Member Diane Sharp
AYES:	Diane Sharp, Mark Kairis, Kalish Morrow
NAYS:	Travis Paden, Lou Martinez

During the discussion, the Council approved to extend the meeting to 10:20 p.m.

C. Council: Review and discuss the committees that will have a vacancy due to the resignation of Diane Sharp and make new Appointments as appropriate.

The Council reviewed and discussed the committees that will have a vacancy due to the resignation of Diane Sharp, and assigned new council members.

- Kalish Morrow was assigned to Kings County Area Public Transit Agency (KART), and Kings County Abandoned Vehicle Authority, with Travis Paden as the alternate.
- Lou Martinez was assigned to Kings Waste Recycle Authority (KWRA), with no alternate.
- Mark Kairis was assigned to the Mid-Kings River Groundwater Sustainability Agency, with no alternate.

Motion to Approve.

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Council Member Diane Sharp
SECONDER:	Council Member Lou Martinez
AYES:	Diane Sharp, Mark Kairis, Kalish Morrow, Travis Paden, Lou Martinez

The Council approved extending the meeting to 10:30 p.m.

D. Administration: Council discussion regarding the possible Censure of Council Member Lou Martinez.

Break 10:15 p.m. - 10:17 p.m.

Council Member Sharp discussed why she requested the discussion of a possible censure of Council Member Martinez. The Council discussed complaints involving staff and Council Member Martinez. Ms. Sharp recommended an independent investigation into the matter. The City Attorney answered questions from the Council.

Council Member Sharp motioned to task the city attorney with hiring an investigator for the complaints about Mr. Martinez's behavior that were brought to the City Manager's attention.

RESULT:	**Passed**
MOVER:	Council Member Diane Sharp
SECONDER:	Council Member Kalish Morrow
AYES:	Diane Sharp, Mark Kairis, Kalish Morrow, Travis Paden
NAYS:	Lou Martinez

ITEMS FOR FUTURE AGENDAS:

At this time, any Council Member may ask a question for clarification or may request a matter, which is not otherwise scheduled on a City Council agenda, to be placed on a future agenda. The Council Member referring the item shall provide sufficient information as to the nature of the item. The City Council, by concurrence of a majority, may direct the City Manager to put the item on a future agenda. (GOV. CODE SEC. 54954.2)

A. Council Future Agenda Items

None.

B. Upcoming Events and Important Dates:

March 29: Egg Hunt in Civic Park 10:00 a.m. - 2:00 p.m. Online registration required
April 2: Food Truck Takeover in Civic Park 11:00 a.m. - 2:00 p.m.
April 2: Regular City Council Meeting
April 6: Free Fitness Court Class at Hidden Valley Park 8:00 a.m. - 9:00 a.m.
April 16: Regular City Council Meeting

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post the agenda before the meeting. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

Mayor Paden adjourned the meeting at 10:26 p.m.

Respectfully submitted,

Natalie Corral
City Clerk

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Approval of the Minutes of the April 2, 2024 Meeting.

RECOMMENDATION:

Recommendation: That the Council by motion approve the minutes of April 2, 2024 meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:
1. 4.2.2024 Minutes

City Council Regular Meeting
Minutes
April 2, 2024 7:00 PM
Council Chambers
400 N. Douty St.

4:00 PM CALL TO ORDER STUDY SESSION:

Mayor Paden called the study session to order at 4:00 p.m.

ROLL CALL BY THE CITY CLERK:

Present:	Absent:
Council Member Mark Kairis Council Member Travis Paden Council Member Kalish Morrow Council Member Diane Sharp	Council Member Lou Martinez

PUBLIC COMMENT:

Study Sessions are considered Special Meetings under the Brown Act. Accordingly, comments from the public are limited to items listed on the agenda (GC 54954.3a). Public Comment will be accepted during each agenda item. A maximum of ***three minutes*** *is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Bobby Watson, Executive Director of the Kings County Commission on Aging, commented on the organization's CDBG fund request. Ms. Wartson answered questions from the Council.

Dennis Ham commented on the Council's direction regarding the Central Parking and Business Improvement Area Advisory Board.

STUDY SESSION:

A. Review and comment on 1) Planned allocation of resources for the Draft City of Hanford's 2024-2028/29 Consolidated Plan (ConPlan), including First Year 2024/25 Annual Action Plan for the use of U. S. Department of Housing and Urban Development (HUD), federal Community Development Block Grant (CDBG), funds by the City's Community Department-Housing Division, and 2) Comment on DRAFT CDBG 2024 Action Plan Amendment.

Housing Analyst Sandra Lerma-Martinez provided an overview of the planned allocation of resources for the Draft City of Hanford's 2024-2028/29 Consolidated Plan (ConPlan) and the Draft CDBG 2024 Action Plan. Chrysalis Research Consulting Group Analyst Jason Wright (via Zoom) discussed their role in the preparation of the Consolidated Plan. The Council questioned the allocations for public services and the home buyers program. Ms. Martinez clarified the request

for funding from KCAO and the Commission on Aging and answered questions from the Council. The Council provided their feedback on the distribution of the estimated budget.

B. Presentation of the City's Downtown Strategic Plan, including its recommendations related to Policy/Administration, Tourism/Promotion, Economic Vitality and Design, and discussion about the reestablishment of the Central Parking and Business Improvement Area Advisory Board, as required by the City's Municipal Code, including its role in helping to implement recommendations provided in the downtown plan.

Deputy City Manager Jason Waters and Community Relations Manager Brain Johnson presented and discussed the City's Downtown Strategic Plan, including the recommendations related to Policy/Administration, Tourism/Promotion, Economic Vitality and Design, and the reestablishment of the Central Parking and Business Improvement Area Advisory Board, as required by the City's Municipal Code. Staff answered questions from the Council. After much discussion, the Council directed staff to move forward with the reestablishment of the Central Parking and Business Improvement Area Advisory Board.

The Mayor adjourned the study session at 5:52 p.m.

CALL TO ORDER REGULAR SESSION:

Mayor Paden called the meeting to order a 7:00 p.m.

ROLL CALL:

Present:	Absent:
Council Member Mark Kairis Council Member Travis Paden Council Member Kalish Morrow Council Member Diane Sharp	Council Member Lou Martinez

INVOCATION:

The invocation was led by Pastor Thomas King.

FLAG SALUTE:

The flag salute was led by the Hanford West High School Site Council Represetntaive Drew Black.

COUNCIL REPORTS/GENERAL REPORTS:

Brief information-only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expenses (AB1234).

The Council discussed the meetings and events they attended.

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters within the jurisdiction of the Hanford City Council. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code sec. 54954.2). A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

Bob Ramos commented on the approval of the downtown improvement project roundabout and expressed concerns regarding Diane Sharp voting on the project.

Rusty Brookshier commented on the approval of the roundabout.

Christine Leach shared her experience on the Revenue Measure Committee (RMC). She also commented on the

roundabout and the Krash matter.

Jack Schwartz commented on the study session discussion and offered the Carnegie's assistance.

Adrea Barone commented on the Krash matter and questioned the city's transparency. He also commented on a possible tax increase.

Dionicia Parks commented on the Hanford comfort dogs. She also requested transparency about Krash being euthanized. Ms. Parks also questioned the city's policy for K9 retirement.

Jim Nelson commented on the approval of the roundabout.

Dennis Ham commented on the dissolution of the Parking and Traffic Commission and requested to pull the item from the consent calendar for separate discussion.

Jessica Szalai, owner of Beautifully Damaged commented on the flooding in her store and asked for the city's assistance.

Kimber Regan commented on the approval of the roundabout.

City Attorney Ty Mizote clarified the requirements for recusal.

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.

Item C was requested to be pulled during public comment. Motion to approve except for the items pulled for separate discussion.

RESULT:	**Passed**
MOVER:	Council Member Diane Sharp
SECONDER:	Council Member Mark Kairis
AYES:	Diane Sharp, Mark Kairis, Kalish Morrow, Travis Paden
ABSENT:	Lou Martinez

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

B. City Clerk: Approval of the appointment of Ms. Cindy Harris to the Kings Mosquito Abatement District Board of Trustees, recommended by Michael Cavanah, District Manager of the Kings County Mosquito Abatement District.

C. Administration: Approval of the second reading and Adoption of Ordinance No. 24-03 amending Section 12.24 to Title 12 of the Municipal Code, thereby amending sections related to City Properties and the acceptable use of these properties by the public.

D. Community Development: Authorization for the City Manager to execute contract amendment with Kinoca Minolta for backfile scanning services of Building division's large-format plans for a total not to exceed $109,785.00 for the completion of the project.

E. Community Development: Community Development: Acceptance of the mandated General Plan Annual Progress Report for Calendar Year 2023 and Authorization for the submittal to the Governor’s Office of Planning and Research.

F. Community Development: Adoption of Resolution N0. 24-08-R, Supporting an

Application for Funding from the State of California Department of Housing and Community Development HOME Investment Partnership Program (HOME) Program in support of first-time homebuyer activities.

PULLED CONSENT ITEMS:

A. Administration: Introduction of Ordinance No. 24-04, Amending Section 2.20 and Repealing Section 2.28 of the Hanford Municipal Code, thereby dissolving the Parking and Traffic Commission

[Item C]

Pulled during public comment.

City Manager Cifuentez discussed the Council's direction and addressed Mr. Ham's comments.

Motion to Approve.

RESULT:	**Passed**
MOVER:	Council Member Mark Kairis
SECONDER:	Council Member Kalish Morrow
AYES:	Diane Sharp, Mark Kairis, Kalish Morrow, Travis Paden
ABSENT:	Lou Martinez

GENERAL BUSINESS:

A. Utilities and Engineering: Award of Professional Services Contract to 4Creeks Engineering in the amount of $77,700 for design of the site improvements required for the Youth Athletic Complex (YAC) Restroom and Concession Stand Building Project

Parks and Community Services Director Brad Albert and Utilities and Engineering Director Frank Senteno presented the project for the Council's review and approval. Staff answered questions from the Council.

Motion to Approve.

RESULT:	**Passed**
MOVER:	Council Member Kalish Morrow
SECONDER:	Council Member Diane Sharp
AYES:	Diane Sharp, Mark Kairis, Kalish Morrow, Travis Paden
ABSENT:	Lou Martinez

B. Administration: Recognition of Departing Council Member Diane Sharp

The Council recognized Council Member Sharp and presented her with a plaque in honor of her years of service on the Hanford City Council.

ITEMS FOR FUTURE AGENDAS:

At this time, any Council Member may ask a question for clarification or may request a matter, which is not otherwise scheduled on a City Council agenda, to be placed on a future agenda. The Council Member referring the item shall provide sufficient information as to the nature of the item. The City Council, by concurrence of a majority, may direct the City Manager to put the item on a future agenda. (GOV. CODE SEC. 54954.2)

A. Council Future Agenda Items

No new items were brought forth.

B. Upcoming Events and Important Dates:

April 16: Food Truck Takeover in Civic Park 11:00 a.m. - 2:00 p.m.
April 16: Regular City Council Meeting
May 2: Thursday Night Market Place in Civic Park 5:30 p.m. - 9:00 p.m.
May 7: Regular City Council Meeting
May 21: Regular City Council Meeting

April 16 meeting will be canceled due to constraints.

ADJOURNMENT:

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Mayor Paden adjourned the meeting at 8:32 p.m.

Respectfully submitted,

Natalie Corral
City Clerk

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Appointment of Jim Nelson to the Planning Commission Alternate seat with a term ending on 12/31/2026.

RECOMMENDATION:

Recommendation: That the Mayor, with approval of the full City Council, appoint James Nelson to the Planning Commission to fill the Alternate Commissioner seat with a term ending 12/31/2026.

BACKGROUND:

Mr. Jim Nelson served on the Parking and Traffic Commission from 3/21/2023 to 3/19/2024. On March 19, 2024, the Council approved eliminating the Parking and Traffic Commission. The remaining Parking and Traffic Commission members were invited to apply to serve on the other two city commissions. Mr. Jim Nelson was the only commissioner who expressed interest. If the Council approves the appointment, there will be one (1) vacancy (alternate seat) on the Parks and Rec Commission. Consistent with previous Council direction, the Mayor, council member Martinez, and the Parks & Community Services Director will conduct interviews to fill that vacancy.

Section 2.20.030 of the City of Hanford Municipal Code states that:

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

FISCAL IMPACT:

ATTACHMENTS:
None

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Approval of the Second Reading and Adoption of Ordinance No. 24-04, Amending Section 2.20 and Repealing Section 2.28 of the Hanford Municipal Code, thereby dissolving the Parking and Traffic Commission.

RECOMMENDATION:

Recommendation: That the City Council, by motion, Approve the Second Reading and Adoption of Ordinance No. 24-04, Amending Section 2.20 and Repealing Section 2.28 of the Hanford Municipal Code, thereby dissolving the Parking and Traffic Commission

BACKGROUND

At the January 16, 2024, City Council meeting, the Council discussed the existing vacancies on City Commissions and voted to appoint one (1) Council member, to serve along with the Mayor and the staff liaison to each commission, as the interview panel to fill the vacancies for each respective City Commissions. Interviews were conducted for applicants to the Parks and Recreation Commission and the Parking and Traffic Commission. After the interviews for the Parking and Traffic Commission, the Mayor was notified that a member of the Parking and Traffic commission intended to resign. In discussing that specific commission with staff, staff recommended that Council take up an item to consider dissolving the Parking and Traffic commission.

At the March 19, 2024, City Council meeting, Council provided direction to staff to eliminate the Parking & Traffic commission, which requires this Municipal Code amendment, and inform the remaining Parking and Traffic commissioners of the Council's decision and offer them an opportunity to serve as one of the existing alternate seats on the Planning and Parks and Rec commissions.

FISCAL IMPACT:

ATTACHMENTS:
1. Ordinance No 24-04 P&T Repeal

ORDINANCE NO. 24-04

AN ORDINANCE OF THE CITY OF HANFORD AMENDING HANFORD MUNICIPAL CODE CHAPTERS 2.20 & 2.28 PERTAINING TO CITY COMMISSIONS.

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

Section 1: Hanford Municipal Code Chapters 2.20 & 2.28 contains regulations for the establishing of the City's parking and Traffic Commissions.

Section 2: Section 2.20.010 of the Hanford Municipal Code is hereby amended to read as follows:

2.20.010 Establishing city commissions.
The city council does establish the parks and recreation commission, and the planning commission, and is authorized to establish other commissions as required by state law or as deemed necessary.

Section 3: Chapter 2.28 of the Hanford Municipal Code is hereby repealed.

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

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on_____, 2024, by the following roll call vote:

AYES:_____

NOES:_____

ABSTAIN: _____

ABSENT: _____

APPROVED

_____
Travis Paden
MAYOR of the City of Hanford

ATTEST:

_____
NATALIE CORRAL
CITY CLERK

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

I NATALIE CORRAL, City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 2nd day of April, 2024, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the day ___ of_____ , 2024.

_____
NATALIE CORRAL

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Approval of a letter of support, on behalf of the City of Hanford, for AB2661 (Soria) Valley Clean Infrastructure Plan.

RECOMMENDATION:

Recommendation: That the City Council, by motion, Approve a letter of support, on behalf of the City of Hanford, for AB2661 (Soria), the Valley Clean Infrastructure Plan.

BACKGROUND:

The City of Hanford has received a request for support of Assembly Bill 2661 (AB 2661), which will be introduced by Assembly Member Esmeralda Soria.

AB 2661 aims to repurpose agricultural lands, no long suitable for farming because of the impact of SGMA, for the purpose of clean energy development. The Valley Clean Infrastructure Plan aims to repurpose up to 130,000 acres of agricultural lands within the District, including lands that are drainage-impaired, impacted by the implementation of the Sustainable Groundwater Management Act (SGMA), or are regularly fallowed due to unreliable surface water supply for solar generation, storage, and transmission.

Working with Westlands, VCIP projects would generate 20 GW of clean energy across the state. This means at full build-out, VCIP could provide up to one-sixth of California's electricity requirements in 2035 and up to one-tenth of its requirements in 2050.

FISCAL IMPACT:

No fiscal impact to the City of Hanford as a result of supporting this bill.

ATTACHMENTS:
1. AB 2661 - City of Hanford Support Letter
2. VCIP-Fact Sheet, 020924
3. AB 2661 Soria as amended on March 21, 2024 (1)

HANFORD
CALIFORNIA

MAYOR
TRAVIS PADEN

VICE MAYOR
MARK KAIRIS

COUNCIL MEMBERS
LOU MARTINEZ
KALISH MORROW
DIANE SHARP

CITY MANAGER
MARIO CIFUENTEZ II

May 7, 2024

Dear Assemblymember Esmeralda Soria,

On behalf of the City of Hanford, we would like to express our strong support for Assembly Bill 2661, which aims to repurpose marginal agricultural lands for the purpose of clean energy development. Specifically, the bill proposes to repurpose 130,000 acres of agricultural lands within the nation's largest agricultural water district, Westlands Water District, for solar generation, storage and transmission.

AB 2661 not only offers a sustainable approach to water conservation for remaining agricultural lands but also promises to bolster our economy through enhanced clean energy development, securing more positive job opportunities for our community.

The proposal, known as the Valley Clean Infrastructure Plan (VCIP), would have many wide-ranging benefits to Kings County residents and farmers, as well as the entire San Joaquin Valley, including:

Producing Clean Energy
Powering an equivalent of approximately nine million homes with clean, renewable power without developing on undisturbed, pristine lands.
Creating New Jobs
Creating an average of 3,000 full-time equivalent construction jobs for at least 10 years and approximately 500 permanent jobs.
Growing the Economy
Embracing both agriculture and solar industries will strengthen and diversify the local economy.
Managing our Limited Water Resources
Concentrating available water supplies on other productive farmland.
Preserving Family Farms
Providing an opportunity for generational family farms to lease lands for long-term temporary solar and energy storage.

Hanford's history is deeply connected to the agricultural and industrial sectors, and we know that in order for our City to survive and thrive, we must seek out and support any initiative that strengthens them. AB 2661 provides creative and adaptive solutions to some of our region's most pressing challenges, and we look forward to its

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HANFORD, CA 93230

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HANFORD
CALIFORNIA

MAYOR
TRAVIS PADEN

VICE MAYOR
MARK KAIRIS

COUNCIL MEMBERS
LOU MARTINEZ
KALISH MORROW
DIANE SHARP

CITY MANAGER
MARIO CIFUENTEZ II

eventual implementation.

Sincerely,

Travis Paden, Mayor

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Valley Clean Infrastructure Plan

Powering the San Joaquin Valley and California Forward

The Valley Clean Infrastructure Plan (VCIP) is a development program proposed by Golden State Clean Energy, working with Westlands Water District, to repurpose up to 130,000 acres of drainage-impaired and other agricultural lands within the District for solar generation, energy storage, and electric transmission facilities. The projects developed under VCIP would have the power to significantly move California forward to achieve its 100% clean energy supply goal by the year 2045.

What is the Valley Clean Infrastructure Plan?

The Valley Clean Infrastructure Plan aims to repurpose up to 130,000 acres of agricultural lands within the District, including lands that are drainage-impaired, impacted by the implementation of the Sustainable Groundwater Management Act (SGMA), or are regularly fallowed due to unreliable surface water supply for solar generation, storage, and transmission. Working with Westlands, VCIP projects would generate 20 GW of clean energy across the state. This means at full build-out, VCIP could provide up to one-sixth of California's electricity requirements in 2035 and up to one-tenth of its requirements in 2050.[1]

Benefits of VCIP

Clean Energy

- Moves California significantly closer to achieving its clean energy goals by 2045.
- Harnesses the sun to make renewable clean electricity to power the equivalent of nine million homes.

Water Management

- Concentrates available water supplies on the most productive farmland in today's SGMA-era while offering landowners an agriculture-compatible land use opportunity.

Job Creation

- Anticipates creating about 3,000 full-time, good-paying jobs during construction for at least 10 years and 500 permanent jobs for Fresno County.

Economic Growth

- Diversifies and strengthens Fresno County's economy by embracing both agriculture and clean energy industries

Project Status:

The Notice of Preparation was released on February 2, 2024, informing the relevant agencies and the public that Westlands intends to prepare a Programmatic Environmental Impact Report (PEIR). There are public scoping meetings scheduled for February 15 and February 28, 2024. Upon certification of the final PEIR and approval of the plan, the VCIP is expected to have a 10-year build.

[1] 2035 demand forecast from the California Energy Commission 2022 Integrated Energy Policy Report and 2050 demand forecast from the May 2021, SB 100 Joint Agency Report.

To learn more about VCIP, visit ValleyCleanInfrastructurePlan.com

VALLEY CLEAN INFRASTRUCTURE PLAN

AMENDED IN ASSEMBLY MARCH 21, 2024

CALIFORNIA LEGISLATURE—2023–24 REGULAR SESSION

ASSEMBLY BILL No. 2661

Introduced by Assembly Member Soria

February 14, 2024

~~An act relating to water.~~ *An act to amend Section 454.57 of the Public Utilities Code, and to add Section 35574 to the Water Code, relating to electricity.*

LEGISLATIVE COUNSEL'S DIGEST

AB 2661, as amended, Soria. ~~Water: storage capacity.~~ *Electricity: transmission facility planning: water districts.*

(1) Existing law vests the Public Utilities Commission (PUC) with regulatory authority over public utilities. Existing law requires the PUC to adopt a process for each load-serving entity, as defined, to file an integrated resource plan and a schedule for periodic updates to the plan to ensure that it meets, among other things, the state's targets for reducing emissions of greenhouse gases and the requirement to procure at least 60% of its electricity from eligible renewable energy resources by December 31, 2030. Under existing law, after the load-serving entities have updated the integrated resource plans pursuant to the schedule adopted by the PUC, the PUC adopted an aggregated resource portfolio known as the preferred system plan.

Existing law establishes an Independent System Operator (ISO) as a nonprofit public benefit corporation, and requires the ISO to ensure the efficient use and reliable operation of the electrical transmission grid consistent with the achievement of planning and operating reserve criteria, as specified. Existing law requires the PUC, in consultation with the State Energy Resources Conservation and Development

Commission, to provide, not later than March 31, 2024, transmission-focused guidance to the ISO about resource portfolios of expected future renewable energy resources and zero-carbon resources. Existing law requires the guidance to include the allocation of those resources by region based on technical feasibility and commercial interest in each region.

This bill would require the PUC to evaluate the potential for 10,000 to 30,000 megawatts of solar electrical generation located in the Central Valley beyond the amount of solar electrical generation described in the most recently adopted preferred system plan as of January 1, 2025. If the PUC determines that solar electrical generation to be cost effective, the bill would require the PUC to provide, no later than the March 31 immediately following that determination, transmission-focused guidance to the ISO that includes the solar electrical generation in the resource portfolios of expected future renewable energy resources and zero-carbon resources.

(2) The California Water District Law provides for the establishment of water districts and authorizes a district to construct, maintain, and operate plants for the generation of hydroelectric energy and transmission lines for the conveyance of the hydroelectric energy.

This bill would authorize a water district to provide, generate, and deliver zero-emission electricity and to construct, operate, and maintain works, facilities, improvements, and property necessary or convenient for generating and delivering that electricity. The bill would require a district to use the electricity for the district's own purposes, and the bill would authorize a district to sell surplus electricity to a public or private entity engaged in the distribution or sale of electricity. The bill would also authorize a district to construct, operate, and maintain energy storage systems and electric transmission lines, and to construct, operate, and maintain works, facilities, improvements, and property necessary or convenient for the operation of the energy storage system and electric transmission lines, within the boundaries of the district, as specified.

~~Under existing law, various programs provide funds for water projects and facilities, including water storage. Existing law requires the Department of Water Resources to operate the State Water Resources Development System, known as the State Water Project, to supply water to persons and entities in the state.~~

~~This bill would state the intent of the Legislature to enact subsequent legislation to increase statewide water storage capacity.~~

Vote: majority. Appropriation: no. Fiscal committee: ~~no~~ *yes*. State-mandated local program: no.

The people of the State of California do enact as follows:

SECTION 1. Section 454.57 of the Public Utilities Code is amended to read:

454.57. (a) This section shall be known, and may be cited, as the Accelerating Renewable Energy Delivery Act.

(b) The Legislature finds and declares all of the following:

(1) The commission, the Energy Commission, and the State Air Resources Board have jointly estimated that the state's installed electric generation may need a threefold increase in capacity to meet state carbon-free electricity policy targets.

(2) Record-setting renewable energy generation build rates are needed to meet the goals of the California Renewables Portfolio Standard Program and the Senate Bill 100 (Chapter 312 of the Statutes of 2018) target of supplying 100 percent of retail sales of electricity from renewable energy resources and zero-carbon resources. However, these build rates are not achievable without additional electrical transmission lines and facilities connecting new resources to consumers in the state's load centers.

(3) In recent years, California has seen problems in delivering renewable energy resources and zero-carbon resources to customers, including problems caused by constraints on the transmission system. First, there are generation pockets where the total potential output from renewable energy generation exceeds the capacity of the transmission system to export that energy. Second, there are load pockets where there is insufficient transmission capacity to import the renewable energy resources and zero-carbon resources that are available. Both types of constraints should be promptly fixed so that all available renewable energy resources and zero-carbon resources can be delivered to customers.

(4) Reducing the use of nonpreferred resources in disadvantaged communities has been a priority for those communities, and they would benefit from increased access to electricity from new renewable energy resources and zero-carbon resources delivered to serve in-city loads.

(5) New transmission facilities have many steps that must be accomplished before they are online and delivering electricity. Major new transmission lines can take more than a decade from initial planning to operation.

(6) New transmission facilities should be planned proactively to support delivery to load centers from expected locations for future renewable energy resource and zero-carbon resource development, where those locations are identified in the integrated resource planning process pursuant to Sections 454.52 and 9621 or as part of longer range planning processes pursuant to Section 454.53.

(7) The Central Valley may have the potential to host substantially increased amounts of solar energy generation and energy storage beyond current planning assumptions if there were sufficient transmission capacity to deliver the energy to load centers. The commission, Energy Commission, and Independent System Operator should consider potential increased development of solar energy generation and energy storage in the Central Valley and of the transmission capacity needed to deliver that energy to load centers.

~~(7)~~

(8) New transmission facilities should be designed to minimize the risk of transmission-triggered wildfires.

~~(8)~~

(9) New transmission facilities should be designed to facilitate renewable energy transmission across California to better manage the variability of electrical supply.

~~(9)~~

(10) The Independent System Operator has issued a 20-Year Transmission Outlook that identifies substantial additional transmission projects needed to integrate renewable energy resources and storage for retail suppliers within the Independent System Operator balancing authority. Given the scale of this challenge, there is an urgent need to prioritize and accelerate the substantial effort needed to build transmission projects with long development times.

(c) Recognizing that the Independent System Operator's Federal Energy Regulatory Commission-approved tariff requires the Independent System Operator to plan and approve new transmission facilities needed to achieve the state's goals, it is the

intent of the Legislature that the Independent System Operator shall take notice of the state policies expressed in this section.

(d) *(1)* In support of the state's policy to supply increasing amounts of electricity from renewable energy resources and zero-carbon resources pursuant to Article 16 (commencing with Section 399.11) and Section 454.53, beginning as soon as possible and not later than March 31, 2024, the commission, in consultation with the Energy Commission, shall provide transmission-focused guidance to the Independent System Operator about resource portfolios of expected future renewable energy resources and zero-carbon resources. The guidance shall include the allocation of those resources by region based on technical feasibility and commercial interest in each region to allow the Independent System Operator to identify and approve transmission facilities needed to interconnect resources and reliably serve the needs of load centers.

(2) (A) For purposes of the next integrated resource plan cycle after January 1, 2025, the commission shall evaluate the potential for 10,000 to 30,000 megawatts of solar electrical generation located in the Central Valley, and facilitated by the authority granted to water districts pursuant to Section 35574 of the Water Code, beyond the amount of solar electrical generation described in the most recently adopted preferred system plan as of January 1, 2025.

(B) If the commission determines that the solar electrical generation described in subparagraph (A) would be cost effective, the commission, no later than the March 31 immediately following that determination, shall provide transmission-focused guidance to the Independent System Operator that includes the solar electrical generation described in subparagraph (A) in the resource portfolios of expected future renewable energy resources and zero-carbon resources. The commission shall coordinate the guidance with any master plan of a water district that would facilitate construction of transmission lines and facilities under the authority of the water district.

(e) In providing the guidance described in subdivision (d), the commission and the Energy Commission shall provide projections each year, including from the integrated energy policy report prepared pursuant to Section 25302 of the Public Resources Code and the load-serving entities' integrated resource plans prepared pursuant to Section 454.52, to support planning and approvals by

the Independent System Operator in its annual transmission planning process, including by doing all of the following:

(1) Providing projections of resource portfolios and electricity demand by region for at least 15 years into the future to ensure adequate lead time for the Independent System Operator to analyze and approve transmission development, and for the permitting and construction of the approved facilities, to meet the projections.

(2) Providing load growth projections, including projected growth from building and transportation electrification, that are consistent with achieving the economywide greenhouse gas emissions reductions required pursuant to Division 25.5 (commencing with Section 38500) of the Health and Safety Code.

(3) Providing projections of new renewable energy resources and zero-carbon resources consistent with the build rates necessary to achieve the targets established in Article 16 (commencing with Section 399.11) and Section 454.53.

(4) (A) Providing resource projections that, combined with transmission capacity expansions, are expected to substantially reduce, no later than 2035, the need to rely on nonpreferred resources in local capacity areas.

(B) The resource projections in subparagraph (A) shall include consideration of cost-effective and feasible alternatives to transmission capacity expansions, including the use of energy storage resources, renewable energy resources, or zero-carbon resources that are located within the local capacity areas.

(5) Providing projections for offshore wind generation as identified by the SB 100 Joint Agency Report of the commission, the Energy Commission, and the State Air Resources Board, and informed by the strategic plan developed pursuant to Section 25991 of the Public Resources Code, to allow the Independent System Operator to identify and approve transmission facilities needed from offshore wind resource areas that would be sufficient to make offshore wind resources fully deliverable to load centers.

(6) Providing projections for increases in imports of electricity into the state that reflect the expected development of renewable energy resources and zero-carbon resources in other parts of the Western Interconnection for the purpose of delivering clean energy to California balancing authorities.

(f) On or before January 15, 2023, the commission shall request the Independent System Operator to do both of the following:

(1) Identify, based as much as possible on studies completed before January 1, 2023, by the Independent System Operator and projections provided before January 1, 2023, by the commission and the Energy Commission, the highest priority transmission facilities that are needed to allow for increased transmission capacity into local capacity areas to deliver renewable energy resources or zero-carbon resources that are expected to be developed by 2035 into those areas.

(2) Consider whether to approve transmission projects identified pursuant to paragraph (1) as part of its 2022–23 transmission planning process.

(g) It is the policy of the state that new transmission facilities be built on a timely basis and in anticipation of new electrical generation that will be built to meet the state's renewable energy resource and zero-carbon resource targets, with interim targets for transmission capacity additions that demonstrate adequate progress toward meeting these long-term transmission needs. The commission shall request that the Independent System Operator implement this policy by approving transmission projects needed based on a longer planning period supported by the guidance provided pursuant to subdivisions (d) and (e). The projects should be approved in time to be online when needed, considering permitting and construction lead times.

(h) It is the policy of the state that planning for new transmission facilities considers the following goals:

(1) Minimizing the risk of wildfire.

(2) Increasing systemwide reliability and cost efficiency, including through the sharing of diverse electrical generation resources within California and with other parts of the Western Interconnection.

(3) Eliminating transmission constraints that prevent electrical generation resources from delivering to the wider grid and that prevent importing energy into load pockets.

(i) For purposes of this section, the following definitions apply:

(1) "Local capacity area" means a transmission constrained load pocket, as identified by the Independent System Operator, where local generation capacity is needed for reliability due to insufficient transmission capacity into the load pocket to meet electricity demand with electricity from outside of the load pocket.

(2) "Nonpreferred resources" means electrical generation resources that are not renewable energy resources or zero-carbon resources pursuant to Section 454.53.

SEC. 2. Section 35574 is added to the Water Code, to read:

35574. (a) For purposes of this section, the following definitions apply:

(1) "For its own purposes" means a district performing only functions within its capacity as a water district, including, but not be limited to, any of the following:

(A) Pumping operations.

(B) Water treatment operations.

(C) Barrier intrusion operations.

(D) Desalination operations.

(2) "Zero-emission electricity" includes electricity generated by a hydroelectric generation facility, regardless of the capacity of the generation facility, or electricity from a renewable electrical generation facility, as that term is defined in Section 25741 of the Public Resources Code.

(b) (1) A district may provide, generate, and deliver zero-emission electricity, and may construct, operate, and maintain any and all works, facilities, improvements, and property, or portions thereof, necessary or convenient for generating and delivering that electricity.

(2) An electric powerplant or transmission line constructed pursuant to this subdivision may be leased for operation.

(3) The electricity generated pursuant to this subdivision shall be used by a district for its own purposes. A district may sell surplus electricity to a public or private entity that is engaged in the distribution or sale of electricity.

(c) A district may construct, operate, and maintain an energy storage system, and all works, facilities, improvements, and property, or portions thereof, necessary or convenient for the operation of an energy storage system, within the boundaries of the district, regardless of whether the energy storage system is interconnected to or directly charged by an electric powerplant constructed pursuant to subdivision (a). An energy storage system constructed pursuant to this subdivision may be leased for operation. A district may operate an energy storage system in a manner intended, as determined by the district, to increase the economic value of the energy storage system and the district is not

required to use the discharging energy for its own purposes. A district may purchase discharging energy through a market administered by the Independent System Operator or from a public or private entity that is engaged in the distribution or sale of electricity. A district may sell discharging energy and any attributes of the energy storage system through a market administered by the Independent System Operator or to any public or private entity that is engaged in the distribution or sale of electricity.

(d) A district may construct, operate, and maintain electrical transmission lines and all works, facilities, improvements, and property, or portions thereof, necessary or convenient for the conveyance of electricity within the boundaries of the district, regardless of whether the transmission lines are used for the purpose of conveying electricity from an electric powerplant constructed pursuant to subdivision (a). Transmission lines constructed pursuant to this subdivision may be leased for operation. A district may sell the rights to use transmission lines constructed pursuant to this subdivision to any public or private entity that is engaged in the distribution or sale of electricity.

(e) This section does not authorize a district to provide, sell, or deliver electricity at retail.

(f) A district shall not acquire property employed in the generation or delivery of electricity for public or private utility purposes, except by mutual agreement between the district and the owner of that property.

~~SECTION 1. It is the intent of the Legislature to enact subsequent legislation to increase statewide water storage capacity.~~

O

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Introduction of Ordinance No. 24-05, amending Chapter 3.28 of the Hanford Municipal Code to allow for the reestablishment of the Central Parking and Business Improvement Area Advisory Board as required by the Hanford Municipal Code in order to bring the Board's make-up in line with other City Committees/Commissions.

RECOMMENDATION:

Recommendation: That the City Council, by motion, approve the Introduction of Ordinance No. 24-05, amending Chapter 3.28 of the Hanford Municipal Code to allow for the reestablishment of the Central Parking and Business Improvement Area Advisory Board as required by the Hanford Municipal Code.

BACKGROUND

On April 2, 2024, staff presented the Council with the Final draft of the Downtown Strategic Plan. As part of that plan, there were recommendations to work with Downtown "stakeholders" and "community partners" to help advise and participate in the Plan's implementation process. The City's Municipal Code establishes a Business Improvement Area, which requires a seven-member board, comprised of business owners in the Downtown, that is tasked with making recommendations to Council on funding and other matters in the Business Improvement Area as it relates to the following:
A. The acquisition, construction or maintenance of parking facilities for the benefit of the area;
B. The decoration of any public place in the area;
C. The promotion of public events which are to take place on or in public places in the area;
D. The furnishing of music in any public place in the area; and
E. The general promotion of retail trade activities in the area.
The Business Improvement Area Board may be the appropriate advisory group to provide recommendations on the Plan's implementation. To move forward with the implementation of the Plan, Staff is recommending that the Business Improvement Area Board be re-established within the adopted district boundaries. To ensure that the BID has broad representation among the entire Area, City planning staff created a district map that includes seven districts (each district contains an equal number of businesses). Parcels zoned exclusively for residential uses were excluded from the district map since they do not pay a business licenses tax and cannot establish storefront businesses.

The proposed ordinance amendments will

- Increase the terms of the board members to be consistent with other City commissions;
- Amend the duties of the board to go beyond simple budget matters
- Update various sections related to Business Licensing to be consistent with the current

version of Chapters 5.04 and 5.08.

- Amended budget cycle language to be consistent with the City's 2-year budget process.

FISCAL IMPACT:

No impact to the General Fund

ATTACHMENTS:

1. HMC Ordinance 24-05 BID
2. Chapter 3.28 CENTRAL PARKING AND BUSINESS IMPROVEMENT AREA - Redline

ORDINANCE NO. 24-05
AN ORDINANCE OF THE CITY OF HANFORD AMENDING CHAPTER 3.28 OF TITLE 3, GOVERNING THE CENTRAL PARKING AND BUSINESS IMPROVEMENT AREA

The City Council of Hanford does ordain as follows:

Section 1. Chapter 3.28 of Title 3 is amended in the Hanford Municipal Code, to read as follows:

Chapter 3.28

CENTRAL PARKING AND BUSINESS IMPROVEMENT AREA

3.28.010 Authority.

3.28.020 Designation.

3.28.030 Area description.

3.28.040 Use of regular business license taxes within area.

3.28.050 Imposition of tax.

3.28.060 Initial rate of increase or additional levy of business license tax.

3.28.070 Definitions and classifications.

3.28.080 Collection of tax.

3.28.090 Exemption—Voluntary contributions.

3.28.100 Enforcement of provisions.

3.28.110 Proposed uses.

3.28.120 Advisory board.

3.28.130 Regular and additional revenues—Deposits.

3.28.140 Central parking and improvement fund—Established.

3.28.150 Central parking and improvement fund—Use of funds.

3.28.010 Authority.

This chapter is adopted pursuant to the authority of the "Parking and Business Improvement Area Law of 1965," being Sections 36000 et seq. of the Streets and Highway Code of the state. (Prior code § 3-6.101)

3.28.020 Designation.

There is created and established a parking and business improvement area designated as the "central parking and business improvement area of the city of Hanford," hereinafter for brevity and convenience referred to as "area." (Prior code § 3-6.102)

3.28.030 Area description.

A description of the exterior boundaries of said central parking and business improvement area of the city is as follows:

All that certain area situated in the city of Hanford, county of Kings, state of California, more particularly described as follows:

Beginning at the intersection of the center line of Redington Street and Ivy Street; thence northerly along the center line of Redington Street approximately 660 feet to its intersection with the center line of Elm Street; thence easterly along the center line of Elm Street approximately 1,500 feet to the center line of Harris Street; thence southerly along the center line of Harris Street approximately 660 feet to the center line of Ivy Street; thence easterly along the center line of Ivy Street approximately 2,150 feet to the east line of Section 25, said east line being located in the 10th Avenue right-of-way; thence southerly along the east line of said Section 25 approximately 1,300 feet to the north boundary line of the territory annexed by Ordinance No. 651; thence easterly along the boundary line of said annexed territory approximately 190 feet to an angle point in said boundary line, said point being located 10 feet east of the northeast corner of Lot 6 of Block 1 of Orange Addition and also being located on the east line of Assessor's Parcel No. 14-211-10; thence southerly along said line of Assessor's Parcel No. 14-211-10 and its southerly prolongation thereof approximately 180 feet to the south line of Section 30, said: line being located in the Lacey Boulevard right-of-way; thence easterly along the south line of Section 30 a distance of approximately 52.5 feet to its point of intersection with the northeast corner of the territory annexed by Ordinance No. 693, said point being located on a northerly prolongation of the east line of Assessor's Parcel No. 16-011-12 and being also located 12.5 feet east of a northerly prolongation of the west line of Lot 9 of Block X of Manasse and Simon Addition; thence southerly along the east line of the territory annexed by Ordinance No. 693 a distance of approximately 200 feet to the southeast corner of said annexed territory, said corner being located on the south line of the alley in Block X; thence westerly along the south line of last said annexed territory a distance of approximately 242.5 feet to the east line of Section 36, said line being located in the 10th Avenue right-of-way; thence southerly along said section line in 10th Avenue approximately 1,200 feet to its intersection with the construction center line of State Highway 198; thence westerly along said construction center line of State Highway 198 approximately 4,280 feet to its point of intersection with the east line of the A.T.&S.F. Railroad right-of- way, said line being also an east line for the right-of-way for the former City street

named Thornton Street; thence northerly along the east line of said railroad right-of-way and said former street right-of- way and its northerly prolongation thereof to its point of intersection with the south line of Section 25; thence westerly along the south line of said Section 25 approximately 150 feet to its point of intersection with the center line of Park Avenue; thence northerly along the center line of Park Avenue approximately 1,500 feet to its intersection with the center line of Ivy Street; thence easterly along the center line of Ivy Street approximately 1,050 feet to the point of beginning. (Prior code § 3-6.103)

3.28.040 Use of regular business license taxes within area.

Effective July 1, 1975, all revenue from the regular business license taxes collected pursuant to Chapters 5.04 and 5.08 within the central parking and business improvement area of the city of Hanford shall be credited to the central parking and improvement fund for use as established by Sections 3.28.140 and 3.28.150. (Prior code § 3-6.104)

3.28.050 Imposition of tax.

Effective July 1, 1975, there is imposed an initial rate of increase or additional levy of business license tax upon all permanent businesses located within the boundaries of the central parking and business improvement area of the city established by this chapter and which businesses are required to pay a business license tax upon a monthly or quarterly basis under the provisions of Chapter 5.04. (Prior code § 3-6.105)

3.28.060 Initial rate of increase or additional levy of business license tax.

The additional levy of the license tax imposed upon businesses within said area is hereby fixed, levied, determined and established as follows:

A. An amount equal to one hundred (100) percent of the business license taxes imposed by Chapters 5.04 and 5.08, and subsequent amendments thereto, as the same applies to permanent businesses located within said proposed area and which are required to pay a license tax, excluding those businesses which pay license fees based upon average monthly gross receipts; and

B. When the amount of the license fee required by the provisions of Chapters 5.04 and 5.08, and subsequent amendments thereto, applies to permanent businesses located within said proposed area which pay a license tax based upon the amount of gross receipts from the sales of business transacted, the additional levy imposed shall be as follows:

1. An amount equal to one hundred (100) percent on gross annual sales up to five hundred thousand dollars ($500,000.00) per business,

2. An amount equal to fifty (50) percent on all portions of gross annual sales between five hundred thousand dollars ($500,000.00) and one million dollars ($1,000,000.00) per business, and

3. An amount equal to twenty-five percent (25) on all portions of gross annual sales exceeding one million dollars ($1,000.000.00) per business. (Prior code § 3-6.106)

3.28.070 Definitions and classifications.

The definitions and classifications of business shall be determined by the definitions and classifications set forth in Chapter 5.04 and 5.08 as the same apply to businesses within the area. (Prior code § 3-6.107)

3.28.080 Collection of tax.

The collection of the initial rate of increase or additional levy of business license tax imposed by this chapter shall be made at the same time and in the same manner as the ordinary business license taxes of the city under the provisions of Chapter 5.04 and 5.08 as the same apply to businesses which are required to pay a license tax upon a monthly or quarterly basis. Such tax shall be computed in the manner provided for in Chapter 5.04 and 5.08 and shall be due and payable and subject to the same penalties for delinquencies as provided in Chapter 5.04 and 5.08 of this title as the same applies to businesses paying a regular business license tax on a quarterly or monthly basis. (Prior code § 3-6.108)

3.28.090 Exemption—Voluntary contributions.

Any business, person or institution located within said area, or which is exempt from the payment of the ordinary business license taxes of the city by reason of the laws of the United States or the state shall not be taxed under this chapter but may make a voluntary contribution to the city. Such contributions shall be used for the purposes provided in Section 3.28.110. (Prior code § 3-6.109)

3.28.100 Enforcement of provisions.

It shall be the duty of the director of finance and his or her designee to enforce the provisions of this chapter. The director of finance and his or her designee shall have the power to enforce business license requirements as set forth in Chapter 5.04

3.28.110 Proposed uses.

The uses to which the business license tax imposed by Chapter 5.04 and 5.08 and the additional revenues received by the initial rate of increase or additional levy of business license tax imposed by this chapter and all voluntary contributions are to be put are as follows:

A. The acquisition, construction or maintenance of parking facilities for the benefit of the area;

B. The decoration of any public place in the area;

C. The promotion of public events which are to take place on or in public places in the area;

D. The furnishing of music in any public place in the area; and

E. The general promotion of retail trade activities in the area. (Prior code § 3-6.111)

3.28.120 Advisory board.

For the sole purpose of advising the council and making recommendations on the operation and extent of the area, the methods and ways in which the revenue derived from the levy of the license tax imposed by this chapter shall be used within the scope of the purposes set forth in Section 3.28.110, of this article, and to have and to perform such other powers and duties as the council may determine, there shall be created an advisory board, which shall consist of seven (7) members to be appointed by the mayor, with the concurrence of the council, for a term of four (4) years, to serve at the pleasure of the mayor and the council, said members to be persons who have businesses within the area that pay an additional levy of license tax as provided for by this chapter. The council may, approve a budget, consistent with the budget cycle used by the City. to include an estimate of expenditures to be made to carry out the purposes of the central parking and business improvement area of the city. (Prior code § 3-6.112)

3.28.130 Regular and additional revenues—Deposits.

The revenues received by the business license tax imposed by Chapters 5.04 and 5.08 from businesses within the area and the additional rate of increase or additional levy of business license tax imposed by this chapter and all voluntary contributions shall be deposited in the central parking and improvement fund created by Section 3.28.140. (Prior code § 3-6.113)

3.28.140 Central parking and improvement fund—Established.

There is established in the city a fund to be designated as the "central parking and improvement fund." (Prior code § 3-6.201)

3.28.150 Central parking and improvement fund—Use of funds.

All revenues deposited in the central parking and improvement fund shall be used for the following purposes:

A. The acquisition, construction or maintenance of parking facilities for the benefit of the area;

B. The decoration of any public place in the area;

C. The promotion of public events which are to take place on or in public places in the area;

D. The furnishing of music in any public place in the area; and

E. The general promotion of retail trade activities in the area.

Section 2: This Ordinance shall take effect thirty (30) days after its adoption and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage or a summary of this ordinance shall be published in the Hanford Sentinel in a manner consistent with the requirements of the California Government Code.

PASSED, ADOPTED AND APPROVED this ____ day of _____, 2024 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

_____

TRAVIS PADEN
MAYOR of the City of Hanford

Attest:

_____

NATALIE CORRAL
CITY CLERK

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

I, _____, City Clerk of the City of Hanford, do hereby certify the foregoing Ordinance was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the _____ day of _____, 2024.

Date: _____ _____

City Clerk

Chapter 3.28 CENTRAL PARKING AND BUSINESS IMPROVEMENT AREA

3.28.010 Authority.

3.28.020 Designation.

3.28.030 Area description.

3.28.040 Use of regular business license taxes within area.

3.28.050 Imposition of tax.

3.28.060 Initial rate of increase or additional levy of business license tax.

3.28.070 Definitions and classifications.

3.28.080 Collection of tax.

3.28.090 Exemption—Voluntary contributions.

3.28.100 Enforcement of provisions.

3.28.110 Proposed uses.

3.28.120 Advisory board~~—Budget~~.

3.28.130 Regular and additional revenues—Deposits.

3.28.140 Central parking and improvement fund—Established.

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This chapter is adopted pursuant to the authority of the “Parking and Business Improvement Area Law of 1965,” being Sections 36000 et seq. of the Streets and Highway Code of the state. (Prior code § 3-6.101)

3.28.020 Designation.

There is created and established a parking and business improvement area designated as the “central parking and business improvement area of the city of Hanford,” hereinafter for brevity and convenience referred to as “area.” (Prior code § 3-6.102)

3.28.030 Area description.

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3.28.040 Use of regular business license taxes within area.

Effective July 1, 1975, all revenue from the regular business license taxes collected pursuant to Chapters 5.04 and 5.08 within the central parking and business improvement area of the city of Hanford shall be credited to the central parking and improvement fund for use as established by Sections 3.28.140 and 3.28.150. (Prior code § 3-6.104)

3.28.050 Imposition of tax.

Effective July 1, 1975, there is imposed an initial rate of increase or additional levy of business license tax upon all permanent businesses located within the boundaries of the central parking and business improvement area of the city established by this chapter and which businesses are required to pay a business license tax upon a monthly or quarterly basis under the provisions of Chapter 5.04. (Prior code § 3-6.105)

3.28.60 Initial rate of increase or additional levy of business license tax.

The additional levy of the license tax imposed upon businesses within said area is hereby fixed, levied, determined and established as follows:

A. An amount equal to one hundred (100) percent of the business license taxes imposed by Chapters 5.04 and 5.08, and subsequent amendments thereto, as the same applies to permanent businesses located within said proposed area and which are required to pay a license tax ~~upon a monthly or quarterly basis~~, excluding those businesses which pay ~~quarterly~~ license fees based upon average monthly gross receipts; and

B. When the amount of the license fee required by the provisions of Chapters 5.04 and 5.08, and subsequent amendments thereto, applies to permanent businesses located within said proposed area which pay a ~~quarterly~~ license tax based upon the amount of gross receipts from the sales of business transacted, the additional levy imposed shall be as follows:

1. An amount equal to one hundred (100) percent on gross annual sales up to five hundred thousand dollars ($500,000.00) per business,

2. An amount equal to fifty (50) percent on all portions of gross annual sales between five hundred thousand dollars ($500,000.00) and one million dollars ($1,000,000.00) per business, and

3. An amount equal to twenty-five percent (25) on all portions of gross annual sales exceeding one million dollars ($1,000.000.00) per business. (Prior code § 3-6.106)

3.28.070 Definitions and classifications.

The definitions and classifications of business shall be determined by the definitions and classifications set forth in Chapter 5.04 and 5.08 as the same apply to businesses within the area. (Prior code § 3-6.107)

3.28.080 Collection of tax.

The collection of the initial rate of increase or additional levy of business license tax imposed by this chapter shall be made at the same time and in the same manner as the ordinary business license taxes of the city under the provisions of Chapter 5.04 and 5.08 as the same apply to businesses which are required to pay a license tax upon a monthly or quarterly basis. Such tax shall be computed in the manner provided for in Chapter 5.04 and 5.08 and shall be due and payable and subject to the same penalties for delinquencies as provided in Chapter 5.04 and 5.08 of this title as the same applies to businesses paying a regular business license tax on a quarterly or monthly basis. (Prior code § 3-6.108)

3.28.090 Exemption—Voluntary contributions.

Any business, person or institution located within said area, or which is exempt from the payment of the ordinary business license taxes of the city by reason of the laws of the United States or the state shall not be taxed under this chapter but may make a voluntary contribution to the city. Such contributions shall be used for the purposes provided in Section 3.28.110. (Prior code § 3-6.109)

3.28.100 Enforcement of provisions.

It shall be the duty of the director of finance and his or her designee~~deputies~~ to enforce the provisions of this chapter. The director of finance and his or her designee ~~deputies and the police officers~~ shall have the power to enforce business license requirements as set forth in Chapter 5.04~~enter, free of charge, at any time, any place of business for which such license is required and to demand the exhibition of such license. It shall be the duty of all police officers to cause complaints to be filed against all persons violating any of the provisions of this chapter. (Prior code § 3-6.110)~~

3.28.110 Proposed uses.

The uses to which the business license tax imposed by Chapter 5.04 and 5.08 and the additional revenues received by the initial rate of increase or additional levy of business license tax imposed by this chapter and all voluntary contributions are to be put are as follows:

A. The acquisition, construction or maintenance of parking facilities for the benefit of the area;

B. The decoration of any public place in the area;

C. The promotion of public events which are to take place on or in public places in the area;

D. The furnishing of music in any public place in the area; and

E. The general promotion of retail trade activities in the area. (Prior code § 3-6.111)

3.28.120 Advisory board~~—Budget~~.

For the sole purpose of advising the council and making recommendations on the operation and extent of the area, the methods and ways in which the revenue derived from the levy of the license tax imposed by this chapter shall be used within the scope of the purposes set forth in Section 3.28.110, of this article, and to have and to perform such other powers and duties as the council may determine, there shall be created an advisory board, which shall consist of seven (7) members to be appointed by the mayor, with the concurrence of the council, for a term of ~~one~~ four (4) years, to serve at the pleasure of the mayor and the council, said members to be persons who have businesses within the area that pay an additional levy of license tax as provided for by this chapter. The council may, ~~annually~~ approve a budget, consistent with the budget cycle used by the City. to include an estimate of expenditures to be made to carry out the purposes of the central parking and business improvement area of the city. (Prior code § 3-6.112)

3.28.130 Regular and additional revenues—Deposits.

The revenues received by the business license tax imposed by Chapters 5.04 and 5.08 from businesses within the area and the additional rate of increase or additional levy of business license tax imposed by this chapter and all voluntary contributions shall be deposited in the central parking and improvement fund created by Section 3.28.140. (Prior code § 3-6.113)

3.28.140 Central parking and improvement fund—Established.

There is established in the city a fund to be designated as the “central parking and improvement fund.” (Prior code § 3-6.201)

3.28.150 Central parking and improvement fund—Use of funds.

All revenues deposited in the central parking and improvement fund shall be used for the following purposes:

A. The acquisition, construction or maintenance of parking facilities for the benefit of the area;

B. The decoration of any public place in the area;

C. The promotion of public events which are to take place on or in public places in the area;

D. The furnishing of music in any public place in the area; and

E. The general promotion of retail trade activities in the area. (Prior code § 3-6.202)

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Adoption of Resolution No. 24-10-R, Authorizing the City Manager to submit a grant application up to $1.2 million, conduct negotiations, execute and submit documents on behalf of the City of Hanford for the California Urban and Community Forestry Inflation Reduction Act Grant.

RECOMMENDATION:

Recommendation: The City Council, by motion, adopt Resolution 24-10-R for the grant application up to $1.2 million for the California Urban and Community Forestry Inflation Reduction Act Program and authorizes the City Manager to conduct negotiations, execute and submit documents on behalf of the City of Hanford

BACKGROUND:

On September 20, 2023, the City of Hanford received notice that it was awarded $1,000,000 from the United States Department of Agriculture (USDA) Forest Service Urban and Community Forestry Inflation Reduction Act to establish a comprehensive urban forestry program (Hanford Goes Green) to ensure equitable access to trees and their benefits, especially within disadvantaged areas within the City of Hanford.

In addition to the USDA grant described above, CAL-FIRE released a Request for Proposals (RFP) on March 7, 2024, to solicit proposals due on May 30, 2024. Six grant types are listed. The Urban Forest Expansion and Improvement category best fits the City of Hanford's urban forestry needs.

About the CAL FIRE Urban and Community Forestry Program
Urban forests reduce greenhouse gas (GHG) emissions while increasing climate resilience, reducing the impacts of extreme heat, increasing energy conservation, reducing storm-water runoff, extending the life of surface streets, improving local air, soil, and water quality, providing high-quality jobs, and improving public health.

The mission of the CAL FIRE Urban & Community Forestry Program is to advance the development of sustainable and accessible urban and community forests in California. CAL FIRE envisions urban and community forests that are healthy, extensive, and well-managed, providing a wide array of optimal benefits to all Californians. Under the authority of the California Urban Forestry Act of 1978, CAL FIRE's Urban & Community Forestry Program is responsible for leading the effort to advance the development of sustainable urban and community forests in California through technical assistance, grant administration, and resource and partnership development.

This is accomplished through expanding and improving the planting and management of trees and associated vegetation in communities throughout California, with a strong emphasis on disadvantaged and low-income communities. CAL FIRE's Urban & Community Forestry Program directly assists these communities with grants and hands-on scientific and technical assistance to achieve more equity in tree canopy distribution.

With a strong emphasis on serving disadvantaged and low-income communities, the USDA relies upon the Climate and Economic Justice Screening Tool (CJEST) to define disadvantaged community status and determine the match waiver. According to the CJEST mapping tool, the City of Hanford is divided between disadvantaged and non-disadvantaged status (see the attached CJEST map of Hanford).

Based on this information, the staff is proposing to expand Hanford's urban forest by planting 100-150 new drought-tolerant trees within the following locations:

- Heroes Park
- Coe Park
- Centennial Park
- Lacey Park
- Hanford Soccer Complex (Soc Com)
- Civic Park
- Medians

Tree planting will be shared through the Helping Hands volunteer program, Arbor Day celebrations, Parks Division, and in coloration with the Sequoia Community Conservation Corps.

FISCAL IMPACT:

The grant opportunity would provide the City of Hanford with $850,000-$1,200,000 for urban forest expansion. 100% of the funds awarded through this grant opportunity must be spent on projects within urban Priority Populations, which include state-designated disadvantaged communities (DAC), low-income communities (LIC), and/or low-income households (LIH). Match or cost-share requirements are waived for this CAL FIRE Urban and Community Forestry IRA grant opportunity. **There would be no contribution needed from City funding (such as the General Fund).** The project will be fully covered with grant funding.

ATTACHMENTS:

1. Reolution 24-10 Cal Fire Grant Application
2. CJEST Map - Hanford, CA

RESOLUTION 24-10

Resolution No.: 24-10

RESOLUTION OF THE City Council OF The City of Hanford
(*Title of Governing Body*) (*City/County/District/nonprofit*)

FOR FUNDING FROM THE URBAN AND COMMUNITY FORESTRY GRANT PROGRAM OF THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION.

WHEREAS, the Governor of the State of California in cooperation with the State Legislature has appropriated General Funds for the state's urban forestry programs; and

WHEREAS, the State Department of Forestry and Fire Protection has been delegated the responsibility for the administration of the program within the State, setting up necessary procedures governing application by local agencies and non-profit organizations under the program, and

WHEREAS, said procedures established by the Department of Forestry and Fire Protection require the applicant to certify by resolution the approval of application before submission of said application to the State; and

WHEREAS, the applicant will enter an agreement with the State of California to carry out an urban forestry project;

NOW, THEREFORE, BE IT RESOLVED that the City Council**:**
(Title of Governing Body)

1. Approved the filing of an application for the Urban and Community Forestry grant program funds; and

2. Certifies that said applicant has or will have sufficient funds to operate and maintain the project; and,

3. Certifies that funds under the jurisdiction of City Council are available to begin the project.
(Title of Governing Body)

4. Certifies that said applicant will expend grant funds prior to March 31, 2028.

5. Appoints The City Manager, or a designee, as agent of the The City of Hanford to conduct negotiations,
(Position Title) *(Title of Governing Body)*
execute and submit all documents including, but not limited to applications, agreements, amendments, payment requests and so on, which may be necessary for the completion of the afore mentioned project.

Approved and adopted the _____day of _____, 20_____.

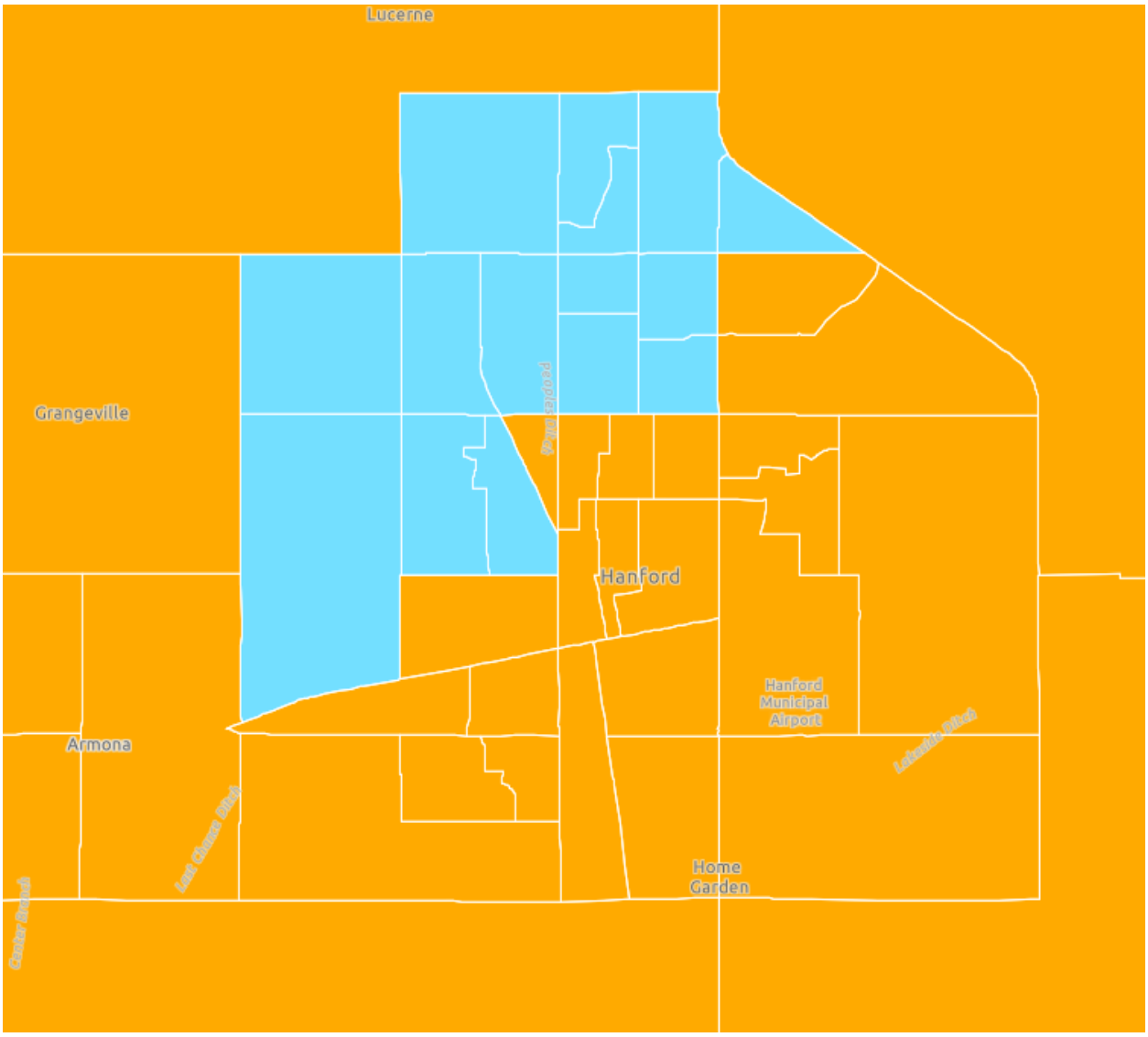
I, the undersigned, hereby certify that the foregoing Resolution, number_____, was duly adopted by the following roll call vote of the _____.
(City Council/Board of Supervisor/Board of Directors)

Ayes: _____ Noes: _____ Absent: _____ _____(Clerk signature)

Climate and Economic Justice Screening Tool (CJEST)

Disadvantaged Community and Match Waiver Indicator

Hanford, CA



Disadvantaged Status

Non-Disadvantaged Status

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Approval of the 2nd amendment to the 1600 acre lease between the City of Hanford and Philip Verwey Farms to allow for a credit of $31.00 per acre, to Philip Verwey Farms, for discing services of City-owned property.

RECOMMENDATION:

Recommendation: That the City Council, by motion, approve the 2nd amendment to the agricultural lease between the City of Hanford and Philip Verwey Farms and authorize the City Manager to execute the amendment.

BACKGROUND:

Phillip Verwey Farms and the City of Hanford entered into an agricultural lease agreement for 1600 acres of city property outside the City limits in August 2023. During the negotiations, former Public Works Director James Ross agreed that the City would provide Philip Verwey Farms a $31.00 credit per acre for disking the property. It was also agreed upon that said credit would be applied to the first year's lease.

This side agreement was reached during the negotiation phase of the contract and, unfortunately, was not applied to the original lease. Philip Verwey Farms has provided copies of the communications which document these negotiations, and this amendment will update the lease agreement to reflect those charges. The amendment will result in a credit of $49,600 being applied to the first-year lease agreement, leaving a balance due for $112,000.

FISCAL IMPACT:

This amendment will result in $49,600 being recognized in the Wastewater fund for the first year of the agreement, but it was already recognized in the departmental budget.

ATTACHMENTS:
1. 2nd Amendment to Agriculture Lease

SECOND AMENDMENT TO AGRICULTURAL LEASE

This Second Amendment to Agricultural Lease is effective the 7th day of May, 2024. The CITY OF HANFORD, a municipal corporation ("**Lessor**"), and PHILIP VERWEY FARMS ("**Lessee**"), are parties to that certain Agricultural Lease ("**Lease**") effective August 1, 2023, the terms of which are incorporated herein by reference.

The parties agree to amend the Lease as follows:

1. Section 5.A. of the Lease requires Lessee to pay annual rent of one hundred sixty-one thousand, six hundred dollars ($161,600.00), and Lessee is allowed to pay the annual rent in two (2) equal installments of eighty thousand, eight hundred dollars ($80,800.00), the first being due on August 1 and the second due on February 1 of each year. Lessee, at its own cost, addressed weeds that existed at the Premises at the commencement of the Initial Term. The parties hereby agree that, as consideration for Lessee's weed abatement efforts, Lessee will be credited thirty-one dollars ($31.00) per acre, which credit will be applied to the February 1, 2024, rental payment, for a total credit of forty-nine thousand, six hundred dollars ($49,600.00). Following the application of this credit, the remaining amount owing for the payment that was due on February 1, 2024, is thirty-one thousand, two hundred dollars ($31,200.00), which shall be paid in full by Lessee on or before May 31, 2024. All subsequent rental amounts shall be paid as specified in Section 5.A.

2. All other terms and conditions of the Lease, as previously amended, not otherwise modified by this Second Amendment shall remain in full force and effect throughout the term of the Lease.

IN WITNESS WHEREOF, the parties have executed this Second Amendment to Agricultural Lease on the dates identified below.

LESSOR:

CITY OF HANFORD, a municipal corporation

Date: May ____, 2024

By: _____
MARIO A CIFUENTEZ, II
City Manager

LESSEE:

PHILIP VERWEY FARMS

Date: April ____, 2024

By: _____
PHILIP VERWEY

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Authorization to advertise for bids for the FY 24 Pavement Resurfacing Treatment Project and Pre-Authorization for the City Manager to award and execute the contract on behalf of the City to the lowest responsible bidder providing project bid is within current budget appropriation.

RECOMMENDATION:

Recommendation: That the City Council, by motion, authorize staff to advertise for bids for the FY 24 Pavement Resurfacing Treatment Project, and Pre-Authorize the City Manager to award and execute the contract on behalf of the City to the lowest responsible bidder, providing the project bid is within current budget appropriation.

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 the Public Works Director and/or 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.

Asphalt concrete pavement surfaces deteriorate over time due to loss of oil content from naturally occurring processes and vehicular traffic loads. Pavement resurfacing treatments will extend the useful life of asphalt concrete pavement surfaces, thereby reducing street maintenance costs. This project will provide single fiber seal coating surface treatment for approximately three (3) miles of roadways (17,900 SY). See attached maps for specific streets.

After bid opening, Staff will examine the bids, validate the lowest bidder's contractor's license status, and verify the contractor is in good standing. Staff are requesting the pre-authorization to award and execute the contract in order to expedite the process of delivery of projects and to avoid winterization. With Council approval, staff will solicit bids for this project. If awarded, construction is anticipated to begin in Summer 2024.

FISCAL IMPACT:

The FY 24 Capital Improvement budget provides $511,286, which includes construction, contingencies, material testing, and staff time. If the proposal is within the City's approved budget, staff will proceed with the award of the project, otherwise the council may need to approve additional appropriations. A copy of the Budget Page is attached for Council review.

ATTACHMENTS:

1. Budget Page
2. 2024 Location Map

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.

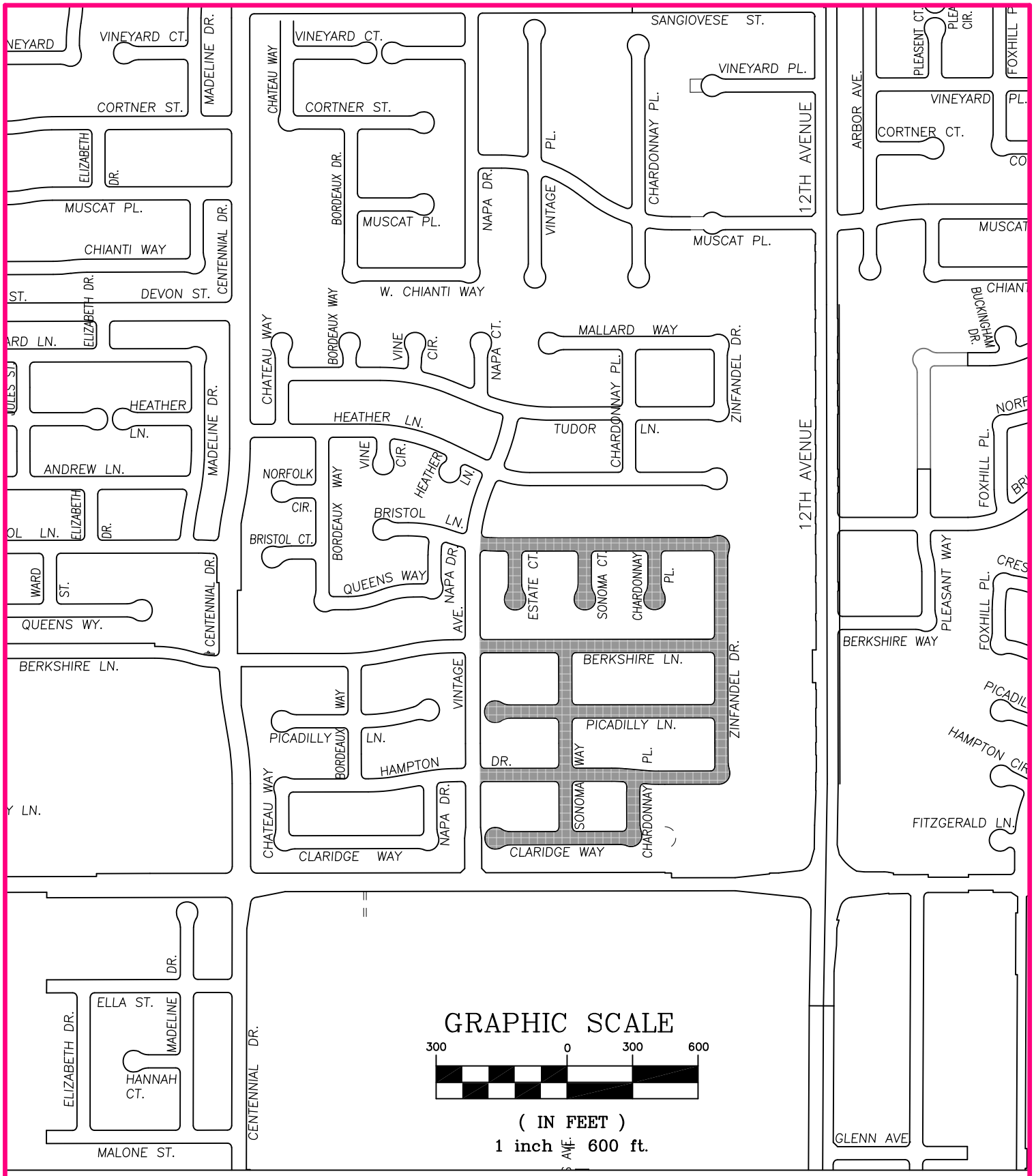
Existing Conditions:
Asphalt concrete pavement surfaces deteriorate over time due to loss of oil content from naturally occurring processes and vehicular traffic loads.

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 three (3) miles of roadways (17,900 SY).

Fiscal Implications:
Funding for this project will be allocated from Gas Tax Reserves.

Project Budget Summary:

		6-Year Funding Allocation				
		2022	2023	2024	2025	2026
	Program or Project	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction Engineering / Inspection	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ 12,000.00
	Construction	$ 850,000.00	$ 850,000.00	$ 450,000.00	$ 850,000.00	$ 850,000.00
	Contingency	$ 85,000.00	$ 85,000.00	$ 45,000.00	$ 85,000.00	$ 85,000.00
	Department Overhead	$ 49,850.00	$ 36,690.00	$ 4,286.00	$ 3,000.00	$ 3,000.00
	Total Expenditure	$ 996,850.00	$ 983,690.00	$ 511,286.00	$ 950,000.00	$ 950,000.00
	Funding					
Revenue	0045 Gas Tax	$ 367,261.00	$ 362,412.00	$ 511,286.00	$ 350,000.00	$ 350,000.00
	0050 Gas Tax (TDA Transportation)	$ 629,589.00	$ 612,278.00	$ -	$ 600,000.00	$ 600,000.00
	0045 Gas Tax (RMRA)					
	Total Funding	$ 996,850.00	$ 974,690.00	$ 511,286.00	$ 950,000.00	$ 950,000.00



TITLE: **FY24 SINGLE FIBER OVERLAY PROJECT**

APPROVED BY:

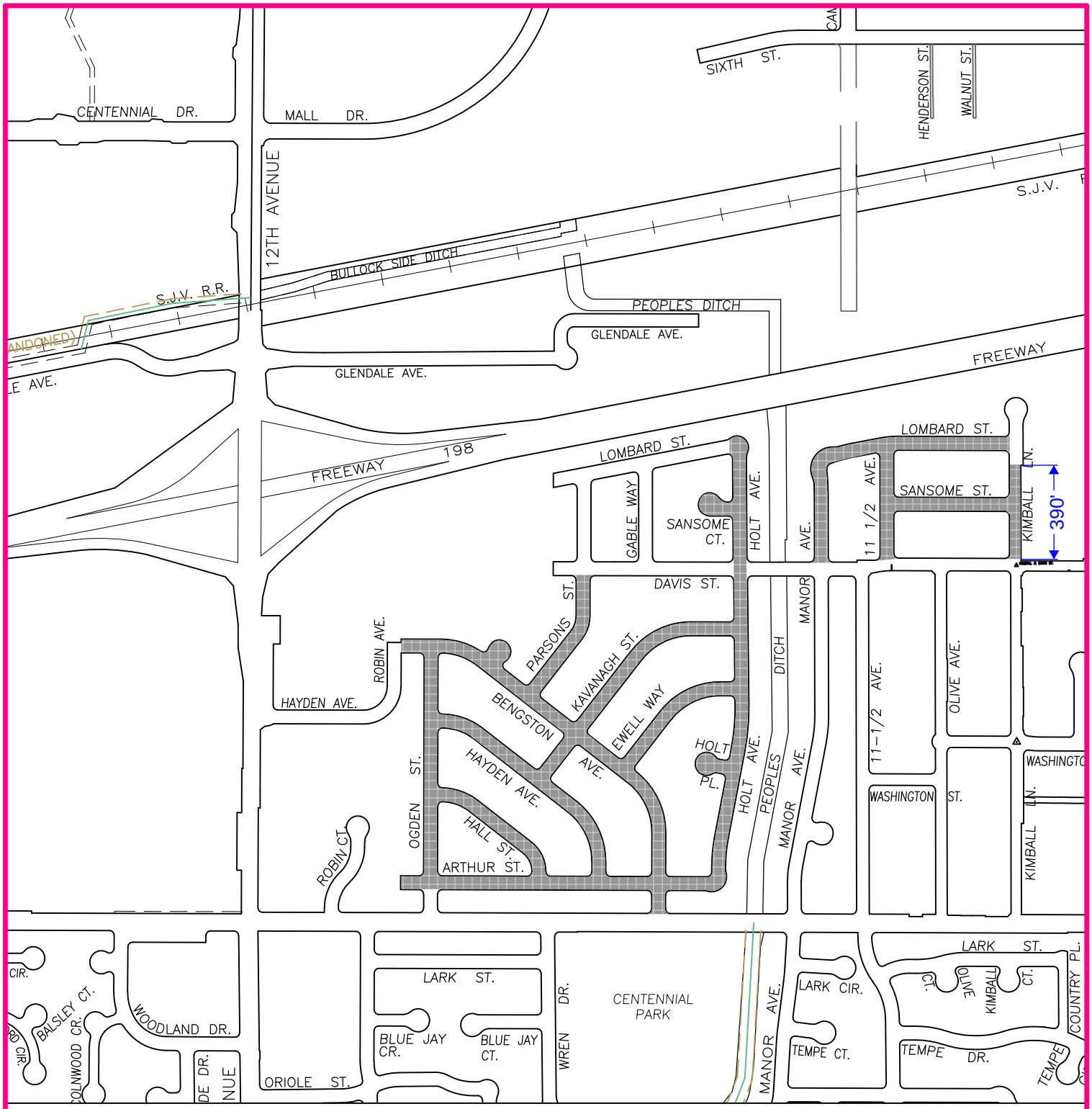
DRAWN BY: LAD/RB

DATE: 04-05-2024

JOB No.:

CITY OF HANFORD
PLANNING TOMORROWS
INC. 189
CALIFORNIA

SHEET 1 OF 2

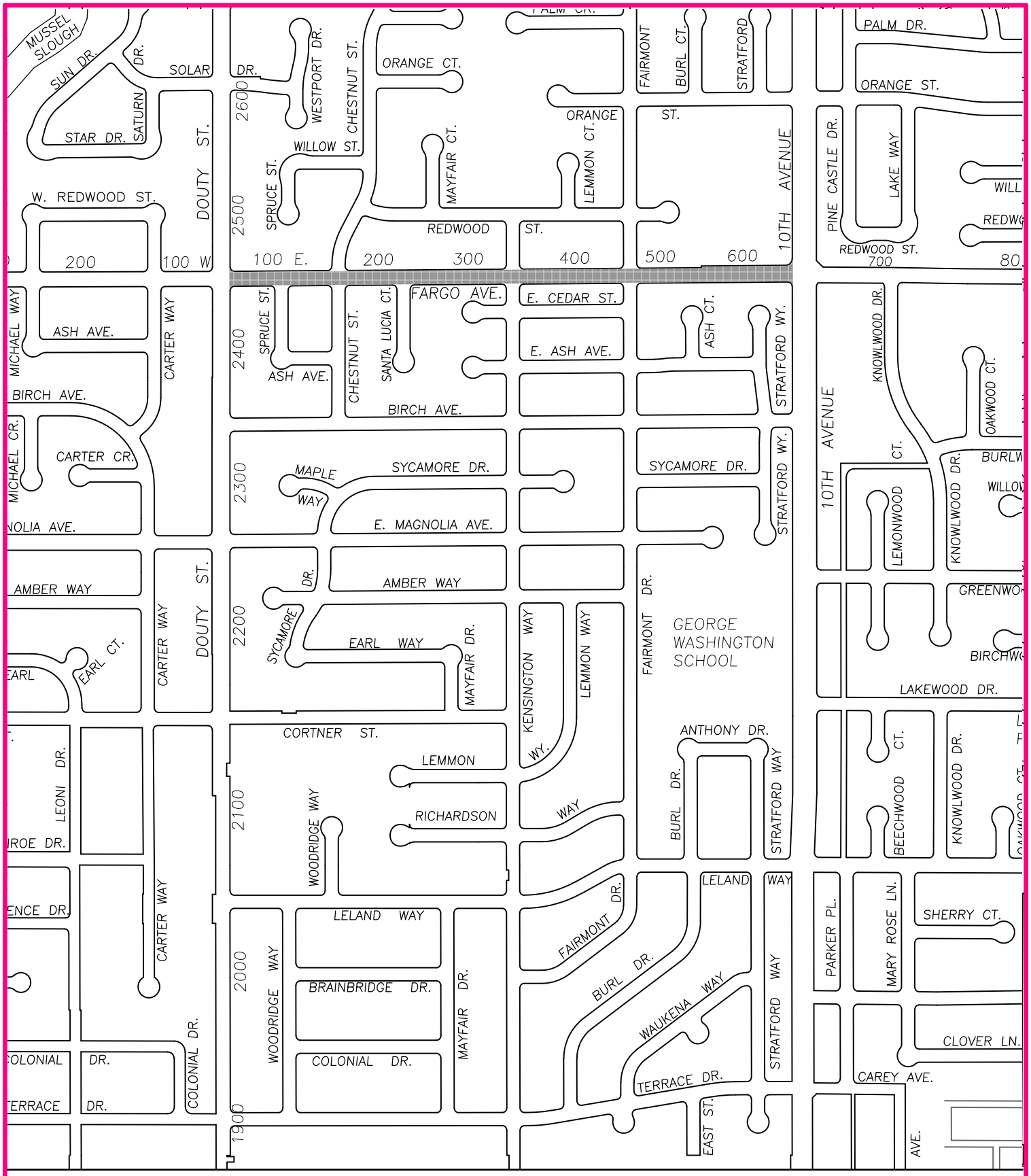


GRAPHIC SCALE

600 0 300 600

(IN FEET)
1 inch = 600 ft.

TITLE: FY24 SINGLE FIBER OVERLAY PROJECT	CITY OF HANFORD PLANNING TOMORROWS CALIFORNIA
APPROVED BY:	
DRAWN BY: LAD/RB	
DATE: 04-05-2024	
JOB No.:	SHEET 2 OF 2



NOT TO SCALE

TITLE: FY24 SINGLE FIBER OVERLAY PROJECT	CITY OF HANFORD PLANNING TOMORROWS INC. 189 CALIFORNIA
APPROVED BY:	
DRAWN BY: LAD/RB	
DATE: 04–05–2024	
JOB No.:	SHEET 1 OF 2

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Adoption of Resolution No. 24-11-R, Authorizing the Fleet Division Superintendent to make applications for, sign assurances for, and administer the Zero-Emission Electric Vehicle Replacement Incentive Program and the Zero-Emission Landscaping Equipment (ZELE) Voucher Program.

RECOMMENDATION:

Recommendation: The City Council, by motion, Adoption Resolution No. 24-11-R, authorizing the Fleet Superintendent to make applications for, sign assurances for, and administer the Zero-Emissions Programs including, but not limited to:

- Zero-Emission Electric Vehicle Replacement Incentive Program
- Zero-Emission Landscaping Equipment (ZELE) Voucher Program

BACKGROUND:

In 2021, California passed AB 1346, which restricts the sale of small off-road engines (SORE), including landscaping tools and equipment under 25 hp. That law was effective January 1, 2024. Moving forward, all equipment purchased must be zero-emission per the legislation. There are programs to help offset the increased price of electric-powered equipment, such as ZELE and the Zero Emissions Electric Vehicle Replacement Incentive Program.

ZELE provides an exchange program that gives the agency credit for old gas-powered equipment, allowing the agency to transition to battery-powered equipment more cost-effectively. The Zero-Emission Electric Vehicle Replacement Incentive Program gives grants to fund new vehicles to offset a gas equivalent. Both programs will require staff to report on annual usage and complete reports to the Air Board.

FISCAL IMPACT:

ZELE program vouchers vary based on the equipment being replaced and range from $700-$1400 per unit being replaced. As existing equipment reaches the end of its useful life, the City must purchase new equipment. Without participation in this program, the City would bear all new equipment costs. By participating in the program, the City could offset 75% or more of the cost of the new equipment, including extra batteries and chargers. Existing equipment will be maintained and kept useful as long as reasonably feasible. The Parks budget will be able to accommodate more equipment for the same or less than the cost of new equipment.

ATTACHMENTS:

1. RESOLUTION 24-11

RESOLUTION 24-11

Authorizing the Fleet Division Superintendent to make applications for, sign assurances for, and administer the Zero-Emission Electric Vehicle Replacement Incentive Program and the Zero-Emission Landscaping Equipment (ZELE) Voucher Program

It was approved by the City of Hanford that the following Resolution be adopted:

Resolution authorizing the City of Hanford to make applications for and to sign certain assurances with respect to applications for local, state and federal programs projects or grants.

Whereas, Several Local, State and Federal programs allow public and non-profit transportation providers to apply for administration, capital, and operation assistance programs or grant; and

Whereas the City of Hanford must authorize someone by resolution as the "Authorized Individual" to make application and administer the Zero-Emission electric vehicle Replacement Incentive program; and the Zero-Emission Landscaping Equipment (ZELE) Voucher Program;

Now therefore be it resolved that the City of Hanford hereby authorized Glen Weaver to make application for, to sign required assurances and to administer the Zero-Emission electric vehicle Replacement Incentive program with respect to applications for Local, State and Federal programs, projects or grants, on behalf of this City.

The foregoing Resolution was passed and adopted by the City of Hanford at a regular meeting thereof, held on the _____ day of _____, _____.

_____

Authorized Official

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Approval of the Notice of Completion for Tract No. 929 Unit No. 1, near the Northeast corner of 13th Ave and Devon St., and Authorization for the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

RECOMMENDATION:

That the City Council, by motion, approve a Notice of Completion for Tract No. 929, Unit No. 1 and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

BACKGROUND:

Tract 929, Unit No. 1, is an 80 lots single family development that is located at the northeast corner of 13th Avenue and Devon Street, as shown on the Final Map (attached for reference). The developer of the subdivision is Woodside 06N, LP. The developer has completed all public improvements to the subdivision and posted a ten percent (10%) warranty security, which shall remain in effect for a minimum of one year after the attached Notice of Completion is recorded.

FISCAL IMPACT:

The public improvements have been constructed by the developer as required by the subdivision conditions of approval, and no fiscal impact to the budget will result from approval of the Notice of Completion.

ATTACHMENTS:
1. 504. 532 TR929-1
2. TR 929-1 Subdivision Agreement - Signed

COUNTY TRACT No. 929
UNIT 1
CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

OWNER'S STATEMENT

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

WOODSIDE 06N, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: WDS GP, INC., A CALIFORNIA CORPORATION, ITS GENERAL PARTNER

MATT SMITH, AUTHORIZED SIGNER

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

STATE OF CALIFORNIA
COUNTY OF FRESNO

ON FEBRUARY 1, 2021 BEFORE ME, S. LEYBA-STRONG,

NOTARY PUBLIC, PERSONALLY APPEARED MATT SMITH

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

SIGNATURE

(PRINT NAME) S. LEYBA-STRONG

MY COMMISSION NO. 2314685 MY COMMISSION EXPIRES DECEMBER 6, 2023

PRINCIPAL OFFICE IN COUNTY OF FRESNO

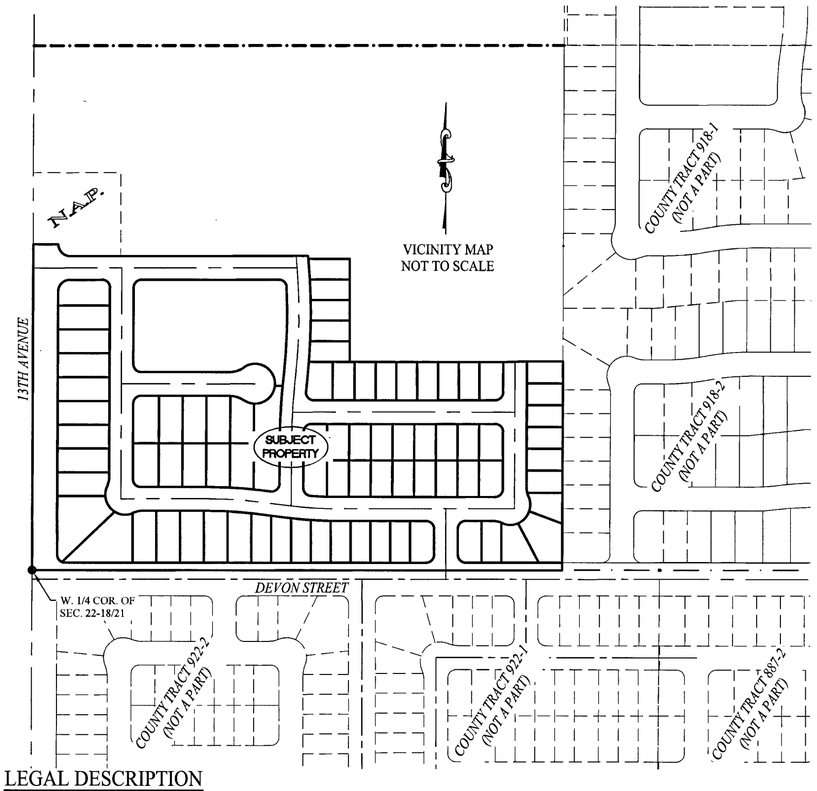
TAX COLLECTOR'S STATEMENT

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

DATE: Feb 23, 2021

JAMES P. ERB, CPA; DIRECTOR OF FINANCE

BY: Alda M. Silva, deputy



LEGAL DESCRIPTION

UNIT I

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF KINGS, CITY OF HANFORD, DESCRIBED AS FOLLOWS:

SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22 TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA ACCORDING TO THE APPROVED GOVERNMENT TOWNSHIP THEREOF;

EXCEPTING THEREFROM THE FOLLOWING PARCEL;

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 00° 06' 53" WEST , ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 320.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89° 50' 45" EAST, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 220.00 FEET; THENCE SOUTH 00° 06' 53" WEST, A DISTANCE OF 209.71 FEET, PARALLEL WITH THE WEST LINE OF LAST SAID NORTHWEST QUARTER; THENCE SOUTH 89° 53' 36" WEST, A DISTANCE OF 126.89 FEET; THENCE ON A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, WITH A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 89° 12' 12", AN ARC LENGTH OF 46.71 FEET, TO A POINT 63.00 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89° 50' 45" WEST, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 63.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00°06' 53" EAST, ALONG LAST SAID WEST LINE, A DISTANCE OF 180.00 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 39.52 ACRES, MORE OR LESS

PURSUANT TO THAT CERTAIN PARCEL MAP WAIVER FOR LOT LINE ADJUSTMENT NO. 2020-01, RECORDED APRIL 13, 2020 AS INSTRUMENT NO. 2006367, OFFICIAL RECORDS

ENGINEER'S STATEMENT

THIS MAP CONSISTING OF FIVE SHEETS WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MATT SMITH OF WOODSIDE HOMES, INC., IN THE MONTH OF DECEMBER, 2018. I HEREBY STATE THAT ALL OF THE MONUMENTS ARE OF THE CHARACTER, AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE ONE YEAR AFTER THE RECORDING OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 17th DAY OF February, 2021.

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

REGISTERED PROFESSIONAL ENGINEER JOHN A. ZUMWALT 21489 CIVIL STATE OF CALIFORNIA

ACTING CITY SURVEYOR

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

DATED THIS 10th DAY OF MARCH, 2021.

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

REGISTERED PROFESSIONAL ENGINEER JOHN B. HARDIN 21753 CIVIL STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

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

DATED THIS 17th DAY OF March 2021.

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

REGISTERED PROFESSIONAL ENGINEER JOHNATHAN L. DOYEL 62044 CIVIL STATE OF CALIFORNIA

CITY CLERK'S CERTIFICATE

I HEREBY STATE THAT AT A REGULAR MEETING OF THE HANFORD CITY COUNCIL HELD ON THE 12th DAY OF March, 2021, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION AND ACCEPTING, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE GENERAL PUBLIC, THE STREETS AND EASEMENTS AS INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP.

DATED THIS 17th DAY OF March, 2021.

NATALIE CORRAL, CITY CLERK

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE HANFORD PLANNING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW IN DULY AUTHORIZED MEETING HELD November 12, 2019.
DATED THIS 15th DAY OF March, 2021.

Mario Cifuentez, City Manager

RECORDER'S CERTIFICATE

FEE BOOK NO. 2107693 FEE PAID $91.00
RECORDED AT THE REQUEST OF ZUMWALT-HANSEN & ASSOCIATES, INC. ON THIS 8th DAY OF APRIL, 2021, AT 44 MINUTES PAST 8 O'CLOCK IN VOLUME 20 OF LICENSED SURVEYORS' PLATS, AT PAGE 83, KINGS COUNTY RECORDS.

KRISTINE LEE, KINGS COUNTY RECORDER

BY: DEPUTY

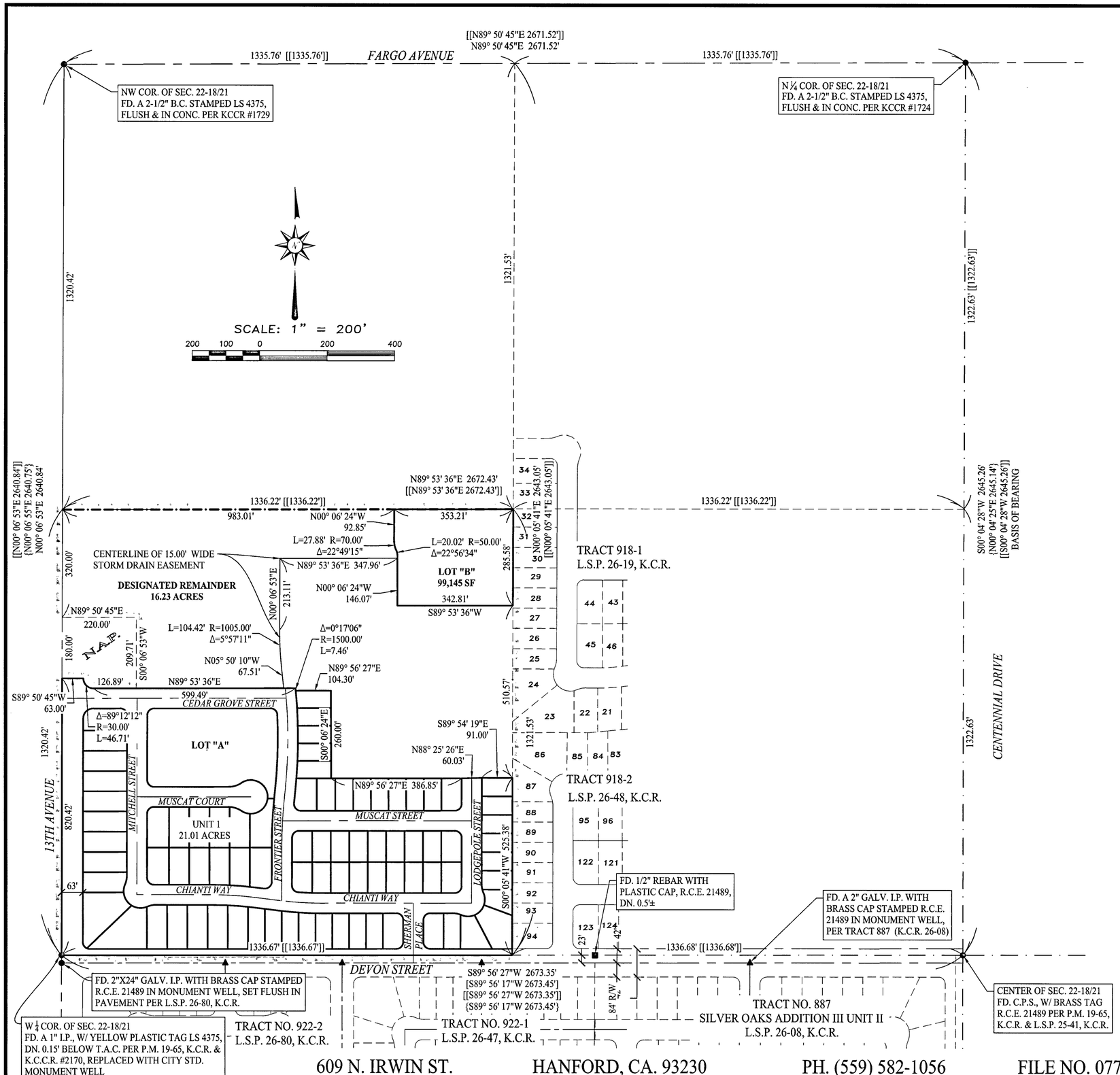
CIVIL ENGINEERS
ZUMWALT HANSEN INC.
LAND SURVEYORS
609 N. IRWIN ST. HANFORD, CA. 93230 PH. (559) 582-1056

FILE NO. 0778012

SHEET ONE OF FIVE SHEETS

COUNTY TRACT No. 929
UNIT 1

CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON GPS OBSERVATIONS OF THE FOUND MONUMENTS USING NETWORK RTK SOLUTIONS PROVIDED BY THE CALIFORNIA SURVEYING AND DRAFTING SUPPLY REAL-TIME NETWORK, USING THE 2016 ADJUSTMENT. ON THIS BASIS, THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M. BEARS S00° 04' 28"W.

SURVEYOR'S NOTE

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:

SIDE AND REAR LOT CORNERS ADJACENT TO 13TH AVENUE AND DEVON STREET ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489, SET 6"± DEEP, ON THE LOT LINE A DISTANCE OF 14.00' (PERPENDICULAR) FROM THE SIDE OR REAR CORNER.

SPECIAL MONUMENT NOTE:

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

LEGEND

- ● FOUND MONUMENT AS NOTED
- ▲ FOUND 2-1/2" BRASS CAP STAMPED R.C.E. 21489, ON A 2" I.P., INSIDE A MONUMENT WELL
- ⊙ SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
- △ SET 2"X24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT.

LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, SET 6" DEEP

- ---- INDICATES 6' PUBLIC UTILITY EASEMENT
- △D NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
- { } RECORD DATA PER LSP 21-53, K.C.R.
- [ ] RECORD DATA PER LSP 25-41, K.C.R.
- [[ ]] RECORD DATA PER LSP 26-19, K.C.R.
- ( ) INDICATES STREET ADDRESSES
- ACCESS DENIED TO DEVON STREET AND 13TH AVENUE

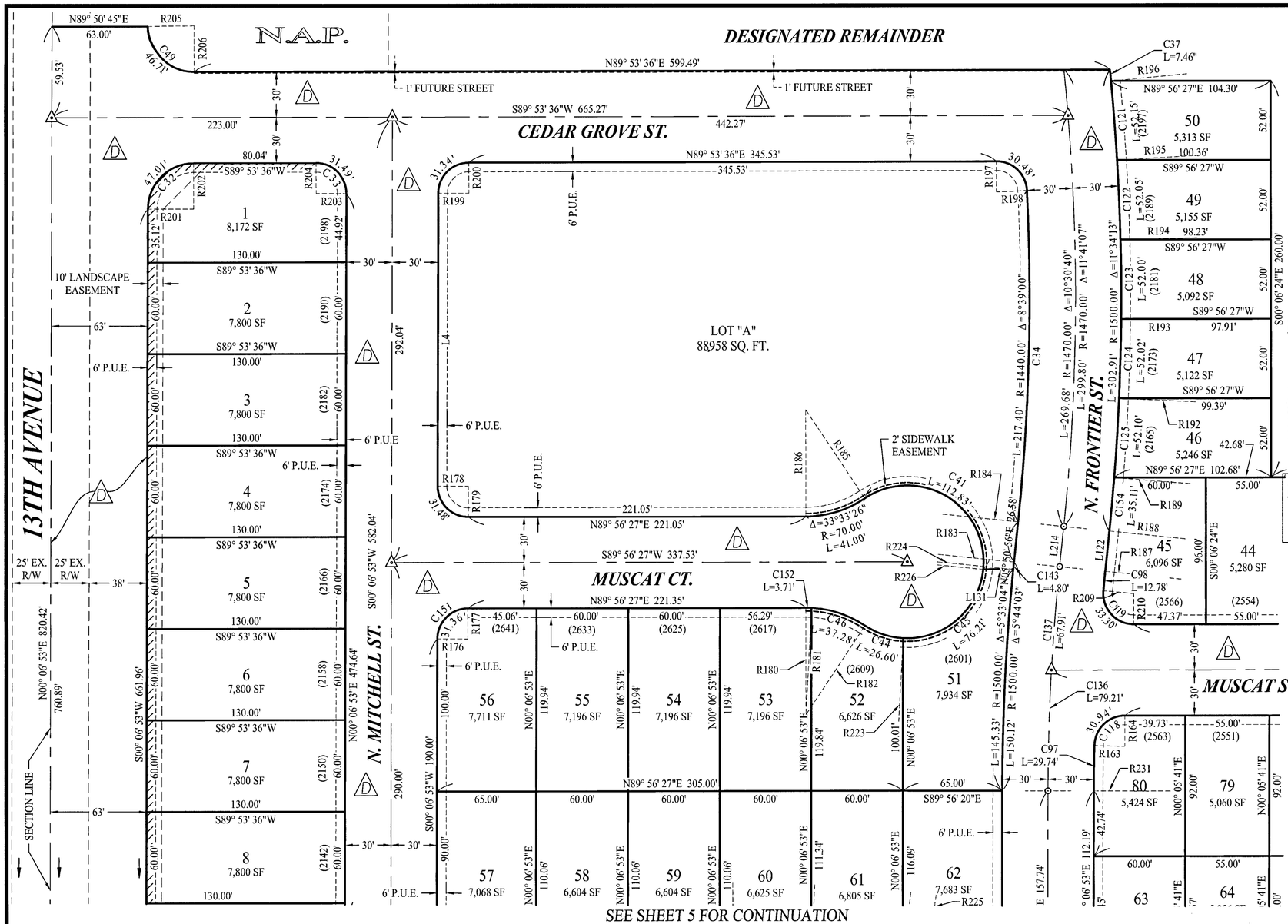
K.C.R.	KINGS COUNTY RECORDS
K.C.C.R.	KINGS COUNTY CORNER RECORD
K.C.O.R.	KINGS COUNTY OFFICIAL RECORDS
C.P.S.	COTTON PICKER SPINDLE
N.A.P.	NOT A PART

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

CIVIL ENGINEERS
ZUMWALT
HANSEN INC.
LAND SURVEYORS
609 N. IRWIN ST. HANFORD, CA. 93230 PH. (559) 582-1056

FILE NO. 0778012

SHEET TWO OF FIVE SHEETS



COUNTY TRACT No. 929
UNIT 1

CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON GPS OBSERVATIONS OF THE FOUND MONUMENTS USING NETWORK RTK SOLUTIONS PROVIDED BY THE CALIFORNIA SURVEYING AND DRAFTING SUPPLY REAL-TIME NETWORK, USING THE 2016 ADJUSTMENT. ON THIS BASIS, THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M. BEARS S00° 04' 28"W.

SURVEYOR'S NOTE

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MONUMENT NOTE:

SIDE AND REAR LOT CORNERS ADJACENT TO 13TH AVENUE AND DEVON STREET ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489, SET 6"± DEEP, ON THE LOT LINE A DISTANCE OF 14.00' (PERPENDICULAR) FROM THE SIDE OR REAR CORNER.

SPECIAL MONUMENT NOTE:

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

LEGEND

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- ▲ FOUND 2-1/2" BRASS CAP STAMPED R.C.E. 21489, ON A 2" I.P., INSIDE A MONUMENT WELL
- ⊙ SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
- △ SET 2"X24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT.

LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, SET 6" DEEP

- ----- INDICATES 6' PUBLIC UTILITY EASEMENT
- (D) NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
- { } RECORD DATA PER LSP 21-53, K.C.R.
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K.C.R. KINGS COUNTY RECORDS
K.C.C.R. KINGS COUNTY CORNER RECORD
K.C.O.R. KINGS COUNTY OFFICIAL RECORDS
C.P.S. COTTON PICKER SPINDLE
N.A.P. NOT A PART
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

SCALE: 1" = 50'

50 25 0 50 100

Radial Line Table		Radial Line Table		Radial Line Table		Radial Line Table	
Line #	Bearing	Line #	Bearing	Line #	Bearing	Line #	Bearing
R163	N88° 42' 08"W	R184	N84° 09' 04"W	R196	N84° 33' 50"E	R206	N00° 06' 24"W
R164	N00° 03' 33"W	R185	N33° 36' 59"W	R197	S00° 06' 24"E	R209	N84° 39' 34"W
R176	N89° 53' 07"W	R186	S00° 03' 33"E	R198	N87° 11' 56"E	R210	N00° 03' 33"W
R177	N00° 03' 33"W	R187	S84° 09' 04"E	R199	S89° 53' 07"E	R223	N03° 00' 51"E
R178	S89° 53' 07"E	R188	S84° 09' 04"E	R200	N00° 06' 24"W	R224	N84° 20' 04"W
R179	S00° 03' 33"E	R189	S85° 29' 32"E	R201	N89° 53' 07"W	R225	N07° 01' 09"E
R180	S00° 03' 33"E	R192	S87° 28' 57"E	R202	S00° 06' 24"E	R226	N84° 19' 12"W
R181	N02° 58' 49"E	R193	S89° 28' 10"E	R203	S89° 53' 07"E	R231	S89° 53' 07"E
R182	N33° 29' 53"E	R194	N88° 32' 39"E	R204	S00° 06' 24"E		
R183	N84° 09' 04"W	R195	N86° 33' 21"E	R205	S89° 05' 48"W		

Line Table		
Line #	Length	Bearing
L3	192.08'	S00° 06' 53"W
L4	192.08'	S00° 06' 53"W
L122	26.58'	N05° 50' 56"E
L131	19.74'	S89° 56' 27"W
L214	26.58'	N05° 50' 56"E

Curve Table			
Curve #	Length	Radius	Delta
C32	47.01'	30.00'	89° 46' 44"
C33	31.49'	20.00'	90° 13' 16"
C34	217.40'	1440.00'	8° 39' 00"
C36	145.33'	1500.00'	5° 33' 04"
C37	7.46'	1500.00'	0° 17' 06"
C41	112.83'	50.00'	129° 17' 47"
C44	26.60'	50.00'	30° 29' 03"
C45	76.21'	50.00'	87° 20' 03"
C46	37.28'	70.00'	30° 31' 04"

Curve Table			
Curve #	Length	Radius	Delta
C49	46.71'	30.00'	89° 12' 12"
C97	29.74'	1440.00'	1° 10' 59"
C98	12.78'	1440.00'	0° 30' 30"
C118	30.94'	20.00'	88° 38' 35"
C119	33.30'	20.00'	95° 23' 59"
C121	52.15'	1500.00'	1° 59' 32"
C122	52.05'	1500.00'	1° 59' 17"
C123	52.00'	1500.00'	1° 59' 11"
C124	52.02'	1500.00'	1° 59' 14"

Curve Table			
Curve #	Length	Radius	Delta
C125	52.10'	1500.00'	1° 59' 25"
C136	79.21'	1470.00'	3° 05' 15"
C137	67.91'	1470.00'	2° 38' 49"
C143	4.80'	1500.00'	0° 11' 00"
C152	3.71'	70.00'	3° 02' 22"
C153	31.48'	20.00'	90° 10' 26"

CIVIL ENGINEERS
ZUMWALT HANSEN INC.
LAND SURVEYORS

609 N. IRWIN ST. HANFORD, CA. 93230 PH. (559) 582-1056

FILE NO. 0778012

SHEET THREE OF FIVE SHEETS

COUNTY TRACT No. 929
UNIT 1

CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

Radial Line Table		Radial Line Table		Radial Line Table		Radial Line Table		Radial Line Table	
Line #	Bearing	Line #	Bearing	Line #	Bearing	Line #	Bearing	Line #	Bearing
R140	S07° 01' 09"W	R150	N00° 03' 33"W	R160	S89° 54' 19"E	R187	S84° 09' 04"E	R213	N01° 38' 32"E
R141	S06° 35' 36"W	R151	N89° 56' 27"E	R161	S89° 54' 19"E	R188	S84° 09' 04"E	R220	S71° 26' 14"E
R142	S03° 48' 00"W	R152	S00° 03' 33"E	R162	N00° 03' 33"W	R189	S85° 29' 32"E	R221	S22° 59' 05"E
R143	S01° 00' 57"W	R153	S00° 03' 33"E	R163	N88° 42' 08"W	R190	S00° 03' 33"E	R231	S89° 53' 07"E
R144	S00° 03' 33"E	R154	S20° 03' 28"W	R164	N00° 03' 33"W	R191	S89° 54' 19"E		
R145	S00° 03' 33"E	R155	N22° 44' 28"E	R165	N89° 53' 07"W	R192	S87° 28' 57"E		
R146	S89° 56' 27"W	R156	N67° 17' 17"E	R166	S04° 05' 30"W	R193	S89° 28' 10"E		
R147	S89° 56' 27"W	R157	N76° 30' 45"E	R168	S88° 52' 22"E	R209	N84° 39' 34"W		
R148	N00° 03' 33"W	R158	N89° 54' 19"W	R183	N84° 09' 04"W	R210	N00° 03' 33"W		
R149	S89° 56' 27"W	R159	S00° 03' 33"E	R184	N84° 09' 04"W	R212	S00° 03' 33"E		

Line Table		
Line #	Length	Bearing
L3	192.08'	S00° 06' 53"W
L4	192.08'	S00° 06' 53"W
L122	26.58'	N05° 50' 56"E
L131	19.74'	S89° 56' 27"W
L214	26.58'	N05° 50' 56"E
L215	19.00'	S00° 05' 41"W
L218	15.00'	S44° 58' 06"E

Curve Table			
Curve #	Length	Radius	Delta
C41	112.83'	50.00'	129° 17' 47"
C45	76.21'	50.00'	87° 20' 03"
C94	7.66'	1030.00'	0° 25' 33"
C95	19.32'	1030.00'	1° 04' 30"
C97	29.74'	1440.00'	1° 10' 59"
C98	12.78'	1440.00'	0° 30' 30"
C101	33.48'	20.00'	95° 54' 04"
C102	30.03'	20.00'	86° 01' 23"
C103	31.42'	20.00'	90° 00' 00"

BASIS OF BEARINGS

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SURVEYOR'S NOTE

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MONUMENT NOTE:

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- { } RECORD DATA PER LSP 21-53, K.C.R.
- [ ] RECORD DATA PER LSP 25-41, K.C.R.
- [[ ]] RECORD DATA PER LSP 26-19, K.C.R.
- ( ) INDICATES STREET ADDRESSES
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SCALE: 1" = 50'

Curve Table				Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C104	31.42'	20.00'	90° 00' 00"	C115	16.59'	70.00'	13° 34' 56"	C128	119.18'	1000.00'	6° 49' 43"
C105	31.42'	20.00'	90° 00' 00"	C116	31.36'	20.00'	89° 50' 46"	C129	4.36'	1000.00'	0° 14' 59"
C106	31.42'	20.00'	90° 00' 00"	C117	31.47'	20.00'	90° 09' 14"	C130	28.80'	970.00'	1° 42' 05"
C109	24.58'	70.00'	20° 07' 01"	C118	30.94'	20.00'	88° 38' 35"	C131	41.47'	970.00'	2° 26' 58"
C110	3.28'	70.00'	2° 41' 00"	C119	33.30'	20.00'	95° 23' 59"	C136	79.21'	1470.00'	3° 05' 15"
C111	39.90'	50.00'	45° 43' 33"	C120	31.36'	20.00'	89° 50' 46"	C137	67.91'	1470.00'	2° 38' 49"
C112	42.28'	50.00'	48° 27' 09"	C123	52.00'	1500.00'	1° 59' 11"	C138	50.22'	1030.00'	2° 47' 36"
C113	36.02'	50.00'	41° 16' 29"	C124	52.02'	1500.00'	1° 59' 14"	C139	50.05'	1030.00'	2° 47' 03"
C114	11.27'	70.00'	9° 13' 28"	C125	52.10'	1500.00'	1° 59' 25"	C154	35.11'	1500.00'	1° 20' 28"

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LAND SURVEYORS
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FILE NO. 0778012

COUNTY TRACT No. 929
UNIT 1

CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

Radial Line Table		Radial Line Table		Radial Line Table		Radial Line Table		Radial Line Table	
Line #	Bearing	Line #	Bearing	Line #	Bearing	Line #	Bearing	Line #	Bearing
R132	N89° 53' 07"W	R141	S06° 35' 36"W	R169	N06° 08' 29"E	R180	S00° 03' 33"E	R213	N01° 38' 32"E
R133	N00° 03' 33"W	R142	S03° 48' 00"W	R170	N02° 47' 37"E	R181	N02° 58' 49"E	R223	N03° 00' 51"E
R134	N22° 53' 55"W	R143	S01° 00' 57"W	R171	S00° 03' 33"E	R182	N33° 29' 53"E	R225	N07° 01' 09"E
R135	S00° 03' 33"E	R163	N88° 42' 08"W	R172	N00° 03' 33"W	R183	N84° 09' 04"W	R227	S85° 49' 42"W
R136	S00° 03' 33"E	R164	N00° 03' 33"W	R173	N89° 53' 07"W	R184	N84° 09' 04"W	R228	N31° 46' 34"E
R137	S02° 38' 29"W	R165	N89° 53' 07"W	R174	N67° 02' 36"W	R187	S84° 09' 04"E	R229	N22° 16' 35"W
R138	S06° 11' 49"W	R166	S04° 05' 30"W	R175	S89° 53' 07"E	R188	S84° 09' 04"E	R230	N23° 09' 14"E
R139	S07° 01' 09"W	R167	S07° 01' 42"W	R176	N89° 53' 07"W	R209	N84° 39' 34"W		
R140	S07° 01' 09"W	R168	S88° 52' 22"E	R177	N00° 03' 33"W	R210	N00° 03' 33"W		

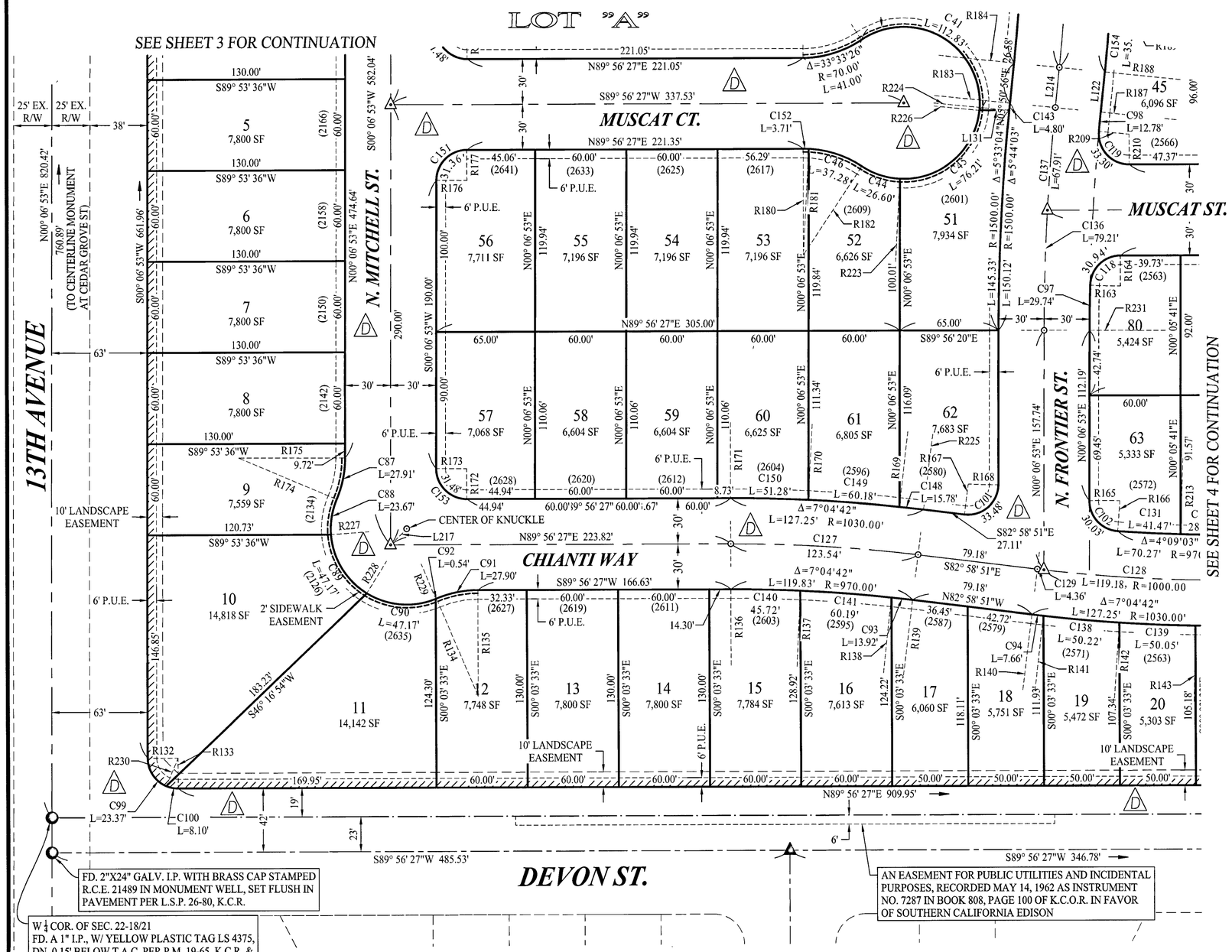
Line Table		
Line #	Length	Bearing
L3	192.08'	S00° 06' 53"W
L4	192.08'	S00° 06' 53"W
L122	26.58'	N05° 50' 56"E
L131	19.74'	S89° 56' 27"W
L214	26.58'	N05° 50' 56"E
L217	15.00'	S45° 01' 20"W

Curve Table			
Curve #	Length	Radius	Delta
C41	112.83'	50.00'	129° 17' 47"
C44	26.60'	50.00'	30° 29' 03"
C45	76.21'	50.00'	87° 20' 03"
C46	37.28'	70.00'	30° 31' 04"
C87	27.91'	70.00'	22° 50' 31"
C88	23.67'	50.00'	27° 07' 42"
C89	47.17'	50.00'	54° 03' 08"
C90	47.17'	50.00'	54° 03' 08"
C91	27.90'	70.00'	22° 50' 22"

Curve Table			
Curve #	Length	Radius	Delta
C92	0.54'	50.00'	0° 37' 20"
C93	13.92'	970.00'	0° 49' 20"
C94	7.66'	1030.00'	0° 25' 33"
C97	29.74'	1440.00'	1° 10' 59"
C98	12.78'	1440.00'	0° 30' 30"
C99	23.37'	20.00'	66° 57' 39"
C100	8.10'	20.00'	23° 12' 47"
C101	33.48'	20.00'	95° 54' 04"
C102	30.03'	20.00'	86° 01' 23"

Curve Table			
Curve #	Length	Radius	Delta
C118	30.94'	20.00'	88° 38' 35"
C119	33.30'	20.00'	95° 23' 59"
C127	123.54'	1000.00'	7° 04' 42"
C128	119.18'	1000.00'	6° 49' 43"
C129	4.36'	1000.00'	0° 14' 59"
C131	41.47'	970.00'	2° 26' 58"
C136	79.21'	1470.00'	3° 05' 15"
C137	67.91'	1470.00'	2° 38' 49"
C138	50.22'	1030.00'	2° 47' 36"

Curve Table			
Curve #	Length	Radius	Delta
C139	50.05'	1030.00'	2° 47' 03"
C140	45.72'	970.00'	2° 42' 02"
C141	60.19'	970.00'	3° 33' 20"
C148	15.78'	1030.00'	0° 52' 40"
C149	60.18'	1030.00'	3° 20' 52"
C150	51.28'	1030.00'	2° 51' 10"
C151	31.36'	20.00'	89° 49' 34"
C152	3.71'	70.00'	3° 02' 22"
C153	31.48'	20.00'	90° 10' 26"



FD. 2"X24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, SET FLUSH IN PAVEMENT PER L.S.P. 26-80, K.C.R.

W ¼ COR. OF SEC. 22-18/21
FD. A 1" I.P., W/ YELLOW PLASTIC TAG LS 4375, DN. 0.15' BELOW T.A.C. PER P.M. 19-65, K.C.R. & K.C.C.R. #2170, REPLACED WITH CITY STD. MONUMENT WELL

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 14, 1962 AS INSTRUMENT NO. 7287 IN BOOK 808, PAGE 100 OF K.C.O.R. IN FAVOR OF SOUTHERN CALIFORNIA EDISON

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON GPS OBSERVATIONS OF THE FOUND MONUMENTS USING NETWORK RTK SOLUTIONS PROVIDED BY THE CALIFORNIA SURVEYING AND DRAFTING SUPPLY REAL-TIME NETWORK, USING THE 2016 ADJUSTMENT. ON THIS BASIS, THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M. BEARS S00° 04' 28"W.

SURVEYOR'S NOTE

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:

SIDE AND REAR LOT CORNERS ADJACENT TO 13TH AVENUE AND DEVON STREET ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489, SET 6"± DEEP, ON THE LOT LINE A DISTANCE OF 14.00' (PERPENDICULAR) FROM THE SIDE OR REAR CORNER.

SPECIAL MONUMENT NOTE:

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

LEGEND

- ● FOUND MONUMENT AS NOTED
- ▲ FOUND 2-1/2" BRASS CAP STAMPED R.C.E. 21489, ON A 2" I.P., INSIDE A MONUMENT WELL
- ⊙ SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
- △ SET 2"X24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT.

LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, SET 6" DEEP

- ---- INDICATES 6' PUBLIC UTILITY EASEMENT
- (D) NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
- { } RECORD DATA PER LSP 21-53, K.C.R.
- [ ] RECORD DATA PER LSP 25-41, K.C.R.
- [[ ]] RECORD DATA PER LSP 26-19, K.C.R.
- ( ) INDICATES STREET ADDRESSES
- ////// ACCESS DENIED TO DEVON STREET AND 13TH AVENUE

K.C.R. KINGS COUNTY RECORDS
K.C.C.R. KINGS COUNTY CORNER RECORD
K.C.O.R. KINGS COUNTY OFFICIAL RECORDS
C.P.S. COTTON PICKER SPINDLE
N.A.P. NOT A PART
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

SCALE: 1" = 50'

50 25 0 50 100

CIVIL ENGINEERS
ZUMWALT HANSEN INC.
LAND SURVEYORS

609 N. IRWIN ST. HANFORD, CA. 93230 PH. (559) 582-1056 FILE NO. 0778012 SHEET FIVE OF FIVE SHEETS

CITY OF HANFORD
SUBDIVISION AGREEMENT

TRACT NO. 929 Unit I

THIS SUBDIVISION AGREEMENT ("Agreement") is made and entered into this 1st day of Febuary, 2021, by and between WOODSIDE 06N, LP., ("SUBDIVIDER"), and the City of Hanford, a Municipal Corporation ("CITY").

RECITALS

A. The SUBDIVIDER has presented to the CITY a final map of the proposed Subdivision of certain real property located within the city limits of the City and more particularly described in Exhibit "A" which has been filed with the City Engineer and is made a part hereof by reference ("Final Map") and identified as Tract No. 929 Unit I ("SUBDIVISION"). The real property is to be developed in accordance with subdivision improvement plans, which have been filed with the City Engineer and are made a part hereof by reference and identified as Exhibit "B" ("Improvement Plans"). SUBDIVIDER has requested that the CITY accept and approve the Final Map and the dedications delineated and shown on the Final Map for the use and purposes specified thereon, and otherwise approve the Final Map in order that the same may be recorded as required by law.

B. The CITY requires as a condition precedent to the acceptance and approval of the Final Map, the dedication of such streets and easements as are delineated and shown on the Final Map, and deems the same as necessary for the public use, and requires that any and all streets and easements delineated and shown thereon shall be improved by the construction thereon and the installation therein of the improvements specified herein.

C. Certain public improvements are required to be made by SUBDIVIDER in accordance with the approved tentative map of the SUBDIVISION. Section 66462 of the California Government Code provides, as a condition precedent to the approval of the Final Map, that the City Council shall require the SUBDIVIDER to enter into an agreement to complete said public improvements.

D. Chapter 16.24.070 of the Hanford Municipal Code requires the SUBDIVIDER to enter into an agreement with the CITY to perform and complete the work and matters as hereinafter described in this Agreement, in conformance with Sections 16.24.010 through 16.24.120, inclusive of the Hanford Municipal Code, which Sections by reference are incorporated into this Agreement and made a part hereof.

NOW THEREFORE, it is hereby agreed as follows:

1. Improvements.

SUBDIVIDER shall complete all required public improvements in the Subdivision as identified in Exhibit "B" of this Agreement (collectively "IMPROVEMENTS") and in accordance with all of the requirements and standards as set forth in the approval or conditional approval of the Tentative Map of the SUBDIVISION, the Hanford Municipal Code, all applicable laws, codes and regulations and the terms and conditions of this Agreement. In accordance with Section 16.24.110 of the Hanford Municipal Code, all of the Improvements shall be completed no later than two (2) years from the date of approval of this Agreement by the City of Hanford. A request to extend the time for completion of the Improvements must be in written form and received by the CITY not less than thirty (30) days prior to expiration of this Agreement and shall include facts in support of the request for such extension of time. Only the City shall have the authority to extend such time period. The extension period shall not exceed twelve (12) months.

Within thirty (30) days after the SUBDIVIDER notifies the City Engineer that the required work has been completed, the City Engineer shall inspect such work, and if such work has been performed in the required manner and in accordance with this Agreement, the Final Map, the Hanford Municipal Code and all other applicable laws, codes and regulations, the City Engineer shall advise the City Council that the public improvements are ready for acceptance by the CITY.

2. Inspection.

The CITY shall inspect all work in accordance with Section 16.24.100 of the Hanford Municipal Code including the SUBDIVIDER'S conformance with CITY Standards and

Specifications and any and all conditions, standards or requirements identified at the preconstruction conference held prior to commencing construction.

CITY shall schedule a preliminary final inspection and a deficiency list shall be compiled and submitted to the SUBDIVIDER for correction. Upon completion of all corrections or additional work as outlined by the deficiency list, the SUBDIVIDER shall certify in writing that all corrections have been completed and request a final inspection. Upon finding that all items have been corrected and upon receipt of as-built improvement plans, the Improvements may be provisionally accepted by the CITY pending approval of the final map and subdivision agreement for Tract No. 929 Unit I, by the City Council.

The completion of corrections indicated by the deficiency list shall not relieve the SUBDIVIDER from the responsibility of correcting any deficiency not shown on the list that may be subsequently discovered. Should the CITY require payment of additional engineering and inspection fees and costs for improvements constructed after the stated date of completion, the SUBDIVIDER must pay said additional fees and costs prior to acceptance by the City Council of the IMPROVEMENTS.

3. <u>Costs and Fees</u>.

The SUBDIVIDER shall be responsible for the work, including without limitation, the costs identified in the IMPROVEMENT COST ESTIMATE attached hereto and made a part hereof and identified as Exhibit "C" to this Agreement. SUBDIVIDER agrees to the amount thereof and agrees to pay, when due, all amounts identified therein, including without limitation, all CITY engineering and inspection fees.

4. <u>Security</u>.

SUBDIVIDER agrees to furnish security, which complies with Section 66499 et. seq. of the California Government Code, in such amounts as are fixed by the CITY, to guarantee the faithful performance of this Agreement, including without limitation, the construction of the

IMPROVEMENTS and to guarantee payment to contractors, subcontractors, laborers, material men and other persons employed in the performance of the work under this Agreement. In the sole discretion of the CITY and with the written authorization of the CITY, the sureties provided by the SUBDIVIDER may be released in whole or in part in the following manner:

(a) Faithful performance sureties, not in excess of ninety percent (90%) of the estimated costs of the individual items of public improvements, may be released or the required surety amounts may be reduced as work is satisfactorily completed and tentatively accepted by the CITY.

(b) Forty-five (45) days after recordation of the Notice of Completion for the Subdivision, the sureties securing the payment to contractors and subcontractors and to persons furnishing labor, materials, or equipment may be released if claims, including without limitation, stop notices have not been filed.

(c) Ten percent (10%) of the total faithful performance surety, retained as the public improvement warranty, may be released one year after the Notice of Completion has been recorded. In the alternative, SUBDIVIDER shall provide CITY with new warranty security of not less than ten percent (10%) of the Improvement Cost Estimate identified in Exhibit "C" hereto, which security shall have a term of one (1) year from the date of recordation of the Notice of Completion.

In accordance with Section 16.24.080 of the Hanford Municipal Code, the SUBDIVIDER shall furnish, in writing, proof of adequate security deposit to all utility companies for the installation of electricity, gas, telephone, cable television and any other utility which charges are not part of the Improvement Cost Estimate set forth in Exhibit "C."

No final map shall be signed by the City Engineer or recorded until all improvement securities required by Section 16.24.080 of the Hanford Municipal Code and under this Agreement have been received and approved. The form of securities shall be one or the combination of forms as approved by the CITY.

5. **Liability.**

As a condition precedent and prior to commencement of the work to be performed pursuant to this Agreement, SUBDIVIDER shall furnish the CITY with a certificate of insurance with a separate endorsement evidencing the following insurance coverages:

(1) Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 0001, including products and completed operations, with limits of no less than FIVE MILLION AND NO/100 DOLLARS ($5,000,000) per occurrence for bodily injury, personal injury, and property damage. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be TEN MILLION AND NO/100 DOLLARS ($10,000,000), twice the required occurrence limit.

(2) Automobile Liability: ISO Form Number CA 0001 covering any auto (Code 1), with a limit no less than FIVE MILLION AND NO/100 DOLLARS ($5,000,000) per accident for bodily injury and property damage.

(3) Workers' Compensation: as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS ($1,000,000) per accident for bodily injury or disease.

If SUBDIVIDER maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by SUBDIVIDER. SUBDIVIDER's insurance policies shall be "occurrence" policies and not "claims-made" coverage.

SUBDIVIDER may maintain an Umbrella policy in conjunction with the insurance policies referenced above. In such case, SUBDIVIDER shall be deemed to have satisfied the insurance requirements of this contract as long as: (i) the coverage limits of the Umbrella policy and of the underlying liability policy(ies), when combined, satisfy each of the per occurrence and aggregate requirements identified in this subsection a.; and (ii) coverage under the Umbrella policy is as broad as and includes all incidents and events covered by the underlying insurance that it supplements.

a. Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require SUBDIVIDER to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. Alternatively, the City may require SUBDIVIDER to provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration, and defense expenses within the retention.

b. The policies are to contain, or be endorsed to contain, the following provisions:

(1) The City and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of SUBDIVIDER including materials, parts, or equipment furnished in connection with such work or operations; products used by SUBDIVIDER; or automobiles owned, leased, hired or borrowed by SUBDIVIDER. General

liability coverage can be provided in the form of an endorsement to SUBDIVIDER's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees or volunteers.

(2) For any claims related to this contract, SUBDIVIDER's insurance coverage shall be primary insurance as respects the City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City and/or its officers, officials, employees, or volunteers shall be in excess of SUBDIVIDER's insurance and shall be non-contributory.

(3) Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.

c. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

d. SUBDIVIDER shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the SUBDIVIDER's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

e. SUBDIVIDER hereby grants to City and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of SUBDIVIDER may acquire against the City and/or its officers, officials, employees, and volunteers by virtue of the payment of

any loss under such insurance. SUBDIVIDER agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

f. The City reserves the right to modify the insurance requirements contained in this contract, including, without limitation, coverage limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

6. Indemnification.

SUBDIVIDER hereby agrees to and shall protect, indemnify and hold harmless the CITY and all officials, officers, agents, representatives and employees thereof from and against any and all liability, loss, claims or damages of whatsoever kind or character, including attorneys' fees and costs of all types, to the extent arising out of, or related, directly or indirectly, to the work to be performed pursuant to this Agreement or the acts or omissions of the SUBDIVIDER, SUBDIVIDER's independent contractors, employees, representatives, agents and invitees. These indemnification and hold-harmless provisions shall be in full force and effect regardless of whether or not there shall be insurance policies covering such damages, claims, or liability. This indemnification shall be binding upon the SUBDIVIDER whether or not there are any allegations of fault, negligence or liability of the parties indemnified hereunder and shall survive the completion of construction of the IMPROVEMENTS.

SUBDIVIDER agrees that the use of any and all public streets and improvements, which are part of the Subdivision, shall be at all times, prior to the final acceptance by the CITY, the sole and exclusive risk of the SUBDIVIDER.

7. Permits and Compliance.

Should SUBDIVIDER be required to perform any work within any public rights-of-way or easements located beyond the Subdivision limits, SUBDIVIDER shall satisfy any

and all requirements, other than the payment of fees, as necessary to obtain an encroachment permit for said work.

SUBDIVIDER shall make arrangements for the relocation of all overhead and underground public utility facilities that interfere with the construction of the IMPROVEMENTS. The SUBDIVIDER shall be responsible for the full cost of relocating such facilities.

The SUBDIVIDER shall repair any damage to public streets or other public property or improvements resulting from or incidental to, the construction of the Improvements, or in lieu of making such repairs, the SUBDIVIDER shall pay to the CITY the full cost of such repairs.

Building permits for individual lots of the Subdivision will not be issued until all underground utilities are installed within the public right-of-way, the trenches have been backfilled, and an approved all-weather road is constructed for street frontage and access.

No occupancy permit for any dwelling to be constructed within the Subdivision shall be issued until all Improvements are completed and accepted by the City Council.

In accordance with Section 16.24.090 of the Hanford Municipal Code, construction methods and materials for all Improvements shall conform to the Standards and Specifications of the CITY. Construction shall not commence until required Improvement Plans have been approved by the City Engineer and payment of all fees have been received by the CITY.

The IMPROVMENTS shall be constructed in accordance with all applicable street, plumbing, building, electrical and zoning codes and any other codes, rules or regulations of the CITY and the State of California.

The SUBDIVIDER shall require contractors and subcontractors to provide and maintain barricades and warning signs to protect and warn the public of construction hazards. Traffic control shall conform to a traffic control plan approved by the City Engineer. If, in the opinion of the City Engineer, proper barricades and warning signs are not being provided,

the Contractor will be required to immediately stop work until proper traffic control is provided and approved by the City Engineer.

The SUBDIVIDER shall require all contractors and subcontractors to conform to the applicable provisions of the California Occupational Safety and Health Act ("OSHA"). Onsite inspection of the work will be requested of OSHA officials, and all work subject to this Agreement shall immediately stop if, in the opinion of the City Engineer, any such work is being performed in violation of OSHA or when appropriate safety measures are not being utilized for said work.

The SUBDIVIDER and its contractors and subcontractors shall pay for any materials, provisions and other supplies used in, upon, for, or about the performance of the work to be performed hereunder and for any and all work or labor associated therewith and for all amounts due under the Workers' Compensation and the unemployment insurance acts and all other applicable laws or regulations of the State of California or the United States with respect to such work or labor, including without limitation, as required by Section 3200 of the California Labor Code and Section 4200 of the California Government Code.

8. <u>Scheduling</u>.

It shall be the responsibility of the SUBDIVIDER to coordinate all work performed by its contractors and subcontractors, such as scheduling the sequence of operations and the determination of liability if one operation delays another. In no case shall representatives of the CITY be placed in the position of making decisions that are the responsibility of the SUBDIVIDER. It shall further be the responsibility of the SUBDIVIDER to give the City Engineer written notice not less than two (2) working days in advance of the actual date on which work is to be started. Failure on the part of the SUBDIVIDER to notify the City Engineer may cause delay for which the SUBDIVIDER shall be solely responsible.

9. **Soil and Dust Control Provisions.**

The SUBDIVIDER is responsible for arrangement for and payment of all CITY-required soil tests at locations as determined by the City Engineer. Payment for said tests shall be made directly by the SUBDIVIDER to the certified testing firm of the SUBDIVIDER's choice. Adequate dust control shall be maintained by the SUBDIVIDER on all streets within and outside of the Subdivision on which work is required to be performed under this Agreement, from the time work is first commenced until all work is completed. "Adequate dust control" as used herein shall mean the sprinkling of the streets with water or approved dust palliative with sufficient frequency to prevent the scattering of dust by wind or the activity of vehicles and equipment onto any street area or private property adjacent to the Subdivision. Whenever, in the opinion of the City Engineer, adequate dust control is not being maintained on any street or streets or other areas of the Subdivision, the City Engineer shall give notice to the SUBDIVIDER to comply with the provisions herein, or, at the election of the City Engineer, notice may be mailed to the SUBDIVIDER at his address on file with the City Engineer. If, within twenty-four (24) hours after personal service or within forty-eight (48) hours after mailing of notice, the SUBDIVIDER has not commenced to maintain adequate dust control or at any time thereafter fails to maintain adequate dust control, the City Engineer may, without further notice of any kind, cause any street or streets to be sprinkled with water or an approved dust palliative as may be deemed necessary by the City Engineer to eliminate the scattering of dust. Such dust control shall be performed by equipment and personnel of the CITY or by contract as the City Engineer shall determine, and the SUBDIVIDER agrees to pay to CITY, upon receipt of the billing, therefore, the entire cost to the CITY of such dust control.

When the surfacing on any existing street is disturbed, the surfacing shall be immediately replaced with temporary surfacing and permanently paved within fourteen (14) calendar days thereafter. The streets shall be maintained in a safe and passable condition at all times between the commencement of construction of IMPROVEMENTS and final completion thereof.

10. Reimbursement.

If the City Municipal Code provides SUBDIVIDER with the right to receive cash reimbursement or impact fee credit because of the construction of certain improvements or the oversizing thereof, SUBDIVIDER must request payment of the cash reimbursement or preparation of a reimbursement agreement, whichever is applicable, or the impact fee credit prior to the date of final acceptance of all subdivision improvements by the City Council. Such request must be made in writing and received by the City Engineer prior to the date of final acceptance of the IMPROVMENTS by City Council. SUBDIVIDER agrees that should it fail to make such written request by the date identified herein, SUBDIVIDER forever waives its right to request and receive any cash reimbursement, reimbursement agreement or impact fee credit.

11. Prevailing Wage Laws, Rules and Regulations.

SUBDIVIDER shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the SUBDIVISION. Unless otherwise advised in writing by the City, SUBDIVIDER shall be solely responsible for making any and all decisions regarding any portion or aspect of the SUBDIVISION including, without limitation, any form of reimbursement by the City to the SUBDIVIDER or any contractor, that will require the payment of prevailing wages. Further, SUBDIVIDER will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against applicant or any contractor as a result of failure to pay prevailing wages.

SUBDIVIDER shall defend, indemnify and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees arising out of, to the extent resulting from any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION. SUBDIVIDERS's obligation to defend, indemnify and

hold the City harmless specifically includes, but is not limited to, any suit or administrative action against the City which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION.

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

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

12. Sole and Only Agreement.

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the matters set forth herein and contains all of the covenants and agreements between the parties regarding such matters. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or in writing, have been made by any party or anyone acting on behalf of any party which are not embodied in this Agreement, and no other agreement, statement or promises shall be valid or binding.

13. Severability.

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

14. Attorneys' Fees.

If an action at law or inequity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other reasonable relief to which he may be entitled. With respect to any suit, action or proceeding arising out of or related to this Agreement or the documentation related hereto, the parties hereby submit to the jurisdiction and venue of the Superior or Municipal Court, whichever is applicable, in the County of Kings, State of California for any proceeding arising hereunder.

15. Successors and Assigns.

The covenants and agreements contained in this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the parties hereto. This Agreement shall not be assignable by SUBDIVIDER without the express prior written consent of CITY.

16. Governing Law.

This Agreement shall be construed and governed pursuant to the laws of the State of California.

17. Time of the Essence.

Time is of the essence of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the
1st day of February, 2021.

SUBDIVIDER:

Woodside 06N, LP, A California Limited Partnership
By: WDS GP, Inc., A California Corporation,
It's General Partner

By: _____
Matt Smith, Authorized Signer

CITY OF HANFORD APPROVAL:

By: _____
~~**Johnathan L. Doyel, P.E., P.L.S.**~~
~~**Public Works Director, City of Hanford**~~
Lisa Dock, PE City Engineer, Hanford

ATTEST:

By: _____
Natalie Corral
City Clerk, City of Hanford

ACKNOWLEDGMENT

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

State of California
County of FRESNO)

On FEBRUARY 1, 2021 before me, S. LEYBA-STRONG, NOTARY PUBLIC
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

PNS1 S. LEYBA-STRONG
COMMISSION #2314685
Notary Public - California
FRESNO COUNTY
MY COMMISSION EXPIRES
December 6, 2023 PNS1

Signature _____ (Seal)

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California
County of Kings }

On August 22, 2023 before me, Natalie Corral, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Lisa Dock
Name(s) of Signer(s)

_____,

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

NATALIE CHRISTINE CORRAL
Notary Public - California
Kings County
Commission # 2403061
My Comm. Expires May 4, 2026

Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.

Signature Corral
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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EXHIBIT "C"

SUBDIVISION IMPROVEMENT COST ESTIMATE

In accordance with Section 16.24.080 of the Hanford Municipal Code, estimated construction costs used in this Agreement are increased for projected inflation computed to the estimated mid-point of construction.

	ESTIMATED CONSTRUCTION COST
Sanitary Sewers	
Construction of sanitary sewer mains, manholes and appurtenances as shown on the approved improvement plans in accordance with City Standards and Specifications.	$257,323.30
Storm Sewers	
Construction of storm drain mains, manholes, catch basins and disposal facilities as shown on the approved improvement plan in accordance with City Standards.	$451,496.50
Water System	
Construction of water mains, hydrants, services and appurtenances as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	$466,680.50
Curb and Gutter and Other Concrete Construction	
Construction of curb and gutter, sidewalk, wheelchair ramps, drive approaches, valley gutter and other concrete improvements as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	$399,802.00
Street Surfacing	
Construct Type "B" asphalt concrete surfacing over Class II aggregate base as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	$911,137.50

Street Lighting

Install street lighting as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	**$218,400.00**

Street Barricades

Install street barricades as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	**$10,725.00**

Fencing, Landscaping, and Irrigation System

Construct fencing, block walls and install landscape and irrigation system improvements, misc. as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	**$719,920.50**

Monuments and Lot Markers

Install permanent monuments and lot markers in accordance with City Standards and Specifications.	**$3,250.00**

Engineering Services

Engineering, surveying, & geotechnical services associated with Completion of the Subdivision Improvements.	**$369,330.00**

Earthwork Improvements

• **Excavation & Compaction**	**$0.00**
• **Subgrade Compaction & Fine Grade**	**$104,114.00**
• **Final Lot Grading**	**$85,436.00**
• **Total Improvements subject to Plan Review & Insp. Fees**	**$3,997,615.70**

Private Utilities

• **Applicant Install Utilities Onsite Construct**	**$572,000.00**
Total Estimated Improvement Cost (To be bonded with Final Map)	**$4,569,615.70**

SECURITY REQUIREMENTS

Performance	**$4,569,615.70**
Labor and Materials	**$2,284,807.85**
Warranty (Minimum 12-mo. from N.O.C.)	**$456,961.57**

City Engineering Plan Review and Inspection Fee Schedule

City Engineering and Inspection Fees are established by Council Resolution No.1902, and are set forth below:

(1) 6% of first	$ 5,000.00	$ 300.00
(2) 5% of next	$ 20,000.00	$ 1,000.00
(3) 4.5% of next	$ 75,000.00	$ 3,375.00
(4) 3.5% of next	$150,000.00	$ 5,250.00
(5) 2% over	$250,000.00	$ 86,392.31
Total City Engineering Review and Inspection Fee obligation		$ 96,317.31
Fee balance payable with this Agreement Acct. #001-2010-4937		$ 96,317.31

NOTE:

- Engineering Plan Review & Inspection Fees are based on estimated cost of Improvements, including all items constructed both prior to & following posting of security.
- Private utility costs are not included in determination of City Engineering Plan Review and Inspection fee calculation.

Note: Additional fees and charges will be payable prior to approval of Final Map and Final Subdivision Agreement by the City Council, including:

12th Ave. Sewer Benefit District, Acct. #161-2161-5494 (36.82 Ac @ $1,723.30/Ac) (Determined at completion of final map review.)	$ 36,437.65
Street Sign Fee, Acct. #001-2010-4937 (13 @ $200.00 Ea.) (Per intersection cost for sign blades furnished by City.)	$ 2,200.00
Final Map Review Fee, Acct. #001-2010-4937 (Determined at completion of final map review.)	$ xxx.xx
Engineering Plan Review & Inspection Fees, Acct. #001-2010-4937	$ 96,317.31
Storm Drainage Impact Fees, Acct. #184-2184-5504 (N/A) (Onsite drainage Basin provided, no impact to existing City drainage facilities)	$ 0.00
Building Dept. block wall plan review fees paid from Acct. #001-2010-4937	$ x.xx
SUBTOTAL	$134,964.96
PAID:	$134,964.96
BALANCE DUE:	$ 0.00

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Approval of the Notice of Completion for Tract No. 928 Unit No. 4, near the Southeast corner of Centennial Drive and Fargo Avenue, and Authorization for the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

RECOMMENDATION:

That the City Council, by motion, approve a Notice of Completion for Tract No. 928, Unit No. 4 and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

BACKGROUND:

On July 7, 2023, the Council approved the Final Map and Subdivision Agreement (attached for reference) for Tract No. 928 Unit 4, a 92-lot residential subdivision, located as shown on the attached map. The developer of the subdivision is San Joaquin Valley Homes, Presidio JJR Bella Vista II 150, LLC. The developer has completed all public improvements for the subdivision and posted a ten percent (10%) warranty security, which shall remain in effect for a minimum of one year after the attached Notice of Completion is recorded.

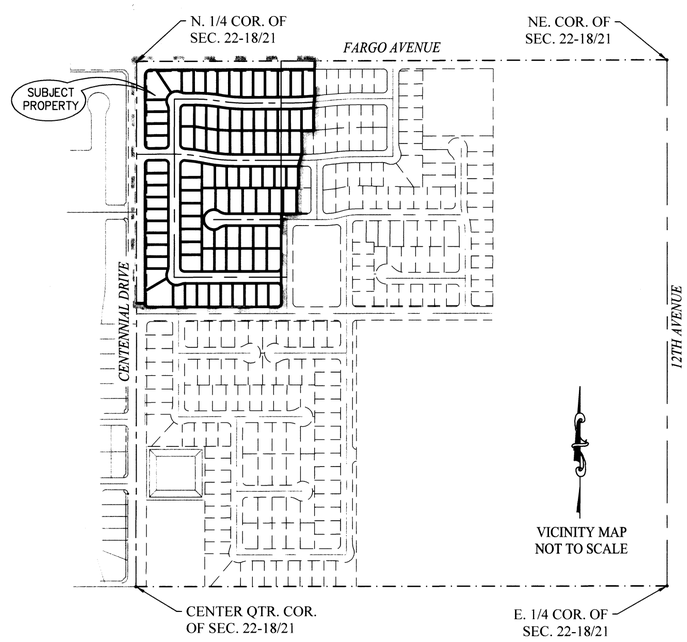
FISCAL IMPACT:

The public improvements have been constructed by the developer as required by the subdivision conditions of approval, and no fiscal impact to the budget will result from approval of the Notice of Completion.

ATTACHMENTS:
1. Recorded Final Map 8.10.23
2. Tract 928-1 Subd. Agrmnt.

COUNTY TRACT No. 928
UNIT IV

CITY OF HANFORD, COUNTY OF KINGS
STATE OF CALIFORNIA



ENGINEER'S STATEMENT

THIS MAP CONSISTING OF SIX SHEETS WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JIM ROBINSON OF SAN JOAQUIN VALLEY HOMES IN THE MONTHS OF MAY 2022 THROUGH OCTOBER 2022 . I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 26th DAY OF June, 2023.

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

REGISTERED PROFESSIONAL ENGINEER JOHN A. ZUMWALT 21489 CIVIL STATE OF CALIFORNIA

ACTING CITY SURVEYOR

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

DATED THIS 14 TH DAY OF JUL, 2023.

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

REGISTERED PROFESSIONAL ENGINEER JOHN B. HARDIN 21753 CIVIL STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

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

DATED THIS 17th DAY OF July 2023

LISA DOCK, CITY ENGINEER R.C.E. 68224

Per section 66436 (a)(3)(B) of the Government code, signatures were omitted for an easement for an irrigation pipeline recorded in Book 1167 at Page 155 of Official Records in the office of the Kings County Recorder. The pipeline referred to in the document no longer exists which would have benefited a property which no longer uses ditch water. The former location of the pipeline cannot be determined.

TAX COLLECTOR'S STATEMENT

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

DATE: 04/27/23

ERIK GONZALEZ, CPA, DIRECTOR OF FINANCE

BY: Daisy Magaña, Deputy

NOTICE OF ABANDONMENT

AN EXISTING EASEMENT TO THE CITY OF HANFORD PER DOCUMENT RECORDED ON JUNE 22, 2022, AS DOCUMENT # 2211925 OF OFFICIAL RECORDS IN THE OFFICE OF THE KINGS COUNTY RECORDER'S OFFICE WAS OMITTED FROM THIS MAP AND THEREFORE ABANDONED PER PROVISIONS OF SECTION 66434(g) OF THE GOVERNMENT CODE

CITY CLERK'S CERTIFICATE

I HEREBY STATE THAT AT A REGULAR MEETING OF THE HANFORD CITY COUNCIL HELD ON THE 18th DAY OF July, 2023, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION AND ACCEPTING, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE GENERAL PUBLIC, THE STREETS, EASEMENTS, AS INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP.

DATED THIS 20 DAY OF July, 2023.

NATALIE CORRAL, CITY CLERK

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE HANFORD PLANNING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW IN DULY AUTHORIZED MEETING HELD June 13, 2023.
DATED THIS 20 DAY OF July, 2023.

JASON WATERS, COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

FEE BOOK NO. 2311507 FEE PAID $93.00

RECORDED AT THE REQUEST OF ZUMWALT-HANSEN & ASSOCIATES, INC. ON THIS 4th DAY OF August, 2023, AT 58 MINUTES PAST 8 O'CLOCK IN VOLUME 27 OF LICENSED SURVEYORS' PLATS, AT PAGE 28, KINGS COUNTY RECORDS.

KRISTINE LEE, KINGS COUNTY RECORDER

BY: _____
DEPUTY Justine Sumaya

ZUMWALT HANSEN INC.
A QK Company

609 N. IRWIN ST. HANFORD, CA. 93230 PH. (559) 582-1056 FILE NO. 220196 SHEET ONE OF SIX SHEETS

COUNTY TRACT No. 928
UNIT IV

CITY OF HANFORD, COUNTY OF KINGS
STATE OF CALIFORNIA

OWNER'S STATEMENT

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY AND THAT WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN ON THIS MAP AND DO HEREBY DEDICATE IN FEE TO PUBLIC USE ALL OF THE STREETS. WE ALSO DEDICATE THOSE EASEMENTS SHOWN HEREON FOR PUBLIC UTILITIES, LANDSCAPE AND SIDEWALKS.

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

BY: Joseph A Leal

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

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

BY: Joseph A Leal

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

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

STATE OF CALIFORNIA
COUNTY OF TULARE

ON MAY 19, 2023 BEFORE ME, AMANDA RAMOS,

NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH A LEAL

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Amanda Ramos

(PRINT NAME) AMANDA RAMOS

MY COMMISSION NO. 2396938 MY COMMISSION EXPIRES 04/10/2026

PRINCIPAL OFFICE IN COUNTY OF TULARE

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

STATE OF CALIFORNIA
COUNTY OF TULARE

ON MAY 19, 2023 BEFORE ME, AMANDA RAMOS,

NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH A. LEAL

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

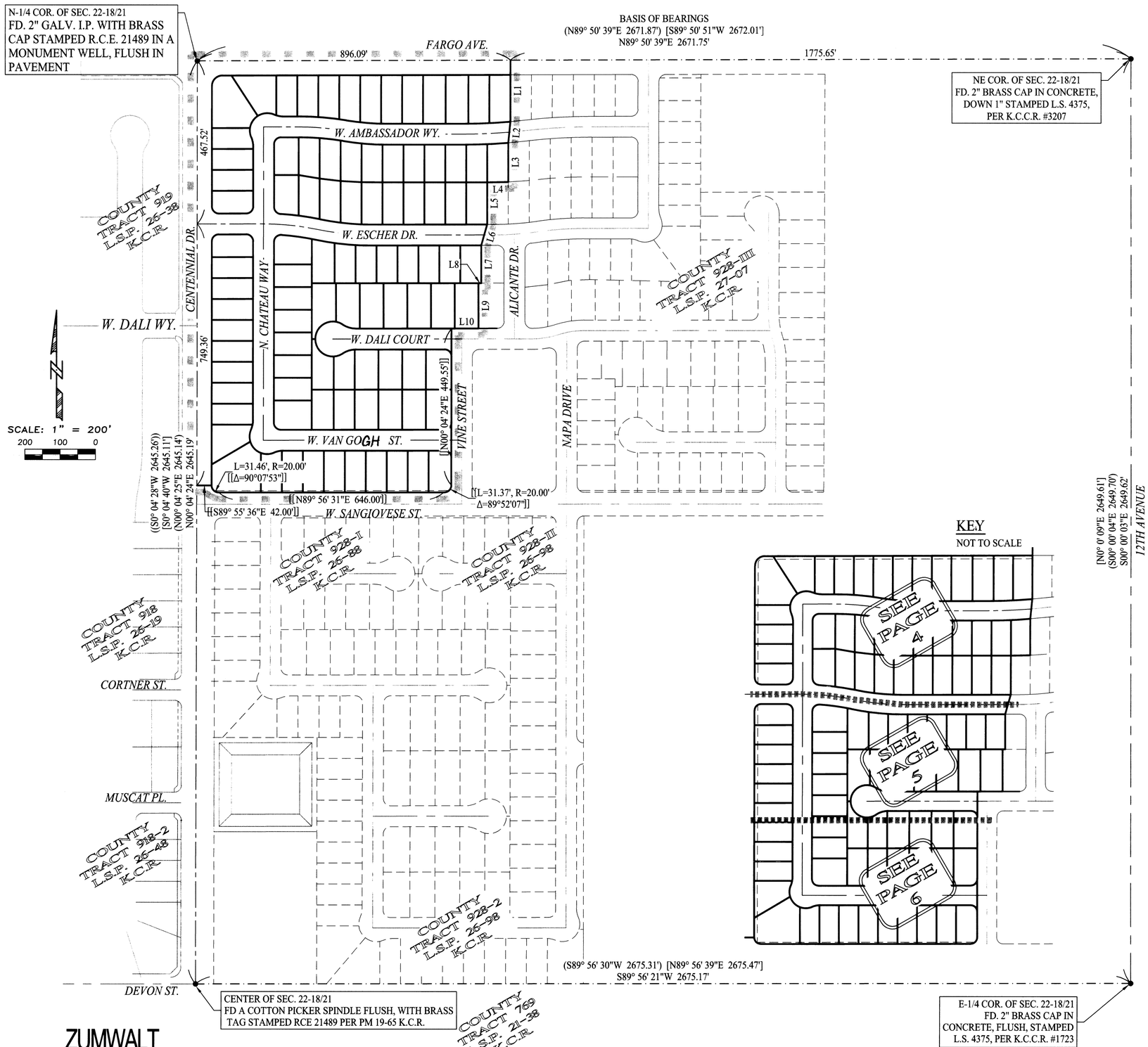
WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Amanda Ramos

(PRINT NAME) AMANDA RAMOS

MY COMMISSION NO. 2396938 MY COMMISSION EXPIRES 04/10/2026

PRINCIPAL OFFICE IN COUNTY OF TULARE



COUNTY TRACT No. 928 UNIT IV

CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

LEGAL DESCRIPTION

DESIGNATED REMAINDER PARCEL, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED DECEMBER 9, 2021 IN BOOK 21, PAGE 35 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THE DESIGNATED REMAINDER PARCEL, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED JUNE 22, 2022 IN VOLUME 27, PAGE 07 OF LICENSED SURVEYOR PLATS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
CONTAINING 22.84 ACRES +/-

BASIS OF BEARINGS

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

SURVEYOR'S NOTE

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:

SIDE AND REAR LOT CORNERS OF LOTS 188-198 & LOTS 264-280 ADJACENT TO CENTENNIAL DRIVE AND FARGO AVENUE ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489, SET 6"± DEEP, ON THE LOT LINE A DISTANCE OF 14.00' (PERPENDICULAR) FROM THE SIDE OR REAR CORNER. THE REAR LOT CORNERS OF LOTS 198-207 ADJACENT TO SANGIOVESE ARE OF THE SAME CHARACTER BUT ONLY 9' (PERPENDICULAR) FROM THE REAR CORNER.

SPECIAL MONUMENT NOTE:

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

LEGEND

- ● FOUND AND ACCEPTED MONUMENT AS NOTED
- ■ FD. 1/2" REBAR WITH PLASTIC TAG STAMPED R.C.E. 21489 DN 6"±
- ▲ FD. 2" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN A MONUMENT WELL, FLUSH IN PAVEMENT
- ⊙ SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
- △ SET 2"X24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT
- LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, SET 6" DEEP, SEE SPECIAL MONUMENTATION NOTE
- INDICATES 6' PUBLIC UTILITY EASEMENT, EXCEPT AS NOTED
- △D NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
- ( ) RECORD DATA PER L.S.P. 21-53, K.C.R.
- {{ }} RECORD DATA PER DEED BK. 1149, PG 495, O.R.
- [ ] RECORD DATA PER P.M. 8-17, K.C.R. (OR CALCULATED THEREFROM)
- [[ ]] RECORD DATA PER L.S.P. 26-88 K.C.R.
- (( )) RECORD DATA PER L.S.P. 26-19, K.C.R.
- (1234) INDICATES STREET ADDRESSES
- ACCESS DENIED TO CENTENNIAL DR., W. SANGIOVESE ST. AND FARGO AVE.
- DISTINCTIVE BORDER
- 2' 2' PEDESTRIAN ACCESS EASEMENT

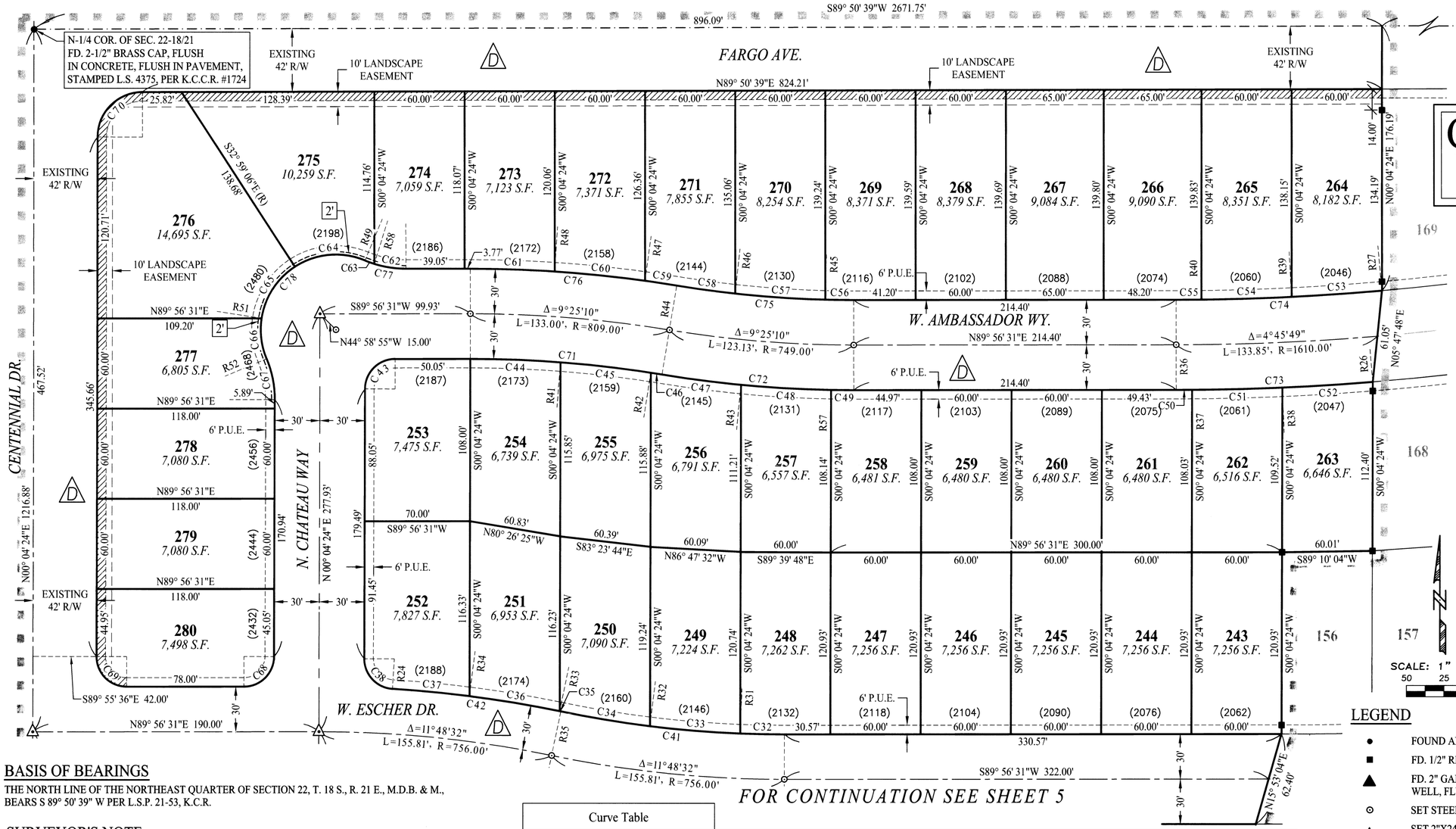
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	{176.19'	N0° 04' 24"E}	L7	{108.00'	N0° 04' 24"E}
L2	{61.05'	N5° 47' 48"E}	L8	{8.00'	N89° 56' 31"E}
L3	{112.40'	N0° 04' 24"E}	L9	{130.00'	N0° 04' 24"E}
L4	{60.01'	N89° 10' 04"E}	L10	{77.00'	N89° 56' 31"E}
L5	{120.93'	N0° 04' 24"E}			
L6	{62.40'	N15° 53' 04"E}			

ZUMWALT HANSEN INC.
A QK Company
609 N. IRWIN ST. HANFORD, CA. 93230 PH. (559) 582-1056
FILE NO. 220196 SHEET THREE OF SIX SHEETS

COUNTY TRACT No. 928 UNIT IV

CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA



Radial Line Table			
Line #	Bearing	Line #	Bearing
R24	N03° 30' 24"E	R42	N08° 48' 06"E
R26	N04° 37' 30"W	R43	N05° 28' 06"E
R27	N05° 01' 32"W	R44	N09° 21' 41"E
R31	N02° 15' 54"E	R45	N01° 26' 26"E
R32	N07° 01' 00"E	R46	N06° 14' 01"E
R33	S11° 41' 23"W	R47	S07° 54' 13"W
R34	S07° 15' 19"W	R48	S03° 47' 03"W
R35	S11° 45' 03"W	R49	N22° 44' 53"E
R36	S00° 03' 29"E	R51	N81° 12' 58"W
R37	N00° 25' 39"W	R52	S67° 16' 03"W
R38	N02° 31' 28"W	R57	N01° 02' 51"E
R39	N02° 50' 39"W	R58	N17° 21' 05"E
R40	N00° 40' 02"W		
R41	S04° 21' 33"W		

LEGEND

- ● FOUND AND ACCEPTED MONUMENT AS NOTED
- ■ FD. 1/2" REBAR WITH PLASTIC TAG STAMPED R.C.E. 21489 DN 6"±
- ▲ FD. 2" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN A MONUMENT WELL, FLUSH IN PAVEMENT
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- INDICATES 6' PUBLIC UTILITY EASEMENT, EXCEPT AS NOTED
- (D) NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
- ( ) RECORD DATA PER L.S.P. 21-53, K.C.R.
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- [ ] RECORD DATA PER P.M. 8-17, K.C.R. (OR CALCULATED THEREFROM)
- [[ ]] RECORD DATA PER L.S.P. 26-88 K.C.R.
- (( )) RECORD DATA PER L.S.P. 26-19, K.C.R.
- (1234) INDICATES STREET ADDRESSES
- ACCESS DENIED TO CENTENNIAL DR., W. SANGIOVESE ST. AND FARGO AVE.
- DISTINCTIVE BORDER
- 2' 2' PEDESTRIAN ACCESS EASEMENT

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

BASIS OF BEARINGS

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

SURVEYOR'S NOTE

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:

SIDE AND REAR LOT CORNERS OF LOTS 188-198 & LOTS 264-280 ADJACENT TO CENTENNIAL DRIVE AND FARGO AVENUE ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489, SET 6"± DEEP, ON THE LOT LINE A DISTANCE OF 14.00' (PERPENDICULAR) FROM THE SIDE OR REAR CORNER. THE REAR LOT CORNERS OF LOTS 198-207 ADJACENT TO SANGIOVESE ARE OF THE SAME CHARACTER BUT ONLY 9' (PERPENDICULAR) FROM THE REAR CORNER.

SPECIAL MONUMENT NOTE:

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Curve Table															
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C32	29.44'	726.00'	2° 19' 23"	C46	7.61'	779.00'	0° 33' 34"	C58	39.25'	719.00'	3° 07' 40"	C70	47.00'	30.00'	89° 46' 15"
C33	60.21'	726.00'	4° 45' 06"	C47	52.93'	779.00'	3° 53' 35"	C59	21.35'	839.00'	1° 27' 28"	C71	128.07'	779.00'	9° 25' 10"
C34	59.99'	726.00'	4° 44' 03"	C48	60.11'	779.00'	4° 25' 15"	C60	60.32'	839.00'	4° 07' 09"	C72	128.07'	779.00'	9° 25' 10"
C35	0.84'	786.00'	0° 03' 40"	C49	15.03'	779.00'	1° 06' 19"	C61	56.26'	839.00'	3° 50' 32"	C73	130.72'	1640.00'	4° 34' 01"
C36	60.83'	786.00'	4° 26' 04"	C50	10.57'	1640.00'	0° 22' 10"	C62	21.27'	70.00'	17° 24' 34"	C74	136.98'	1580.00'	4° 58' 03"
C37	51.43'	786.00'	3° 44' 56"	C51	60.03'	1640.00'	2° 05' 49"	C63	6.59'	70.00'	5° 23' 48"	C75	118.20'	719.00'	9° 25' 10"
C38	30.22'	20.00'	86° 34' 01"	C52	60.13'	1640.00'	2° 06' 02"	C64	48.64'	50.00'	55° 43' 59"	C76	137.93'	839.00'	9° 25' 10"
C41	149.63'	726.00'	11° 48' 32"	C53	60.15'	1580.00'	2° 10' 53"	C65	42.09'	50.00'	48° 13' 52"	C77	27.86'	70.00'	22° 48' 21"
C42	113.10'	786.00'	8° 14' 39"	C54	60.03'	1580.00'	2° 10' 37"	C66	27.50'	50.00'	31° 30' 59"	C78	118.23'	50.00'	135° 28' 50"
C43	31.37'	20.00'	89° 52' 07"	C55	16.80'	1580.00'	0° 36' 33"	C67	27.86'	70.00'	22° 48' 21"				
C44	60.05'	779.00'	4° 25' 01"	C56	18.80'	719.00'	1° 29' 54"	C68	31.37'	20.00'	89° 52' 07"				
C45	60.40'	779.00'	4° 26' 34"	C57	60.15'	719.00'	4° 47' 35"	C69	31.46'	20.00'	90° 07' 53"				

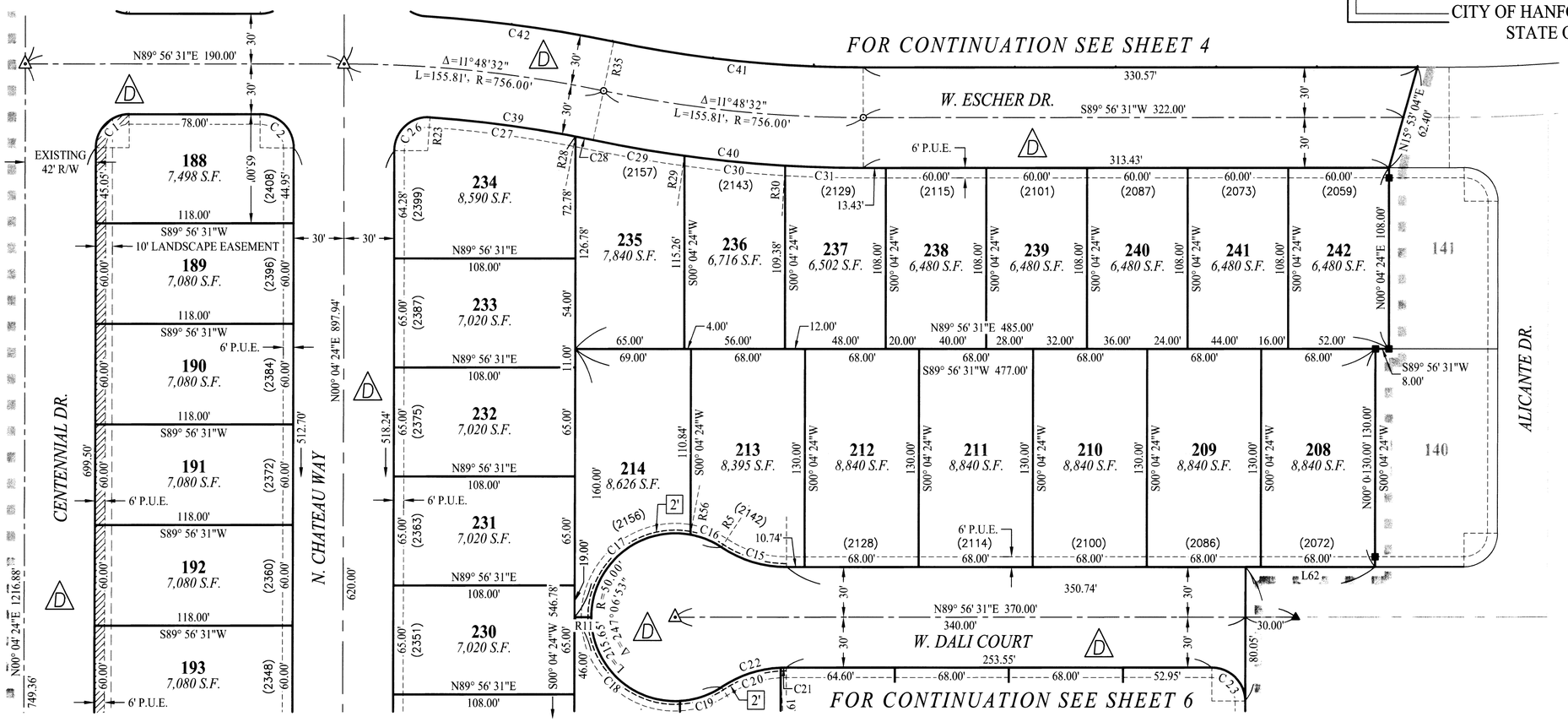
ZUMWALT HANSEN INC.
A QK Company
609 N. IRWIN ST. HANFORD, CA. 93230 PH. (559) 582-1056

FILE NO. 220196

SHEET FOUR OF SIX SHEETS

COUNTY TRACT No. 928
UNIT IV

CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA



BASIS OF BEARINGS

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

SURVEYOR'S NOTE

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:

SIDE AND REAR LOT CORNERS OF LOTS 188-198 & LOTS 264-280 ADJACENT TO CENTENNIAL DRIVE AND FARGO AVENUE ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489, SET 6"± DEEP, ON THE LOT LINE A DISTANCE OF 14.00' (PERPENDICULAR) FROM THE SIDE OR REAR CORNER. THE REAR LOT CORNERS OF LOTS 198-207 ADJACENT TO SANGIOVESE ARE OF THE SAME CHARACTER BUT ONLY 9' (PERPENDICULAR) FROM THE REAR CORNER.

SPECIAL MONUMENT NOTE:

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

SCALE: 1" = 50'
50 25 0

LEGEND

- ● FOUND AND ACCEPTED MONUMENT AS NOTED
- ■ FD. 1/2" REBAR WITH PLASTIC TAG STAMPED R.C.E. 21489 DN 6"±
- ▲ FD. 2" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN A MONUMENT WELL, FLUSH IN PAVEMENT
- ⊙ SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
- △ SET 2"X24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT
- LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, SET 6" DEEP, SEE SPECIAL MONUMENTATION NOTE
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- (D) NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
- ( ) RECORD DATA PER L.S.P. 21-53, K.C.R.
- {{ }} RECORD DATA PER DEED BK. 1149, PG 495, O.R.
- [ ] RECORD DATA PER P.M. 8-17, K.C.R. (OR CALCULATED THEREFROM)
- [[ ]] RECORD DATA PER L.S.P. 26-88 K.C.R.
- (( )) RECORD DATA PER L.S.P. 26-19, K.C.R.
- (1234) INDICATES STREET ADDRESSES
- ACCESS DENIED TO CENTENNIAL DR., W. SANGIOVESE ST. AND FARGO AVE.
- DISTINCTIVE BORDER
- 2' 2' PEDESTRIAN ACCESS EASEMENT

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

Curve Table			
Curve #	Length	Radius	Delta
C1	31.37'	20.00'	89° 52' 07"
C2	31.46'	20.00'	90° 07' 53"
C15	41.00'	70.00'	33° 33' 26"
C16	20.12'	50.00'	23° 03' 28"
C17	87.70'	50.00'	100° 29' 58"
C18	81.43'	50.00'	93° 18' 25"
C19	26.40'	50.00'	30° 15' 02"
C20	37.59'	70.00'	30° 46' 16"
C21	3.40'	70.00'	2° 47' 11"
C22	41.00'	70.00'	33° 33' 26"

Curve #	Length	Radius	Delta
C23	31.46'	20.00'	90° 07' 53"
C26	32.78'	20.00'	93° 55' 12"
C27	87.41'	726.00'	6° 53' 53"
C28	10.89'	726.00'	0° 51' 33"
C29	55.12'	786.00'	4° 01' 04"
C30	60.29'	786.00'	4° 23' 41"
C31	46.59'	786.00'	3° 23' 47"
C39	98.29'	726.00'	7° 45' 26"
C40	162.00'	786.00'	11° 48' 32"

Radial Line Table	
Line #	Bearing
R5	N33° 29' 58"E
R11	S89° 56' 31"W
R23	S03° 59' 37"W
R28	N10° 53' 30"E
R29	N07° 43' 59"E
R30	N03° 20' 18"E
R35	S11° 45' 03"W
R56	N10° 26' 29"E

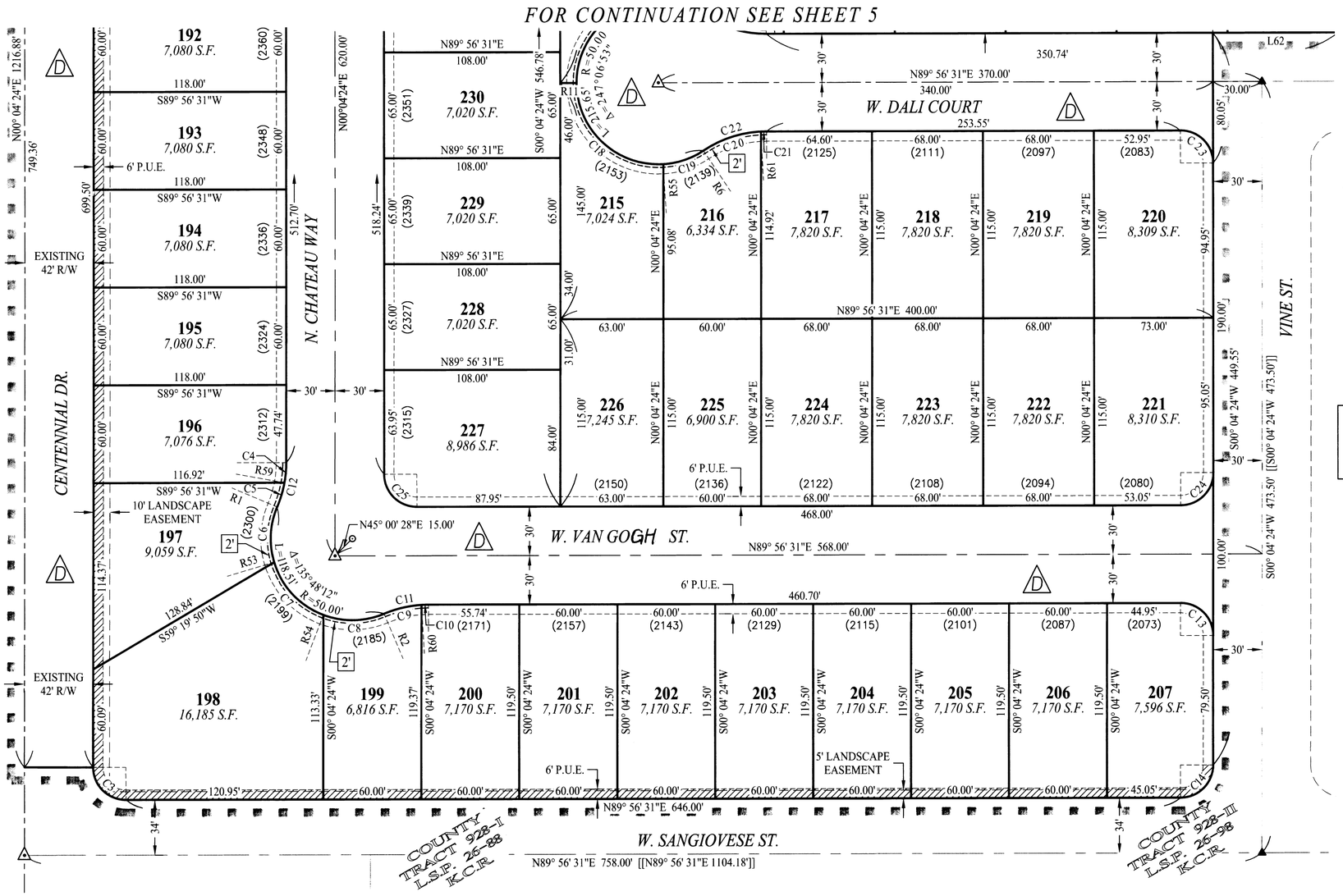
LINE TABLE		
LINE #	LENGTH	DIRECTION
L62	77.00'	N89° 56' 31"E

ZUMWALT HANSEN INC.
A QK Company

609 N. IRWIN ST. HANFORD, CA. 93230 PH. (559) 582-1056 FILE NO. 220196 SHEET FIVE OF SIX SHEETS

COUNTY TRACT No. 928
UNIT IV

CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA



BASIS OF BEARINGS

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SCALE: 1" = 50'
50 25 0

Curve Table			
Curve #	Length	Radius	Delta
C3	31.46'	20.00'	90° 07' 53"
C4	12.32'	70.00'	10° 05' 16"
C5	15.57'	70.00'	12° 44' 53"
C6	34.60'	50.00'	39° 39' 13"
C7	45.88'	50.00'	52° 34' 39"
C8	38.02'	50.00'	43° 34' 19"
C9	23.64'	70.00'	19° 20' 47"
C10	4.26'	70.00'	3° 29' 22"
C11	27.90'	70.00'	22° 50' 09"
C12	27.90'	70.00'	22° 50' 09"
C13	31.46'	20.00'	90° 07' 53"
C14	31.37'	20.00'	89° 52' 07"
C18	81.43'	50.00'	93° 18' 25"
C19	26.40'	50.00'	30° 15' 02"
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C23	31.46'	20.00'	90° 07' 53"
C24	31.37'	20.00'	89° 52' 07"
C25	31.46'	20.00'	90° 07' 53"

Radial Line Table	
Line #	Bearing
R1	S67° 05' 26"E
R2	S22° 53' 38"E
R6	S33° 36' 55"E
R11	S89° 56' 31"W
R53	N73° 15' 21"E
R54	S20° 40' 42"W
R55	S03° 21' 53"E
R59	N79° 50' 19"W
R60	S03° 32' 50"E
R61	S02° 50' 39"E

ZUMWALT HANSEN INC.
A QK Company
609 N. IRWIN ST. HANFORD, CA. 93230 PH. (559) 582-1056

FILE NO. 220196

SHEET SIX OF SIX SHEETS

CITY OF HANFORD
SUBDIVISION AGREEMENT

TRACT NO. 928 Unit I

THIS SUBDIVISION AGREEMENT ("Agreement") is made and entered into this 27th day of APRIL, 2021, by and between PRESIDIO JJR BELLA VISTA II 150, LLC and PRESIDIO JJR BONTERRA II 160, LLC, ("SUBDIVIDER"), and the City of Hanford, a Municipal Corporation ("CITY").

RECITALS

A. The SUBDIVIDER has presented to the CITY a final map of the proposed Subdivision of certain real property located within the city limits of the City and more particularly described in Exhibit "A" which has been filed with the City Engineer and is made a part hereof by reference ("Final Map") and identified as Tract No. 928 Unit I ("SUBDIVISION"). The real property is to be developed in accordance with subdivision improvement plans, which have been filed with the City Engineer and are made a part hereof by reference and identified as Exhibit "B" ("Improvement Plans"). SUBDIVIDER has requested that the CITY accept and approve the Final Map and the dedications delineated and shown on the Final Map for the use and purposes specified thereon, and otherwise approve the Final Map in order that the same may be recorded as required by law.

B. The CITY requires as a condition precedent to the acceptance and approval of the Final Map, the dedication of such streets and easements as are delineated and shown on the Final Map, and deems the same as necessary for the public use, and requires that any and all streets and easements delineated and shown thereon shall be improved by the construction thereon and the installation therein of the improvements specified herein.

C. Certain public improvements are required to be made by SUBDIVIDER in accordance with the approved tentative map of the SUBDIVISION. Section 66462 of the California Government Code provides, as a condition precedent to the approval of the Final Map, that the City Council shall require the SUBDIVIDER to enter into an agreement to complete said public improvements.

D. Chapter 16.24.070 of the Hanford Municipal Code requires the SUBDIVIDER to enter into an agreement with the CITY to perform and complete the work and matters as hereinafter described in this Agreement, in conformance with Sections 16.24.010 through 16.24.120, inclusive of the Hanford Municipal Code, which Sections by reference are incorporated into this Agreement and made a part hereof.

NOW THEREFORE, it is hereby agreed as follows:

1. Improvements.

SUBDIVIDER shall complete all required public improvements in the Subdivision as identified in Exhibit "B" of this Agreement (collectively "IMPROVEMENTS") and in accordance with all of the requirements and standards as set forth in the approval or conditional approval of the Tentative Map of the SUBDIVISION, the Hanford Municipal Code, all applicable laws, codes and regulations and the terms and conditions of this Agreement. In accordance with Section 16.24.110 of the Hanford Municipal Code, all of the Improvements shall be completed no later than two (2) years from the date of approval of this Agreement by the City of Hanford. A request to extend the time for completion of the Improvements must be in written form and received by the CITY not less than thirty (30) days prior to expiration of this Agreement and shall include facts in support of the request for such extension of time. Only the City shall have the authority to extend such time period. The extension period shall not exceed twelve (12) months.

Within thirty (30) days after the SUBDIVIDER notifies the City Engineer that the required work has been completed, the City Engineer shall inspect such work, and if such work has been performed in the required manner and in accordance with this Agreement, the Final Map, the Hanford Municipal Code and all other applicable laws, codes and regulations, the City Engineer shall advise the City Council that the public improvements are ready for acceptance by the CITY.

2. Inspection.

The CITY shall inspect all work in accordance with Section 16.24.100 of the Hanford Municipal Code including the SUBDIVIDER'S conformance with CITY Standards and

Specifications and any and all conditions, standards or requirements identified at the preconstruction conference held prior to commencing construction.

CITY shall schedule a preliminary final inspection and a deficiency list shall be compiled and submitted to the SUBDIVIDER for correction. Upon completion of all corrections or additional work as outlined by the deficiency list, the SUBDIVIDER shall certify in writing that all corrections have been completed and request a final inspection. Upon finding that all items have been corrected and upon receipt of as-built improvement plans, the Improvements may be provisionally accepted by the CITY pending approval of the final map and subdivision agreement for Tract No. 928 Unit I, by the City Council.

The completion of corrections indicated by the deficiency list shall not relieve the SUBDIVIDER from the responsibility of correcting any deficiency not shown on the list that may be subsequently discovered. Should the CITY require payment of additional engineering and inspection fees and costs for improvements constructed after the stated date of completion, the SUBDIVIDER must pay said additional fees and costs prior to acceptance by the City Council of the IMPROVEMENTS.

3. <u>Costs and Fees</u>.

The SUBDIVIDER shall be responsible for the work, including without limitation, the costs identified in the IMPROVEMENT COST ESTIMATE attached hereto and made a part hereof and identified as Exhibit "C" to this Agreement. SUBDIVIDER agrees to the amount thereof and agrees to pay, when due, all amounts identified therein, including without limitation, all CITY engineering and inspection fees.

4. <u>Security</u>.

SUBDIVIDER agrees to furnish security, which complies with Section 66499 et. seq. of the California Government Code, in such amounts as are fixed by the CITY, to guarantee the faithful performance of this Agreement, including without limitation, the construction of the

IMPROVEMENTS and to guarantee payment to contractors, subcontractors, laborers, material men and other persons employed in the performance of the work under this Agreement. In the sole discretion of the CITY and with the written authorization of the CITY, the sureties provided by the SUBDIVIDER may be released in whole or in part in the following manner:

(a) Faithful performance sureties, not in excess of ninety percent (90%) of the estimated costs of the individual items of public improvements, may be released or the required surety amounts may be reduced as work is satisfactorily completed and tentatively accepted by the CITY.

(b) Forty-five (45) days after recordation of the Notice of Completion for the Subdivision, the sureties securing the payment to contractors and subcontractors and to persons furnishing labor, materials, or equipment may be released if claims, including without limitation, stop notices have not been filed.

(c) Ten percent (10%) of the total faithful performance surety, retained as the public improvement warranty, may be released one year after the Notice of Completion has been recorded. In the alternative, SUBDIVIDER shall provide CITY with new warranty security of not less than ten percent (10%) of the Improvement Cost Estimate identified in Exhibit "C" hereto, which security shall have a term of one (1) year from the date of recordation of the Notice of Completion.

In accordance with Section 16.24.080 of the Hanford Municipal Code, the SUBDIVIDER shall furnish, in writing, proof of adequate security deposit to all utility companies for the installation of electricity, gas, telephone, cable television and any other utility which charges are not part of the Improvement Cost Estimate set forth in Exhibit "C."

No final map shall be signed by the City Engineer or recorded until all improvement securities required by Section 16.24.080 of the Hanford Municipal Code and under this Agreement have been received and approved. The form of securities shall be one or the combination of forms as approved by the CITY.

5. **Liability.**

As a condition precedent and prior to commencement of the work to be performed pursuant to this Agreement, SUBDIVIDER shall furnish the CITY with a certificate of insurance with a separate endorsement evidencing the following insurance coverages:

(1) Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 0001, including products and completed operations, with limits of no less than FIVE MILLION AND NO/100 DOLLARS ($5,000,000) per occurrence for bodily injury, personal injury, and property damage. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be TEN MILLION AND NO/100 DOLLARS ($10,000,000), twice the required occurrence limit.

(2) Automobile Liability: ISO Form Number CA 0001 covering any auto (Code 1), with a limit no less than FIVE MILLION AND NO/100 DOLLARS ($5,000,000) per accident for bodily injury and property damage.

(3) Workers' Compensation: as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS ($1,000,000) per accident for bodily injury or disease.

If SUBDIVIDER maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by SUBDIVIDER. SUBDIVIDER's insurance policies shall be "occurrence" policies and not "claims-made" coverage.

SUBDIVIDER may maintain an Umbrella policy in conjunction with the insurance policies referenced above. In such case, SUBDIVIDER shall be deemed to have satisfied the insurance requirements of this contract as long as: (i) the coverage limits of the Umbrella policy and of the underlying liability policy(ies), when combined, satisfy each of the per occurrence and aggregate requirements identified in this subsection a.; and (ii) coverage under the Umbrella policy is as broad as and includes all incidents and events covered by the underlying insurance that it supplements.

a. Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require SUBDIVIDER to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. Alternatively, the City may require SUBDIVIDER to provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration, and defense expenses within the retention.

b. The policies are to contain, or be endorsed to contain, the following provisions:

(1) The City and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of SUBDIVIDER including materials, parts, or equipment furnished in connection with such work or operations; products used by SUBDIVIDER; or automobiles owned, leased, hired or borrowed by SUBDIVIDER. General

liability coverage can be provided in the form of an endorsement to SUBDIVIDER's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees or volunteers.

(2) For any claims related to this contract, SUBDIVIDER's insurance coverage shall be primary insurance as respects the City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City and/or its officers, officials, employees, or volunteers shall be in excess of SUBDIVIDER's insurance and shall be non-contributory.

(3) Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.

c. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

d. SUBDIVIDER shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the SUBDIVIDER's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

e. SUBDIVIDER hereby grants to City and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of SUBDIVIDER may acquire against the City and/or its officers, officials, employees, and volunteers by virtue of the payment of

any loss under such insurance. SUBDIVIDER agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

f. The City reserves the right to modify the insurance requirements contained in this contract, including, without limitation, coverage limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

6. Indemnification.

SUBDIVIDER hereby agrees to and shall protect, indemnify and hold harmless the CITY and all officials, officers, agents, representatives and employees thereof from and against any and all liability, loss, claims or damages of whatsoever kind or character, including attorneys' fees and costs of all types, to the extent arising out of, or related, directly or indirectly, to the work to be performed pursuant to this Agreement or the acts or omissions of the SUBDIVIDER, SUBDIVIDER's independent contractors, employees, representatives, agents and invitees. These indemnification and hold-harmless provisions shall be in full force and effect regardless of whether or not there shall be insurance policies covering such damages, claims, or liability. This indemnification shall be binding upon the SUBDIVIDER whether or not there are any allegations of fault, negligence or liability of the parties indemnified hereunder and shall survive the completion of construction of the IMPROVEMENTS.

SUBDIVIDER agrees that the use of any and all public streets and improvements, which are part of the Subdivision, shall be at all times, prior to the final acceptance by the CITY, the sole and exclusive risk of the SUBDIVIDER.

7. Permits and Compliance.

Should SUBDIVIDER be required to perform any work within any public rights-of-way or easements located beyond the Subdivision limits, SUBDIVIDER shall satisfy any

and all requirements, other than the payment of fees, as necessary to obtain an encroachment permit for said work.

SUBDIVIDER shall make arrangements for the relocation of all overhead and underground public utility facilities that interfere with the construction of the IMPROVEMENTS. The SUBDIVIDER shall be responsible for the full cost of relocating such facilities.

The SUBDIVIDER shall repair any damage to public streets or other public property or improvements resulting from or incidental to, the construction of the Improvements, or in lieu of making such repairs, the SUBDIVIDER shall pay to the CITY the full cost of such repairs.

Building permits for individual lots of the Subdivision will not be issued until all underground utilities are installed within the public right-of-way, the trenches have been backfilled, and an approved all-weather road is constructed for street frontage and access.

No occupancy permit for any dwelling to be constructed within the Subdivision shall be issued until all Improvements are completed and accepted by the City Council.

In accordance with Section 16.24.090 of the Hanford Municipal Code, construction methods and materials for all Improvements shall conform to the Standards and Specifications of the CITY. Construction shall not commence until required Improvement Plans have been approved by the City Engineer and payment of all fees have been received by the CITY.

The IMPROVMENTS shall be constructed in accordance with all applicable street, plumbing, building, electrical and zoning codes and any other codes, rules or regulations of the CITY and the State of California.

The SUBDIVIDER shall require contractors and subcontractors to provide and maintain barricades and warning signs to protect and warn the public of construction hazards. Traffic control shall conform to a traffic control plan approved by the City Engineer. If, in the opinion of the City Engineer, proper barricades and warning signs are not being provided,

the Contractor will be required to immediately stop work until proper traffic control is provided and approved by the City Engineer.

The SUBDIVIDER shall require all contractors and subcontractors to conform to the applicable provisions of the California Occupational Safety and Health Act ("OSHA"). Onsite inspection of the work will be requested of OSHA officials, and all work subject to this Agreement shall immediately stop if, in the opinion of the City Engineer, any such work is being performed in violation of OSHA or when appropriate safety measures are not being utilized for said work.

The SUBDIVIDER and its contractors and subcontractors shall pay for any materials, provisions and other supplies used in, upon, for, or about the performance of the work to be performed hereunder and for any and all work or labor associated therewith and for all amounts due under the Workers' Compensation and the unemployment insurance acts and all other applicable laws or regulations of the State of California or the United States with respect to such work or labor, including without limitation, as required by Section 3200 of the California Labor Code and Section 4200 of the California Government Code.

8. <u>Scheduling</u>.

It shall be the responsibility of the SUBDIVIDER to coordinate all work performed by its contractors and subcontractors, such as scheduling the sequence of operations and the determination of liability if one operation delays another. In no case shall representatives of the CITY be placed in the position of making decisions that are the responsibility of the SUBDIVIDER. It shall further be the responsibility of the SUBDIVIDER to give the City Engineer written notice not less than two (2) working days in advance of the actual date on which work is to be started. Failure on the part of the SUBDIVIDER to notify the City Engineer may cause delay for which the SUBDIVIDER shall be solely responsible.

9. **Soil and Dust Control Provisions.**

The SUBDIVIDER is responsible for arrangement for and payment of all CITY-required soil tests at locations as determined by the City Engineer. Payment for said tests shall be made directly by the SUBDIVIDER to the certified testing firm of the SUBDIVIDER's choice. Adequate dust control shall be maintained by the SUBDIVIDER on all streets within and outside of the Subdivision on which work is required to be performed under this Agreement, from the time work is first commenced until all work is completed. "Adequate dust control" as used herein shall mean the sprinkling of the streets with water or approved dust palliative with sufficient frequency to prevent the scattering of dust by wind or the activity of vehicles and equipment onto any street area or private property adjacent to the Subdivision. Whenever, in the opinion of the City Engineer, adequate dust control is not being maintained on any street or streets or other areas of the Subdivision, the City Engineer shall give notice to the SUBDIVIDER to comply with the provisions herein, or, at the election of the City Engineer, notice may be mailed to the SUBDIVIDER at his address on file with the City Engineer. If, within twenty-four (24) hours after personal service or within forty-eight (48) hours after mailing of notice, the SUBDIVIDER has not commenced to maintain adequate dust control or at any time thereafter fails to maintain adequate dust control, the City Engineer may, without further notice of any kind, cause any street or streets to be sprinkled with water or an approved dust palliative as may be deemed necessary by the City Engineer to eliminate the scattering of dust. Such dust control shall be performed by equipment and personnel of the CITY or by contract as the City Engineer shall determine, and the SUBDIVIDER agrees to pay to CITY, upon receipt of the billing, therefore, the entire cost to the CITY of such dust control.

When the surfacing on any existing street is disturbed, the surfacing shall be immediately replaced with temporary surfacing and permanently paved within fourteen (14) calendar days thereafter. The streets shall be maintained in a safe and passable condition at all times between the commencement of construction of IMPROVEMENTS and final completion thereof.

10. Reimbursement.

If the City Municipal Code provides SUBDIVIDER with the right to receive cash reimbursement or impact fee credit because of the construction of certain improvements or the oversizing thereof, SUBDIVIDER must request payment of the cash reimbursement or preparation of a reimbursement agreement, whichever is applicable, or the impact fee credit prior to the date of final acceptance of all subdivision improvements by the City Council. Such request must be made in writing and received by the City Engineer prior to the date of final acceptance of the IMPROVMENTS by City Council. SUBDIVIDER agrees that should it fail to make such written request by the date identified herein, SUBDIVIDER forever waives its right to request and receive any cash reimbursement, reimbursement agreement or impact fee credit.

11. Prevailing Wage Laws, Rules and Regulations.

SUBDIVIDER shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the SUBDIVISION. Unless otherwise advised in writing by the City, SUBDIVIDER shall be solely responsible for making any and all decisions regarding any portion or aspect of the SUBDIVISION including, without limitation, any form of reimbursement by the City to the SUBDIVIDER or any contractor, that will require the payment of prevailing wages. Further, SUBDIVIDER will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against applicant or any contractor as a result of failure to pay prevailing wages.

SUBDIVIDER shall defend, indemnify and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees arising out of, to the extent resulting from any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION. SUBDIVIDERS's obligation to defend, indemnify and

hold the City harmless specifically includes, but is not limited to, any suit or administrative action against the City which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION.

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

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

12. <u>Sole and Only Agreement</u>.

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the matters set forth herein and contains all of the covenants and agreements between the parties regarding such matters. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or in writing, have been made by any party or anyone acting on behalf of any party which are not embodied in this Agreement, and no other agreement, statement or promises shall be valid or binding.

13. **Severability.**

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

14. **Attorneys' Fees.**

If an action at law or inequity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other reasonable relief to which he may be entitled. With respect to any suit, action or proceeding arising out of or related to this Agreement or the documentation related hereto, the parties hereby submit to the jurisdiction and venue of the Superior or Municipal Court, whichever is applicable, in the County of Kings, State of California for any proceeding arising hereunder.

15. **Successors and Assigns.**

The covenants and agreements contained in this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the parties hereto. This Agreement shall not be assignable by SUBDIVIDER without the express prior written consent of CITY.

16. **Governing Law.**

This Agreement shall be construed and governed pursuant to the laws of the State of California.

17. **Time of the Essence.**

Time is of the essence of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the 27th day of APRIL, 2021.

SUBDIVIDER:

Presidio JJR Bella Vista II 150, LLC
A Limited Liability Company
By: JJR Management Services, Inc., a California Corporation, It's Operating Manager

By: _____
Joseph A. Leal, President

Presidio JJR Bonterra II 160, LLC
A Limited Liability Company
By: JJR Management Services, Inc., a California Corporation, It's Operating Manager

By: _____
Joseph A. Leal, President

CITY OF HANFORD APPROVAL: **By:** _____
Johnathan L. Doyel, P.E., P.L.S.
Public Works Director, City of Hanford

ATTEST: **By:** _____
Natalie Corral
City Clerk, City of Hanford

EXHIBIT "C"

SUBDIVISION IMPROVEMENT COST ESTIMATE

In accordance with Section 16.24.080 of the Hanford Municipal Code, estimated construction costs used in this Agreement are increased for projected inflation computed to the estimated mid-point of construction.

	ESTIMATED CONSTRUCTION COST
Sanitary Sewers	
Construction of sanitary sewer mains, manholes and appurtenances as shown on the approved improvement plans in accordance with City Standards and Specifications.	$257,323.30
Storm Sewers	
Construction of storm drain mains, manholes, catch basins and disposal facilities as shown on the approved improvement plan in accordance with City Standards.	$451,496.50
Water System	
Construction of water mains, hydrants, services and appurtenances as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	$466,680.50
Curb and Gutter and Other Concrete Construction	
Construction of curb and gutter, sidewalk, wheelchair ramps, drive approaches, valley gutter and other concrete improvements as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	$399,802.00
Street Surfacing	
Construct Type "B" asphalt concrete surfacing over Class II aggregate base as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	$911,137.50

Street Lighting

Install street lighting as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	**$218,400.00**

Street Barricades

Install street barricades as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	**$10,725.00**

Fencing, Landscaping, and Irrigation System

Construct fencing, block walls and install landscape and irrigation system improvements, misc. as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	**$719,920.50**

Monuments and Lot Markers

Install permanent monuments and lot markers in accordance with City Standards and Specifications.	**$3,250.00**

Engineering Services

Engineering, surveying, & geotechnical services associated with Completion of the Subdivision Improvements.	**$369,330.00**

Earthwork Improvements

• **Excavation & Compaction**	**$0.00**
• **Subgrade Compaction & Fine Grade**	**$104,114.40**
• **Final Lot Grading**	**$85,436.00**
• **Total Improvements subject to Plan Review & Insp. Fees**	**$4,720,496.30**

Private Utilities

• **Applicant Install Utilities Onsite Construct**	**$312.935.85**
Total Estimated Improvement Cost (To be bonded with Final Map)	**$4,569,615.70**

SECURITY REQUIREMENTS

Performance	**$4,569,615.70**
Labor and Materials	**$2,284,807.85**
Warranty (Minimum 12-mo. from N.O.C.)	**$456,961.57**

City Engineering Plan Review and Inspection Fee Schedule

City Engineering and Inspection Fees are established by Council Resolution No.1902, and are set forth below:

(1) 6% of first	$ 5,000.00	$ 300.00
(2) 5% of next	$ 20,000.00	$ 1,000.00
(3) 4.5% of next	$ 75,000.00	$ 3,375.00
(4) 3.5% of next	$150,000.00	$ 5,250.00
(5) 2% over	$250,000.00	$ 86,392.31
Total City Engineering Review and Inspection Fee obligation		$ 96,317.31
Fee balance payable with this Agreement Acct. #001-2010-4937		$ 96,317.31

NOTE:

- **Engineering Plan Review & Inspection Fees are based on estimated cost of Improvements, including all items constructed both prior to & following posting of security.**
- **Private utility costs are not included in determination of City Engineering Plan Review and Inspection fee calculation.**

Note: Additional fees and charges will be payable prior to approval of Final Map and Final Subdivision Agreement by the City Council, including:

12th Ave. Sewer Benefit District, Acct. #161-2161-5494 (27.25 Ac @ $1,734.30/Ac)	$ 47,259.68
Street Sign Fee, Acct. #001-2010-4937 (9 @ $200.00 Ea.) (Per intersection cost for sign blades furnished by City.)	$ 2,200.00
Final Map Review Fee, Acct. #001-2010-4937 (Determined at completion of final map review.)	$ 1,100.00
Engineering Plan Review & Inspection Fees, Acct. #001-2010-4937	$ 96,317.31
Storm Drainage Impact Fees, Acct. #184-2184-5504 (N/A) (Onsite drainage Basin provided, no impact to existing City drainage facilities)	$ 0.00
Building Dept. block wall plan review fees paid from Acct. #001-2010-4937	$ 1,255.55
SUBTOTAL	$148,132.54
BALANCE DUE:	$148,132.54

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Approve an appropriation of $18,548.92 from the Storm Drain Operations Fund for the Mussel Slough lift station and authorization to pay the associated SCE Energy Usage Invoice in the amount of $18,548.92.

RECOMMENDATION:

Recommendation: That the City Council, by motion, approve an appropriation for the Mussel Slough Lift Station SCE energy usage invoice in the amount of $18,548.92 from the Storm Drainage Operations Fund.

Recommended Motion:
I motion to approve an appropriation from the Storm Drainage Operations Fund for the Mussel Slough Lift Station SCE energy usage invoice in the amount of $18,548.92.

BACKGROUND:

On March 9, 2022, City Council awarded a contract to Todd Companies for the construction of the Mussel Slough Lift Station Installation project. The project is located at the BNSF Tracks, 600 ft. north of Grangeville Boulevard, and consisted of constructing a new storm water lift station in the Mussel Slough basin to pump storm water into a storm water transmission main. The project was completed successfully and under budget. Attached as Attachment 1 is the Notice of Completion for Council review.

On December 21, 2021, during the design phase of the project, city staff requested a new electrical service from Southern California Edison for the lift station equipment and pumps. SCE provided a "Rule 15 Service Agreement" between the City and SCE for the installation of the service. The Rule 15 Service Agreement, (Attachment 2), is a Contract for the Extension of an Electric Distribution Line and states the responsibilities of the City and SCE for the construction along with the anticipated revenues to be generated from the new service. The agreement states that the city may receive a refund or a bill after one year based on the Option and the amount of usage of the service after one year.

The SCE Agreement had two Options for installation of the electrical service:

Option 1: REFUNDABLE OPTION – The electrical service is installed by a Qualified Contractor. The city collects bids for the work, track costs, and SCE will utilize their estimated costs for billing and accounting, and the costs are subject to refund. SCE's estimated refundable costs are based on the work that SCE would normally perform that can be performed by a Qualified Contractor. For the

service, the full estimated cost for construction was **$31,512.33**. This full amount would be the City's Obligation under Option 1.

OR

Option 2: DISCOUNT OPTION (Selected Option) – The electrical service is installed by SCE crews. The city pays in advance the SCE estimated installation costs with discounts applied for anticipated usage. A minimal payment is made, and after one year of usage, the revenues generated by the service are determined, and the city may receive a refund, OR may be subject to additional costs.

Based on the full cost of $31,512.33 and the expectation that the anticipated usage would be met, city staff selected the installation to be performed by SCE crews, Option 2: DISCOUNT OPTION. The invoice was paid to SCE for the initial costs in the amount of $2,607.37.

The Service Agreement provided a Ready to Serve (RTS) date of 11/30/2022. The RTS is the date that SCE agrees to provide an electrical service to the project. At the end of one year from the RTS date, SCE determines the amount of revenue generated by the new service and calculates a refund or a balance due for the service installation.

The project construction was completed in December 2022. Due to the project timeline, Mussel Slough was kept drained during the rain season, and did not retain the typical storm water collected between October and April. Without the storm water, the pump did not run for the season, and the anticipated usage, and the anticipated revenue of the lift station was not achieved.

Per the SCE Agreement, if the service installed does not generate the anticipated revenue, the city is subject to pay 50% of the construction costs deficit.
The attached Invoice and Calculation (Attachment 3) shows the full Obligation for the new service of $31,512.33. The new service generated $1,594.71 in revenues, which leaves a remaining Obligation of $29,917.62. With the 50% reduction, the city obligation for the service is $18,548.92, including taxes. Note that this is substantially less than what was quoted for the full cost stated in Option 1. This SCE invoice is currently due.

FISCAL IMPACT:

The Mussel Slough Lift Pump Project was funded through the Storm Capital fund and Storm Drain Impact Fees, Project #21840000-820648. The attached Notice of Completion report was approved by City Council on February 7, 2023, and shows the project was completed under budget, with a credit amount of $32,263.63. At project completion, it was assumed that these funds were no longer needed, and they were returned unemcumbered.

For the city to pay the invoice to SCE, an appropriation of $18,548.92 from the Storm Drainage Operations Fund is needed to process the final invoice as stated in the Southern California Edison usage agreement.

ATTACHMENTS:

1. 1-Notice of Completion Report
2. 2-Rule 15 Service Agreement with SCE
3. 3-SCE Invoice

ATTACHMENT 3

FINAL PROJECT CONSTRUCTION AND FINANCE HISTORY

PROJECT: Mussel Slough Lift Pump Station Installation Project
CONTRACTOR: JT2 Inc. dba Todd Companies
P.O. Box 6820
Visalia CA 93230

CONTRACT DATES:		
	Council Award	March 9, 2022
	Bid Opening	March 8, 2022
	Contractor Started Work	September 6, 2022
	Contract Time of Completion	October 5, 2022
	Contractor Completed Work	December 5, 2022

(2 months delay due to SCE material lead times and scheduling)

CONTRACT CHANGE ORDERS:

No change orders on this project

FINANCIAL HISTORY:

REVENUE OF PROJECT FUNDING

0358 Storm Drainage Capital
0184 Storm Drainage Impact Fees

TOTAL BUDGET FUNDING	**$187,500.00**
ADJUSTMENTS	
Overhead	$7,500.00
Overhead Reversed	-$7,500.00
Equipment Training – PO Voided	-$2,072.94
ADJUSTED BUDGET TOTAL	**$185,427.06**
PROJECT EXPENDITURE:	
Hanford Sentinel - Project Advertisement	$269.73
Building Permit Fee	$266.00
JT2 Todd Companies Construction Contract	$112,015.00
Southern California Edison – Line Extension	$2,607.37
QK – Construction Staking	$2,515.00
Bogie Pump – Pump Equipment	$35,490.33
Engineering / Inspection	$0.00
Contingency	$0.00
Total Construction Cost	$153,163.43
Balance (Credit)	($32,263.63)

ATTACHMENT 1

SOUTHERN CALIFORNIA EDISON ("SCE ")
DISTRIBUTION LINE AND/OR SERVICE EXTENSION
APPLICANT'S INSTALLATION OPTION AND
STATEMENT OF APPLICANT'S CONTRACT ANTICIPATED COSTS

Applicant : HANFORD, CITY OF

Product Number : TD 1924377

Project Specific Location : 47314 PLANT, HANFORD, CA

1. INSTALLATION OPTIONS

Applicant understands that in accordance with SCE's Rule 15 and/or Rule 16, Applicant can elect to have either SCE install the Distribution Line and/or Service Extension or a Qualified Contractor/Subcontractor install the Distribution Line and/or Service Extension.

2. SCE'S ESTIMATED REFUNDABLE COST INFORMATION

SCE's estimated refundable costs are based on the work that SCE would normally perform that can be performed by a Qualified Contractor/Subcontractor under the provisions of the Applicant Installation Option, Rule 15, Section G, and in accordance with SCE's Terms and Conditions Agreement for Installation of Distribution Line Extension by Applicant (Form 14-188).

SCE's estimated refundable costs:* _____

If applicable, other estimated cost information may be provided below. This could include the credit amount for Rule 16, street light, or other associated installation work.

SCE Rule 16 credit amount :* _____

SCE street light credit amount :* _____

SCE associated work credit amount :* _____

3. APPLICANT SELECTION

Applicant understands the installation options under Section 1 above, and hereby elects the following Installation Option by **initialing** the appropriate selection below:

☑ Installation by SCE
_____ Installation by Qualified Contractor/Subcontractor

Under installation by Qualified Contractor/Subcontractor, Applicant shall secure project specific bid information from Qualified Contractors/Subcontractors for the installation of the Distribution Line and/or Service extension. Applicant shall contribute or advance before the start of construction any refundable or non-refundable amounts as specified in Rules 15 and 16.

*Please refer to the specific contract, Appendix A, for detailed financial information

Form 14-754, Rev. 2/2013

4. **APPLICANT'S CONTRACT ANTICIPATED COST INFORMATION** (to be completed only if installation is performed by a Qualified Contractor/Subcontractor as selected in Section 3 above)

Applicant and/or Applicant's Qualified Contractor/Subcontractor understands that for the portion of the Electrical Distribution and/or Service Extension that SCE would normally install, in accordance with SCE's Rule's 15 and/or 16 and the Terms and Conditions Agreement for Installation of Distribution Line Extension by Applicant, the Applicant, prior to performing any work associated with the installation of these electrical facilities, and for the purpose of utility billing and accounting, shall elect one of the following options, and return this form to SCE prior to SCE proceeding with any further work on the Applicant's project.

Option 1 Applicant elects to provide SCE with the Applicants Contract Anticipated Costs, which are subject to refund, that are associated with that portion of the new Distribution Line and/or Service Extension normally installed by SCE, and understands that the lower of SCE's estimated refundable cost or the Applicant's Contract Anticipated Costs, which are subject to refund, as submitted below, shall apply to any applicable SCE refunds and allowances provided in accordance with Rule 15 and 16, **or**

Option 2 Applicant elects not to provide SCE with the Applicants Contract Anticipated Costs, which are subject to refund. The Applicant understands that by selecting this option, the Applicant is directing SCE to use SCE's estimated refundable cost for all billing and accounting.

Applicant understands the Applicants Cost Information, as described above, and hereby elects the following by **initialing** the appropriate selection below :

TD Option 1 - Applicants Contract Anticipated Costs $ 2,607.37

— Option 2 - SCE's Estimated Refundable Costs $ —

5. **ITCC**

SCE shall value all trenching, conduit, backfill, street repair, substructures, and encasement, based on SCE's estimate of such items, for the purpose of collecting the applicable governmental taxes (ITCC) on contributions to SCE.

6. **UTILITY RESPONSIBILITIES**

Upon receipt of this completed and signed form, SCE shall begin the process of producing the applicable contracts and forms based on the selection made by the Applicant.

7. SIGNATURE

I declare under penalty of perjury that the foregoing is true and correct

Applicant: N/A

Corporation, Partnership, or DBA: HANFORD, CITY OF

Name of Authorized Individual: TAYLOR DIHEL

Applicant's signature:

Title: ASSOCIATE ENGINEER

Date: 1/28/22

---

1 Excludes the estimated costs of work the Applicant cannot perform, such as, work on or in proximity to, energizedequipment.

CONTRACT FOR EXTENSION OF ELECTRIC DISTRIBUTION LINE
RULE 15

1. PARTIES

This Contract for Extension of Electric Distribution Line ("Contract") is issued this 20TH day of JANUARY, 2022.

The Parties to this Contract are:

HANFORD, CITY OF
("Applicant")

and Southern California Edison Company ("SCE"). Applicant and SCE are referred to individually as "Party" and collectively as "Parties".

2. RECITALS

Applicant has requested SCE, pursuant to SCE's Rule 15, Distribution Line Extensions, to install an electric Distribution Line Extension to the location or locations described as follows:
47314 PLANT, HANFORD, CA 93230

(Hereinafter referred to as "Project")

3. AGREEMENT

3.1 Responsibilities of Applicant

Construction

Applicant shall, in accordance with SCE's specifications and timing requirements for the Project:

- Perform route clearing, tree trimming, trenching, excavating, and backfilling and compacting;
- Furnish imported backfill material and dispose of trench spoil as required;
- Furnish, install and transfer ownership to SCE any substructures, conduit, and protective structures required;
- Obtain any necessary construction permits for all work performed by Applicant under this Contract.

If Applicant elects to have SCE perform any part of this work, Applicant shall pay to SCE, as specified herein and before the start of construction, SCE's estimated-installed costs thereof.

Rights of Way

Applicant hereby grants to SCE the rights of way and easements for the Distribution Line Extension over the shortest, most practical, available, and acceptable route within Applicant's property for the purpose of making delivery of electric service hereunder. Such easement shall include the right of access and right to trim trees as necessary. Where formal rights of way, easements, land leases, or permits are required by SCE for installation of facilities on or over Applicant's property, or the property of others, Applicant understands and agrees that SCE shall not be obligated to install the Distribution Line Extension for the Project unless and until any necessary permanent rights of way, easements, land leases, and permits, satisfactory to SCE, are granted to or obtained for SCE without cost to or condemnation by SCE.

Advances

Applicant shall contribute or advance, before the start of construction, the refundable and non-refundable amounts as set forth in Appendix A to this Contract. This includes the costs for substructures and conduits which SCE had previously installed at its expense in anticipation of the current Distribution Line Extension. Any necessary riser conduit, conduit covering, and miscellaneous riser material required for the Distribution Line Extension shall be furnished or paid for by Applicant and shall be installed by SCE.

All contributions and advances by Applicant are taxable and shall include an Income Tax Component of Contribution (ITCC) at the rate provided in SCE's Preliminary Statement. ITCC will be either refundable or non-refundable depending on whether the corresponding contribution or advance is refundable or non-refundable.

Joint Applicants. The total contribution or advance from joint Applicants will be apportioned by SCE among the members of the group in such manner as Applicants mutually agree.

3.2 Responsibilities of SCE

Construction

SCE shall install, own, operate, and maintain the Distribution Line Extension to serve the Project. SCE will install only those facilities that, in SCE's judgment, will be used within a reasonable time to serve permanent loads.

Refunds

SCE shall make refunds to Applicant in accordance with the provisions of Rule 15.

3.3 Ownership of Facilities

Title to and ownership of the Distribution Line Extension shall vest in SCE. Applicant does hereby agree that upon completion and acceptance by SCE of any Applicant-installed facilities, title to each and every component part thereof shall immediately pass to SCE free and clear of all liens and encumbrances.

3.4 Service Facilities

Service extensions shall be installed pursuant to SCE's Rule 16, Service Extensions.

3.5 Street Lighting Facilities

Street lighting and Distribution Line Extensions within the Project solely for service to street lighting equipment shall be installed in accordance with the appropriate street light tariff schedule. Street light revenues are not applicable toward allowances or refunds for Distribution Line Extensions. Electroliers shall be located at points determined by the governmental agency having jurisdiction over streets to be dedicated to that agency or by Applicant for privately owned and maintained streets open to and used by the general public.

3.6 Non-Refundable Discount Option

In lieu of contributing the total refundable amount, Applicant has the option of contributing, on a non-refundable basis, a percentage of such refundable amount as set forth in Appendix A to this Contract. Applicant has or has not chosen this option as indicated by signature on Appendix A.

3.7 Refunds

The total refundable amount shall be subject to refund, without interest, in accordance with the provisions of Rule 15, which include the following:

Residential. Refunds will be made on the basis of any new customer permanent load connected to the Distribution Line Extension which produces additional revenues to SCE. The refund will be deducted from the total refundable amount, and the remaining amount subject to refund will represent that portion of the Distribution Line Extension cost not supported by revenues.

Non-Residential. Refunds will be made on the basis of Applicant or any new customer permanent load connected to the Distribution Line Extension which produces additional revenues to SCE. SCE shall be responsible to review Applicant's actual net revenue for the first three years from the date SCE is first ready to serve. Applicant shall be responsible for notifying SCE if new, permanent load is added the fourth through tenth year from the date SCE is first ready to serve. Such review shall determine if additional net revenue justifies refunds to Applicant.

Unsupported Distribution Line Extension Cost. When any portion of a refundable amount has not qualified for a refund at the end of twelve (12) months from the date SCE is first ready to serve, Applicant will pay to SCE a Monthly Ownership Charge of 0.40% on (R) the remaining refundable balance. The difference between the total refundable advance and any refunds made or eligible to be made to Applicant shall serve as the basis of a monthly ownership charge ("base"). The Monthly Ownership Charge includes replacement for 60 years at no additional cost and is derived from the Customer-Financed With Replacement at Additional Cost Added Facilities rates determined in SCE's general rate case proceeding and/or periodic annual review. Monthly ownership charges are distinct from the refundable amount and will normally be accumulated and deducted from refunds due to Applicant. This provision does not apply to individual residential Applicants.

The monthly ownership charges herein shall automatically increase or decrease if the California Public Utilities Commission should subsequently authorize a higher or lower percentage rate for the monthly ownership charges, effective on the date of such authorization.

Refund Period. The total refundable amount is subject to refund for a period of ten (10) years after the Distribution Line Extension is first ready to serve. Any unrefunded amount remaining at the end of the ten-year period shall become property of SCE.

3.8 Payment Adjustments

Contract Compliance. If, after six (6) months following the date SCE is first ready to serve residential loads for which allowances were granted, one (1) year for non-residential loads, Applicant fails to take service, or fails to use the service contracted for, Applicant shall pay to SCE an additional contribution, based on the allowances for the loads actually installed.

Excess Facilities. If the load information provided by Applicant results in SCE having installed facilities which are in excess of those needed to serve the actual loads, and SCE elects to reduce such excess facilities, Applicant shall pay to SCE its estimated total costs to remove, abandon, or replace the excess facilities, less the estimated salvage of any removed facilities.

3.9 Reimbursement to Applicant

Where mutually agreed upon by SCE and Applicant, Applicant may perform SCE's work or install facilities normally installed by SCE. Such work shall be in accordance with SCE's specifications and timing requirements. SCE shall reimburse Applicant SCE's estimated installed cost of such facilities and work by applying a credit toward Applicant's advance. Any amount not so credited shall be reimbursed to Applicant upon acceptance of the work and facilities by SCE.

3.10 Delays in Construction

Force Majeure. SCE shall not be responsible for any delay in the installation or completion of the facilities by SCE resulting from the late performance of Applicant's responsibilities under this Contract, shortage of labor or material, strike, labor disturbance, war, riot, weather conditions, governmental rule, regulation or order, including orders or judgements of any court or commission, delay in obtaining necessary land rights, act of God, or any other cause or condition beyond the control of SCE.

Resources. SCE shall have the right, in the event it is unable to obtain sufficient supplies, materials, or labor for all of its construction requirements, to allocate materials and labor to construction projects which it deems, in its sole discretion, most important to serve the needs of its customers. Any delay in construction hereunder resulting from such allocation shall be deemed to be cause beyond SCE's control.

Contract Revision. If Applicant does not commence installation of any facilities which are Applicant's responsibility or SCE is prevented from commencing the installation of the facilities for causes beyond its reasonable control within one year from the effective date of this Contract, SCE may, in its discretion, revise its cost estimate and recalculate the refundable and/or non-refundable amounts set forth herein. SCE will notify Applicant of such increased costs and give the option to either terminate this Contract or pay SCE the additional charges.

3.11 Contract Termination

If at any time during the term of this Contract, SCE is not the sole deliverer of electrical requirements for the Project, this Contract may be terminated. Upon termination of the Contract, Applicant agrees to forfeit that portion of the advance paid to SCE for its expenses covering any engineering, surveying, right of way acquisition and other associated work incurred by SCE. If such expenses are greater or less than the refundable and/or non-refundable advance, Applicant shall pay to SCE, or SCE shall refund the balance to Applicant, without interest, as the case may be.

3.12 Indemnification

Applicant shall, at its own cost, defend, indemnify, and hold harmless SCE, its officers, agents, employees, assigns, and successors in interest from and against any and all liability, damages, losses, claims, demands, actions, causes of action, costs including attorney's fees and expenses, or any of them, resulting from the death or injury to any person or damages to any property caused by Applicant or its contractor and employees, officers or agents of either Applicant or its contractor, or any of them, and arising out of the performance or nonperformance of their obligations under this Contract.

3.13 Assignment of Contract

Applicant may assign this Contract, in whole or in part, only if SCE consents in writing and the party to whom the Contract is assigned agrees in writing, to perform the obligations of Applicant hereunder. Assignment of the Contract shall not release Applicant from any of the obligations under this Contract unless otherwise provided therein.

3.14 Joint and Several Liability

Where two or more individuals or entities are joint Applicants under this Contract, all Applicants shall be jointly and severally liable to comply with all terms and conditions herein.

3.15 Warranty

Applicant warrants that all work and/or equipment furnished or installed by Applicant or its contractor shall be free of defects in workmanship and material. The warranty period shall begin from the date of final acceptance by SCE and extend for one (1) year. Should the work develop defects during that period, SCE, at its election, shall either (a) repair or replace the defective work and/or equipment, or (b) demand that Applicant repair or replace the defective work and/or equipment and, in either event, Applicant shall be liable for all costs associated with such repair and/or replacement. Applicant upon demand by SCE, shall promptly correct, to SCE's satisfaction and that of any governmental agency having jurisdiction, any breach of any warranty.

3.16 Contract Effective Date

This Contract shall not be effective unless it is (1) executed and delivered by Applicant to SCE together with payment required hereunder within ninety (90) days of the date in Paragraph 1 of this Contract and (2) accepted by SCE. This Contract shall then be effective on the date executed by SCE and shall take effect without further notice to Applicant.

3.17 Commission Jurisdiction

This Contract is subject to the applicable provisions of SCE's tariffs, including Rule 15, filed and authorized by the California Public Utilities Commission.

This Contract shall, at all times, be subject to such changes or modifications by the Public Utilities Commission of the State of California, as said Commission may, from time to time, direct in the exercise of its jurisdiction.

3.18 Completion Date

The completion date requested by Applicant is APRIL 1ST, 2022.

4. SIGNATURE CLAUSE

The signatories hereto represent that they have been appropriately authorized to enter into this Contract on behalf of the party for whom they sign.

APPLICANT(S)

CORPORATION, PARTNERSHIP, OR DBA: HANFORD, CITY OF

NAME OF AUTHORIZED INDIVIDUAL: TAYLOR DIHEL

SIGNATURE: [signature]

TITLE: ASSOCIATE ENGINEER

MAILING ADDRESS: 900 S. 10TH AVE, HANFORD CA 932:

TELEPHONE: 559-585-2562

ADDITIONAL SIGNATURES FOR JOINT APPLICANTS

NAME OF AUTHORIZED INDIVIDUAL: _____

SIGNATURE: _____

TITLE: _____

MAILING ADDRESS: _____

TELEPHONE: _____

NAME OF AUTHORIZED INDIVIDUAL: _____

SIGNATURE: _____

TITLE: _____

MAILING ADDRESS: _____

TELEPHONE: _____

APPORTIONMENT OF ADVANCE AMONG JOINT APPLICANTS

_____

_____

_____

SOUTHERN CALIFORNIA EDISON COMPANY

NAME OF AUTHORIZED INDIVIDUAL: TOD BARTHOLOMAY

SIGNATURE: Tod Bartholomay

TITLE: MANAGER

DATE EXECUTED: 9/7/22

DATE SCE FIRST READY TO SERVE: ____

WORK ORDER NO. _____

ASSOCIATED WORK ORDER NOS. _____

Frequently Asked Questions

About Rule 15 Contracts

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

This document was created to help answer some of the most frequently asked questions SCE has received related to Rule 15 contracts (formally called the Contract for Extension of Electric Distribution Line - Rule 15, Form No. 16-330).

This information is not intended to contradict any of the provisions contained within SCE's CPUC-approved tariff rules (specifically Rules 15 and 16) as found on sce.com/tariffbooks. If there are any conflicts between this information and the provisions of Rules 15 and 16, the rules' provisions will take precedence.

What is a Ready to Serve Date?

A Ready to Serve Date is the date when SCE is ready to provide electricity to your project.

Can the Ready to Serve Date be changed?

No. The Ready to Serve Date is the specific date that SCE's facilities are first energized and able to provide you with electricity, and is not influenced or defined by any other factors.

Why is my Ready to Serve Date important?

Your Ready to Serve Date is the date your contractual obligation period begins. For residential applicants, if you don't use the service you agreed to (referred to in Rule 15 as "fails to take service and/or fails to use the service contracted for") within six months of your Ready to Serve Date, you will be required to pay to SCE an additional amount (see "contractual obligation," questions) based on the allowance you were given. For commercial customers, the same requirement applies, though you have one year (as opposed to six months) from your Ready to Serve Date to use the service you agreed to.

What is my contractual obligation?

Your contractual obligation equals your Allowance (see allowances question) up to but not exceeding the Cost to Serve for your project. You are able to see your specific Cost to Serve and Allowance amounts on Appendix A (pricing sheets) of your signed Rule 15 contract. The Cost to Serve amount is the sum of lines 1A and 3A on the Appendix form. The Allowance amount is on line 2A. To meet your contractual obligation, residential applicants must have the required number of meters turned on and commercial applicants must generate the required amount of revenue within the time periods outlined above. If you do not meet the requirements within the required timeframes, you will be subject to deficiency billing, as discussed below.

What are allowances?

Allowances are a form of credit that reduce the amount you must pay SCE to complete your project (i.e., distribution line and/or service extension). For residential applicants, the allowance is a flat dollar amount per meter. For commercial applicants, the allowance is based on the electric load and associated distribution revenues that SCE estimates it will receive as a result of your project. SCE applies your allowance amount towards the applicable construction costs (e.g. labor and material) required to complete your project. When an allowance is given, it reduces the amount that you are required to pay. For example, if your Cost to Serve is estimated to be $10,000 and you qualify for an allowance of $6,000, you will be required to pay the $4,000 difference in advance. In this example, your contractual obligation, as discussed above, is the $6,000 allowance.

What is the contractual obligation period?

Residential: Six months from the Ready to Serve Date.

Commercial: One year from the Ready to Serve Date.

What must I do to meet my contractual obligation?

Residential: The required number of permanent meters must be turned on within the contractual obligation period.

Commercial: The required amount of revenue must be generated within the contractual obligation period.

What happens if I do not meet my contractual obligation?

SCE will bill you (referred to as "deficiency billing") for some or all of the allowance that was given.

Who is responsible for paying the deficiency bill?

The applicant who signed the Rule 15 Contract is responsible for paying the deficiency bill.

What is a refund?

There are two options for how to structure costs that are not covered by the allowance: (1) Refundable, and (2) Non-Refundable Discount. If you select Refundable, you have the opportunity to get back some or all of your refundable amount (line 4(A)3 of your Rule 15 Contract's Appendix) after your contractual obligation has been met. You have 10 years to turn on meters or generate revenue to qualify for refunds. If you select Non-Refundable Discount, you receive a 50% discount on the costs not covered by your allowance but you do not have the ability to get any of this amount refunded to you, regardless of whether you turn on additional meters or generate additional revenue. You may still get a deficiency bill if you do not meet your contractual obligations.

When do I get refunds?

After you have met your contractual obligations, you will receive refunds as you turn on meters or generate revenue. Starting in the 13th month from your Ready to Serve Date, Ownership Charges (see ownership charges question) will be deducted from refunds.

What are ownership charges?

If any refundable amount remains after 12 months from your Ready to Serve Date, you must pay a monthly ownership charge. This charge covers SCE's costs for maintaining infrastructure that is not fully utilized and therefore not generating enough revenue to cover SCE's maintenance costs. Ownership charges are in addition to the refundable amount and are accumulated and deducted from any refunds due.

What happens if I have not qualified for all of my refunds by the contract expiration date?

After 10 years, any remaining refundable amounts will be retained by SCE and your contract will be closed.

Where can I get more information?

If you have any questions, please contact our Distribution Construction Contract Management Help Desk at **1-866-353-3437** or email us at **DCCM@SCE.COM**

DocuSign Envelope ID: A9E8E9D1-103A-4586-A1DA-F216C6CFDFF9

Discount vs. Refundable

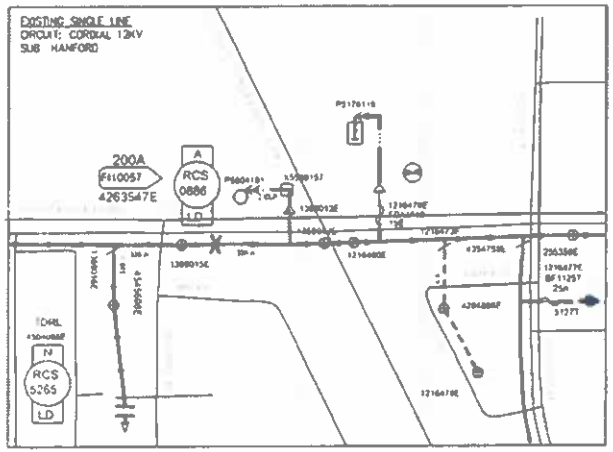
Discount

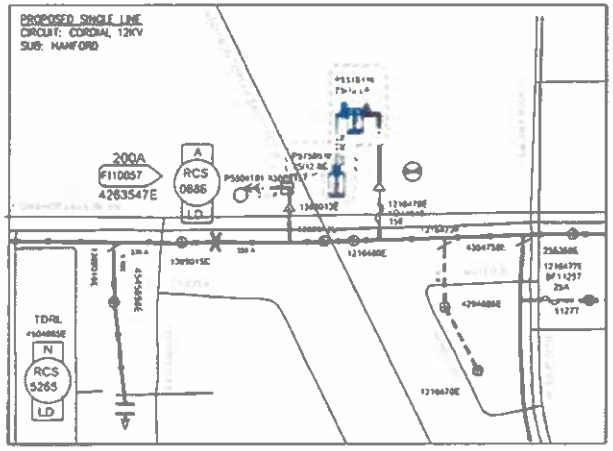
- Applicant pays 50% of up-front costs
- Does not receive refunds (except for reimbursable credit)
- Residential meters must be set within 6 months from RTS date to be applied towards obligation
- Non-Residential revenue calculated within 1 year from the RTS date will be the only revenue applied towards any obligations
- Subject to Deficit Billing: Applicant pays 50% of deficit
- Closed after year 1

Refundable

- Applicant pays 100% of up-front costs
- Could potentially receive refunds after obligation is cleared
- Up to 10 years of revenue can be applied (incremental increase only after 1st year for Non-Residential)
- Subject to Deficit Billing: Applicant pays 100% of deficit
- Deficit payment becomes Subject to Refund
- Order may remain open for up to 10 years

If an order contains only Residential services the deficit bill calculation will take place 6 months after the RTS date.
If an order contains any Non-Residential services the deficit bill calculation will take place 1 year after the RTS date.





PROJECT REQUIREMENTS (Y/N)

EDISON EASEMENT REQUIRED	Y
PWRD 88 REQUIRED	Y
UG CIVIL ONLY WORK ORDER	N
PERMIT REQUIRED	Y
PERMIT TYPE: CITY OF HANFORD	
OUTAGE REQUIRED	Y
OUTAGE DATE: _____ TIME: _____	
TRAFFIC CONTROL REQUIRED	Y
PED. TRAFFIC CONTROL REQ'D	N
CONVEYANCE LETTER REQ'D	N
ENVIRONMENTAL REQUIREMENTS DOCUMENT (ERD) REQUIRED	N
CSD 140 (T&M) REQ'D	Y
DIG ALERT APP	☐
VERIFIED ACTIVE AND CONFIRMED USA TICKETS	☐
UTILIQUEST NOTIFIED	☐
STANDARD ADHERENCE: 04 Q/ 2021 Y	

T.L.M. DATA: 5178110

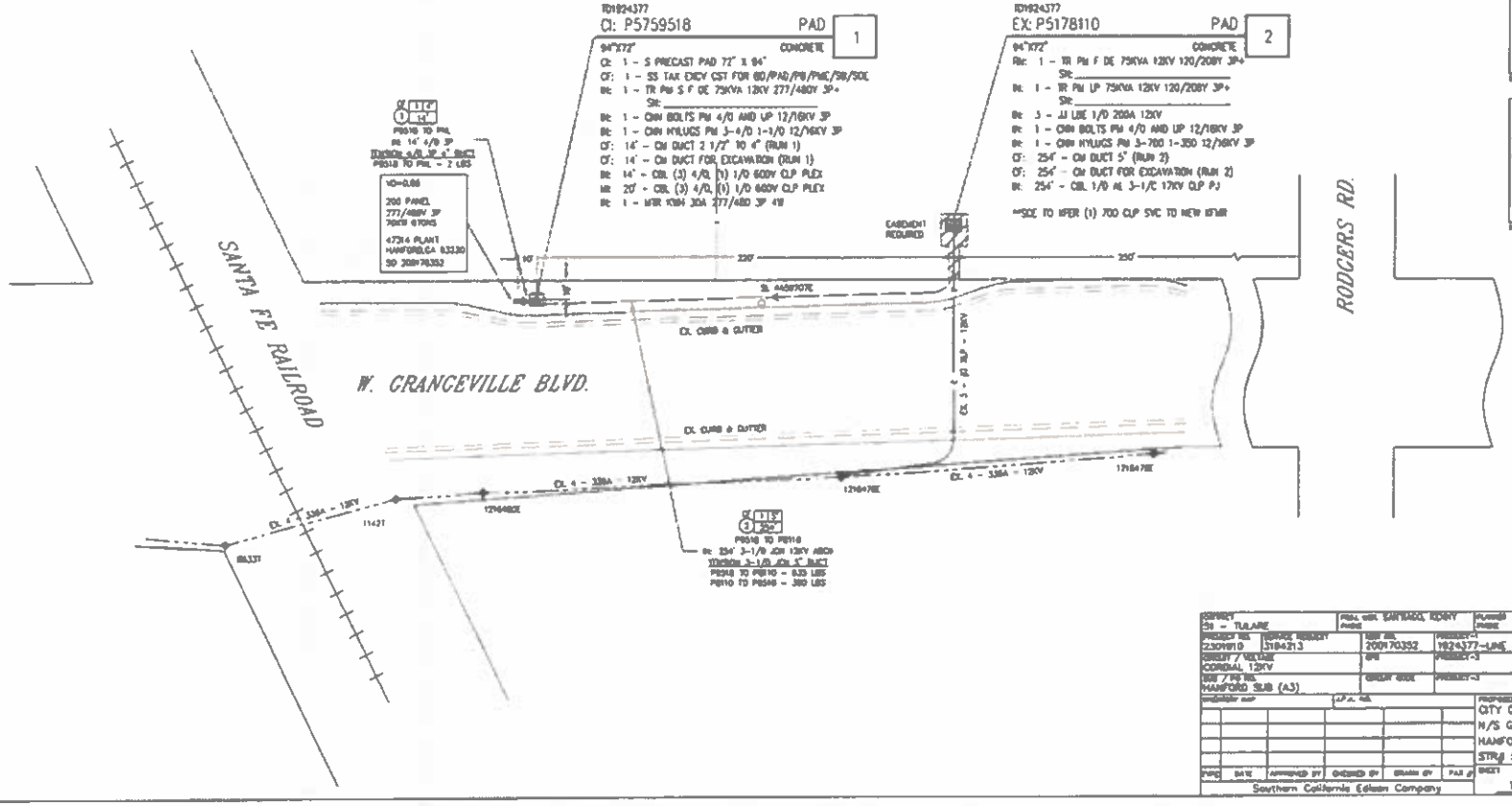
	SIZE	KVA	CUST	% LOAD
EXIST.	75	50.8	1	68%
PROP.	75	50.8	1	68%

VOLTAGE DROP: -
FLICKER FACTOR: -
PRI. CIRCUIT: CORDIAL 12KV

T.L.M. DATA: 5759518

	SIZE	KVA	CUST	% LOAD
EXIST.	0	0	0	0%
PROP.	75	82.3	1	110%

VOLTAGE DROP: 0.05%
FLICKER FACTOR: ____
PRI. CIRCUIT: CORDIAL 12KV



DISTRICT: SD - TULARE	FIELD WR: SANTIAGO, KENNY PHONE:	PLANNER: SANTIAGO, KENNY PHONE: 559-793-4318	ENGINEER: ORMONDE, SUZANNA
PROJECT NO.: Z309910	SERVICE REQUEST: 3184213	WR NO.: 209170352	PROJECT-1: 1924377-LINE EXTENSION
CIRCUIT / VOLTAGE: CORDIAL 12KV		GPS	PROJECT-2:
SUB / PM NO.: HANFORD SUB (A3)	CIRCUIT SIDE		PROJECT-3:

PROPOSED CONSTRUCTION LOCATION:
CITY OF HANFORD – 47314 PLANT
N/S GRANGEVILLE BLVD, 450' W/O RODGERS
HANFORD CA 93230
STR# 5178110 GPS: 36.642729, -119.661136

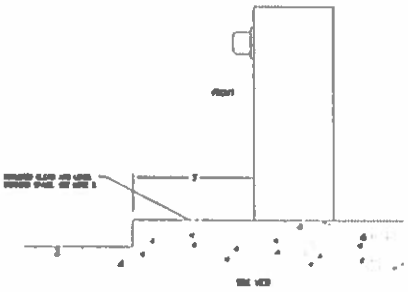
TYPE	DATE	APPROVED BY	CHECKED BY	DRAWN BY	PAR #

Southern California Edison Company

SHEET 1 OF 1

1460387_0.01

UNDERGROUND SERVICE CONNECTIONS 0-600 VOLTS
SEE ESR 3-16

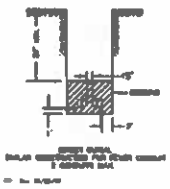


NOTE:
ALL ELECTRICAL DUCTS AND STRUCTURES WILL CONFORM TO GENERAL ORDER 128 RULES FOR CONSTRUCTION OF UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION PROMULGATED BY THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA, JANUARY 2006.

WARNING:
[illegible]

UNDERGROUND SERVICE ALERT
Contact USA
Dial 811 or 800-422-4133
www.digalert.org/contact
For Underground Locating
Two Working Days Before You Dig

TYPICAL CONDUIT BANK SECTION
SEE UGS CD 120



PAD FOR SURFACE-MOUNTED TRANSFORMER
SEE UGS SS 504

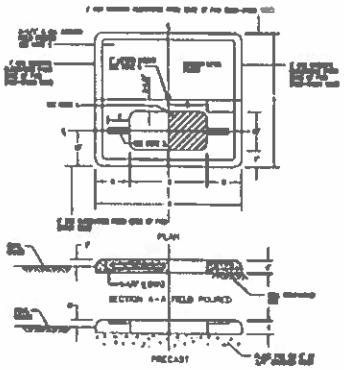
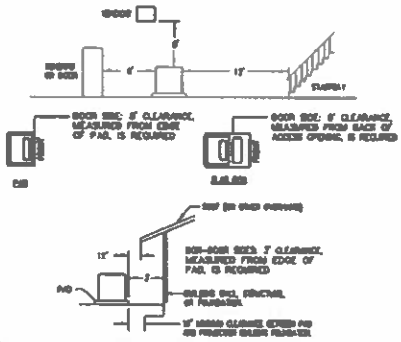


TABLE SS 504-1 Surface-Mounted Transformer Pads-Dimensions

Transformer	Pad Dimensions (in)								Weight (lb)	BOM
	A	B	C	D	E	F	G	H		
15 kVA-167 kVA 3Ø	54	48	36	11	13	8	3	3	700	101[illegible]
75 kVA-500 kVA 3Ø and Pads	72	54	60	20	22	14	6	3	2,300	101[illegible]

Notes:
1. Concrete to be 3,000 psi (minimum) at 28 days.
2. Reinforcing steel to be #4, 4 bars located in a double cell. Reinforcing bars to be continuous 3" minimum top or side.
3. [illegible]
4. Primary cables must be installed in shortest area of conduit bank in or to the right in transfer or single phase transformers only. In three-phase transformers primary cables must be installed in the centerline area of conduit bank or to the left as possible.
5. Use [illegible] for pad-mounted transformer/equipment grounding requirements and [illegible] for approved grounding methods.
6. 1-inch fiber board to be located at center of conduit or present pads.
7. Use [illegible] for approved manufacturers.
8. For three-phase transformer shall only be used on a pad when four or three cables are to be installed. A side box should be used when more than four cables are to be installed.
9. Use a 36 x 36 x 4 inch pad only for equipment or pad and vault control or when transformer does not fully cover opening in pad. Use a 36" x 36" x 4" pad when transfer [illegible] installed and installed under the cable opening of the pad.
10. [illegible]

MINIMUM CLEARANCES FOR PADMOUNTED TRANSFORMERS
SEE DDS-3, 3-40



NOTES:
1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]

TE-IN MADE THROUGH BOTTOM OF STRUCTURE

(Pad, Primary Splice Box)
The customer is responsible to trench and bring the conduit to within the last riser bend of the structure being entered (do not undermine structure being entered) The customer is to provide coupling and bend.

CUSTOMER NOTES:

EDISON APPROVED SERVICE CONDUIT MATERIALS
- RIGID PLASTIC POLYVINYL CHLORIDE (PVC) - SCH. 40 (BIN) EDISON-APPROVED OR UL LISTED
- DB-120/120 CONDUIT IS REQUIRED WHEN 4", 3", OR 5" CONDUIT IS INSTALLED

PVC SCH 80 SWEEP AT POLE FOR ALL SECONDARY OR SERVICE RUNS.
PVC SCH 80 SWEEP FOR STRAIGHT PRIMARY RUNS OF 150' OR LESS AT POLE AND PAD LOCATION.
FIBERGLASS SWEEP AT POLE FOR PRIMARY RUNS GREATER THAN 150'.
PVC SCH 40 SWEEP AT PANEL LOCATIONS.

ANY EXPOSED PVC MUST BE PVC SCH 80.
FIBERGLASS SWEEP MUST NOT BE EXPOSED TO SUNLIGHT.

CONDUIT TO BE MINIMUM 30" BELOW FINISHED GRADE.
MUST INSTALL 3/8" POLY PULL ROPE IN DUCT FOR HANGER.
(3' OF EXPOSED ROPE ON BOTH ENDS OF CONDUIT).

CONDUIT MUST BE INSPECTED BY SCE INSPECTOR.
<u>THE REQUIRED FOR THIS PROJECT. PAYMENT, AGREEMENTS, AND SERVICE ACCOUNTS) MUST BE COMPLETED BEFORE SCE INSPECTOR WILL VISIT.</u>

A 48-HOUR ADVANCE NOTICE IS REQUIRED <u>BEFORE EXCAVATION</u> AND
A 48-HOUR ADVANCE NOTICE IS REQUIRED <u>BEFORE OPEN TRENCH INSPECTION.</u>

SCE INSPECTOR: TOMMY DELGADO PHONE 559-389-1627

PROJECT NUMBER: 101924377.

<u>EACH NEW METER ADDRESS MUST HAVE ITS OWN SERVICE ACCOUNT PRIOR TO CONSTRUCTION.
PLEASE CALL SCE CUSTOMER SERVICE AT 800-655-4555.</u>

CONNECTING TO EXISTING SCE STRUCTURES

- Per SCE requirements, customers are not allowed to enter, intercept or tie-in to existing SCE facilities; e.g. structures, equipment, multi-conduit runs/banks, or conductors. These facilities may be energized and the work will only be performed by SCE. Contact the appropriate SCE inspector to schedule an appointment. Customers may connect to an existing conduit stub without a SCE inspector present.
- Multi-conduit runs/banks are runs of conduit in close proximity to each other and other SCE facilities. A conduit stub is a single empty conduit stub that is not in close proximity to other SCE owned facilities. Refer to the work order map for details.
- Per CPUC/SCE's Rule 15 G.1.A and Rule 18 G.1.A., the customer will provide all necessary excavations (with the exception of excavation under pads and primary splice boxes), material (including conduit and structures) and encasement, to be utilized in the intercept/tie-in process
- The customer must adhere to all applicable Cal-OSHA, local, city, state and federal regulations, (including, but not limited to, all necessary shoring and traffic control in place to perform the intercept/tie-in work by SCE's underground civil contractor(s)).
- Intercept/tie-in work must be coordinated with SCE's civil contractors through the Division Inspector/P-Spec to limit exposure of excavation(s) Customer is responsible for securing excavation(s).

GDD: 11/13/18

DISTRICT: 51 – TULARE	PROJ. MGR. SANTIAGO, KENNY PHONE	PLANNER SANTIAGO, KENNY PHONE 559-753-4218	DESIGNER ORMONDE, SUZANNA
PROJECT NO. 2301910 / SERVICE REQUEST 3194213	WOR NO. 200170352	PRODUCT-1 1924377-LINE EXTENSION	ASSOC DESIGN
CIRCUIT / VOLTAGE CORDIAL 12KV	GPS	PRODUCT-2	ASSOC DESIGN
SUB / PC NO. HANFORD SUB (A3)	CIRCUIT CODE	PRODUCT-3	ASSOC DESIGN
INVENTORY MAP KA-6125-E3	J.P.A. NO.	PROPOSED CONSTRUCTION (LOCATION) CITY OF HANFORD – 47314 PLANT N/S GRANGEVILLE BLVD. 450' W/O RODGERS HANFORD CA 93230 STR# 5178110 GPS: 36 342729, -119.661136	
TYPE / DATE / APPROVED BY / CHECKED BY / DRAWN BY / PAX #		SHEET 1 OF 1	DESIGN\DRWG NO. 1460387_0.01

Southern California Edison Company

FILE NAME: 1460387_0.01 DWG SAVE DATE: 12/20/2021 3:45 PM SAVED BY: ORMONDSZ

→ mussel slough
2061-0000-820648

ATTACHMENT 2

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

CITY OF HANFORD
MAR 14 2024
FINANCE DEPT
PAST DUE

INVOICE

HANFORD, CITY OF

315 N DOUTY ST
HANFORD CA 93230-3951
US

SCE Product #: 1924377
SCE Project Address: 47314 PLANT HANFORD CA 93230

Invoice #	7501605039
Invoice Date	12/29/2023
Customer #	10124861
SCE Contact	DCCM Department
Telephone #	866-353-3437
Email	DCCM@sce.com

Dear Applicant,

When this project was designed, allowances were granted for the number of residential meters you informed SCE would be installed before six months, and/or the amount of non-residential revenue to be generated within one year. These allowances reduced the amount of your invoice. As of 11/30/2023, the required number of meters and/or required revenue was not met. This invoice is for the shortfall, or deficiency. This is in accordance with your contract, which states,

> *"If, after six (6) months following the date SCE is first ready to serve residential loads for which allowances were granted, one (1) year for non-residential loads, Applicant fails to take service, or fails to use the service contracted for, Applicant shall pay to SCE an additional contribution, based on the allowances for the loads actually installed."*

Please remit payment of $18,548.92 with the payment stub below no later than 01/28/2024.

If you have any questions regarding this matter, please email or call our toll free number above.

Respectfully,
Distribution Construction Contract Management

Cut Here ✂ Please detach and return payment stub with payment

Payment Stub

Please pay total amount now due ▶ $18,548.92

Customer # 10124861
Invoice # 7501605039
Contract # TD1924377

Thank you for paying promptly

Past due if not paid by 01/28/2024

Enter the amount you paid

Make check payable to Southern California Edison
Please Include Invoice # on the check

HANFORD, CITY OF
315 N DOUTY ST
HANFORD CA 93230-3951
US

G-44 GO1
OAR Payment Processing
SOUTHERN CALIFORNIA EDISON CO.
PO BOX 800 ROSEMEAD, CA 91770

1/2

Invoice Calculation
Rule 15 Discount Option

Ready To Serve Date (RTS)	11/30/2022
Obligation Date Residential (Six Months From RTS Date)	05/30/2023
Obligation Date Non Residential (One Year From RTS Sate)	11/30/2023
Cost To Serve (CTS)	$31,512.33
Allowances Granted	$79,270.29
Obligation (Allowances Granted Not To Exceed CTS)	$31,512.33
Revenue Generated By Obligation Date(s)	$1,594.71
ITCC Rate	24%
Deficiency Calculation	
Obligation	$31,512.33
Less: Residential Meter(s) Installed	$0.00
Less: Non Residential Revenue Generated	$1,594.71
Remaining Obligation	$29,917.62
Deficiency (with 50% discount)	$14,958.81
Plus ITCC	$3,590.11
Total Deficiency Due	$18,548.92

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Approval of a Change Order increase for Potholing Services, with QK, Inc, in the amount of $49,088.36 for the East Lacey Boulevard Phase 1 and Phase 2 Design Services.

RECOMMENDATION:

Recommendation: That the City Council, by motion, approve an appropriation from the project budget Transportation Impact Fees Fund (0181) for a Change Order in the amount of $49,088.36 for Potholing Services on East Lacey Boulevard between 10th Avenue and east of Sierra Drive.

Recommended Motion: I motion to (approve/not approve) an appropriation from the project budget Transportation Impact Fees Fund for a Change Order in the amount of $49,088.36 for Potholing Services on East Lacey Boulevard between 10th Avenue and east of Sierra Drive.

BACKGROUND:

On September 20, 2022, City Council awarded a contract to QK, Inc. of Visalia CA for the design and professional engineering services for the East Lacey Boulevard Pedestrian and Bicycle Safety project from 10th Avenue to east of Sierra Drive in the amount of $869,482.90.

The original contract scope included Potholing Services for both Phase 1 and Phase 2 in the combined amount of $20,823.99, with the understanding that once topographic survey and utility information was collected, the locations and scope of potholing would possibly need to be revised.

With the progression of the design development plans, multiple locations were identified where there are potential conflicts with existing utilities in the roadway. By potholing, the existing pipe is exposed, and a surveyor collects the elevation depths of the pipeline so that conflicts are avoided during construction. The scope for potholing increased due to multiple high pressure gas mains in the roadway that potentially conflict with the utilities designed for the project.

The City initially reached out to Southern California Gas Company to determine their ability to provide the pothole information to the City and The Gas Company informed the City that they did not have the capacity to reasonably provide the potholing services to the city. Staff requested the additional costs from QK to complete the potholing services.

The total combined costs for potholing for both Phase 1 and Phase 2 was provided to the City in the amount of $69,912.35. The original contract provided $20,823.99 for potholing. An additional $49,088.36 is needed from the project budget Transportion Impact Fee Fund (0181) to complete the potholing services and provide the underground utility information needed to complete the design of

the project.

FISCAL IMPACT:

The existing East Lacey Boulevard Pedestrian Facilities Transportation Impact Fund budget (0181) for Design Consultant Services has a current balance of $327,359.

ATTACHMENTS:

1. CHANGE ORDER 1 - POTHOLING

CITY OF HANFORD

Department of Public Works

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

ENGINEERING DIVISION **CONTRACT CHANGE ORDER NO. 1 REV. NO. ___**

PROJECT East Lacey Blvd. Pedestrian Facilities Project – PS&E **SHEET** 1 **OF** 1

TO CONSULTANT: QK **CONTRACT NO.** 21800000-823619.

YOU ARE HEREBY DIRECTED TO MAKE THE HEREIN DESCRIBED CHANGES FROM THE PLANS AND SPECIFICATIONS OR DO THE FOLLOWING DESCRIBED WORK NOT INCLUDED IN THE PLANS AND SPECIFICATIONS ON THIS CONTRACT.

NOTE: THIS CHANGE ORDER IS NOT EFFECTIVE UNTIL APPROVED BY THE CITY.

Contract Amount: $869,482.90

DESCRIPTION OF WORK TO BE DONE, ESTIMATE OF QUANTITIES AND PRICES TO BE PAID. SEGREGATE BETWEEN ADDITIONAL WORK AT CONTRACT PRICE, AGREED PRICE AND FORCE ACCOUNT. UNLESS OTHERWISE STATED, RATES FOR RENTAL OF EQUIPMENT COVER ONLY SUCH TIME AS EQUIPMENT IS ACTUALLY USED AND NO ALLOWANCE WILL BE MADE FOR IDLE TIME.

CHANGE REQUESTED BY: City of Hanford

THE LAST PERCENTAGE SHOWN IS THE NET ACCUMULATED INCREASE OR DECREASE FROM THE ORIGINAL QUANTITY IN THE ENGINEER'S ESTIMATE.

1. **The project scope included minimal potholing services with the understanding that once topographic survey and utility information was collected, the locations would need to be reviewed. Consultant shall provide potholing services at additional identified locations to locate existing underground utilities and avoid conflicts with design and construction.**

For a net increase of $49,088.36.

ESTIMATED COST THIS CHANGE: $49,088.36
CONTRACT TOTAL, INCLUDING THIS CHANGE $918,571.26

BY REASON OF THIS ORDER THE TIME OF COMPLETION WILL BE AS FOLLOWS: **no change**

APPROVAL RECOMMENDED, ENGINEER Lisa Dock DATE 4/20/24

APPROVED, CITY OF HANFORD _____ DATE _____

WE, THE UNDERSIGNED CONTRACTOR, HAVE GIVEN CAREFUL CONSIDERATION TO THE CHANGE PROPOSED AND HEREBY AGREE IF THIS PROPOSAL IS APPROVED, THAT WE WILL PROVIDE ALL EQUIPMENT, FURNISH ALL MATERIALS, EXCEPT AS MAY OTHERWISE BE NOTED ABOVE, AND PERFORM ALL SERVICES NECESSARY FOR THE WORK ABOVE SPECIFIED, AND WILL ACCEPT AS FULL PAYMENT THEREFOR THE PRICES SHOWN ABOVE

ACCEPTED, DATE 03/28/2024 CONSULTANT QK

BY Amber Agnayo TITLE CFO/COO

IF THE CONTRACTOR DOES NOT SIGN ACCEPTANCE OF THIS ORDER, HIS ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE SPECIFICATIONS AS TO PROCEEDING WITH THE ORDERED WORK AND FILING A WRITTEN PROTEST WITHIN THE TIME THEREIN SPECIFIED.

901 East Main Street | Visalia, CA 93292 | (559) 733-0440

March 25, 2024

Lisa Dock
City Engineer
City of Hanford
900 S. 10th Avenue
Hanford, CA 93230

Subject: Lacey Boulevard Widening Project Revised Cost Proposal - Additional Potholing for Subsurface Utilities

Dear Ms. Dock:

Based on our recent discussions, enclosed is an extra work proposal for additional contractual services relating to the Lacey Boulevard Widening Project from 10th Avenue to Sierra Drive for the City of Hanford.

Thank you for your continued confidence with the QK team. If you have any questions or would like to discuss this proposal further, please contact Monique Mello or Jeff Cowart at (559) 733-0440. We look forward to beginning this work upon your approval.

Sincerely,

Monique Mello, PE
Project Manager/Branch Manager - Visalia

Jeffery S. Cowart, PE
VP of Municipal Services & Quality Control

Enclosure: Revised Scope of Services and Project Budget Summary

P230458/220291.01
cl/mcm/jld/jsc

Revised Scope of Services and Project Budget Summary

BACKGROUND

Quad Knopf, Inc. (dba QK) has produced 60% plan sets for the Lacey Boulevard Widening Project from 10th Avenue to Sierra Drive. During the design and preparation of these plans, and the recommendations from the Geotechnical Report, QK has met with the City of Hanford (City) and identified that additional potholing will be required to verify subsurface conditions and to avoid issues relating to conflicts during the construction process. Potholing will allow the design team to clearly identify issues with crossing existing utilities and provide for a more efficient construction process.

PROJECT UNDERSTANDING

Based on recent discussions with Lisa Dock, City Engineer for the City, the following revisions to the scope of the contract have been addressed in this extra work proposal:

- The City will be responsible for performing services related to the identification of 47 locations for potholing work to be completed.
- QK and team will be responsible for coordinating the potholing with the City and Southern California Gas to maintain safe operations while identifying existing sizes and depths of subsurface infrastructure.
- QK will be responsible for potholing for the project.
- QK will identify locations of tree wells and street trees, irrigation controller locations, and electrical service locations for the tree wells.

SCOPE OF SERVICES

The following scope of services has been developed based on our understanding of the project as well as the stated objectives communicated by the City in our recent discussion as described in the Project Understanding above. Fees associated with the tasks identified in the following scope of services are provided in the Proposed Budget Summary section for City review and consideration. As a subconsultant to QK, Badger Daylighting (Badger) will complete the scope of services described in this proposal.

Subtask 4.6 Potholing (Modified with this Scope of Work)

QK will coordinate the required potholing with Badger. Potholing locations will be identified for the existing utility conflicts with proposed improvements. Anticipated conflict areas will be potholed to identify locations, depths, types, and number of affected utilities such as the high-pressure gas lines and portions of the water mains as well as some of the services/laterals. The coordinates and elevations of the utilities will be determined from site control points and benchmarks. Prior to potholing, Underground Service Alert (USA) will be notified to mark existing utilities in the area. Once Badger completes potholing, QK will survey the exposed utilities. In addition, USA markings will also be surveyed. The survey information will be included in the base map to be used during the design process. It is anticipated backfilling of the bore locations will be with aggregate base or sand cement slurry followed by a surface treatment complying with the City of Hanford Improvement Standards. Backfill borings within a landscaped area shall be firmly recompacted and landscaping that has been removed or damaged shall be replaced in kind.

Badger will obtain the necessary encroachment permits from the City and provide all traffic control for the potholing. Badger will provide a traffic control plan, IMSA or ATSSA certified or approved by a licensed civil engineer, to the City for review and approval prior to beginning any potholing services.

Results will be provided to the design team to aid in the design of the proposed improvements to avoid any utility conflicts, to the extent possible. Results will also be provided to the utility companies in conflict identifying facilities that will require relocations and/or lowering to support the new improvements. Rights checks will be requested by each affected utility to determine the party responsible for the costs of the relocations.

QK has identified 47 locations that need to be potholed to determine the effect of existing infrastructure on the proposed design.

PROJECT BUDGET SUMMARY

A proposed fee and effort table for the changes above is included on the following page as a part of this proposal. The original proposal included potholing costs of $10,411.99 in Phase 1A and $10,411.99 in Phase 2.

AUTHORIZATION OF SERVICES

Services described herein will be authorized upon execution of an Amendment to the Architectural and Engineering Consultant Agreement between QK and the City of Hanford for the project. We can begin our services immediately upon receipt of a Notice to Proceed.

PROPOSAL LIMITATION

This proposal shall be effective for only 90 days from the date of submittal. Any extension of the proposal beyond 90 days is subject to a mutual agreement between QK and the City. Otherwise, QK will provide an updated proposal after the 90 days have expired.

PROJECT BUDGET SUMMARY

Client Name: City of Hanford | **QK Project Manager: Monique Mello, PE**

Project Name: East Lacey Blvd Pedestrian Facilities Improvements (Phases 1a and 2) | **QK Proposal No. P230458/220295.01**

Task Description	TOTAL LABOR	Subconsultant Fee	TOTAL NON-LABOR EXPENSES	TOTALS
Subtask 4.6 – POTHOLING				
4.6 - Field Work	$7,182.00	–	$0.00	$7,182.00
- Office Work	$6,102.00	–	$0.00	$6,102.00
- Potholing - Badger Daylighting		$56,628.35	$56,628.35	$56,628.35
- Costs included in original proposal	-$10,643.00	-$10,180.99	$0.00	-$20,823.99
Subtotals	$2,641.00	$46,447.36	$56,628.35	$49,088.36
TOTALS	$2,641.00	$46,447.36	$46,447.36	$49,088.36

Notes:

1. Expenses for reproduction, mailing, mileage, etc. are billed separately OR included in the fixed fee above and billed per our attached Charge Rate Schedule.
2. All time-and-materials fees will be invoiced monthly based on the level of effort in terms of hours relative to our Charge Rate Schedule.
3. When a Task is set on a time-and-materials fee basis, it signifies that it is not possible to accurately predict the amount of work effort required typical of on-call type services. QK will work with the client to set expectations where applicable.
4. Tasks billed by fixed fees will be invoiced monthly based on the percentage of work completed.
5. Additional Services requested in writing and approved by the client will be provided on a time-and-materials basis.

Reference is made to the East Lacey Boulevard Potholing locations maps as separate document.

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Authorization to accept the Homeland Security Grant, which was awarded through the County of Kings, for portable radios in the amount of $55,448, and an amendment to the General Fund budget to recognize $55,448 in grant fund revenue, and Appropriation of $55,448 in the General Fund for a capital improvement project for this portable radio project for the Police Department, and Authorization for the City Manager to execute the grant agreement.

RECOMMENDATION:

Recommendation: Authorization to accept the Homeland Security Grant for portable radios from the County of Kings in the amount of $55,448, and an amendment to the General Fund budget to recognize $55,448 in grant funds, appropriate $55,448 in the General Fund for a capital improvement project for this portable radio project for the Police Department, and authorize the City Manager to execute the grant agreement.

Recommended Motion:
I move to authorize accepting the Homeland Security Grant for portable radios from the County of Kings in the amount of $55,448, and an amendment to the General Fund budget to recognize $55,448 in grant funds, appropriate $55,448 in the General Fund for a capital improvement project for this portable radio project for the Police Department, and authorize the City Manager to execute the grant agreement.

BACKGROUND:
The Hanford Police Department sought The Homeland Security Grant through the County of Kings. The department submitted a project proposal for funds to be able to replace portable radios. The portable radios that the department currently has are outdated. With new portable radios, the officers will not have any issues communicating with each other. These grant funds will allow the department to purchase twenty-seven (27) Kenwood Handheld Radios.

There are no matching funds associated to this grant. An appropriation for the amount of the grant ($55,448) will be made to expend the funds. There may be minor expenditures that will have to occur in excess of the grant amount as the grant administrator wants the agency to expend all of the funds and it is not possible to expend the exact amount. We will strive to get as close as possible to the actual grant amount and minimize the impact of the department's original operating budget. Any amount in excess would be absorbed within the existing Police Department budget.

FISCAL IMPACT:

The fiscal impact will be a total of $55,448 of grant monies to the City, no City matching funds are required. If approved, a budget amendment to recognize the grant funds and an appropriation of funds in the amount of $55,448 to the General Fund for the Police Department will be made. The City will be reimbursed once the project is completed by the grant administrator.

ATTACHMENTS:

1. Agreement
2. OES Letter

Agreement No. _____

Agreement between the County of Kings and the City of Hanford to provide a sub-award from the FY 2022 State Homeland Security Grant Programs Funding for Equipment, Planning, Administration, Training and Exercises

THIS AGREEMENT is entered into by and between the County of Kings ("County") and the City of Hanford ("Sub-recipient"), referred to individually herein as "Party" or collectively as "Parties," on the following terms and conditions:

WHEREAS, the Fiscal Year 2022 (FY 2022) California State Homeland Security Grant Program (SHSGP) provides funding through Federal grants from the Department of Homeland Security ("DHS") to enhance the capabilities of state and local first responders by allowing the purchase of advanced types of equipment, as well as addressing other critical homeland security needs, including administration, planning, training, and exercise-related costs; and

WHEREAS, County applied to the California Governor's Office of Emergency Services ("CalOES") for a FY 2022 SHSGP grant; and

WHEREAS, as part of its grant application, County requested sufficient funds to support certain activities or programs planned by Sub-recipient that may be eligible for SHSGP grant funds; and

WHEREAS, the County was awarded FY 2022 SHSGP grant funding; and

WHEREAS, the County, upon recommendation of the Local Approval Authority ("LAA"), as comprised of the Sheriff, the County Fire Chief, the County Public Health Director, a municipal law enforcement representative, and a municipal fire department representative, as described in the SHSGP Guidelines, allocated some of this funding to support Sub-recipient's eligible programs or activities.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound hereby, the County and Sub-recipient hereby agree as follows:

1. GRANT SUBAWARD. Subject to the terms, conditions, and other limitations specified herein, the County intends to award to Sub-recipient a portion of its FY 2022 SHSGP Grant for the following program and/or activity:

Department/Agency: Hanford Police Department

Program/Activity: Proj. 003 Portable Radios

Details about the specific program or activity authorized, the amounts allocated to the specified program or activity, and the anticipated performance and disbursement timelines shall be confirmed by subsequent award letter from the County ("Award Letter") in accordance with this Agreement.

Sub-recipient agrees not to expend any anticipated FY 2022 SHSGP grant funds until it has received an Award Letter authorizing the specific activity or program, and confirmed the award amount.

Unless Sub-recipient notifies the County before it begins spending the funds authorized in the Award Letter that it declines some or all of the program, activity, and/or funds outlined therein, Sub-recipient will be deemed to have accepted all of the terms and conditions specified in the Award Letter, including any attachments or exhibits there to.

The County reserves the exclusive right to determine the method and timing of disbursement of SHSGP funds to Sub-recipient. The County further reserves the right to issue revised Award Letters to modify Sub-recipient's authorized program, activity, award amounts, and/or performance periods in accordance with the recommendations of the LAA, the changing needs of Sub-recipient, and/or the likelihood of Sub-recipient expending its award. Such modifications will only be made after consultation with Sub-recipient and in accordance with the recommendations of the LAA.

2. PERFORMANCE PERIOD. The Performance Period for all activities covered by the terms of this Agreement shall be from September 1, 2022, to May 31, 2025, unless otherwise terminated pursuant to the terms of this Agreement or set forth in the Performance Letter. Only activities performed during the Performance Period are eligible for funding and/or reimbursement under this Agreement.

3. GRANT REQUIREMENTS AND ASSURANCES. Sub-recipient understands and agrees that by accepting grant funds under this Agreement, it must comply with all requirements, assurances, standards, and certifications as required under the County's agreement with CalOES, attached hereto as Exhibit A, and incorporated herein by reference as if set forth in full. Sub-recipient further understands and agrees that it shall comply with any and all applicable statutes, regulations, guidelines, or restrictions as imposed by DHS or CalOES. Finally, Sub-recipient understands and agrees that by accepting funds under this Agreement, it shall be bound to the assurances, agreements, covenants, and requirements set forth in the County's agreement with CalOES to the same extent as the County.

4. DESIGNATED COUNTY AUTHORIZED AGENT. Only those individuals designated by resolution of the Kings County Board of Supervisors as Authorized Agents for FY 2022 SHSGP ("County Authorized Agents") are authorized to sign Award Letters on behalf of the County, or to suspend performance as set forth herein. All other notices from the County may come from other County personnel.

5. PROOF OF SUBRECIPIENT AUTHORITY. Sub-recipient must provide proof to the County of written authorization of this project, in the form of a resolution, or some other format specifically authorized by the County, from its city council, governing board, or other governing body. This written authorization must specify Sub-recipient:

(a) Will provide all matching funds required for the grant project and appropriate any cash match as required;

(b) Will assume any liability arising out of Sub-recipient's performance of this Agreement;

(c) Will not use grant funds to supplant expenditures controlled by the city council, governing board, or authorized body; and

(d) Has authorized the official executing this Agreement to do so.

6. DISALLOWANCE AND OFFSET; REDUCATION, MODIFICATION, OR ELIMINATION OF GRANT FUNDING. If Sub-recipient requests or receives payment from the County for programs, activities, or equipment under this Agreement and the reimbursement is later disallowed by the State of California or the United States Government, Sub-recipient understands and agrees that it shall promptly refund the disallowed amount to the County upon the County's request. The County may elect, at its sole option, and to the fullest extent permitted by law, to satisfy the disallowed amount owed from any payment due or to become due to Sub-recipient under this Agreement.

If the County's FY 2022 SHSGP grant funding is reduced, modified, or eliminated for any reason, the County reserves the right to reduce, modify, or eliminate any or all of this FY 2022 SHSGP grant sub-award to Sub-recipient. Sub-recipient agrees to promptly return any amounts requested by the County in accordance with this provision. At its sole option, the County may choose to satisfy the amount to be returned by reducing the amount due to Sub-recipient from any payment due or to become due under this Agreement.

7. MONITORING AND REPORTS. Sub-recipient is responsible for oversight of the operations of its FY 2022 SHSGP grant supported activities. Sub-recipient must monitor its activities to ensure compliance with applicable Federal requirements as set forth in Exhibit A.

Sub-recipient agrees to provide ongoing performance and financial reports regarding any and all of its programs and activities funded with FY 2022 SHSGP grant funding. At a minimum, these reports will be due on a semi-annual basis, but the County reserves the right to request more frequent reporting. Within 90 days of completion or termination of this Agreement, Sub-recipient is also expected to provide a final performance report and a final expenditure report in a format acceptable to the County, the State, and the Federal government. Sub-recipients will be notified of any additional required reports by separate Award Letter or notice from the County.

8. MANDATORY DISCLOSURES. Pursuant to 2 CFR section 200.113, Sub-recipient must disclose, in a timely manner, and in writing to the County and DHS, all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting this sub-award. Pursuant to the terms and conditions outlined in Appendix XII to 2 CFR Part 200 ("Award Term and Condition for Recipient Integrity and Performance Matters"), Sub-recipient also may be required to report certain civil, criminal, or administrative proceedings to SAM. Failure to make required disclosures can result in any of the remedies described in 2 CFR section 200.338, "Remedies for noncompliance," including suspension or debarment.

9. INSURANCE. Sub-recipient certifies it is insured or self-insured for general liability

exposures with limits of no less than $1 million per occurrence. Sub-recipient certifies it is insured or self-insured for workers' compensation and maintains statutory limits. Sub-recipient agrees that coverage limits specified within the Agreement will not be used to reduce limits of coverage from Sub-recipient's full policy limits. Insurance Policies will not be used to limit liability or to limit the indemnification provisions and requirements of this Agreement or act in any way to reduce available coverage and limits from the insurer. Failure to maintain or renew coverage may be a material breach of this Agreement.

10. LIABILITY OF COUNTY. The County's payment obligations to Sub-recipient for FY 2022 SHSGP funds are limited by all provisions and other requirements specified in this Agreement. Notwithstanding any other provision of this Agreement, in no event shall the County be liable, regardless of whether any claim is based on contract or tort, for any special, consequential, indirect, or incidental damages arising out of or in connection with this Agreement, including, but not limited to, lost profits, equipment purchased, or activities performed in connection with this Agreement.

11. HOLD HARMLESS, INDEMNIFICATION, AND DEFENSE. Each Party shall hold harmless, defend, and indemnify the other Party, its agents, officials, officers, and employees from and against any liability, claims, actions, costs, damages or losses of any kind, including injury to any person and/or damage to property arising out of or relating to the Party's acts or omissions under this Agreement. This indemnification obligation shall continue beyond the term of this Agreement as to any acts or omissions occurring under this Agreement or any extension of this Agreement.

12. TERMINATION

(a) Without Cause (For Convenience): Either Party may terminate this Agreement for convenience by giving thirty (30) days prior written notice to the other Party of its intention to terminate pursuant to this provision, specifying the date of termination. After receiving a notice of termination for convenience from Sub-recipient, and prior to the effective date of termination, the County may, in its sole discretion, continue to disburse grant funding to Sub-recipient for the programs or activities permitted under this Agreement and specified in the effective Award Letter(s); however, the County specifically reserves the right to cancel or modify some of the programs or activities specified in the Award Letter if it seems unlikely Sub-recipient will complete its work before the termination of the contract. Any funding disbursed to Sub-recipient but not yet spent at the time the Agreement is terminated must be returned to the County. All such disbursements continue to be subject to the restrictions otherwise provided in this Agreement or by law.

The Parties will not impose sanctions on each other for a termination for convenience.

(b) With Cause: Either party may terminate this Agreement immediately by written notice to the other Party upon discovery of a material breach by the other Party. A material breach includes, but is not limited to: (i) failure to comply with the terms and conditions of this Agreement or of any Award Letter(s); (ii) a material misrepresentation in relation to this grant program; or (iii) failure to comply with all applicable laws or regulations. The Party seeking to terminate this Agreement will provide written notice of the material breach and its determination to either suspend or terminate this Agreement to the other Party with a specified date of

termination. At a Party's discretion, it may provide the breaching Party with a reasonable period of time to cure the breach. If the County terminates this Agreement for cause, the County reserves the right to reduce, modify, or eliminate any or all of this sub-award and any other outstanding SHSGP sub-awards to Sub-recipient. Upon demand by the County, Sub-recipient agrees to immediately return FY 2022 SHSGP funding that has been disbursed to Sub-recipient and which remains in Sub-recipient's possession at the time this Agreement is terminated. In addition, the payment of any grant funds that have yet to be disbursed for work already completed by Sub-recipient under this Agreement remains subject to the restrictions on payments otherwise provided in this Agreement and by law, and is further conditioned on the County's confirmation of Sub-recipient's satisfactory completion of the activities or programs specified in this Agreement and any related Award Letter(s).

The County will not pay lost anticipated profits or other economic loss, nor will the County pay compensation or make reimbursement to cure any breach arising out of or resulting from such termination for cause. If this Agreement is terminated for cause, the County may impose sanctions, including possible rejection of future proposals based on specific causes of non-performance. Furthermore, if this Agreement is terminated for Sub-recipient's failure to comply with applicable federal statutes or regulations, including, but not limited to, those specifically incorporated into this Agreement by reference, Sub-recipient is advised that the County's termination decision may be considered in evaluating future applications for federal grant awards.

(c) Effects of Completion or Termination: Expiration, completion, or termination of this Agreement shall not terminate the Parties' obligations to indemnify, defend, or hold harmless. Further, it shall not effect Sub-recipient's duty to maintain and make available any records pertaining to the Agreement; to cooperate with any audit; to be subject to offset; to make any reports of pre-termination contract activities; to honor its obligations related to the disposal or disposition of property purchased with SHSGP funding; to comply with the continuing obligations contained in Exhibit A; or to comply with any other continuing or closeout obligations required by this Agreement or by federal or state law or regulation, including those specified in 2 CFR Part 200. Where Sub-recipient's activities or programs have been terminated by the County for cause, said termination will not affect any rights of the County to recover damages from or against Sub-recipient.

(d) Suspension of Performance: Independent of any right to terminate this Agreement, the County's Authorized Agent may immediately suspend performance by Sub-recipient, in whole or in part, in response to health, safety, or financial emergency, a change in SHSGP grant funding to the County, or a failure or refusal by Sub-recipient to comply with the provisions of this Agreement, until such time as the cause for suspension is resolved or a notice of termination becomes effective.

13. RECORDS. Sub-recipient shall maintain complete and accurate records with respect to the activities, programs, and/or purchases funded by or related to FY 2022 SHSGP funding and/or this Agreement, including all records relating to procurement of goods and services. In addition, Sub-recipient shall maintain complete and accurate records with respect to any payments to employees, sub-sub-awardees, contractors, or subcontractors. All such records shall be prepared in accordance with generally accepted accounting procedures and any applicable procedures required by the County or the Federal or State government. All applicable records

shall be clearly identified, maintained on site, and be kept readily accessible.

Sub-recipient further agrees to make all such records available to Federal, State, and County representatives, as further specified in Exhibit A. Sub-recipient shall ensure that members of the public also have access to such records upon request in accordance with the Freedom of Information Act and the California Public Records Act. Sub-recipient specifically agrees to require any sub-sub-recipients, contractors, successors, transferees, and assignees to acknowledge and agree to comply with all of these record keeping and access requirements.

Failure to comply with these requirements may result in suspension of payments under the grant, termination of the grant, or both. Sub-recipient may be ineligible for award of any future grants if the County or Cal OES determines that any of the following has occurred: (1) the recipient has made a false certification, or (2) violates the certification by failing to carry out the requirements as noted above.

14. NOTICES. Except as may be otherwise required by law, any notice to be given must be in writing and be either personally delivered, sent by electronic means, or sent by first class mail, postage prepaid and addressed as follows:

COUNTY:
Chief William Lynch
County Fire Chief
Kings County Fire Department/
Office of Emergency Management
280 Campus Drive
Hanford, CA 93230
Phone No.: (559) 852-2883
Fax No.: (559) 582-8261

With a Copy To:
County Administrative Officer
1400 W. Lacey Blvd.
Hanford, CA 93230

Phone No.: (559) 852-2378
Fax No.: (559) 582- 8261

SUBRECIPIENT:
Hanford Police Department
Chief of Police
Parker R. Sever
425 N. Irwin St.
Hanford, CA 93230
Phone No.: (559) 585-2540

Notice personally delivered is effective when delivered. Notice sent by electronic means is deemed to be received upon acknowledgement of receipt. Notice sent by first class mail shall be deemed received on the third (3rd) day after the date of mailing. Either party may change the above address by giving written notice pursuant to this paragraph.

15. CONFLICTS WITH LAWS OR REGULATIONS/SEVERABILITY. This Agreement is subject to all applicable laws and regulations. If any provision of this Agreement is found by any court or other legal authority, or is agreed by the parties, to be in conflict with any code or regulation governing its subject matter, the conflicting provision shall be considered null and void. If the effect of nullifying any conflicting provision is such that a material benefit of the

Agreement to either party is lost, the Agreement may be terminated at the option of the affected party, and some or all of the grant money may need to be returned to the County. Such a termination will be treated as a termination for cause, as set forth herein. In all other cases, the remainder of the Agreement shall remain in full force and effect.

16. MODIFICATION. No part of this Agreement may be modified without the written consent of both Parties.

17. EXHIBITS AND RECITALS. The Recitals and the Exhibit to this Agreement are fully incorporated into and are integral parts of this Agreement.

18. GOVERNING LAW. This Agreement shall be interpreted and governed under the laws of the State of California without reference to California conflicts of law principles. The Parties agree that this contract is made in and shall be performed in Kings County, California, and that venue for any dispute arising from this Agreement shall be proper in Kings County, notwithstanding Code of Civil Procedure Section 394.

19. FURTHER ASSURANCES. Each Party will execute any additional documents and perform any further acts which may be reasonably required to effectuate the purposes of this Agreement.

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

21. CONTINUING WAIVER. The failure of either Party to insist on strict compliance with any provision of this Agreement shall not be considered a waiver of any right to do so, notwithstanding the passage of time and whether for that breach or any subsequent breach. The acceptance by either Party of either performance or payment shall not be considered to be a waiver of any preceding breach of the Agreement by the other Party.

22. INTERPRETATION. Section headings are provided for organizational purposes only and do not in any manner affect the scope, meaning, or intent of the provisions under the headings. This Agreement shall not be construed against the drafting party.

23. ORDER OF PRECEDENCE. In the event of any conflict or inconsistency between the Agreement and any Award Letter or other communication between the County and Sub-recipient, the terms of this Agreement shall prevail.

24. ASSIGNMENT. This Agreement is entered into by the County in reliance on the identity and representations made by Sub-recipient, and no part of this Agreement or this sub-award (including any equipment purchased with the sub-award) may be assigned, transferred, or sold by Sub-recipient without the prior written consent of the County, which the County may provide, delay, deny, or condition in its absolute discretion. Any FY 2022 SHSGP funds provided to Sub-recipient and not yet expended at the time of any attempted unauthorized assignment or transfer will be forfeited to the County at the time of attempted assignment or transfer. Furthermore, the voluntary or involuntary assignment of this Agreement to a receiver or

trustee in bankruptcy, will constitute a material breach and will automatically terminate this Agreement without advance notice or opportunity to cure.

25. COMPLIANCE WITH LAWS. Sub-recipient shall comply with all applicable laws, ordinances, rules, and regulations and obtain and keep current all permits, licenses and/or approvals required by law to perform the activities or services, or to purchase any equipment, specified in this Agreement.

26. CONFLICT OF INTEREST. Sub-recipient agrees to comply with the law of the State of California regarding conflicts of interests and appearance of conflicts of interests, including, but not limited to Government Code Section 1090 et seq., and the Political Reform Act, Government Code Section 81000 et seq. and regulations promulgated pursuant thereto by the California Fair Political Practices Commission. Sub-recipient further agrees that if any facts come to its attention which raise any questions as to the applicability of conflicts of interest laws, it will immediately inform the County designated representative and provide all information needed for resolution of this question.

27. EXECUTION & ELECTRONIC COPIES. The Parties may sign this Agreement in counterparts, each of which is an original and all of which, taken together, form a single document. This Agreement may be executed electronically, and an electronic copy or other facsimile of this Agreement shall be treated as an original.

28. CERTIFICATION AND ACKNOWLEDGEMENT: The undersigned represents that he/she is authorized to enter into this Agreement for and on behalf of the Sub-recipient. As the duly authorized representative of the Sub-recipient, the undersigned hereby certifies that the Sub-recipient has the legal authority to apply for County, State, and Federal assistance and the institutional, managerial and financial capability, including funds sufficient to pay any non-Federal share of project cost, to ensure proper planning, management and completion of the project described in the FY 2022 SHSGP application, within the prescribed timelines.

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IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year signed by the last Party below.

SUBRECIPIENT

By: _____
[Title]

Date: _____

ATTEST:

By: _____

Approved as to form:

By: _____

COUNTY OF Kings

By: _____
Richard Valle, Chairman,
Board of Supervisors

Date: _____

ATTEST:

Clerk of the Board of Supervisors

By: _____
Catherine Venturella

Approved as to form:
Diane Freeman, County Counsel

By: _____

Attachment(s): Exhibit A, CalOES Standard Assurances for FY 2022

EXHIBIT A

Cal OES
GOVERNOR'S OFFICE
OF EMERGENCY SERVICES

Standard Assurances
For Cal OES Federal Non-Disaster Grant Programs

As the duly authorized representative of the Applicant, I hereby certify that the Applicant has the legal authority to apply for federal assistance and the institutional, managerial, and financial capability (including funds sufficient to pay any non-federal share of project cost) to ensure proper planning, management, and completion of the project described in this application, within prescribed timelines.

The requirements outlined in these assurances apply to Applicant and any of its subrecipients.

I further acknowledge that the Applicant is responsible for reviewing and adhering to all requirements within the:

(a) Applicable Federal Regulations (see below);
(b) Federal Program Notice of Funding Opportunity (NOFO);
(c) Federal Preparedness Grants Manual;
(d) California Supplement to the NOFO; and
(e) Federal and State Grant Program Guidelines.

Federal Regulations
Government cost principles, uniform administrative requirements, and audit requirements for federal grant programs are set forth in Title 2, Part 200 of the Code of Federal Regulations (C.F.R.). Updates are issued by the Office of Management and Budget (OMB) and can be found at http://www.whitehouse.gov/omb/.

State and federal grant award requirements are set forth below. The Applicant hereby agrees to comply with the following:

1. **Proof of Authority**
   The Applicant will obtain proof of authority from the city council, governing board, or authorized body in support of this project. This written authorization must specify that the Applicant and the city council, governing board, or authorized body agree:

   (a) To provide all matching funds required for the grant project and that any cash match will be appropriated as required;
   (b) Any liability arising out of the performance of this agreement shall be the responsibility of the Applicant and the city council, governing board, or authorized body;
   (c) Grant funds shall not be used to supplant expenditures controlled by the city council, governing board, or authorized body;

Initials _____

(d) The Applicant is authorized by the city council, governing board, or authorized body to apply for federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-federal share of project cost, if any) to ensure proper planning, management and completion of the project described in this application; and
(e) Official executing this agreement is authorized by the Applicant.

This Proof of Authority must be maintained on file and readily available upon request.

2. **Period of Performance**
The period of performance is specified in the Award. The Applicant is only authorized to perform allowable activities approved under the award, within the period of performance.

3. **Lobbying and Political Activities**
As required by Section 1352, Title 31 of the United States Code (U.S.C.), for persons entering into a contract, grant, loan, or cooperative agreement from an agency or requests or receives from an agency a commitment providing for the United States to insure or guarantee a loan, the Applicant certifies that:

(a) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
(b) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
(c) The Applicant shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Initials _____

The Applicant will also comply with provisions of the Hatch Act (5 U.S.C. §§ 1501- 1508 and §§ 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with federal funds.

Finally, the Applicant agrees that federal funds will not be used, directly or indirectly, to support the enactment, repeal, modification or adoption of any law, regulation or policy without the express written approval from the California Governor's Office of Emergency Services (Cal OES) or the federal awarding agency.

4. **Debarment and Suspension**
As required by Executive Orders 12549 and 12689, and 2 C.F.R. § 200.214 and codified in 2 C.F.R. Part 180, Debarment and Suspension, the Applicant will provide protection against waste, fraud, and abuse by debarring or suspending those persons deemed irresponsible in their dealings with the federal government. The Applicant certifies that it and its subrecipients:

   (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
   (b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
   (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (2)(b) of this certification; and
   (d) Have not within a three-year period preceding this application had one or more public transaction (federal, state, or local) terminated for cause or default.

Where the Applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

5. **Non-Discrimination and Equal Employment Opportunity**
The Applicant will comply with all state and federal statutes relating to non-discrimination, including:

(a) Title VI of the Civil Rights Act of 1964 (Public Law (P.L.) 88-352 and 42 U.S.C. § 2000d et. seq.) which prohibits discrimination on the basis of race, color, or national origin and requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services;
(b) Title IX of the Education Amendments of 1972, (20 U.S.C. §§ 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex in any federally funded educational program or activity;
(c) Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794), which prohibits discrimination against those with disabilities or access and functional needs;
(d) Americans with Disabilities Act (ADA) of 1990 (42 U.S.C. §§ 12101- 12213), which prohibits discrimination on the basis of disability and requires buildings and structures be accessible to those with disabilities and access and functional needs;
(e) Age Discrimination Act of 1975, (42 U.S.C. §§ 6101-6107), which prohibits discrimination on the basis of age;
(f) Public Health Service Act of 1912 (42 U.S.C. §§ 290 dd—2), relating to confidentiality of patient records regarding substance abuse treatment;
(g) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), relating to nondiscrimination in the sale, rental or financing of housing as implemented by the Department of Housing and Urban Development at 24 C.F.R. Part100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units—i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)— be designed and constructed with certain accessible features (See 24 C.F.R. § 100.201);
(h) Executive Order 11246, which prohibits federal contractors and federally assisted construction contractors and subcontractors, who do over $10,000 in Government business in one year from discriminating in employment decisions on the basis of race, color, religion, sex, sexual orientation, gender identification or national origin;
(i) Executive Order 11375, which bans discrimination on the basis of race, color, religion, sex, sexual orientation, gender identification, or national origin in hiring and employment in both the United States federal workforce and on the part of government contractors;
(j) California Public Contract Code § 10295.3, which prohibits discrimination based on domestic partnerships and those in same sex marriages;

Initials _____

(k) DHS policy to ensure the equal treatment of faith-based organizations, under which the Applicant must comply with equal treatment policies and requirements contained in 6 C.F.R. Part 19;
(l) The Applicant will comply with California's Fair Employment and Housing Act (FEHA) (California Government Code §§12940, 12945, 12945.2), as applicable. FEHA prohibits harassment and discrimination in employment because of ancestry, familial status, race, color, religious creed (including religious dress and grooming practices), sex (which includes pregnancy, childbirth, breastfeeding and medical conditions related to pregnancy, childbirth or breastfeeding), gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, mental and physical disability, genetic information, medical condition, age, pregnancy, denial of medical and family care leave, or pregnancy disability leave, military and veteran status, and/or retaliation for protesting illegal discrimination related to one of these categories, or for reporting patient abuse in tax supported institutions;
(m) Any other nondiscrimination provisions in the specific statute(s) under which application for federal assistance is being made; and
(n) The requirements of any other nondiscrimination statute(s) that may apply to this application.

6. Drug-Free Workplace

As required by the Drug-Free Workplace Act of 1988 (41 U.S.C. § 701 et seq.),the Applicant certifies that it will maintain a drug-free workplace and a drug-free awareness program as outlined in the Act.

7. Environmental Standards

The Applicant will comply with state and federal environmental standards, including:

(a) California Environmental Quality Act (CEQA) (California Public Resources Code §§ 21000-21177), to include coordination with the city or county planning agency;
(b) CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, §§ 15000-15387);
(c) Federal Clean Water Act (CWA) (33 U.S.C. § 1251 et seq.), which establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters;
(d) Federal Clean Air Act of 1955 (42 U.S.C. § 7401) which regulates air emissions from stationary and mobile sources;

(e) Institution of environmental quality control measures under the National Environmental Policy Act (NEPA) of 1969 (P.L. 91-190); the Council on Environmental Quality Regulations for Implementing the Procedural Provisions of NEPA; and Executive Order 12898 which focuses on the environmental and human health effects of federal actions on minority and low-income populations with the goal of achieving environmental protection for all communities;
(f) Evaluation of flood hazards in floodplains in accordance with Executive Order 11988;
(g) Executive Order 11514 which sets forth national environmental standards;
(h) Executive Order 11738 instituted to assure that each federal agency empowered to enter into contracts for the procurement of goods, materials, or services and each federal agency empowered to extend federal assistance by way of grant, loan, or contract shall undertake such procurement and assistance activities in a manner that will result in effective enforcement of the Clean Air Act and the Federal Water Pollution Control Act Executive Order 11990 which requires preservation of wetlands;
(i) The Safe Drinking Water Act of 1974, (P.L. 93-523);
(j) The Endangered Species Act of 1973, (P.L. 93-205);
(k) Assurance of project consistency with the approved state management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.);
(l) Conformity of Federal Actions to State (Clear Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.);
(m) Wild and Scenic Rivers Act of 1968 (16 U.S.C. § 1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

The Applicant shall not be: 1) in violation of any order or resolution promulgated by the State Air Resources Board or an air pollution district; 2) subject to a cease and desist order pursuant to § 13301 of the California Water Code for violation of waste discharge requirements or discharge prohibitions; or 3) determined to be in violation of federal law relating to air or water pollution.

8. **Audits**
For subrecipients expending $750,000 or more in federal grant funds annually, the Applicant will perform the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and Title 2 of the Code of Federal Regulations, Part 200, Subpart F Audit Requirements.

9. **Cooperation and Access to Records**
The Applicant must cooperate with any compliance reviews or investigations conducted by DHS. In accordance with 2 C.F.R. § 200.337, the Applicant will give the awarding agency, the Comptroller General of the United States and, if appropriate, the state, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award. The Applicant will require any subrecipients, contractors, successors, transferees and assignees to acknowledge and agree to comply with this provision.

10. **Conflict of Interest**
The Applicant will establish safeguards to prohibit the Applicant's employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

11. **Financial Management**
False Claims for Payment - The Applicant will comply with 31 U.S.C §§ 3729-3733 which provides that Applicant shall not submit a false claim for payment, reimbursement, or advance.

12. **Reporting - Accountability**
The Applicant agrees to comply with applicable provisions of the Federal Funding Accountability and Transparency Act (FFATA) (P.L. 109-282), including but not limited to (a) the reporting of subawards obligating $30,000 or more in federal funds, and (b) executive compensation data for first-tier subawards as set forth in 2 C.F.R. Part 170, Appendix A. The Applicant also agrees to comply with the requirements set forth in the government-wide financial assistance award term regarding the System for Award Management and Universal Identifier Requirements located at 2 C.F.R. Part 25, Appendix A.

13. **Whistleblower Protections**
The Applicant must comply with statutory requirements for whistleblower protections at 10 U.S.C. § 2409, 41 U.S.C. § 4712, and 10 U.S.C. § 2324, 41 U.S.C. § 4304 and § 4310.

Initials _____

14. Human Trafficking

The Applicant will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act of 2000, as amended (22 U.S.C. § 7104) which prohibits the Applicant or its subrecipients from: (1) engaging in trafficking in persons during the period of time that the award is in effect; (2) procuring a commercial sex act during the period of time that the award is in effect; or (3) using forced labor in the performance of the award or subawards under the award.

15. Labor Standards

The Applicant will comply with the following federal labor standards:

(a) The Davis-Bacon Act (40 U.S.C. §§ 276a to 276a-7), as applicable, and the Copeland Act (40 U.S.C. § 3145 and 18 U.S.C. § 874) and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 327-333), regarding labor standards for federally-assisted construction contracts or subcontracts, and

(b) The Federal Fair Labor Standards Act (29 U.S.C. § 201 et al.) as they apply to employees of institutes of higher learning (IHE), hospitals and other non-profit organizations.

16. Worker's Compensation

The Applicant must comply with provisions which require every employer to be insured to protect workers who may be injured on the job at all times during the performance of the work of this Agreement, as per the workers compensation laws set forth in California Labor Code §§ 3700 et seq.

17. Property-Related

If applicable to the type of project funded by this federal award, the Applicant will:

(a) Comply with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of federal participation in purchase;

(b) Comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires federal award subrecipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more;

(c) Assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. § 470), Executive Order 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16U.S.C. § 469a-1 et seq.); and

(d) Comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. § 4831 and 24 CFR Part 35) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

18. Certifications Applicable Only to Federally-Funded Construction Projects

For all construction projects, the Applicant will:

(a) Not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with federal assistance funds to assure nondiscrimination during the useful life of the project;

(b) Comply with the requirements of the awarding agency with regard to the drafting, review and approval of construction plans and specifications; and

(c) Provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.

19. Use of Cellular Device While Driving is Prohibited

The Applicant is required to comply with California Vehicle Code sections 23123 and 23123.5. These laws prohibit driving motor vehicle while using an electronic wireless communications device to write, send, or read a text-based communication. Drivers are also prohibited from the use of a wireless telephone without hands-free listening and talking, unless to make an emergency call to 911, law enforcement, or similar services.

Initials _____

20. California Public Records Act and Freedom of Information Act

The Applicant acknowledges that all information submitted in the course of applying for funding under this program, or provided in the course of an entity's grant management activities that are under Federal control, is subject to the Freedom of Information Act (FOIA), 5 U.S.C. § 552, and the California Public Records Act, California Government Code section 6250 et seq. The Applicant should consider these laws and consult its own State and local laws and regulations regarding the release of information when reporting sensitive matters in the grant application, needs assessment, and strategic planning process.

HOMELAND SECURITY GRANT PROGRAM (HSGP) – PROGRAM SPECIFIC ASSURANCES / CERTIFICATIONS

21. Acknowledgment of Federal Funding from DHS

The Applicant must acknowledge its use of federal funding when issuing statements, press releases, requests for proposals, bid invitations, and other documents describing projects or programs funded in whole or in part with federal funds.

22. Activities Conducted Abroad

The Applicant must ensure that project activities carried on outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.

23. Best Practices for Collection and Use of Personally Identifiable Information (PII)

DHS defines personally identifiable information (PII) as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. If the Applicant collects PII, the Applicant is required to have a publicly-available privacy policy that describes standards on the usage and maintenance of PII they collect. The Applicant may refer to the DHS Privacy Impact Assessments: Privacy Guidance and Privacy template as a useful resource.

24. Copyright

The Applicant must affix the applicable copyright notices of 17 U.S.C. §§ 401 or 402 and an acknowledgement of U.S. Government sponsorship (including the award number) to any work first produced under federal financial assistance awards.

Initials _____

25. Duplication of Benefits

Any cost allocable to a particular federal financial assistance award provided for in 2 C.F.R. Part 200, Subpart E may not be charged to other federal financial assistance awards to overcome fund deficiencies, to avoid restrictions imposed by federal statutes, regulations, or federal financial assistance award terms and conditions, or for other reasons. However, these prohibitions would not preclude the Applicant from shifting costs that are allowable under two or more awards in accordance with existing federal statutes, regulations, or the federal financial assistance award terms and conditions.

26. Energy Policy and Conservation Act

The Applicant must comply with the requirements of 42 U.S.C. § 6201 which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.

27. Federal Debt Status

The Applicant is required to be non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. See OMB Circular A-129.

28. Fly America Act of 1974

The Applicant must comply with Preference for U.S. Flag Air Carriers: (air carriers holding certificates under 49 U.S.C. § 41102) for international air transportation of people and property to the extent that such service is available, in accordance with the International Air Transportation Fair Competitive Practices Act of 1974 (49 U.S.C. § 40118) and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981, amendment to Comptroller General Decision B-138942.

29. Hotel and Motel Fire Safety Act of 1990

In accordance with Section 6 of the Hotel and Motel Fire Safety Act of 1990, the Applicant must ensure that all conference, meeting, convention, or training space funded in whole or in part with federal funds complies with the fire prevention and control guidelines of the Federal Fire Prevention and Control Act of 1974, as amended, 15 U.S.C. § 2225a.

Initials

30. Non-supplanting Requirement

If the Applicant receives federal financial assistance awards made under programs that prohibit supplanting by law, the Applicant must ensure that federal funds do not replace (supplant) funds that have been budgeted for the same purpose through non- federal sources.

31. Patents and Intellectual Property Rights

Unless otherwise provided by law, the Applicant is subject to the Bayh-Dole Act, Pub. L. No. 96-517, as amended, and codified in 35 U.S.C. § 200 et seq. The Applicant is subject to the specific requirements governing the development, reporting, and disposition of rights to inventions and patents resulting from financial assistance awards located at 37 C.F.R. Part 401 and the standard patent rights clause located at 37 C.F.R. § 401.14.

32. SAFECOM

If the Applicant receives federal financial assistance awards made under programs that provide emergency communication equipment and its related activities, the Applicant must comply with the SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications.

33. Terrorist Financing

The Applicant must comply with Executive Order 13224 and U.S. law that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. The Applicant is legally responsible for ensuring compliance with the Order and laws.

34. Reporting of Matters Related to Recipient Integrity and Performance

If the total value of the Applicant's currently active grants, cooperative agreements, and procurement contracts from all federal assistance offices exceeds $10,000,000 for any period of time during the period of performance of this federal financial assistance award, the Applicant must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at 2 C.F.R. Part 200, Appendix XII, the full text of which is incorporated here by reference in the award terms and conditions.

35. USA Patriot Act of 2001

The Applicant must comply with requirements of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (USA PATRIOT Act), which amends 18 U.S.C. §§ 175–175c.

36. Use of DHS Seal, Logo, and Flags

The Applicant must obtain permission from their DHS Financial Assistance Office, prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.

37. Performance Goals

In addition to the Biannual Strategy Implementation Report submission requirements outlined in the Preparedness Grants Manual, the Applicant must demonstrate how the grant-funded project addresses the core capability gap associated with each project and identified in the Threat and Hazard Identification and Risk Analysis or Stakeholder Preparedness Review or sustains existing capabilities, as applicable. The capability gap reduction or capability sustainment must be addressed in the Project Description of the BSIR for each project.

38. Applicability of DHS Standard Terms and Conditions to Tribes

The DHS Standard Terms and Conditions are a restatement of general requirements imposed upon the Applicant and flow down to any of its subrecipients as a matter of law, regulation, or executive order. If the requirement does not apply to Indian tribes or there is a federal law or regulation exempting its application to Indian tribes, then the acceptance by Tribes of, or acquiescence to, DHS Standard Terms and Conditions does not change or alter its inapplicability to an Indian tribe. The execution of grant documents is not intended to change, alter, amend, or impose additional liability or responsibility upon the Tribe where it does not already exist.

39. Required Use of American Iron, Steel, Manufactured Products, and Construction Materials

The Applicant must comply with the "Build America, Buy America" Act (BABAA), enacted as part of the Infrastructure Investment and Jobs Act and Executive Order 14005. Applicants receiving a federal award subject to BABAA requirements may not use federal financial assistance funds for infrastructure projects unless:

(a) All iron and steel used in the project are produced in the United States – this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;

(b) All manufactured products used in the project are produced in the United States – this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and

(c) All construction materials are manufactured in the United States – this means that all manufacturing processes for the construction material occurred in the United States.

The "Buy America" preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. It does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

Per section 70914(c) of BABAA, FEMA may waive the application of a Buy America preference under an infrastructure program in certain cases.

On July 1, 2022, OMB approved FEMA's General Applicability Public Interest Waiver of the BABAA requirements to be effective for a period of six months, through January 1, 2023. Applicants will not be required to follow the BABAA requirements for FEMA awards made, and any other funding FEMA obligates, during this waiver period. For any new awards FEMA makes after January 1, 2023, as well as new funding FEMA obligates to existing awards or through renewal awards where the new funding is obligated after January 1, 2023, Applicants will be required to follow the BABAA requirements unless another waiver is requested and approved.

Initials

Cal OES
GOVERNOR'S OFFICE
OF EMERGENCY SERVICES

Standard Assurances
For Cal OES Federal Non-Disaster Grant Programs

IMPORTANT
The purpose of these assurances is to obtain federal and state financial assistance, including any and all federal and state grants, loans, reimbursement, contracts, etc. Applicant recognizes and agrees that state financial assistance will be extended based on the representations made in these assurances. These assurances are binding on Applicant, its successors, transferees, assignees, etc. as well as any of its subrecipients. Failure to comply with any of the above assurances may result in suspension, termination, or reduction of grant funds.

All appropriate documentation, as outlined above, must be maintained on file by the Applicant and available for Cal OES or public scrutiny upon request. Failure to comply with these requirements may result in suspension of payments under the grant or termination of the grant or both and the Applicant may be ineligible for award of any future grants if Cal OES determines that the Applicant: (1) has made false certification, or (2) violates the certification by failing to carry out the requirements as noted above.

All of the language contained within this document must be included in the award documents for all subawards at all tiers. Applicants are bound by the Department of Homeland Security Standard Terms and Conditions 2022, Version 3, hereby incorporated by reference, which can be found at: https://www.dhs.gov/publication/fy15-dhs-standard-terms-and-conditions.

The undersigned represents that he/she is authorized to enter into this agreement for and on behalf of the Applicant.

Applicant: HANFORD POLICE DEPARTMENT

Signature of Authorized Agent: [signature]

Printed Name of Authorized Agent: PARKER SEVER

Title: CHIEF OF POLICE Date: 10/13/23

Initials [signature]

KINGS COUNTY
OFFICE OF EMERGENCY SERVICES

280 Campus Drive • Hanford, California 93230

Phone: 559-852-2883 • Fax: 559-582-8261

March 18, 2024

Stephanie Huddleston
Chief of Police
Hanford Police Department
425 N. Irwin St.
Hanford, CA 93230

Subject: **NOTIFICATION OF SUBRECIPIENT AWARD**
FY 2022 State Homeland Security Grant Program (SHSGP)
Subaward #: 2022-0043, Cal OES ID: 031-00000

Dear Chief Huddleston,

Please accept this letter as the official award notice for the Hanford Police Department from the FY 2022 State Homeland Security Grant Program, which allows for the expenditure of funds. A summary of your award status follows:

- **Project 003** – Hanford Police Department (HPD) Portable Radios: $55,448.00 to procure (27) portable radios and accessories.

Please see the attached Grant Award Workbook page for the approved equipment and corresponding AEL number(s). Your agency/department is only allowed to purchase equipment listed on this Grant Award Workbook page.

Sub-recipients must agree to the FY 2022 SHSGP Grant Assurances and provide a copy of its governing body resolution prior to receiving reimbursement by Kings County OES. If the fulfillment of the project involves contracts or contractors, the Grant Assurances must be provided to the contractor as an attachment, and contractors must abide by the restrictions therein.

Any activities requiring additional review (e.g., Environmental Planning and Historic Preservation, Allowability Requests, procurement of Aviation or Controlled Equipment, etc.) shall not incur costs until you receive written approval from Cal OES for those activities.

This subaward is subject to all provisions of 2 CFR Part 200, Subpart F - Audit Requirements. Any funds received in excess of current needs, approved amounts, or those found owed as a result of a final review or audit, must be refunded to the State within 30 days upon receipt of an invoice from Cal OES.

All invoices must be dated between March 18, 2023, and May 31, 2025, for your purchases to be eligible for reimbursement by Kings County OES. Kings County OES requests that all required documentation be submitted by June 1, 2025, to ensure sufficient time to process your paperwork.

Requests for reimbursement should be submitted via email: KingsCounty.OES@co.kings.ca.us Cc: German.Ortiz@co.kings.ca.us or mail to:

Kings County OES
280 Campus Drive
Hanford, CA 93230

Please contact German Ortiz with any questions.

Sincerely Yours,

German Ortiz

Fiscal Specialist
Kings County Fire
Office of Emergency Services
280 Campus Drive
Hanford, CA 93230

559-852-2847
German.Ortiz@co.kings.ca.us

www.KingsOES.com

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Acceptance and authorization for staff to File the City of Hanford's Quarterly Investment Portfolio and Transactions Reports as of 03/31/2024.

RECOMMENDATION: That the City Council accept and authorize staff to file the City of Hanford's Quarterly Investment Portfolio and Transactions Report as of 03/31/2024.

RECOMMENDED MOTION: I move that the City Council accept and authorize staff to file the City of Hanford's Quarterly Investment Portfolio and Transactions Report as of 03/31/2024.

BACKGROUND: Quarterly Investment Report. The City has approximately $118.8 million in investments and cash as of 03/31/2024.

Recent Activity. The City actively maintains its Wells Fargo cash accounts at a minimum of $2.5 million. Typically, idle cash beyond the necessary $2.5 million minimum cash needed for operations is invested into the local government pools such as LAIF. However, staff reviewed other government investment pools where yields are trending higher than the investments with LAIF and Tulare County Pool. In March, staff created an account with CLASS (California Cooperative Liquid Assets Securities System) which was created via a joint exercise of powers agreement by and among California public agencies. The Board of California CLASS is made up of public agency Finance professionals who participate in the pool and are members of the of the JPA. They are also sponsored by the California League of Cities and the CA Special Districts Association. Their yield rates at time of account creation were in the 5% range whereas LAIF and Tulare County Pool were in the 4% range.

Current Investment Environment. The Federal Reserve did not cut interest rates at the January meeting and many experts believe that the Fed will hold rates steady at a target rate of 5.25%-5.50% as they wait for inflation to ease a bit more. Economists and strategists now see the Fed waiting until at least September to cut interest rates and are increasingly entertaining the possibility of no reductions at all this year (CNBC).

The 10-year Treasury Note interest is currently up at approximately 4.64% versus 4.10% at the end of last quarter. At the same time last year, the rate was lower at 3.60%.

Proposed Actions. The City will use funds from matured securities to re-invest in 1–3-year securities. Operations will be monitored for financial needs and when large sums of idle cash are available, can be re-invested. With the joining of California CLAAS local government staff plans to transfer money from the Tulare County Pool into CLASS where higher yields will be earned. Tulare County Pool will remain open with the minimum balance required.

Summary. The primary purpose of the City's cash is to provide residents of Hanford with services. In order to maximize the earnings potential on the City's idle cash, the City utilizes registered securities dealers to purchase low-risk investments which will provide a higher return versus allowing the cash to be held in savings accounts earning little to no interest. Additionally, idle cash is also held with government pools, including the Tulare County Investment Pool and the State of California LAIF. It is the policy of the City to invest public funds in a manner that will provide a high investment return with a high level of security while meeting the daily cash flow demands of the entity and conforming to all state and local statutes governing the investment of public funds

FISCAL IMPACT: This item is informational. Investing the City's cash will generate continual interest earnings on the investment portfolio.

ATTACHMENTS:

1. Quarterly Investment Detail Report 03.31.24
2. Quarterly Transactions Report 01.01.24-03.31.24
3. Quarterly Treasurer's Report 03.31.24

ATTACHMENTS:

1. Quarterly Investment Detail Report 03.31.24
2. Quarterly Transactions Report 01.01.24-03.31.24
3. Quarterly Treasurer's Report 03.31.24

City of Hanford
Quarterly Investment Detail Report
As of 03/31/2024

Description	CUSIP/Ticker	Security Sector	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	Maturity Date	Days To Maturity	% of Portfolio
Brokerage | Higgins Capital										
Bank Baroda NY 0.65 7/22/2025	06063HMT7	Certificate Of Deposit	7/22/2020	0.650	198,000.00	198,000.00	187,094.16	7/22/2025	478	0.17
Bank of New York Mellon 1.6 4/24/2025-25	06406RAN7	Corporate	5/13/2020	1.216	1,000,000.00	1,018,368.00	961,800.00	4/24/2025	389	0.84
Barclays Bank 5 6/6/2025	06740KRQ2	Certificate Of Deposit	6/7/2023	5.000	250,000.00	250,000.00	249,845.00	6/6/2025	432	0.21
BMO Harris Bank IL 0.5 3/28/2025-21	05600XAY6	Certificate Of Deposit	9/28/2020	0.500	249,000.00	249,000.00	237,949.38	3/28/2025	362	0.21
Capital Bank 4.65 11/8/2024	139805AX3	Certificate Of Deposit	11/9/2022	4.650	250,000.00	250,000.00	249,095.00	11/8/2024	222	0.21
Capital One 4.8 11/3/2025	14042RVH1	Certificate Of Deposit	11/2/2022	4.800	250,000.00	250,000.00	249,530.00	11/3/2025	582	0.21
Citadel Federal PA 1.65 2/27/2025	17286TAG0	Certificate Of Deposit	2/27/2020	1.650	250,000.00	250,000.00	242,245.00	2/27/2025	333	0.21
Continental Bank UT 0.55 6/26/2025	211163KK5	Certificate Of Deposit	6/26/2020	0.550	175,000.00	175,000.00	165,625.25	6/26/2025	452	0.15
Direct Federal CDT Union 4.7 11/3/2025	25460FDU7	Certificate Of Deposit	11/3/2022	4.700	250,000.00	250,000.00	249,065.00	11/3/2025	582	0.21
Enerbank UT (Regions) 0.5 8/29/2025	29278TRA0	Certificate Of Deposit	8/31/2020	0.500	245,000.00	245,000.00	229,988.85	8/29/2025	516	0.21
FHLB 0.5 10/4/2024-22	3130AP4G7	US Agency	10/4/2021	0.500	1,000,000.00	1,000,000.00	976,580.00	10/4/2024	187	0.84
FHLB 0.5 9/24/2024-21	3130ALKN3	US Agency	3/24/2021	0.500	2,000,000.00	2,000,000.00	1,955,060.00	9/24/2024	177	1.68
FHLB 0.57 10/15/2024-22	3130ALWW0	US Agency	4/15/2021	0.570	1,000,000.00	1,000,000.00	975,390.00	10/15/2024	198	0.84
FHLB 5.125 5/28/2026-24	3130AWAA8	US Agency	5/30/2023	5.125	1,000,000.00	1,000,000.00	994,720.00	5/28/2026	788	0.84
FHLB 5.475 6/1/2026-23	3130AWBD1	US Agency	6/1/2023	5.475	2,000,000.00	2,000,000.00	2,002,820.00	6/1/2026	792	1.68
FHLB Step 1/27/2025-22	3130AQML4	US Agency	1/27/2022	1.370	325,000.00	325,000.00	316,420.00	1/27/2025	302	0.27
FHLMC 5.32 6/6/2025-24	3134GYTM4	US Agency	6/6/2023	5.320	1,000,000.00	1,000,000.00	996,700.00	6/6/2025	432	0.84
First Choice Bank CA 0.4 9/30/2025-21	319461DB2	Certificate Of Deposit	9/30/2020	0.400	249,000.00	249,000.00	232,568.49	9/30/2025	548	0.21
First National Bank TX 1.8 12/30/2024	32112UDJ7	Certificate Of Deposit	12/30/2019	1.800	250,000.00	250,000.00	243,737.50	12/30/2024	274	0.21
First Technology Federal 5.1 6/16/2025	33715LFK1	Certificate Of Deposit	6/16/2023	5.100	250,000.00	250,000.00	250,177.50	6/16/2025	442	0.21
Greenstate Credit Union 0.5 7/30/2024	39573LBQ0	Certificate Of Deposit	7/30/2021	0.500	250,000.00	250,000.00	245,950.00	7/30/2024	121	0.21
Horizon Bk 4.75 11/8/2024	44042WCG0	Certificate Of Deposit	11/8/2022	4.750	250,000.00	250,000.00	249,215.00	11/8/2024	222	0.21
Insight4.6 5/2/2025	45791JAA4	Certificate Of Deposit	11/2/2022	4.600	250,000.00	250,000.00	248,750.00	5/2/2025	397	0.21
Jonesboro State Bank LA 0.8 5/29/2025-20	48040PGX7	Certificate Of Deposit	5/29/2020	0.800	249,000.00	249,000.00	237,043.02	5/29/2025	424	0.21
Luana Savings Bank IA 0.45 7/29/2025	549104RJ8	Certificate Of Deposit	7/29/2020	0.450	250,000.00	250,000.00	235,410.00	7/29/2025	485	0.21
Medallion Bank UT 0.55 7/30/2025	58404DHQ7	Certificate Of Deposit	7/30/2020	0.550	250,000.00	250,000.00	235,627.50	7/30/2025	486	0.21
Merrick Bank UT 1.85 12/31/2024	59013KEP7	Certificate Of Deposit	12/31/2019	1.850	250,000.00	250,000.00	243,797.50	12/31/2024	275	0.21
Partners Bank AK 0.6 6/30/2025	70212VAB4	Certificate Of Deposit	6/30/2020	0.600	250,000.00	250,000.00	236,587.50	6/30/2025	456	0.21
Pentagon Federal Credit Union 0.55 9/30/2024	70962LAR3	Certificate Of Deposit	9/29/2021	0.550	250,000.00	250,000.00	244,105.00	9/30/2024	183	0.21
Sallie Mae Bank UT 1.9 10/30/2024	7954504Z5	Certificate Of Deposit	10/30/2019	1.900	100,000.00	100,000.00	98,051.00	10/30/2024	213	0.08
State Bank of India GA 0.95 6/26/2025	856283N69	Certificate Of Deposit	6/26/2020	0.950	250,000.00	250,000.00	237,045.00	6/26/2025	452	0.21
Synchrony Bank 0.9 12/10/2024	87165HK41	Certificate Of Deposit	12/10/2021	0.900	250,000.00	250,000.00	242,605.00	12/10/2024	254	0.21
Texas Exchange Bank TX 0.5 7/30/2024	88241TLS7	Certificate Of Deposit	7/30/2021	0.500	249,000.00	249,000.00	244,968.69	7/30/2024	121	0.21
United Heritage 4.75 11/4/2025	91334AAE3	Certificate Of Deposit	11/4/2022	4.750	250,000.00	250,000.00	249,287.50	11/4/2025	583	0.21
Sub Total / Average Brokerage | Higgins Capital				2.462	15,539,000.00	15,557,368.00	15,214,853.84		412	13.06
Brokerage | Multi-Bank Securities										
Ally Bank5.15 12/9/2024	02007GN90	Certificate Of Deposit	6/8/2023	5.150	250,000.00	250,000.00	249,870.00	12/9/2024	253	0.21
Austin Telco FCU 4.95 7/26/2024	052392CL9	Certificate Of Deposit	1/27/2023	4.950	250,000.00	250,000.00	249,682.50	7/26/2024	117	0.21
Bank Hapoalim BM NY 5.2 12/9/2024	06251A5Q9	Certificate Of Deposit	6/9/2023	5.200	250,000.00	250,000.00	249,850.00	12/9/2024	253	0.21
FFCB 4.92 1/12/2026	3133ENR77	US Agency	12/7/2022	4.920	1,000,000.00	1,000,000.00	996,490.00	1/12/2026	652	0.84
FFCB 5.58 12/7/2026	3133EPK38	US Agency	12/7/2023	5.580	1,000,000.00	1,000,000.00	1,000,040.00	12/7/2026	981	0.84
FHLB 1.9 12/14/2026	3130APY33	US Agency	2/29/2024	4.531	1,000,000.00	931,700.00	934,140.00	12/14/2026	988	0.84
FHLB 4.5 3/12/2027	3130AVBC5	US Agency	3/7/2024	4.500	500,000.00	500,000.00	500,450.00	3/12/2027	1,076	0.42
FHLB 5 12/12/2024	3130ATXG7	US Agency	12/12/2022	5.000	1,000,000.00	1,000,000.00	996,880.00	12/12/2024	256	0.84
FHLB 5 7/18/2025-24	3130AYKP0	US Agency	1/23/2024	5.000	1,000,000.00	1,000,000.00	998,000.00	7/18/2025	474	0.84
FHLMC 5.15 2/14/2025-24	3134GYJ29	US Agency	1/9/2024	5.150	1,000,000.00	1,000,000.00	998,750.00	2/14/2025	320	0.84
FHLMC 5.3 2/27/2026-23	3134GYJB9	US Agency	5/26/2023	5.300	2,000,000.00	2,000,000.00	1,991,320.00	2/27/2026	698	1.68
FHLMC 5.3 5/15/2025-23	3134GYRH7	US Agency	5/26/2023	5.300	1,000,000.00	1,000,000.00	996,850.00	5/15/2025	410	0.84
FHLMC 5.65 3/13/2026-23	3134GYKT8	US Agency	11/17/2023	5.650	950,000.00	950,000.00	949,591.50	3/13/2026	712	0.80
First Carolina Bank 5.25 7/15/2024	31944MCU7	Certificate Of Deposit	6/14/2023	5.250	250,000.00	250,000.00	249,767.50	7/15/2024	106	0.21
IC Federal Credit Union 5 6/10/2024	44931EAD3	Certificate Of Deposit	12/9/2022	5.000	240,000.00	240,000.00	239,844.00	6/10/2024	71	0.20
Liberty Fed Credit Union 4.9 12/9/2024	53052LAE9	Certificate Of Deposit	12/9/2022	4.900	250,000.00	250,000.00	249,437.50	12/9/2024	253	0.21
MORGAN STANLEY PVT BANK 4.35 3/13/2028	61768ET78	Certificate Of Deposit	3/13/2024	4.350	250,000.00	250,000.00	249,857.50	3/13/2028	1,443	0.21
NORTHEAST COMMUNITY BANK 5.2 12/13/2024	664122BN7	Certificate Of Deposit	12/15/2023	5.200	250,000.00	250,000.00	249,850.00	12/13/2024	257	0.21
PREFERRED BANK LA CALIF 5.2 12/20/2024	740367SU2	Certificate Of Deposit	12/22/2023	5.200	250,000.00	250,000.00	249,870.00	12/20/2024	264	0.21
SUTTER HEALTH 1.321 8/15/2025	86944BAF0	Corporate	12/6/2023	5.522	874,000.00	815,450.74	827,844.06	8/15/2025	502	0.73
UBS BANK USA 4.35 3/13/2028	90355GLP9	Certificate Of Deposit	3/13/2024	4.350	250,000.00	250,000.00	249,950.00	3/13/2028	1,443	0.21
WESTERN ALLIANCE BK PHOENIX 5.25 5/24/2024	95763PMY4	Certificate Of Deposit	5/26/2023	5.250	250,000.00	250,000.00	249,887.50	5/24/2024	54	0.21
Zions Bank Corp 5.2 12/6/2024	98970LFU2	Certificate Of Deposit	6/7/2023	5.200	250,000.00	250,000.00	249,947.50	12/6/2024	250	0.21
Sub Total / Average Brokerage | Multi-Bank Securities				5.133	14,314,000.00	14,187,150.74	14,178,169.56		581	12.03
Brokerage | Wells Fargo Securities										
FHLB 2.3 3/28/2025-22	3130AREM9	US Agency	3/28/2022	2.300	250,000.00	250,000.00	243,267.65	3/28/2025	362	0.21
Wells Fargo Securities MM	WFMM5968	Money Market	11/3/2021	0.000	2,875.00	2,875.00	2,875.00	N/A	1	0.00
Sub Total / Average Brokerage | Wells Fargo Securities				2.274	252,875.00	252,875.00	246,142.65		358	0.21
LGIP | LAIF										
Local Agency Investment Fund LGIP	LAIF6352	Local Government Investment Pool	2/28/2009	4.232	22,701,800.69	22,701,800.69	22,701,800.69	N/A	1	19.08
Sub Total / Average LGIP | LAIF				4.232	22,701,800.69	22,701,800.69	22,701,800.69		1	19.08
LGIP | Tulare County										
Tulare County Pool LGIP	TULARE860	Local Government Investment Pool	5/5/2017	3.305	47,802,079.95	47,802,079.95	47,802,079.95	N/A	1	40.18
Sub Total / Average LGIP | Tulare County				3.305	47,802,079.95	47,802,079.95	47,802,079.95		1	40.18
Umpqua Bank										
Umpqua MM	MM7248	Money Market	8/19/2022	0.010	4,000,637.78	4,000,637.78	4,000,637.78	N/A	1	3.36
Sub Total / Average Umpqua Bank				0.010	4,000,637.78	4,000,637.78	4,000,637.78		1	3.36
US Bank Custodian | Fixed Assets										
US Bank Cash	USBANK	Cash	10/31/2022	0.000	1,481,783.79	1,481,783.79	1,481,783.79	N/A	1	1.25
Sub Total / Average US Bank Custodian | Fixed Assets				0.000	1,481,783.79	1,481,783.79	1,481,783.79		1	1.25
Wells Fargo | Operating Accounts										

City of Hanford
Quarterly Investment Detail Report
As of 03/31/2024

Description	CUSIP/Ticker	Security Sector	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	Maturity Date	Days To Maturity	% of Portfolio
Wells Fargo | General Account Cash	WFGENERAL5186	Cash	10/31/2007	0.000	136,348.00	136,348.00	136,348.00	N/A	1	0.11
Wells Fargo | Self Insurance Cash	WFSELFINS1892	Cash	6/30/2020	0.000	137,755.89	137,755.89	137,755.89	N/A	1	0.12
Wells Fargo | Sweep Cash	WFSWEEP5186	Cash	6/30/2020	0.000	12,599,110.02	12,599,110.02	12,599,110.02	N/A	1	10.59
Sub Total / Average Wells Fargo | Operating Accounts				0.000	12,873,213.91	12,873,213.91	12,873,213.91		1	10.82
Total / Average				3.080	118,965,391.12	118,856,909.86	118,498,682.17		125	100

City of Hanford
Quarterly Transactions Report
01/01/24-03/31/24

Description	CUSIP/Ticker	Settlement Date	Face Amount/Shares	Principal	Total	Portfolio Name
Buy						
FHLB 1.9 12/14/2026	3130APY33	2/29/2024	1,000,000.00	931,700.00	935,658.33	Brokerage | Multi-Bank Securities
FHLB 4.5 3/12/2027	3130AVBC5	3/7/2024	500,000.00	500,000.00	510,937.50	Brokerage | Multi-Bank Securities
FHLB 5 7/18/2025-24	3130AYKP0	1/23/2024	1,000,000.00	1,000,000.00	1,000,694.44	Brokerage | Multi-Bank Securities
FHLMC 5.15 2/14/2025-24	3134GYJ29	1/9/2024	1,000,000.00	1,000,000.00	1,020,743.06	Brokerage | Multi-Bank Securities
MORGAN STANLEY PVT BANK 4.35 3/13/2028	61768ET78	3/13/2024	250,000.00	250,000.00	250,000.00	Brokerage | Multi-Bank Securities
UBS BANK USA 4.35 3/13/2028	90355GLP9	3/13/2024	250,000.00	250,000.00	250,000.00	Brokerage | Multi-Bank Securities
Sub Total / Average Buy			4,000,000.00	3,931,700.00	3,968,033.33	
Called						
FHLB 5.5 11/24/2025-23	3130AW5T3	2/24/2024	1,000,000.00	1,000,000.00	1,013,750.00	Brokerage | Multi-Bank Securities
Sub Total / Average Called			1,000,000.00	1,000,000.00	1,013,750.00	
Matured						
Citibank NA 3.65 1/23/2024-23	17325FAS7	1/23/2024	1,000,000.00	1,000,000.00	1,000,000.00	Brokerage | Higgins Capital
General Electric Credit Union 5 1/30/2024	369674CG9	1/30/2024	250,000.00	250,000.00	250,000.00	Brokerage | Multi-Bank Securities
John Deer Capital 2.6 3/7/2024	24422EUX5	3/7/2024	700,000.00	700,000.00	700,000.00	Brokerage | Higgins Capital
Toyota Motor Credit 0.45 1/11/2024	89236THU2	1/11/2024	1,000,000.00	1,000,000.00	1,000,000.00	Brokerage | Higgins Capital
Valley Strong 4.9 1/31/2024	920133AM7	1/31/2024	250,000.00	250,000.00	250,000.00	Brokerage | Multi-Bank Securities
Sub Total / Average Matured			3,200,000.00	3,200,000.00	3,200,000.00	

CITY OF HANFORD, CALIFORNIA

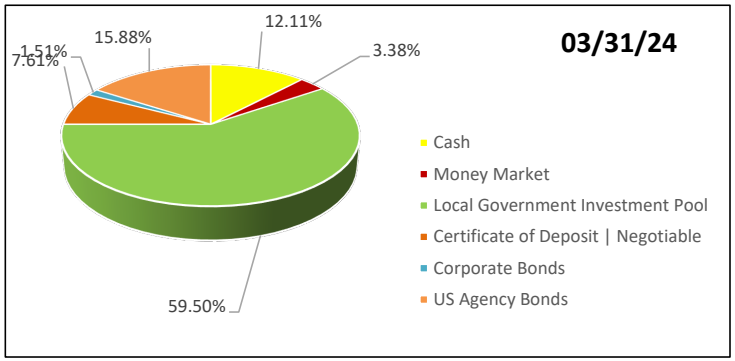
Treasurer's Report

March 31, 2024

Performance

Weighted Average Yield **3.084%**

Diversification | Security Sector	% of Portfolio	YTM @Cost	Days to Maturity	Face Amount / Shares	Cost Value	Market Value
Cash	12.11%	0.00%	1	14,354,998	14,354,998	14,354,998
Money Market	3.38%	0.01%	1	4,003,513	4,003,513	4,003,513
Local Government Investment Pool	59.50%	3.60%	1	70,503,881	70,503,881	70,503,881
Certificate of Deposit | Negotiable	7.61%	3.09%	387	9,204,000	9,204,000	9,023,178
Corporate Bonds	1.51%	3.21%	441	1,874,000	1,833,819	1,789,644
US Agency Bonds	15.88%	4.13%	548	19,025,000	18,956,700	18,823,469
	99.99%	**3.084%**	**124**	**118,965,391**	**118,856,910**	**118,498,682**



AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** PUBLIC HEARING

SUBJECT:
Approval and Adoption of Community Development Block Grant Draft Consolidated Plan for 2024-2028 and Draft Annual Action Plan for 2024-2025.

RECOMMENDATION:

That the Hanford City Council:

1. Open the public hearing and accept comments regarding the CDBG proposed 2024-2028 Consolidated Plan and 2024-25 Action Plan.
2. Adopt Resolution R-24-09 Authorizing and Approving the 2024-2028 Consolidated Plan and 2024-25 Action Plan.

BACKGROUND:

The Community Development Block Grant (CDBG) entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. The U.S. Department of Housing and Urban Development (HUD) administers this program. It determines the amount of the jurisdiction's grant using a formula comprised of several measures of community need, including the extent of poverty, population, housing overcrowding, age of housing, and population growth lag compared to other metropolitan areas.

CDBG funding supports the development of viable urban communities by supporting projects and activities that create or enhance the availability of decent housing, suitable living environments, and expansion of economic opportunities, principally for low- and moderate-income persons.

The City of Hanford annually receives a CDBG entitlement allocation and is required to apply for funding directly to HUD by submitting a Five-Year Consolidated Plan.

LEGISLATIVE HISTORY / PREVIOUS ACTION

The CDBG Program is authorized under Title I of the Housing and Community Development Act 1974. In November 2003, the City of Hanford became an Entitlement Community within the Community Development Block Grant Program. Each year, an application identifying activities listed as a priority in the Five-Year Consolidated Plan must be submitted to HUD via an Annual Plan. The Consolidated Plan objectives must include providing decent housing, a suitable living environment,

and expanded economic opportunities. The elements consist of a detailed profile of the community, a housing and community development needs assessment, priority needs, specific objectives, a strategic plan to meet those needs, and a description of how the proposed programs address the needs and objectives. The priority needs, goals, and potential programs. The current Five-Year Consolidated Plan covers 2019-2023, was approved in May 2019, and expires on June 30, 2024.

The five-year Consolidated Plan" establishes the priority goals of the City's CDBG program for the five subsequent Annual Action Plans. The established goals are required to meet one of three CDBG National Objectives:

1. **Provide a benefit for low and moderate-income persons;**
2. **Eliminate slums and blight;**
3. **Meet an urgent community need.**

This year, the City will adopt the Consolidated Plan for the next five years, covering 2024 through 2028. During the development of the Consolidated Plan, the following priority needs and goals were established on pages 96 and 109 of Attachment A.

Annual Action Plan: The Annual Action Plan for FY 2024-2025 is part of the Consolidated Plan and serves as the City's application for funding from HUD. HUD has released the funding allocations for the 2024-2025 CDBG program; the estimated budget was based on the year's allocation.

As presented during the Study Session on April 2, 2024. For 2024-2025, the Council directed staff to distribute the estimated budget of $920,598, including $521,703 in Entitlement funds and $398,895 in Program Income to the following projects:

The 2024-2025 ANNUAL ACTION PLAN is included in the 2024-2028 Consolidated Plan, page 124 of Attachment A

Project	Description	Funding
Housing Rehabilitation (includes 10% activity delivery)	Single-family home repair program	$268,479
First Time Homebuyer Program	Acquisition	$125,000
Community Development/Enhancement Project	Funding for prospective projects includes acquiring, rehabilitating, and infrastructure for affordable housing sites and public facilities.	$200,000
Public Services	**Description**	**(15% of Total Budget)**
Kings County Commission on Aging-	Senior Services, Meal Delivery	$78,000
City of Hanford Parks and Community Services	Scholarship Program	$14,000
Kings Tulare COC	Homeless Services Point in Time	$10,000
Kings Community Action Organization Program Support	KCAO will support the operation of these overnight shelters and navigation	$36,000

	centers, aiming to assist unhoused individuals residing in Hanford.	
Administration **(20% of Total Budget)**	Grant Planning and Oversight	$184,119
Total		**$920,598**

Backup Projects: The City may include a backup list of projects in the Action Plan. Should funding become available, projects completed below budget, canceled, or delayed for various reasons, these projects will be activated. Approval of the Action Plan by the City Council and HUD will be considered as approval for the backup projects. Activating the backup projects does not constitute a substantial amendment to the Action Plan.

Housing Rehabilitation (additional funding will be added to the total)	$ 200,000
First-time Homebuyer Assistance	$ 150,000
Community Development/Enhancement	$ 200,000
Additional funding for Public Service Subrecipients	Subject to 15% CAP

Preferential consideration will be given to projects demonstrating the ability to spend CDBG funds on time, consistent with the City's goal to meet CDBG timeliness rules and the project community's needs as defined in the Consolidated Plan.

Draft Documents for Public Review:

The Hanford Sentinel newspaper noticed a Public Notice for a 30-day public comment period beginning on March 22, 2024, for the 2024-2028 Consolidated Plan and 2024-2025 Action Plan. No comments were received as of the date of preparation of this report.

FISCAL IMPACT

This action is a prerequisite to ensuring the City can receive its anticipated $521,703 CDBG entitlement funds.

ACTION FOLLOWING APPROVAL

Staff will submit the 2024-2028 Consolidated Plan and 2024-25 Action Plan HUD before May 15, 2024. Funds will be available upon HUD's approval of the Plan.

FISCAL IMPACT:

No impact to the General Fund

ATTACHMENTS:

1. Attachment A - Hanford Consolidated Plan 2024-2028
2. Attachment B - Resolution 24-09 - CDBG Consolidated Plan 2024-2028 & Action Plan 2024-2025

ATTACHMENT "A"

HANFORD
CALIFORNIA
WHERE TRADITION MEETS TOMORROW

2024-2028 CONSOLIDATED PLAN
2024-2025 ACTION PLAN

TABLE OF CONTENTS:

THE EXECUTIVE SUMMARY: 4
Introduction: 4
Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview 4
Evaluation of past performance: 5
Summary of citizen participation process and consultation process 6
Public Meetings and Hearings 6
THE PROCESS: 7
Introduction 10
PR-10 Consultation - 91.100, 91.200(b), 91.215(l) 10
PR-15 Citizen Participation 15
Citizen Participation Methods 15
NA-05 Overview 17
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a, b, c) 18
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) 27
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) 30
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) 33
Housing Cost Burden 33
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) 35
NA-35 Public Housing – 91.205(b) Introduction 36
NA-40 Homeless Needs Assessment – 91.205(c) Introduction: 40
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d) 48
NA-50 Non-Housing Community Development Needs – 91.215 (f) 51
HOUSING MARKET ANALYSIS: 55
MA-05 Overview 55
MA-10 Number of Housing Units – 91.210(a)&(b)(2) 56
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) Introduction 60
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) 63
MA-25 Public and Assisted Housing – 91.210(b) 66
MA-30 Homeless Facilities and Services – 91.210(c) 70
MA-35 Special Needs Facilities and Services – 91.210(d) Introduction 73

DRAFT

MA-40 Barriers to Affordable Housing – 91.210(e) 76
MA-45 Non-Housing Community Development Assets – 91.215 (f) Introduction 77
MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2) 88
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3) 90
STRATEGIC PLAN: 93
SP-05 Overview Strategic Plan Overview 93
SP-10 Geographic Priorities – 91.215 (a)(1) Geographic Area 94
SP-25 Priority Needs - 91.215(a)(2) 96
SP-30 Influence of Market Conditions – 91.215 (b) Influence of Market Conditions 103
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c) (1,2) 104
SP-40 Institutional Delivery Structure – 91.215(k) 107
SP-45 Goals Summary – 91.215(a)(4) 111
SP-50 Public Housing Accessibility and Involvement – 91.215(c) 114
SP-55 Barriers to affordable housing – 91.215(h) 115
SP-60 Homelessness Strategy – 91.215(d) 116
SP-65 Lead-based paint Hazards – 91.215(i) 119
SP-70 Anti-Poverty Strategy – 91.215(j) 121
SP-80 Monitoring – 91.230 123
ANNUAL ACTION PLAN: 124
AP-15 Expected Resources – 91.220(c) (1,2) Introduction. 124
ANNUAL GOALS & OBJECTIVES: 126
PROJECTS: 128
AP-35 Projects – 91.220(d) Introduction: 128
AP-38 Project Summary 131
AP-50 Geographic Distribution – 91.220(f) 135
AP-55 Affordable Housing – 91.220(g) 136
AP-60 Public Housing – 91.220(h) 137
AP-65 Homeless and Other Special Needs Activities - 91.220(i) 139
AP-75 Action Plan Barriers to Affordable Housing - 91.220(j) 142
AP-85 Other Actions - 91.220(k) 143
AP-90 Program Specific Requirements - 91.220(l) (1,2,4) 145

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THE EXECUTIVE SUMMARY:

Introduction:

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

The Consolidated Plan is a five-year housing plan mandated by the Housing and Urban Development Department (HUD). The plan identifies entitlement communities and functions as a housing manual to benefit moderate to low-income residents. The Consolidated Plan will provide housing-related guidance to the city of Hanford, California. The Consolidated Plan will direct Community Development Building Grant (CDBG) funding opportunities. The Consolidated Plan is an application for funding from HUD for federal programs.

The Consolidated Plan outlines a comprehensive plan establishing a unified, coordinated vision for community development that benefits low-income residents and areas from 2024—2028. The City of Hanford gathers input from citizens, consults its community development partners, and conducts extensive research to determine housing and community development needs. The City of Hanford also partners with nonprofit and for-profit organizations, neighborhood groups, and other local governments to undertake specific actions using the strategies developed. A vital element of this Consolidated Plan is the collaborative nature of the process.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The overview will focus on the findings and discoveries from the needs assessment. The plan outlines the various necessities and efficiently how to deal with any shortcomings. By understanding these objectives and outcomes, the city of Hanford's administration can align its strategies and actions to resolve the following points:

- Invest in neighborhood infrastructure in low and moderate-income areas.
- Invest in remediation of access and mobility barriers in all neighborhoods.
- Continue to expand the housing rehabilitation assistance to low and moderate-income residents.
- Continue to expand down payment assistance to low and moderate-income residents.
- Invest in public facility improvement that serves low and moderate-income residents.
- Invest in capacity and programmatic enhancements for service providers primarily serving low—and extremely low-income residents, particularly those at risk of experiencing poverty.
- homelessness.
- Invest in neighborhood and strategic planning to help identify needs within the community.

Performance measurement is a critical process that allows organizations to assess and evaluate the effectiveness of their programs in meeting their target audience's needs. By systematically collecting and analyzing data, performance measurement provides insights into how healthy programs perform and whether they achieve their intended outcomes. It serves as a valuable tool for decision-making, enabling organizations to identify areas for improvement, make informed adjustments, and optimize resource allocation.

Summary of citizen participation process and consultation process
Citizen Participation Plan (CPP)

The Citizen Participation Plan describes the framework and process for developing and implementing Hanford's housing and community development program required by HUD. The citizen participation plan is essential to the consolidated plan, ensuring that residents have a voice in shaping their communities' future. This subtopic aims to comprehensively understand the citizen participation plan and its significance. The citizen participation plan outlines how local governments engage with residents, community organizations, and stakeholders in decision-making. Utilizing survey tools can assist researchers in obtaining insight and perception of the general public. Their opinions are invaluable and should be a resource tool in shaping housing policies.

Stakeholders Engagement:

Stakeholder engagement is the most time-consuming and thorough of all the analysis that makes up the Con Plan. The time-consuming nature of stakeholder engagement arises from the need to actively involve and collaborate with various individuals or groups with a vested interest in the project or initiative.

Evaluation of past performance:

The primary programs administered by the Community Development Department over the past five years are listed below:

Affordable Housing:

Emergency Repair Programs (up to $24,999 per household) CDBG funds will be used to assist first-time, deficient, and low-income families in purchasing a home. Up to $75,000 in down payment assistance and closing costs.

Public Service, Homeless Reduction:

The endeavor to reduce homelessness was a joint venture between the City of Hanford, Kings County, and Tulare Continuum of Care. CDBG funds will help fund various activities, including, but not limited to, the Annual Project Homeless Connect and Point in Time census.

Public Facilities and Improvements

Lacey Park Playground Improvements include removing 17-year-old playground equipment and installing new ADA-compliant playground equipment.
Updated and replaced defective or dilapidated streetlights.

Summary of citizen participation process and consultation process

Citizens could contribute to the Consolidated Plan via online anonymous and paper surveys. The survey allowed the citizens of the city of Hanford a real-time outlet to voice their opinions regarding the housing environment in Hanford.

All comments gathered during the public input and consultations with the City of Hanford's community development partners in developing this plan have been included as attachments.

Public Meetings and Hearings

In preparing the Consolidated and Annual Action Plan, the Department of Community Development followed the schedule below:

- Kings County Homelessness Collaborative Monday, September 18, 2023, at 1:30 pm
- City Council Meeting Study Session and Public Comment, Tuesday, April 2, 2024.
- City Council Meeting Public Comment Review and Adoption, Tuesday, May 7, 2024.
-

Summary of public comments

The online and paper surveys show growing discontent with housing conditions in Hanford. Residents expressed anxiety over the rising price of homes, some failing infrastructure, and a disconnect between their elected officials and everyday citizens.

Summary of comments or views not accepted and the reasons for not receiving them.

All comments and views will be incorporated into the final document.

Summary

To enhance collaboration with different jurisdictions and foster partnerships between various levels of government and the private sector, the Consolidated Plan encompasses a range of programs that address housing, homelessness, special needs, community development, economic development, anti-poverty, and planning.

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THE PROCESS:

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Planand those responsible for administering the grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	HANFORD	
CDBG Administrator	HANFORD	Community Development Department

Table 1 – Responsible Agencies

Narrative

This document is the Consolidated Plan for the City of Hanford, an entitlement community, for 2024—2028. Hanford receives the following funds annually from HUD: Community Development Block Grant (CDBG); the City is not an Entitlement to HOME-State funded through application.

Community Development Department Housing acts as the primary administrator of the federal entitlement funds.

Consolidated Plan Public Contact Information

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slerma@hanfordca.gov

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Figure 1
Location of Hanford, California

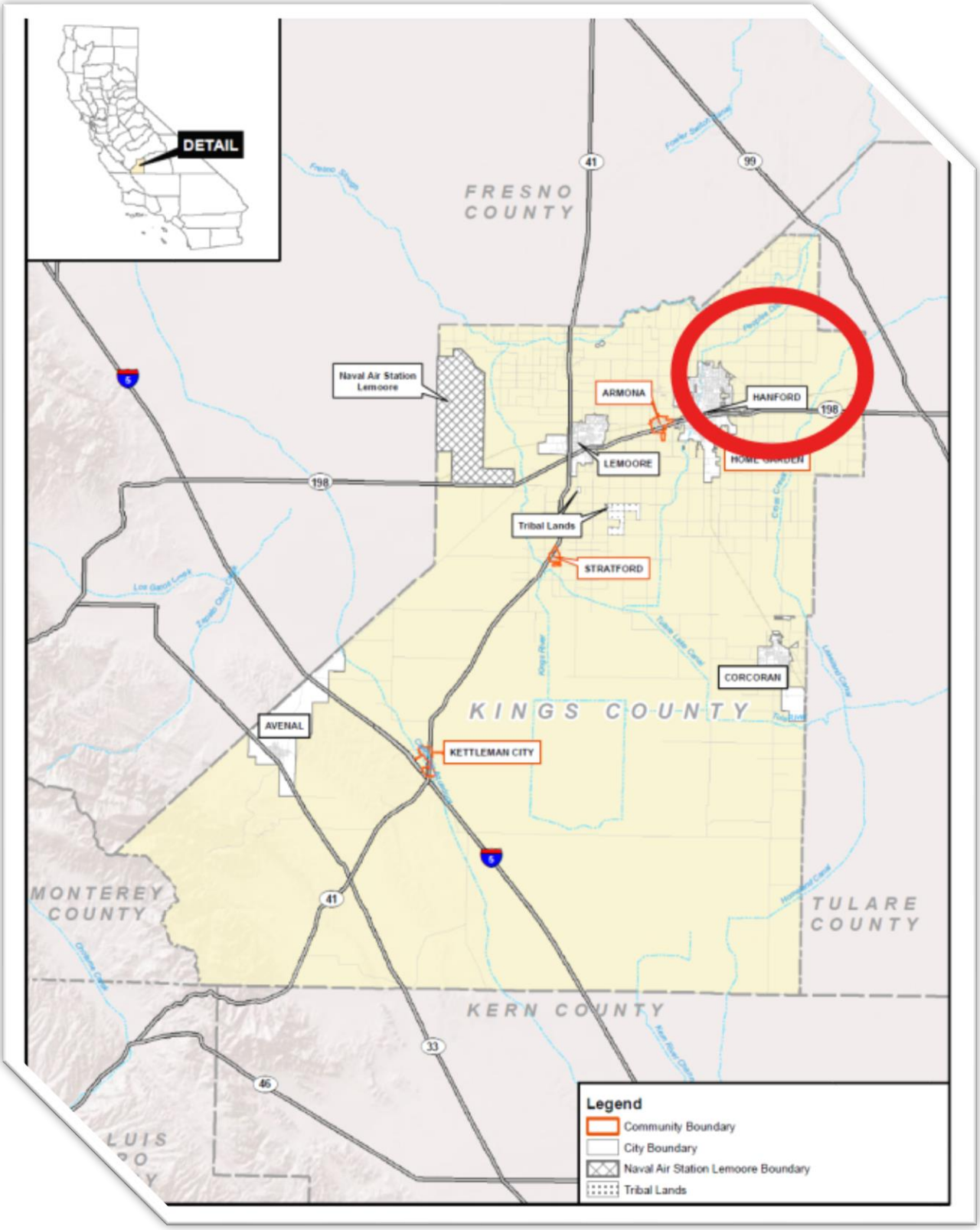

Figure 2
Overview of Hanford, California

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Introduction

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

The Consolidated Plan is prepared, developed, and submitted by the Housing Division under the Community Development Department.

The Housing Division administers all funds through the Community Development Department and implements all related housing development and redevelopment funds.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l)).

The city of Hanford has a healthy working relationship with the various stakeholders, community partners, and social service providers. With the combined inputs of multiple benefactors, Hanford is leveraging its resources to pursue the city's development needs. These partnerships are essential for several reasons, including gaining new insight into problem-solving, building upon successful efforts, and leveraging scarce resources. The city of Hanford will achieve the goals outlined in this consolidated plan by strengthening the network of residents, faith-based organizations, service providers, lenders, for-profit and nonprofit developers, and state and federal agencies.

The city of Hanford has strengthened its ability to work collaboratively with partners to address the gaps in its housing delivery system. Recognizing the importance of affordable and adequate housing options for its residents, Hanford has fostered strong collaboration to uncover voids in housing development services. Through these efforts, Hanford has identified key areas where the housing system falls short and developed effective strategies to bridge these gaps.

The City of Hanford continues to seek ways to expand the services it provides by coordinating resources with various agencies. The housing division of the Department of Community Department continues to create partnerships and initiatives to fill institutional gaps and foster institutional coordination.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

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Hanford has initiated homeless reduction measures by embracing collaboration with partners and employing innovative strategies coupled with Hanford's Continuum of Care (CoC). Members of the CoC, such as the Kings County Homelessness Collaborative, joined with cooperative associations from internal and adjacent municipalities to combat homelessness. The Housing Authority of Kings County has also taken an initiative-taking, unified approach in response to this challenge of reducing homelessness.

The Housing Authority of Kings County has also taken a proactive, unified approach in response to this challenge of reducing homelessness. The Housing Authority of Kings County (HAKC) recognizes that homelessness has no borders and has joined with neighboring municipalities. HAKC has worked tirelessly to bring city officials, community organizations, and stakeholders from various municipalities within Kings County.

HAKC aims to create a comprehensive and coordinated response to the housing crisis by fostering these partnerships. Through joint initiatives and shared resources, the unification of cities under HAKC enables the efficient allocation of funding and services. This collaboration allows for better identification of individuals experiencing homelessness and ensures that they receive appropriate support tailored to their specific needs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies, and procedures for administering HMIS.

- The City of Hanford does not utilize ESG Funds.

Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies, and other entities.

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Table 2 – Agencies, groups, and organizations that participated

1	Agency/Group/Organization	Housing Authority of Kings County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless/Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs. Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority of Kings County (HAKC) was interviewed for their input on the housing and community development needs and goals for the City of Hanford. The HAKC consulted on the various means and processes it uses to serve the community by providing housing services. The HAKC has dedicated itself to serving the community through various means, focusing on providing housing services. With this goal in mind, the authority has consulted extensively to ensure it meets the community's needs effectively and efficiently. In addition to providing affordable housing options, HAKC offers educational resources and support services for community residents. This includes financial management classes, job training programs, and access to health and wellness resources. By providing these services, the authority aims to empower its residents and help them achieve self-sufficiency.

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2	Agency/Group/Organization	KTHA Kings Tulare Homeless Alliance
	Agency/Group/Organization Type	Housing Services Housing Service Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The KTHA (Kings Tulare Homeless Alliance) is a non-profit organization that aims to help the homeless population in the Kings and Tulare counties. They offer temporary shelter solutions to protect people without housing from the elements and provide them with a safe space to sleep. They assist individuals and families in transitioning from homelessness to stable housing through various support programs. They collaborate with healthcare providers to ensure our homeless community members' physical and mental well-being. They provide job search assistance, resume workshops, and skills training to help individuals gain employment and financial independence. They are ensuring that no one in our community goes hungry by providing access to nutritious meals and food supplies.

Identify any Agency Types not consulted and provide a rationale for not consulting.

N/A

Other local/regional/state/federal planning efforts should be considered when preparing the plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Kings Tulare Continuum of Care	The Kings Tulare Continuum of Care (KTCOC) is a collaborative network of organizations and individuals working together to end homelessness in Kings and Tulare counties in California. The KTCOC provides a wide range of services to address the various needs of the homeless population in Kings and Tulare counties. These services include, but are not limited to, the KTCOC's operation of emergency shelters for individuals and families, providing a safe and temporary place.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Hanford collaborates very well with its partners to address the gaps in the housing delivery system. Efforts are made to integrate and coordinate that among housing community development and social service providers. Coordinated efforts between adjacent governments are essential to eliminate any impediments to housing or economic opportunity.

These efforts are reflected in the City's collaboration with the Housing Authority, which provides affordable housing options for low-income families and individuals. The City of Hanford also partners with local non-profit organizations such as Habitat for Humanity to help build new homes for those in need.

In addition to these partnerships, Hanford has programs to assist first-time homebuyers and improve existing housing stock. The First-Time Homebuyer Program offers qualifying individuals and families financial assistance, while the Housing Rehabilitation Program funds necessary repairs and improvements for homeowners. These additional governments also contribute to the drafting of Hanford's Consolidated Plan; through this plan, Hanford collaborates with its partners to secure funding for various programs and initiatives that support affordable housing and economic opportunities.

Narrative (optional):

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PR-15 Citizen Participation

Summary of citizen participation process/Efforts made to broaden citizen participation.

Summarize the citizen participation process and how it impacted goal setting.

The Citizen Participation Plan (CPP) is a critical document outlining how the local government will involve its citizens in decision-making. It is a roadmap for fostering open communication and collaboration between the government and its residents. The CPP fosters public engagement and interaction between the city administration and the everyday citizen to gain various perspectives and insights about public affairs.

The Citizen Participation Plan is a valuable resource for residents of Hanford to actively engage in the planning, implementation, and evaluation of various City programs financially supported by the U.S. Department of Housing and Urban Development (HUD) through federal entitlement grants. These grants include but are not limited to the Community Development Block Grant. The plan promotes transparency and accountability by involving citizens in decision-making, allowing the government to become more transparent and accountable for its actions. This fosters trust and builds a positive relationship between the government and its residents.

Citizen Participation Methods

This participatory strategy gathers input and educates citizens on critical issues affecting their lives while promoting a sense of ownership over communal outcomes. Efforts have been made to overcome barriers that traditionally hinder participation, such as language differences, physical accessibility issues, and time constraints.

The primary input components in this participation process are the exchange of dialogue, information, and education through public hearings, focus groups, and community needs assessment surveys. In preparation for the 2024-2028 Five-Year Consolidated Plan, the City of Hanford held focus groups for seniors, non-profits, business leaders, and heads of religious organizations, two (2) public hearings, and widely distributed a Community Needs Assessment Survey via online participation and paper survey. Several people attended the various meetings, and paper surveys were completed and returned from drop-off locations.

Sort Order	Mode of Outreach	Target ofOutreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	The surveys were offered online and in paper format. Both medians were offered in English and Spanish translation	There was a total of 629 responses.	The City of Hanford's online survey responses varied but primarily consisted of comments about the increases in housing prices throughout the city. Some even commented on how the homeless population has increased. There was a lot of concern about being unable to find affordable housing, and many longtime residents felt pushed out of the city.	All comments were accepted	https://www.surveymonkey.com/r/PXTFY7F for English version survey. https://www.surveymonkey.com/r/5KFPC6W for the Spanish version of the survey.
2	Internet Outreach	The Kings County Homelessness Collaborative is a collective of stakeholders and administrators who work together to address and reduce homelessness in Kings County, California. The collaborative was formed in 2017 as a response to the growing issue of homelessness in the county.	There were an estimated 42 attendees.	The virtual meeting was an online consortium that targeted stakeholders who did homeless outreach and were trying to implement key strategies to engage and serve that particular population segment. The consortium was part of a broader initiative. There were an estimated 42 attendees. There were an estimated 42 attendees.	All comments were accepted	https://www.countyofkings.com/departments/outside-agencies/kings-county-homelessness-collaborative

Table 2 – Citizen Participation Outreach

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NA-05 Overview

Needs Assessment Overview

The City of Hanford has a population of over 58,000 people and is the county seat of Kings County. The city is in the heart of the San Joaquin Valley, where the housing market has become very competitive and has seen increased property values and new developments. The median housing cost has seen gains about the median income.

Hanford's economy has grown substantially and is driven by diverse sectors, including agriculture, manufacturing, and retail. The city's strategic location in the San Joaquin Valley, a central agricultural hub, has facilitated its dominance in agribusiness. This sector's success is bolstered by advanced farming technologies and a robust distribution network, leading to higher employment rates and economic stability.

Additionally, Hanford's economic landscape has been supplemented by local manufacturing plants and a growing retail sector, which attracts investment and contributes to the community's prosperity. This economic diversification has increased the city's stability against economic downturns and positioned Hanford as a promising area for future growth and development.

A comprehensive housing needs assessment guides cities like Hanford toward informed decision-making and effective planning. The city of Hanford recognizes the significance of HUD's Comprehensive Housing Affordability Strategy (CHAS) data, which provides valuable insights into housing needs. By utilizing this data, Hanford can accurately determine its housing needs and make informed projections for the future.

Hanford's Continuum of Care Initiative represents a significant stride towards addressing the comprehensive needs of its community members, especially the most vulnerable. This initiative emerged from a collaborative effort among local government agencies, non-profit organizations, healthcare providers, and community stakeholders who recognized the pressing necessity for a unified approach to support individuals across various stages of need. The network is developed to be inclusive and adaptive, ensuring that every aspect of housing instability comes from homelessness prevention to permanent housing solutions.

By utilizing feedback collected from consultations and citizen engagement, the City of Hanford aims to comprehensively understand its requirements concerning affordable housing, community development, and homelessness. The Needs Assessment, in combination with this information, will highlight the most critical needs identified by the City of Hanford. These needs will be the foundation for implementing the Strategic Plan and developing and executing various programs and projects.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a, b, c)

Summary of Housing Needs

Hanford, the county seat of Kings County, is a community marked by its steady presence in the heart of California. As of 2017, it boasts a population of 57,340 residents. This figure represents modest growth from its 2009 census count of 54,790, indicating a slight increase of 5% over four years. Despite this marginal rise in inhabitants, Hanford's annual growth rate has stabilized, suggesting a plateau in its population dynamics.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	54,790	57,340	4.6%
Households	17,415	18,960	9%
Median Income	$53,986	$65,974	22%

Table 5 – Housing Needs Assessment Demographics
2000 Census Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,125	2,070	3,240	1,970	9,555
Small Family Households *	835	1,130	1,680	835	5,025
Large Family Households *	250	255	485	535	1,140
The household contains at least one person 62-74 years of age	445	350	635	320	2,140
The household contains at least one-person age 75 or older	295	380	455	195	725
Households with one or more children six years old or younger *	615	460	995	505	1,585
* the highest income category for these family types is >80% HAMFI					

Table 6 – Total Households Table
Data Source: 2013-2017 CHAS

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Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	35	30	0	0	65	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	140	40	40	255	15	10	40	50	115
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	205	55	155	45	460	0	25	35	80	140
Housing cost burden more significant than 50% of income (and none of the above problems)	835	170	40	40	1,085	390	185	155	40	770
Housing cost burden more significant than 30% of income (and none of the above problems)	80	640	545	240	1,505	120	190	635	230	1,175
Zero/negative Income (and none of the above problems)	65	0	0	0	65	45	0	0	0	45

Table 7–Cost Burden > 30%

Data Source: 2013-2017 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks

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kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having one or more of four housing problems	1,110	395	240	125	1,870	405	220	230	165	1,020
Having none of the four housing problems	380	970	1,320	830	3,500	225	480	1,455	845	3,005
The household has a negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2013-2017 CHAS

. 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,675	1,255	455	3,385	129	255	385	769
Large Related	300	240	35	575	0	90	90	180
Elderly	1,225	390	165	1,780	295	255	235	785
Other	1,230	945	365	2,540	135	80	120	335
Total need by income	4,430	2,830	1,020	8,280	559	680	830	2,069

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	180	180	175	115	0	290
Large Related	0	0	0	0	10	10	0	20
Elderly	250	35	40	325	155	65	65	285
Other	0	225	4	229	65	0	0	65
Total need by income	250	260	224	734	405	190	65	660

Table 10 – Cost Burden > 50%

Data Source: 2013-2017 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single-family households	265	180	195	49	689	15	25	35	65	140
Multiple unrelated family households	0	15	0	0	15	0	10	40	65	115
Other non-family households	0	0	0	35	35	0	0	0	0	0
Total need by income	265	195	195	84	739	15	35	75	130	255

Table–11 Crowding Information
Data Source: 2013-2017 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table– 12 Crowding Information 2/2
Data Source: 2013-2017 CHAS

Describe the number and type of single-person households needing housing assistance.

According to the 2013-2017 American Community Survey, there were 18,960 households in the City of Hanford. Of those households, 3,737 (20.4%) were households living alone. Of the City's single-person householders living alone, 1,452 (38.8%) were aged 65 or older. Based on these estimates, seniors living alone can be presumed to have additional special needs above and beyond those of the general single-person household population.

Special consideration should be given to housing and services for seniors based on the large percentage of seniors living alone in the City of Hanford. Single-person households also represent a significant portion of those affected by housing problems. Housing needs programs include single-person households as well as family households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

According to research conducted by the National Alliance to End Homelessness (NAEH), approximately 35% of individuals experiencing homelessness have a disability, and about 50% have experienced domestic violence. This means that there is a significant overlap between these two groups, with many disabled individuals also being victims of domestic violence. Furthermore, the U.S. Department of Housing and Urban Development

(HUD) has identified domestic violence as one of the leading causes of homelessness among women and families.

To accurately estimate the number of families in need of housing assistance for Hanford who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking, there are a few different factors that must be considered. First and foremost is the accessibility of affordable housing options for these individuals. Many individuals with disabilities may require specific accommodations to live independently, and it can be challenging to find housing that meets their particular needs. Additionally, individuals who are victims of domestic violence may have unique safety concerns when it comes to finding suitable housing.

Examples of at-risk groups may include individuals experiencing persistent economic instability, such as those with low income or underemployment, people without secure or stable housing, youth aging out of foster care, victims of domestic violence, and veterans coping with the transition back to civilian life. Additionally, those with significant medical issues or substance dependencies who lack a robust support network also commonly face a heightened risk of homelessness.

In addition to providing accurate estimates of the at-risk population, jurisdictions should consider creating prevention programs and policies that address the specific needs of these vulnerable groups. According to the Hartford point-in-time count in 2017, 853 individuals experienced homelessness, a percentage of the jurisdiction's estimated at-risk population.

This data highlights the importance of implementing effective prevention strategies to reduce the number of individuals becoming homeless. Prevention programs can include financial assistance for housing, job training and education programs, mental health and addiction services, and supportive housing options.

According to the U.S. Census Bureau 2017, approximately 14% of Hanford's population lived below the poverty line. This equates to about 1908 families who may be at risk of experiencing homelessness due to economic instability. Jurisdictions must address these systemic issues that contribute to homelessness and work towards providing more equitable opportunities.

What are the most common housing problems?

Hanford's lack of affordable housing options has become a pressing issue, exacerbating the City's housing problem. As the demand for housing increases, the supply fails to keep pace, leaving many residents struggling to find decent, safe, and sanitary accommodations they can afford. The shortage of affordable homes has led to skyrocketing rental prices and an increase in homelessness rates.

While the rise in home prices may indicate a booming real estate market, it also raises concerns for specific populations and household types. For example, lower-income families or individuals may struggle to afford these higher prices, leading to potential displacement or difficulty finding affordable housing.

According to recent data, the median price of homes in Hanford soared to $281k, representing an impressive 10.6% increase compared to the previous year. In October 2017, Hanford's home prices were up 16.9% compared to the same year.

HUD defines a housing problem as one or more of the following housing conditions:

- Substandard Housing - Lacking complete plumbing or kitchen facilities.
- Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)
- Overcrowded - With 1.01-1.5 people per room (and none of the above problems)
- Housing cost burden more significant than 50% of income (and none of the above problems)
- Housing cost burden more significant than 30% of income (and none of the above problems)
- Zero/negative Income (and none of the above problems)

Are any populations/household types more affected than others by these problems?

As with most societal issues, specific populations or household types can be more affected by these problems than others. For example, low-income families may face challenges with accessing affordable housing targeted towards low-income families.

The soaring cost of housing in Hanford is disproportionally impacting Hispanic families, often resulting in overcrowded living conditions or the necessity to relocate. Families are facing the difficult choice between allocating a substantial portion of their income to housing or compromising the quality and safety of their living environment. The stress associated with financial burdens can also affect family dynamics, potentially leading to increased tension and fewer economic resources available for education, healthcare, and other critical needs.

Describe the characteristics and needs of low-income individuals and families with children (primarily extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also, discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

The City of Hanford recognizes the importance of providing resources and support to low-income individuals and families, especially those with children. This is why Hanford has established strong partnerships with organizations such as the local Continuum of Care (CoC) and Kings County Homeless Collaborative.

Rapid Rehousing

Rapid rehousing is a strategy that provides short-term rental assistance, case management, and other supportive services to help individuals and families quickly move out of homelessness and into permanent housing. This approach focuses on providing immediate support to those experiencing homelessness rather than requiring them to go through lengthy processes or meet strict eligibility criteria.

In 2017, Hanford launched its first rapid rehousing initiative in partnership with local homeless service providers. The "Housing First" program prioritizes housing to individuals and families without preconditions such as sobriety or employment. This has been a significant shift from traditional approaches that often require homeless individuals to meet specific requirements before being considered.

The City of Hanford's rapid rehousing program also works closely with landlords to secure housing for participants. This is done through partnerships with local landlords and financial incentives, such as security deposits and rental subsidies. This not only helps individuals and families find safe and affordable housing, but it also supports the local rental market. The county hosted periodic meetings between the county and landlords to ensure that landlords were complying and were readily available should the need arise for emergency housing.

In addition to providing housing assistance, the rapid rehousing program offers case management services tailored to each individual or family's needs. This may include connecting participants with employment resources, mental health services, educational opportunities, and other supports to help them achieve stability and independence.

Suppose a jurisdiction provides estimates of the at-risk population(s). In that case, it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

According to the 2023 Homeless Point-in-Time Count, over 383 homeless individuals lived in Hanford. This number has steadily increased over the past few years, highlighting the need for effective solutions to address homelessness in the city. Rapid rehousing initiatives have emerged as a promising solution to move homeless individuals and families quickly and efficiently into stable housing.

According to the survey conducted by PIT 2023, King County has a large homeless veteran population. It is estimated that veterans account for 6.0052% of the total homeless population in this county. Homelessness among veterans can be attributed to various factors, such as lack of affordable housing, mental health issues, substance abuse, and unemployment. Many veterans struggle with adjusting back to civilian life after serving in the military, and this can lead to homelessness.

National statistics reveal that 1 in 4 women and 1 in 9 men experience severe intimate partner physical violence, intimate partner contact sexual violence, or intimate partner stalking with impacts such as injury, fearfulness, post-traumatic stress disorder, and death. In many cases, domestic violence is a leading cause of homelessness for women and families. In Hanford, CA, and cities alike, local shelters and social services often report a significant proportion of their residents have fled abusive environments, underscoring the necessity for comprehensive support systems and preventative measures within the community.

Specify particular housing characteristics linked with instability and an increased risk of homelessness.

Economic factors contributing to homelessness in Hanford, California, include high unemployment rates, the scarcity of affordable housing, and low-wage agricultural and service jobs that dominate the local economy. Despite agriculture being a cornerstone industry, the wages often do not match the living costs in the area. Moreover, unexpected medical expenses or a sudden job loss can quickly lead to a precarious financial situation for many residents, pushing them toward homelessness.

The cost of housing in Hanford has markedly increased over the past decade. According to data from the U.S. Department of Housing and Urban Development, the median home price in the area has risen by 5.3% annually. Additionally, the California Housing Partnership reports that rent for a two-bedroom apartment has increased by 6.3% since last year, further straining affordability. These figures reflect broader trends captured in the 2023 U.S. Census, underscoring residents' challenges in securing affordable housing.

This surge in housing costs has had a direct impact on the rise of homelessness in Hanford. As prices continue to climb, many residents cannot keep up with the cost of living and are forced to make difficult decisions about where they can afford to live. For those already struggling financially, even a slight increase in rent or mortgage payments can be the tipping point that leads to homelessness.

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Discussions

It is evident that some populations are more susceptible to homelessness, and even though financial standing is more noticeable, it is not always the case. Some other factors that can contribute to homelessness include mental health issues, substance abuse, and lack of family or social support. Mental illness is a significant risk factor for homelessness, with an estimated one-third of homeless individuals reported having a severe mental illness.

Substance abuse is also prevalent among the homeless population, with studies showing that 25-40% of homeless individuals have a substance abuse disorder. Substance abuse can often lead to a downward spiral, with individuals losing their jobs and housing due to addiction.

Lack of family or social support is another factor that can contribute to homelessness. Many homeless individuals come from broken homes or have strained relationships with family members, making it difficult for them to find support when they are in need.

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NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the needs of any racial or ethnic group with disproportionately greater needs than that category. Data detailing information organized by racial group and ethnicity was evaluated from the CHAS Data and the 2020 Census. A housing problem is defined as one of the four following housing problems:

- Housing needs complete kitchen facilities.
- Housing needs complete plumbing facilities.
- Housing has more than 1.5 persons per room.
- The housing cost burden is over 30%.

The data analysis revealed significant disparities in housing needs among different racial and ethnic groups within the City of Hanford. The African American and Hispanic populations exhibited disproportionately higher rates of housing instability and affordability issues compared to their white counterparts. This trend suggests an urgent need for targeted housing policies that address the specific challenges faced by these communities to ensure equitable access to sustainable and affordable housing for all residents.

According to the CHAS Data and Census information evaluation, approximately 35% of African American and 40% of Hispanic residents spend more than 50% of their household income on housing in the City of Hanford. This is significantly higher than the 20% observed amongst the city's white population. Additionally, the data indicate that the incidence of overcrowding in homes is three times as likely to affect Hispanic households, with an incidence rate of 15%, compared to white households, which stand at around 5%. These stark disparities underline the pressing need for intervention and policy reform.

0%-30% Area Median Income

Housing Problems	Has one or more of four housing problem s	Has none ofthe four housing? problems	Has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1665	285	200
White	600	75	120
Black / African American	160	30	4
Asian	4	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	910	145	80

Table –14 Disproportionally Greater Need 30 - 50% AMI
Data Source: 2013-2017 CHAS

30%-50% Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing? problems	Has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1565	320	0
White	430	215	0
Black / African American	55	0	0
Asian	60	4	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	1000	95	0

Table –14 Disproportionally Greater Need 30 - 50% AMI
Data Source: 2013-2017 CHAS

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	None of the four housing problems	Has no/negative income, but noneof the other housing problems
Jurisdiction as a whole	1,725	1,365	0
White	665	490	0
Black / African American	80	40	0
Asian	60	30	0
American Indian, Alaska Native	39	0	0
Pacific Islander	0	0	0
Hispanic	855	800	0

Table 15 Disproportionally Greater Need 50%-80% AMI
Data Source: 2013-2017 CHAS

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80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	None of the four housing problems	Has no/negative income, but noneof the other housing problems
Jurisdiction as a whole	695	950	0
White	355	460	0
Black / African American	0	30	0
Asian	25	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	310	370	0

Table –16 Disproportionally Greater Need 80%-100% AMI
Data Source: 2013-2017 CHAS

Discussion

Addressing disparities among racial groups is crucial by analyzing the demographic distribution relative to Area Median Income (AMI) and housing problems in Hanford, CA. Typically, housing challenges like affordability, overcrowding, and inadequate plumbing affect specific demographics more severely, often correlating with lower AMI levels. This analysis should include comparing the percentage of each demographic facing housing issues against their representation in the population and examining systemic factors that contribute to these disparities, such as employment opportunities, historical housing policies, and access to resources.

When looking at Hanford, CA, data reveals a concerning trend involving the Hispanic population, which comprises approximately 48% of the residents but accounts for nearly 65% of those experiencing significant housing problems. African Americans, representing about 8% of the populace, similarly face housing issues disproportionate to their numbers, amounting to roughly 12%. In contrast, the Caucasian demographic, which makes up 35% of Hanford's population, corresponds to only 20% of those with housing difficulties. These statistics suggest a disparity beyond income levels, highlighting systemic inequities requiring comprehensive policy interventions.

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NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the needs of any racial or ethnic group with disproportionately greater needs than that category.

In Hanford, CA, housing disparities reflect broader nationwide patterns, where minority groups often face more severe housing issues than their white counterparts. These housing challenges range from higher rates of overcrowding, substandard housing conditions, and a more significant burden of rental costs relative to income. To investigate these disparities further, analyzing data on home ownership, rental prices, eviction rates, and access to affordable housing is critical, specifically focusing on how these indicators differ among racial and ethnic groups within the community. This investigation should also consider historical factors, such as redlining and zoning laws, that have contributed to systemic inequalities in housing. A disproportionately greater need was identified when a racial or ethnic group experienced ten percentage points or higher occurrence rate of housing problems. A housing problem is defined as one of the four following housing problems:

- Housing needs complete kitchen facilities.
- Housing needs complete plumbing facilities.
- Housing has more than 1.5 persons per room.
- The housing cost burden is over 30%.

0%-30% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	None of the four housing problems	Has no/negative income but none of the other housing problems.
Jurisdiction as a whole	1480	470	200
White	545	125	120
Black / African American	115	75	4
Asian	0	14	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	825	230	80

Table 17 Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	None of the four housing problems	Has no/negative income, but none of the other housing problem
Jurisdiction as a whole	880	1000	0
White	230	410	0
Black / African American	30	25	0
Asian	24	40	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	580	515	0

Table 18 Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 CHAS

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	None of the four housing problem s	Has no/negative income, but none of the other housing problem
Jurisdiction as a whole	845	2,245	0
White	200	950	0
Black / African American	40	80	0
Asian	45	40	0
American Indian, Alaska Native	35	4	0
Pacific Islander	0	0	0
Hispanic	510	1,150	0

Table 18 Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 CHAS

DRAFT

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	None of the four housing problems	Has no/negative income, but none of the other housing problem
Jurisdiction as a whole	215	1,425	0
White	105	715	0
Black / African American	0	30	0
Asian	0	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	120	565	0

Table 19 Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 CHAS

Discussion

In Hanford, CA, disparities in housing conditions are notably pronounced among certain racial and ethnic groups. For instance, the Latino community, which represents a substantial portion of the city's population, faces severe housing problems at a rate of 45%. This is significantly higher than the area's overall rate of severe housing problems, which is 25%. Such statistics highlight a pressing need for targeted housing policy reforms and support services to address these imbalances.

A multi-faceted approach to policy reform is vital to address the significant housing disparities in Hanford, CA.

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NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the needs of any racial or ethnic group with disproportionately greater needs than those of that category of need.

The analysis of the housing cost burden in Hanford, CA, particularly concerning different racial and ethnic groups, points to a significant disparity in housing affordability. One can infer their economic pressures by understanding the percentage of income each group spends on housing. A high housing cost burden—typically defined as spending more than 30% of one's income on housing—can limit individuals' ability to afford other essentials such as healthcare, education, and transportation. Discrepancies in this burden may reflect broader systemic inequalities that affect minority groups, influencing policy decisions to create a more equitable housing market.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	12,195	3,135	2,625	235
White	6,665	1,210	1,050	120
Black / African American	385	125	174	4
Asian	575	225	54	0
American Indian, Alaska Native	45	15	0	0
Pacific Islander	10	0	0	0
Hispanic	4,285	1,535	1,270	115

Table – 21 Greater Need: Housing Cost Burdens

Data Source: 2013-2017 CHAS

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Housing affordability in Hanford presents a significant economic burden for many of its residents. With 17% of the population allocating 30-50% of their income to housing—often considered the threshold for affordability—it suggests that a substantial segment is at economic risk. The situation is more acute, with 15% of Hanford's population spending above 50% on housing, which places them well under the severely cost-burdened category. These statistics highlight the need for policy intervention and support programs to alleviate the financial strain on these individuals and ensure that housing remains affordable.

Data shows that the challenge of housing affordability extends beyond general demographics. In Hanford, the Hispanic population—a significant portion of the community—faces a pronounced housing cost burden. Specifically, 22% of Hispanic households spend between 30% and 50% of their income on housing, while 18% spend over 50%, indicating a more severe cost burden than the overall population.

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NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The median household income in Hanford, CA, illustrates a clear divide among racial and ethnic groups. For example, according to recent census data, White households have a median income of approximately $65,000, while Latinx households average around $45,000. African American families in the area report a median income closer to $40,000, and these figures point to a significant imbalance. Access to higher-income brackets often reflects disparities in professional opportunities and education, further perpetuating the income gap in these communities.

Notably, these disparities persist even within income categories, meaning that not all residents in a specific income bracket face equal level of need. For instance, while the median income for White households may be higher overall, there may still be pockets of poverty and financial insecurity among certain racial or ethnic groups within this category. This highlights the importance of addressing both systemic issues.

The disparities in housing affordability within Hanford can be attributed to several factors. In contrast to the demand, a limited supply of affordable housing units is a fundamental issue, often exacerbated by zoning laws that restrict the development of high-density and multi-family homes. Furthermore, wage stagnation in various sectors fails to keep pace with the rising living costs, disproportionately affecting lower-income residents. Lastly, gentrification and economic development in certain areas may drive up property values and, consequently, rent, pushing original residents to allocate a higher percentage of their income toward housing. Understanding these causes is critical in crafting nuanced solutions to address the housing affordability crisis facing many Hanford citizens effectively.

If they have needs not identified above, what are those needs?

There are no additional housing needs that were not identified.

Are any racial or ethnic groups located in specific areas or neighborhoods in your community?

N/A

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NA-35 Public Housing – 91.205(b) Introduction

In Hanford, California, housing options range from single-family homes and apartments to condominiums and public housing for those with specific income requirements. The Kings County Housing Authority administers public housing in Hanford, offering affordable rental housing to eligible low-income families, older people, and persons with disabilities. Additionally, various private rental options and developments in the area cater to a broader demographic, with amenities designed to suit different lifestyles and preferences.

As of the latest figures available, Hanford, California, has many public housing units designed to accommodate individuals and families needing affordable housing options. According to the Hanford Housing Authority, over 300 public housing units within the city limits serve the lower-income brackets of the population. This public housing initiative is part of a broader effort to ensure residents can access safe, decent, and affordable living conditions.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of unit's vouchers in use	0	0	255	599	0	599	0	0	0

Table 22 Public Housing by Program
Data Source: PIC (PIH Information Center

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Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	12,492	13,250	0	13,250	0	0
The average length of stay	0	0	4	6	0	6	0	0
Average Household size	0	0	3	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	27	123	0	123	0	0
# of Disabled Families	0	0	54	182	0	182	0	0
# of Families requesting accessibility features	0	0	255	599	0	599	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table -23 Characteristics of Public Housing Residents by Program Type

	Program Type								
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	191	439	0	439	0	0	0
Black/African American	0	0	53	141	0	141	0	0	0
Asian	0	0	3	11	0	11	0	0	0
American Indian/Alaska Native	0	0	4	7	0	7	0	0	0
Pacific Islander	0	0	4	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

Table – 24*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: Hanford Housing Authority 2024

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	154	266	0	266	0	0	0
Not Hispanic	0	0	101	333	0	333	0	0	0

Table –25 *Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Ethnicity of Public Housing Residents by Program Type

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Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

According to the 2017 American Community Survey, out of a total population of approximately 57,000 people in Hanford, more than 20% (equivalent to around 11,500 individuals) are living below the poverty line. This data shows a considerable need for rental assistance in the city. Furthermore, it is estimated that around 12% of the population in Hanford has some form of disability, which translates to roughly 6,500 individuals. With these statistics in mind, it is evident that a significant portion of the population in Hanford could benefit from accessible housing units through Section 504 accommodations.

Moreover, around 1,000 public housing units are available in Hanford for low-income families and individuals. However, this number is insufficient to meet the city's growing demand for affordable housing. As a result, many individuals and families are on waiting lists for public housing or rental assistance programs. It is estimated that there are currently over 1,500 households on the waitlist for Section 8 Housing Choice Vouchers in Hanford.

Implementing Section 504 accommodations is a transformative step in promoting equality and independence for individuals with disabilities. These modifications can include wheelchair ramps, restroom grab bars, and visual alarms, enhancing safety and fostering autonomy.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Access to essential services is critical for the residents of Public Housing and Housing Choice Voucher holders. Essential services encompass reliable public transportation, healthcare facilities, quality grocery stores, and educational institutions. Equitable access to these resources is paramount in ensuring that residents can maintain a standard of living that supports their well-being and fosters opportunities for upward mobility. Providing comprehensive access to such services assists in meeting the immediate daily needs of individuals and families and significantly improves community health and economic stability.

Multilayered strategies must be implemented to improve access to essential services for public housing residents and housing choice voucher holders. One approach is to enhance public transit systems to ensure they are reliable and frequent and have routes that directly connect to vital services. Partnerships with healthcare providers could establish mobile clinics or telehealth services tailored to these communities. Investment in local businesses, such as grocery stores and pharmacies, especially in areas considered 'food deserts,' would be instrumental. Additionally, offering educational programs and resources within the community can eliminate the distance barrier. When executed in concert, these solutions address the immediate access issues and contribute to the long-term sustainability and self-sufficiency of the community members.

NA-40 Homeless Needs Assessment – 91.205(c) Introduction:

The U.S. Department of Housing and Urban Development (HUD) provides the following definition of homelessness: "A person is considered homeless only when they reside in one of the places described below:

- In places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings.
- In an emergency shelter or
  In an emergency shelter or transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter".

In the city of Hanford, CA, homelessness has been an ongoing concern, with recent statistics reflecting a persistent challenge within the community. According to local reports, the homeless population in Hanford has risen over the past years, echoing a statewide trend. Although comprehensive data is sporadic, point-in-time counts have indicated that there are several hundred individuals facing homelessness on any given night in the area, with many more experiencing housing insecurities and the risk of falling into homelessness. These statistics highlight the urgent need for increased resources and support systems to address the complex factors contributing to this issue.

Many factors lead to homelessness in Hanford, mirroring the complexities of this issue nationwide. Economic hardship remains a primary catalyst, as the lack of affordable housing and the high unemployment rate leave individuals unable to secure permanent shelter. Substance abuse and mental health issues also contribute significantly, often exacerbated by insufficient access to healthcare and support services. Furthermore, gaps in the social safety net for populations such as veterans and domestic abuse survivors can precipitate loss of housing. This multifaceted problem requires a holistic approach to develop long-term solutions that address each underlying cause.

Homelessness's impact on Hanford's community extends beyond the immediate plight of those without shelter. Local businesses and residents often find themselves facing the spillover effects of the homelessness crisis, from public health concerns to heightened demand for emergency services. Safety perceptions can shift, sometimes affecting the local economy and tourism. Moreover, educational systems face additional pressures as they strive to address the needs of children experiencing homelessness, who may struggle with attendance, concentration, and meeting academic milestones. The social fabric of Hanford is undoubtedly strained by homelessness, underscoring the critical need for community cohesion and collective action in seeking resolution to this social challenge.
To effectively combat the homeless situation in Hanford, it's crucial to harness accurate and recent data. Current statistics are vital in painting a clear picture of the scope of homelessness, discerning trends over time, and identifying the demographic groups most affected. Such data can inform policymakers, service providers, and the community at large, assisting in allocating resources, planning interventions, and measuring progress toward alleviating this pressing issue. Stakeholders look to research-driven evidence to base their strategic decisions, emphasizing the importance of up-to-date, comprehensive statistics on homelessness in Hanford.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)		2	383	0	0	133
Persons in Households with Only Children		0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	85	310	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	92	0	0	0	0
Unaccompanied Child		13	0	0	0	0
Persons with HIV	0	10	0	0	0	0

Table-26 The data source for the Homeless Needs Assessment is from King County, so it doesn't only reflect Hanford. Unfortunately, there is no breakdown available for Hanford, nor is there an explanation of race and ethnicity. According to the Point In Time Count of 2023, a total of 417 people were experiencing homelessness in Kings County and of the 417, 383 were located in Hanford, Ca..

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If data is not available for the categories "number of persons becoming and exiting homelessness each year," "number of days that persons experience homelessness," each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth): Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	299	815
Black or African American	43	115
Asian	1	10
American Indian or Alaska Native	23	101
Pacific Islander	12	39
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	178	550
Not Hispanic	203	539

Table 27 This is King Countywide data, so it does not reflect just Hanford.
That breakdown is not available, nor is an explanation of race and ethnicity.

Estimate the number and type of families needing housing assistance, including families with children and veterans' families.

In order to estimate the number of families requiring housing assistance, it's essential to analyze current demographic trends, previous census data, and the latest reports from housing authorities and veteran support organizations. Economic factors, such as unemployment rates and the cost of living in different areas, should also be considered to understand the capacity and means families need to afford housing. Partnerships with local agencies can provide direct insight into the specific needs and numbers of families struggling with housing instability, offering a more precise picture to inform policy and direct aid effectively.

The impact of inadequate housing on families, particularly those with children and those of veterans, can be severe and multi-faceted. Stability in housing is a critical foundation for the overall well-being of family members, affecting mental health, access to education, and the ability to maintain employment. Children in unstable housing situations are at a higher risk of experiencing developmental delays and educational disruptions, which can have long-term consequences on their ability to achieve future success. Similarly, veterans facing housing instability may struggle with reintegration into civilian life, which can exacerbate mental health issues such as PTSD. Addressing housing needs is about providing shelter and ensuring communities' social and economic stability.

In Hanford, California, the veteran population faces unique challenges in terms of housing stability. While specific local data may fluctuate, the broader trends, as observed in the HUD Report and by veterans' affairs groups, suggest that the number of at-risk veterans in Hanford correlates with more significant national statistics.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group. Emergency Shelter for Families

The 2023 Point-in-Time Survey identified the following racial and ethnic makeup of the homeless population in Kings County (note: homeless persons could belong to 1 or more of the below group):

Race

- American Indian/Alaskan Native 4.44%
- Asian 0.52%
- Black/African American 17.23%
- Native Hawaiian/Other Pacific 0.52%
- White 62.27%
- Multiple Races 3.39%
- Unknown 8.62%

Ethnicity

- Hispanic/Latino 47.26%
- Non-Hispanic/Latino 50.91%
- Unknown 1.83%

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group. Emergency Shelter for Families

In Hanford, CA, the issue of homelessness remains persistent, with statistics indicating a worrying trend. As per the latest counts, Hanford has experienced a 67.89% increase in homelessness over the past year, with approximately 383 people reported as living without shelter and 81 who are deemed chronically homeless. Moreover, while sheltered homelessness has seen a modest improvement due to community efforts, around 80 individuals and families continue to rely on temporary housing solutions such as emergency shelters or transitional housing programs, and 276 slept in an unsheltered location. These figures underscore the ongoing need for comprehensive strategies to address homelessness in the region. According to the Point In Time Count of 2023, 417 people were experiencing homelessness in Kings County, and of the reported 417 homeless count, 383 were located in Hanford, CA.

Sheltered homelessness, while less visible than its unsheltered counterpart, remains a critical issue in Hanford. The local shelters and transitional housing are often at total capacity, a sign of their necessity and the prevalence of housing insecurity. These temporary housing options provide a crucial stopgap for individuals and families in crisis. However, they also reflect the broader challenge of securing permanent, affordable housing solutions that address the root causes of homelessness, such as inadequate income, lack of affordable housing, and health issues.

Emergency shelters in Hanford serve as a critical lifeline for those experiencing sheltered homelessness, offering immediate protection from the streets. These shelters provide more than a temporary place to stay; they also connect individuals with services and support systems for long-term recovery and reintegration into the community. While these facilities are invaluable, the challenge remains that they are not a permanent solution. The transition from emergency shelter to stable, sustainable living conditions is fraught with obstacles, including limited availability of affordable housing and employment opportunities that align with the skill sets of the shelter residents.

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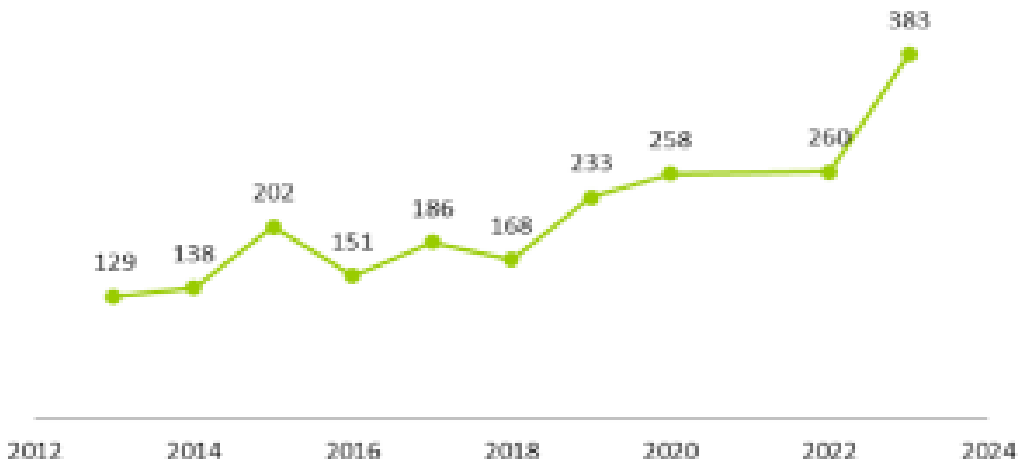
HANFORD, CALIFORNIA

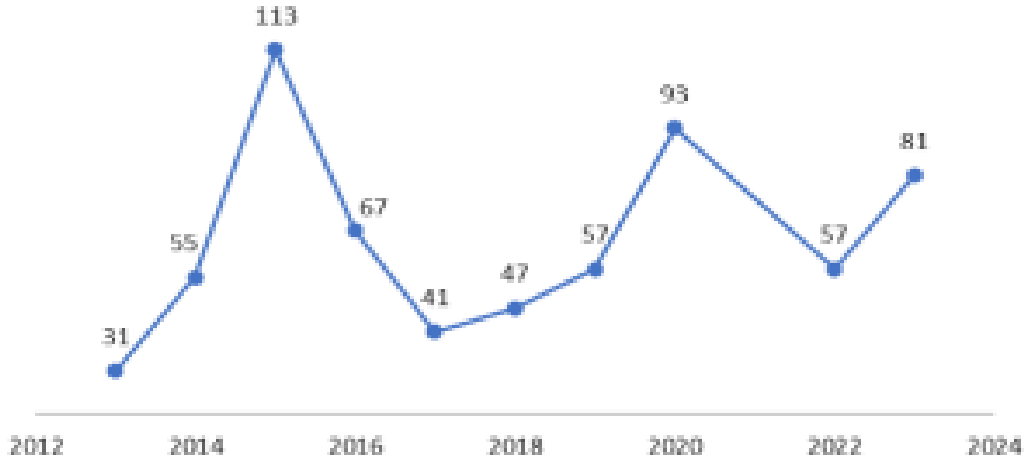
383 people experiencing homelessness

81 people are chronically homeless

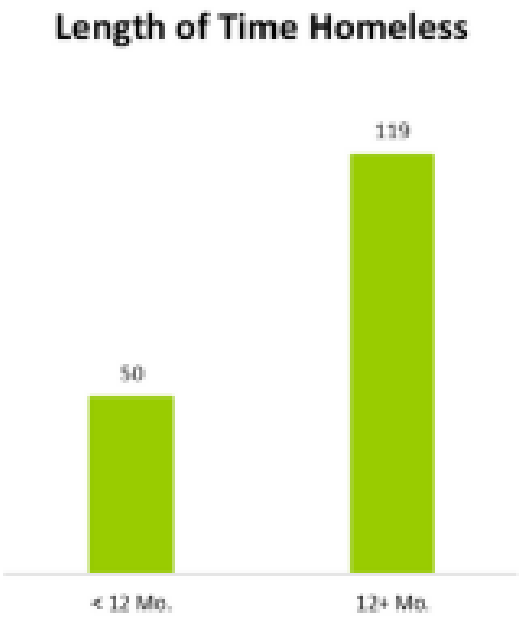
2012-2023 PIT Trend

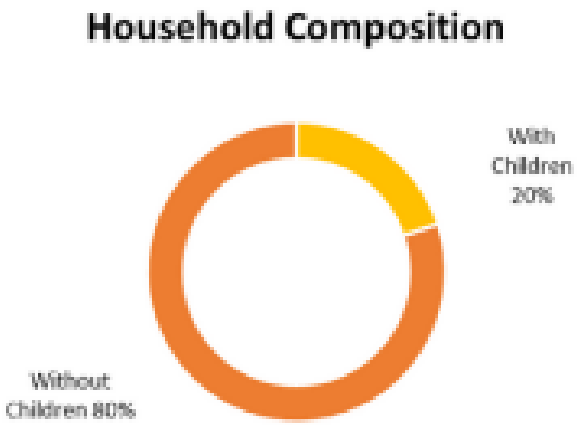


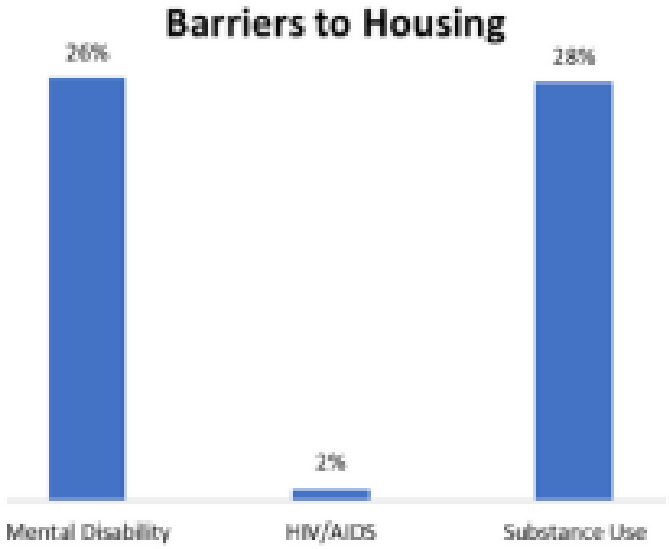
2013-2023 Chronically Homeless Trend



HANFORD, CALIFORNIA







HANFORD, CALIFORNIA

276
People slept in an unsheltered location

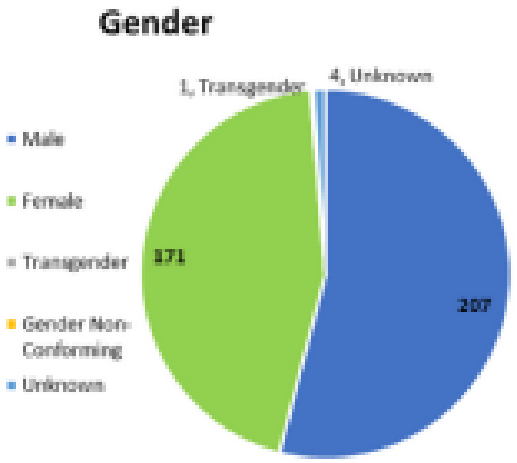
80
People slept in an emergency shelter

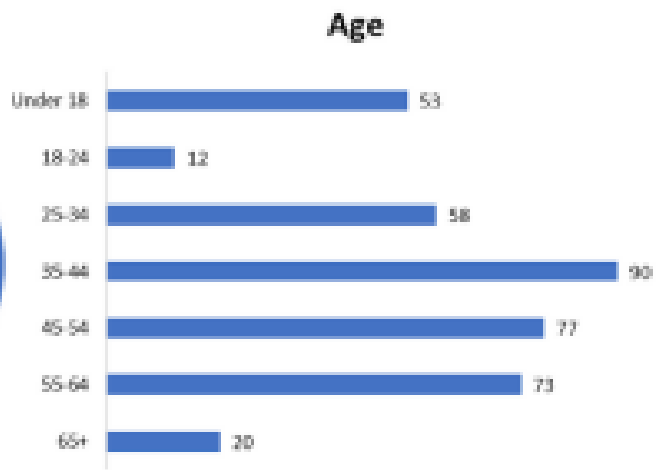
27
People slept in transitional housing

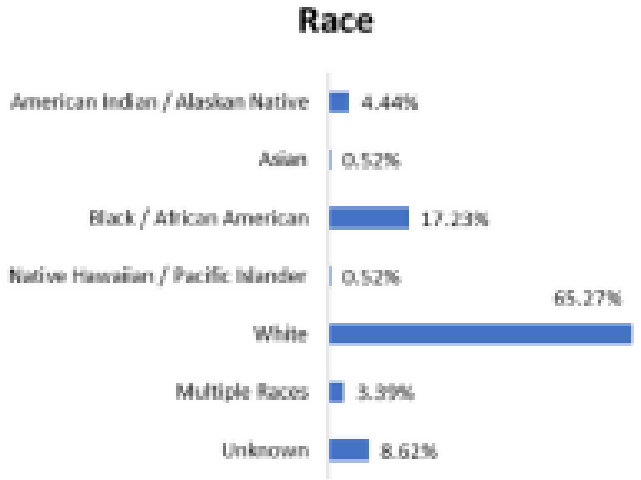
23
People are veterans

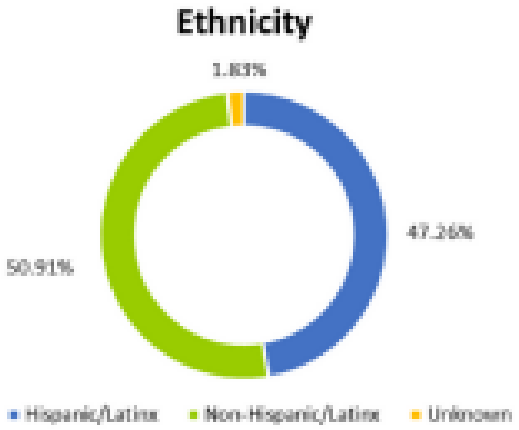
147
People have a disability

10
Unaccompanied youth









KTHA COC (2023, July 7). *PIT Count*. Https://www.Kthomelessalliance.org/pit. Retrieved July 7, 2023, from https://kthomelessalliance.us3.list-manage.com/track/click?e=7f432623de&id=5e7fb73051&u=6a4268855a8bb70439abf8bc6

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)

The term "non-homeless special needs" encompasses specific subgroups of individuals whom HUD has identified as having a higher likelihood of requiring housing assistance compared to the general population. These populations face challenges securing suitable housing due to their economic, social, mental, and physical circumstances. Some examples of these groups include:

- The elderly and frail elderly,
- Persons with disabilities,

  Single-parent families and Female-Headed Households

Describe the characteristics of special needs populations in your community:

Elderly-Aging

Based on the ACS stats, the elderly population in Hanford-Corcoran, CA, has been increasing from 2020 to 2022. Based on the ACS stats, the elderly population is only 12.2% of the total population. In recent years, there has been an increasing trend in the elderly population in Hanford-Corcoran, CA, according to ACS statistics. This trend is expected to continue from 2020 to 2022 and beyond.

It is important to note that although this increase is significant, it still only accounts for 10.35% of the total population in Hanford-Corcoran. This highlights that while the elderly population is growing, they still comprise a relatively small percentage.

As our society ages, communities need to address the needs of their aging population. This includes access to healthcare, transportation services, and other resources tailored towards older adults. It is also essential for individuals to plan for their aging process and make necessary preparations for their future.

Disabled

In addition, this trend in the growing elderly population also brings attention to potential challenges such as healthcare costs and societal support systems. As more individuals reach old age, it will be crucial for communities and governments to address these issues and ensure sustainable solutions.

The population of people with disabilities in Hanford, CA, is growing at an alarming rate. According to the U.S. Census Bureau, nearly 1 in 4 people living in Hanford have a disability. This increase highlights the need for accessible infrastructure and services in the city. However, many obstacles still prevent individuals with disabilities from fully participating in society.

For instance, employment opportunities for people with disabilities are limited due to a lack of accessible workplaces and discriminatory hiring practices. This leads to an employment rate of only 30% for individuals with disabilities in Hanford, compared to 73% for those without disabilities.

Additionally, individuals with disabilities face challenges in accessing education and healthcare services. Many schools and medical facilities in Hanford are not fully accessible, making it difficult for people with physical disabilities to attend classes or receive medical care.

Single-parent families and Female-Headed Households

In Hanford, California, the percentage of single-parent and female-headed households is higher than the national average. According to the US Census Bureau, 33.9% of all families in Hanford are headed by a single parent, compared to the national average of 26%. Additionally, around 30.5% of all households in Hanford are headed by females, higher than the national average of 18%. These statistics shed light on the prevalence and impact of city single-parent families and female-headed households.

The rise of single-parent and female-headed households can be attributed to various factors. One major factor is the increasing rate of divorce and separation among couples. This leads to an increase in these households as mothers often gain primary custody of their children. Economic factors such as unemployment and poverty can also contribute to the rise of these types of households.

What are the housing and supportive service needs of these populations and how are these needs determined?

In addition to the data mentioned above, based upon stakeholder and community input, priority needs include:
Service Needs:

a. Social service funding to serve more low-income, disadvantaged, elderly, and frail in the city.
b. Services that support Economic development
c. Substantial need for Low barrier emergency shelter and or homeless prevention solutions.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

People living with HIV/AIDS often face discrimination and misunderstandings about their condition, which can affect their ability to find adequate housing. Additionally, they may be at higher risk of being targeted by hate crimes motivated by perceived sexual orientation.

According to the National Commission on AIDS, up to half of all Americans living with AIDS are currently homeless or at risk of becoming homeless because of various factors such as their illness, lack of income or resources, or lack of a strong support system.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii)):

During the Point-In-Time homeless count by the Continuum of Care, 2% of the HIV cases were reported in the Kings County PIT Survey count.

Discussion:

The City of Hanford will maintain its ongoing collaboration with service providers it has worked with in the past, as well as engage with new non-profit providers having ample experience in supporting special needs populations. In addition, the City will explore other avenues to enhance the quality of support services provided in the past.

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NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdictions need for Public Facilities:

The City of Hanford has instituted a general plan that is the foundation for establishing a local community's purposes regarding land use, major transportation routes, and the general location and size of future community facilities. The City adopted its general plan on August 18, 2015.

The general plan serves as a long-term guide for the city's growth and development, outlining goals and policies that address current issues and prepare for future challenges.

One key component of the general plan is land use. This refers to how different areas within the city are designated for other types of development, such as residential, commercial, industrial, or open space. The city's goals and policies guide land use decisions to balance meeting residents' needs and promoting economic growth while preserving natural resources and minimizing negative impacts.

How were these needs determined?

- Public Facilities and Services Element of the General Plan.

Describe the jurisdiction's need for Public Improvements:

<u>Streets and Highways</u>

According to the City's General Plan- Transportation and Circulation Element, Hanford must plan for "a balanced, multimodal transportation network that meet the needs of all users of streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan".

Streets and highways provide opportunities for most modes of transportation, including walking, biking, personal vehicles, public transit buses, and heavy freight trucks. They are the most utilized infrastructure in the transportation network and can most easily adapt to changing needs. To this end, the Streets and Highways Needs are the following:

• City streets that meet the needs of bicyclists, pedestrians, children, motorists, persons with disabilities, the elderly, users of public transportation, and commercial goods movers.
• State highways that provide effective mobility to regions outside the Planning Area.

Downtown Hanford:

According to the City's General Plan-Economic Development Element, the need for Public Improvements centers around Downtown Hanford. Downtown Hanford is the historic center for Hanford's commercial activity as well as its hub for public gathering and interaction. It is the focal point of community activity and pride. A healthy, active downtown provides a foundation for the community and conveys a positive message to prospective businesses about Hanford's quality of life. Downtowns are typically the most dynamic areas of a city, and they continually evolve to meet the needs of changing the culture over years and decades. The City of Hanford continues to engage in numerous efforts to make a place where businesses successfully operate, cultural and entertainment opportunities are enjoyed, and people can interact with each other. Specific Public improvements within Downtown include the following:

- *Downtown Infrastructure Improvements-*
  Maintain parking, lighting, landscaping, sidewalk, and other public improvements that support business activity and movement in the Downtown area.
- *Property Based Improvement Districts-*
  Encourage the use of property-based improvement districts to finance infrastructure improvements that benefit all Downtown properties.

Residential Land Use:

The residential land use districts vary primarily through development densities as well as the street improvements required in each district. The higher residential densities occur within the city's central core Consolidated Plan HANFORD 54 OMB Control No: 2506-0117 (exp. 06/30/2018) and along arterial roadways. Residential land use designations are organized into the following categories:

1. Low-Density Residential,
2. Medium Density Residential,
3. High-Density Residential.

For residential land use, public improvement needs are the following:

- Availability of Infrastructure - Ensure that new residential developments have sufficient urban infrastructure and public facilities to accommodate the number and type of development being proposed.
- Maintenance Districts - Require new residential subdivisions to form maintenance districts to maintain shared public improvements, such as landscaping, lighting, walls, streets, and other improvements as determined by the City Council.

How were these needs determined?

The City of Hanford's General Plan. Describe the jurisdiction's need for Public Services: The Public Facilities and Services Element is an element of the General Plan, which includes City services, including police and fire protection, schools, libraries, and other government facilities. According to this Element, the following are the Public Services Needs of the City: Law Enforcement The Hanford Police Department provides police protection services. The goal of the Department is to reduce the impact of crime and the fear it causes to victims of those crimes. The Department supports a policing philosophy that promotes and supports organizational strategies to address the causes of crime and social disorder through problem-solving tactics and community/police partnerships. The Police Department operates from a single station at 425 North Irwin Street.

Describe the jurisdictions need for Public Services:

Law Enforcement Needs

- Crime prevention and reduction throughout the community.

- Functional public buildings to adequately house police protection personnel and equipment.

Fire Protection and Emergency Services

The Hanford Fire Department provides emergency and fire protection services for residents and buildings within the city limits. Emergency services offered by the Fire Department include technical rescue, hazardous materials response, emergency medical services, and emergency disaster management. Station 1, located at 350 W. Grangeville Boulevard, provides service north of SR 198, while Station 2, at 10553 Houston Avenue, provides service south of SR 198.

The Kings County Fire Department also provides additional services for the unincorporated areas and serves as the Office of Emergency Management for all of Kings County. There are two County fire stations just outside the Plan Area, on Houston Avenue just east of SR 43, and in the community of Armona. American Ambulance, a private company, provides emergency medical transportation services in the Plan Area. Fire Protection and Emergency Services Needs are:

- Prevention of loss of life and property from fire or other disaster.

- Functional public buildings to house fire and emergency services personnel and equipment.

School Facilities

There are six elementary and one high school districts within the Planning Area. Hanford Joint Union High School District, Hanford Elementary School District, Pioneer Union Elementary School District, Kings River-Hardwick Union Elementary School District, Kit Carson Union Elementary School District, Lakeside Union Elementary School District, and Armona Union Elementary School District. There are also private schools that provide educational services. School Facilities Need is:

- Adequate provision of school facilities to serve projected growth.

Other Public Buildings and Services

The City of Hanford owns and operates several public buildings that provide governmental and civic services to the community. Public Buildings and Services needs are:

- Timely, functional, safe, and attractive public buildings that meet the needs of current and future residents. The Civic Center Park and its adjacent public buildings are a focal point in the community and act as gathering places for several activities. The site includes the Civic Auditorium, the Veterans Memorial Building, the Bastille, and the old County Courthouse.

How were these needs determined?

The City of Hanford's General Plan.

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HOUSING MARKET ANALYSIS:

MA-05 Overview

Housing Market Analysis Overview:

Housing market analysis typically hinges on critical indicators that shed light on market trends and economic fluctuations. These indicators include average sale prices, which reflect the market's willingness to pay; housing inventory levels, indicating the supply of available homes; days on the market (DOM), measuring how long homes are listed before selling; and the rate of home sales, which signals the market's overall activity. Moreover, factors such as mortgage rates, foreclosure rates, and local economic conditions also offer vital insights into the state of the housing market.

The shifting housing market presents challenges and opportunities for homebuyers in Hanford, CA. The increased mortgage rates could temper their purchasing power, necessitating a reevaluation of budgets and potential compromises on home features or locations. Conversely, a stabilizing market might relieve some of the urgency and pressure to bid over the asking price, giving buyers more time to make decisions and possibly negotiate more favorable terms. As the market balance shifts, homebuyers may be less competitive, potentially leading to a more buyer-friendly environment.

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MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

In central California, Hanford is a small city with a significant population. As of 2017, there are 19,636 housing units in Hanford, California. This number includes apartments, single-family homes, and other types of housing.

The median purchasing price of a home in Hanford can vary based on the property's type and location. According to the American Census Survey, the median home value in Hanford was $196,400 in August 2017. As of July 2023, the median home value has risen to $365,000, an 86% increase from the previous year. This upward trend is expected to continue in the coming years.

The 2024 median purchasing price for a single-family home in Hanford, CA, is around $366,000, a 3.6% increase since last year. However, this number can vary depending on the property's size, condition, and location.

All residential properties by number of units total

Property Type	Number	%
1-unit detached structure	15215	100%
1-unit, attached structure	637	0
2-4 units	646	5%
5-19 units	898	0
20 or more units	2526	0
Mobile Home, boat, RV, van, etc.	431	0

Table –27 Residential Properties by Unit Number
Data Source: CA Department of Finance May 2021

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	56	0	782	17%
One-bedroom	70	0	640	14%
Two bedrooms	9,154	29%	852	18%
Three or more bedrooms	13,109	71%	2,386	51%
Total	22,389	100%	4,660	100%

Table –28 Unit Size by Tenure
Data Source: ACS 2018-2022

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Community Development Block Grants (CDBG) are a vital tool in bolstering the housing market in Hanford, CA. These grants support myriad initiatives to revitalize neighborhoods, expand affordable housing, and improve community facilities. By leveraging CDBG funds, Hanford can attract private investment and foster a more dynamic and accessible housing sector.

The infusion of CDBG funding into Hanford's housing market has particularly impacted on making homes more affordable for lower-income residents. This financial support has facilitated the construction of subsidized housing units and renovating existing structures, which helps keep housing costs down. Moreover, CDBG grants have enabled the implementation of homeownership programs, empowering more individuals and families to transition from renters to proud homeowners and contributing to community stability and economic diversity.

Specific housing initiatives in Hanford, bolstered by CDBG funding, include projects like the 'Hanford Home Improvement Program,' which offers grants to homeowners for critical repairs and upgrades, enhancing both the safety and value of their homes. Another notable initiative is the 'Affordable Housing Development Project,' aimed at increasing the inventory of low-to-moderate income housing through new constructions and rehabilitations. These targeted efforts address immediate residential needs and contribute to long-term socio-economic growth by creating jobs and stimulating local businesses within the construction industry.

The primary beneficiaries of the assistance programs are low-to-moderate-income families whose earnings typically fall at or below 80% of the area's median income. For Hanford, this encompasses a significant portion of the population who find it challenging to cope with the rising housing costs. The CDBG initiatives directly alleviate the financial burden and foster a more inclusive community by providing these families with affordable housing options. The quantifiable impact of these efforts is seen in the enhanced quality of life for residents and the gradual reduction in the percentage of income that families must allocate toward housing expenses.

In Hanford, the percentage of single-householders and veterans who require affordable housing is particularly striking. Single female householders constitute approximately 20.6% of the families needing housing assistance, while veterans account for about 12%. These statistics underscore the imperative need for targeted housing programs. By focusing on these specific demographics, the CDBG initiatives can tailor their assistance to address unique challenges, such as childcare for single parents and accessibility features for veterans, thus ensuring their successful integration into the community's fabric.

In addition to rental assistance programs, Hanford offers a home buyers program for first-time buyers. This initiative helps low-income families purchase their own homes by providing financial grants and educational resources on the home-buying process. Through this program, families can achieve the dream of homeownership, which can have a ripple effect on their overall well-being and economic stability.

The HOME Sweet Home First-time Homebuyers Program offers qualified first-time homebuyers the opportunity to borrow up to $75,000 for down payment and closing costs to purchase a newly constructed or existing home within the Hanford city limits. This program offers a 30-year loan with deferred payments (meaning no payment due) for the entirety of the loan term. The loan carries a 2% fixed interest rate and is secured by a second Deed of Trust. Staff currently maintains an interest list for this program.

The direct impact of programs like the HOME Sweet Home First-time Homebuyers Program is evident through the increase in homeownership rates within Hanford. By providing financial assistance to those entering the housing market, the city enables individuals and families to invest in their future and contributes to the region's overall economic growth. The stable housing environment fostered by these initiatives reduces the risk of displacement due to financial hardships. It builds strong, vibrant communities where residents have a personal stake in the welfare of their neighborhoods. Additionally, non-profit partnerships amplify this impact by ensuring residents can access supportive services necessary for homeownership and financial stability.

The voucher program in Hanford serves as a crucial lifeline for families grappling with the cost of living in the region. It affords them much-needed flexibility, allowing them to choose housing that meets their needs while staying within their financial means. With the aid of these vouchers, beneficiaries can reduce the strain of high rent costs, which often consume a disproportionate amount of monthly income.

The City of Hanford Emergency Repair Program is designed to assist low—to moderate-income persons in making emergency/minor repairs and disability-accessibility modifications to their homes. Emergency repairs are necessary to safeguard against imminent danger to human life, health, and safety or to protect property from further structural damage. Grants up to $24,999 are available to qualifying homeowners. Staff currently maintains an interest list for this program.

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To apply for the City of Hanford Emergency Repair Program, interested homeowners must first sign up for the interest list maintained by the program staff. Upon doing so, applicants are provided with a comprehensive application package detailing the materials and information required for submission. This typically includes proof of income, property ownership documentation, and a description of the emergency repair need. Once the complete application is submitted, it undergoes a thorough review process where eligibility is verified, and the necessity of repairs is assessed. Eligible homeowners are then guided through the following stages of the process, which may include a home inspection and obtaining contractor bids to ensure the most cost-effective solutions are implemented for the needed repairs.

Eligibility for the City of Hanford voucher program is centered around several critical criteria to ensure aid reaches those in greatest need. To be eligible, homeowners must:

- Reside within the City of Hanford limits.
- Hold current ownership and occupy the property needing emergency repairs as their primary residence.
- Fall within the low- to moderate-income brackets as defined by the U.S. Department of Housing and Urban Development (HUD).
- Have property taxes, mortgage payments, and homeowner's insurance up to date.
- Not exceed asset limits, excluding the value of the primary residence and one vehicle.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as the expiration of Section 8 contracts.

No affordable housing units will be lost.

Does the availability of housing units meet the needs of the population?

Several factors, such as income and physical availability, can influence the availability of housing units. For example, look at Hanford, where, according to the ACS 5-year estimates from 2013-2017, the median household income is $55,327. This indicates that most households in Hanford have a decent financial standing, which can impact the demand for housing units.

However, as the cost of living continues to rise, there is a growing need for more affordable housing in Hanford, CA. In recent years, the development of affordable housing units has increased to accommodate this need.

Describe the need for specific types of housing:

Data discussed in the Housing Need Assessment and this section indicate a need for good-condition, affordable housing for both rental and homeownership for low—and moderate-income households. This need is especially apparent in urban and fringe metropolitan areas with inefficient economic activities, higher unemployment rates, and a growing population.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) Introduction

The cost of housing in Hanford, CA, is a significant concern for residents, with the median home price being one of the highest in the country. However, despite this high cost, people still choose to live there for many reasons.

The median home price in Hanford, CA, is around $196,000, slightly higher than the national average of $193,500. This high price can make it difficult for many people to afford a home in the area, especially with the rising cost of living and stagnant wages. The fair market rent is also higher than the national average, making it difficult for renters to find affordable housing options in the city.

	Base Year: 2010	Most Recent Year: 2017	% Change
Median Home Value	241,000	196,400	-19%
Median Contract Rent	846	943	11%

Table – 29 Cost of Housing
Data Source: ACS 2013-2017

Rent Paid

	Number	% Change
Less than $500	743	10%
$500-999	3,5266%	46%
$1,000-1,499	2,371	31%
$1,500-1,999	747	10%
$2,000 or more	229	3%
Total	7,616	100.0%

Table – 30 Rent Paid
Data Source: ACS 2017

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	483	No Data
50% HAMFI	1,231	153
80% HAMFI	2,134	1,671
100% HAMFI	No Data	2,483
Total	3848	4307

Table – 31 Housing Affordability

Data Source: Housing Affordability Data

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The FY 2023 Hanford, for All Bedroom Sizes

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1030	1036	1287	1829	2091
High HOME Rent	919	986	1,184	1,360	1,498
Low HOME Rent	722	773	928	1,072	1,196

Table 32–Fair Market Rent

Data Source: HUD Fair Market Rent Data Effective: June 15, 2023

Is there sufficient housing for households at all income levels?

Although Hanford, CA, has experienced steady growth in recent years, there have been concerns about the availability of affordable housing for residents across all income levels. Housing affordability is a nationwide problem, and Hanford is no different.

According to a report by the National Low Income Housing Coalition, a household in Hanford would need to earn at least $45,440 annually to afford a two-bedroom rental unit at fair market rent. This equates to an hourly wage of $21.87, more than California's minimum wage of $11 per hour. This highlights the stark reality that many families and individuals struggle to find affordable housing.

The lack of affordable housing options poses a significant challenge for low-income households, especially in a city where the median household income is $51,586. The high cost of housing can force families to make tough choices between paying rent or other essential expenses like food and healthcare. It can also lead to overcrowding as multiple families share a single unit to split costs.

How is housing affordability likely to change, considering changes to home values and rents?

The housing market in Hanford, CA, mirroring nationwide trends, has experienced fluctuations influenced by various economic factors. Recently, there has been a notable increase in home values, partly due to low-interest rates generating high demand amongst buyers while the inventory of available homes remains constrained. This imbalance has also impacted rental markets, driving rents upwards as well. However, with potential shifts in monetary policy and economic conditions, such as changes in interest rates, affordability may be affected as the cost of homeownership could rise, possibly cooling demand and subsequently stabilizing or reducing the steep climb in home values and rental prices.

The median rent is $1,400 for a two-bedroom apartment in Hanford, CA. This may seem like a reasonable price compared to larger cities or metropolitan areas, but it represents a significant portion of the median household income in Hanford. In fact, according to recent data, nearly 50% of renters in Hanford are cost-burdened, meaning they spend more than the effects this will have on the housing market is still uncertain. Still, it's essential to consider how this may impact both current and future residents of Hanford. Affordable housing is a crucial aspect of any community, as it allows individuals and families to have stable living situations without sacrificing other essential needs.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Understanding the relationship between HOME rents, Fair Market Rent (FMR), and Area Median Rent (AMR) is crucial for developing strategies to produce or preserve affordable housing in Hanford, CA. HOME rents are often below FMR since they're designed to be affordable for low-income households, while FMRs are estimates set by HUD to reflect the cost of a modest rental home in the local market. AMR, however, provides a broader look at what households in the area typically earn and spend on rent. If HOME rents are significantly lower than the AMR, it suggests an opportunity to create affordable housing options yet still economically viable for developers. Conversely, suppose HOME rents closely align with AMR. In that case, affordable housing strategies in Hanford may need to focus more on subsidies or incentives to encourage the preservation of existing low-rent units.

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MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)
Introduction

Housing units can be classified into different categories based on their physical condition, ultimately determining their suitability for occupancy. These classifications help us understand the current state of housing in Hanford, CA, and identify areas that may require improvement.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:

- One category is adequate or standard housing, which refers to units in good condition and meeting basic living standards. These units generally have no significant issues or hazards that would affect the health and safety of their occupants. Approximately 80% of occupied units in Hanford, CA, fall under this category.

- The next category is substandard housing, which includes units with one or more deficiencies that may pose health and safety risks to the occupants. These deficiencies can range from minor problems, such as a leaky roof, to more severe issues, like a lack of proper ventilation. As mentioned, 20% of occupied units in Hanford, CA, fall under this category.

- The final category is uninhabitable housing, which refers to units unsuitable for occupancy due to severe damage or health hazards. Local authorities often deem these units unsafe and unlivable, requiring immediate repairs or condemnation. Fortunately, the number of uninhabitable units in Hanford, CA, is relatively low, at less than 1%.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,720	26%	4,139	44%
With two selected Conditions	56	1%	378	4%
With three selected Conditions	0	0%	17	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,804	73%	4,821	52%
Total	6,580	100%	9,355	100%

Table – 33 Conditions Units
Data Source: ACS 2018-2022

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,192	22%	709	11%
1980-1999	4,088	40%	2,446	37%
1950-1979	3,056	30%	2,816	42%
Before 1950	814	8%	702	11%
Total	10,150	100%	6,673	101%

Table 3 – Year Unit Built

Data Source: 2009-2013 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,870	38%	3,518	53%
Housing Units built before 1980 with children present	705	7%	6,090	91%

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	4363	43	4406
Abandoned Vacant Units	19	0	19
REO Properties	19	0	19
Abandoned REO Properties	19	0	19

Table 4 - Vacant Units

Data Source: 2009-2009 CHAS

Need for Owner and Rental Rehabilitation

Hanford, California, is a thriving city with a growing population. Hanford's housing demand has increased significantly, with an estimated population of over 55,000. As a result, approximately 7,051 renter units in Hanford require frequent maintenance to ensure the safety and comfort of its residents.

It is crucial to prioritize frequent maintenance to maintain the quality and safety of rental units in Hanford. This ensures that renters' living conditions are satisfactory and helps prevent potential hazards and costly repairs. Neglecting regular maintenance can lead to deteriorating living conditions, resulting in unhappy residents and decreased demand for rental units.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Hanford was a significant user of lead-based pesticides until their ban in the late 1970s. As a result, many homes built before 1978 may have been painted with lead-based paint. Approximately 35.6% of Hanford, California dwellings were built before 1980. This means that many houses in the city may contain lead-based paint.

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MA-25 Public and Assisted Housing – 91.210(b)

Introduction:

The Housing Authority of Kings County has 268 Public Housing Units throughout the county.

Program Type

#	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based.	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of unit vouchers available			723	778		25	10		20
# of accessible units									

Table-34 Program Type

Data Source: Hanford Housing Authorities

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

This is explained in detail in MA-20 above. In summary, there will be continued funding through the CDBG to ensure at least 10-15 units are rehabilitated annually, mainly in southwest and central Hanford.

Public Housing Condition

Public Housing Development	Public Housing Units	Average Inspection Score
AMP	168	
AMP	100	
Admin Farm Labor	5	
Kettleman City	40	
Corcoran Station	44	
Cameron Commons	32	
Cameron House	1	

Table 35 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Kings Housing Element 2016-2023 Plan outlines the following goals to ensure housing needs are met in all Kings County jurisdictions, including the City of Hanford.

GOAL 1. Improve and maintain the quality of housing and residential neighborhoods.

- Policy 1.1
  Promote and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.
- Policy 1.2
  Assist in repairing, rehabilitating, and improving residential structures; demolish and replace dilapidated structures and beyond repair.
- Policy 1.3
  Invest in infrastructure and public facilities to ensure adequate water, sewers, roads, parks, and other services to serve existing and future residential developments.
- Policy 1.4
  Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.

GOAL 2. Facilitate and encourage the provision of a range of housing types and prices to meet the diverse needs of residents.

- Policy 2.1: Provide adequate housing sites through appropriate land use, zoning, and development standards to accommodate the regional housing needs for the current planning period.
- Policy 2.2 Work collaboratively with nonprofit and for-profit developers to seek state and federal grants to support affordable housing production.
- Policy 2.3 Ensure adequate water, sewers, roads, public facilities, and other infrastructure to serve new housing.
- Policy 2.4 Support the construction of well-designed and energy-efficient high-quality single- and multi-family housing.

GOAL 3. Remove or mitigate potential governmental constraints to the extent feasible and appropriate to housing production, maintenance, improvement, and affordability.

- Policy 3.1 Offer regulatory and financial incentives, as available and appropriate, to encourage the construction of quality housing.
- Policy 3.2 Review local ordinances and building regulations to ensure they do not impede housing investment.
- Policy 3.3 Utilize planned developments and other creative mechanisms to facilitate the construction of more innovative, well-designed housing projects.
- Policy 3.4 Ensure that developments are processed efficiently to minimize holding costs and comply with the Permit Streamlining Act.

GOAL 4. Provide housing assistance to extremely low-, very low-, low-, and moderate-income households and those with special housing needs.

- Policy 4.1 Support rental assistance to provide affordable housing options for extremely low—and low-income households.
- Policy 4.2. Participate in efforts to expand homeownership opportunities to lower- and moderate-income households through down-payment assistance and other homeownership programs.
- Policy 4.3 Support housing suitable for special-needs groups, including seniors, people with disabilities, homeless people, military personnel, large households, single-parent families, and farm workers.
- Policy 4.4 Develop and maintain collaborative efforts among nonprofits, for-profit developers, and public agencies to encourage housing development, maintenance, and improvement.

GOAL 5. Further, there are equal housing opportunities for people, regardless of status.

- Policy 5.1 Support enforcement of fair housing laws prohibiting arbitrary discrimination in housing development, financing, rental, or sale.
- Policy 5.2 Periodically review City ordinances and development regulations and modify, as necessary, to accommodate housing for disabled persons.

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Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

In coordination with the Housing Authority of Kings County's objective to provide affordable housing, the housing authority is committed to helping residents toward self-sufficiency. The Authority's Resident Services Department is the coordination center for information on opportunities and services to help residents overcome obstacles and achieve their self-sufficiency goals.

Our overarching objective is to facilitate the transition of families residing in public housing into market-rate housing or, if possible, enable their participation in the first-time home buyers' program. To achieve this, we offer a comprehensive range of programs and workshops for individuals who qualify for the program.

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MA-30 Homeless Facilities and Services – 91.210(c)
Introduction

Many facilities, including emergency, transitional, and permanent supportive housing, provide housing and services to support people experiencing homelessness in Hanford and the region. Many organizations and nonprofits, such as the Kings Community Action Organization and the Central Valley Coalition for Affordable Housing, work to provide affordable housing options and support services for individuals and families experiencing homelessness.

These facilities maintain shelters and offer temporary housing for those in need, providing a safe and secure place to sleep and access necessities such as food, clothing, and hygiene products.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	22	0	19	8	0
Households with Only Adults	43	0	0	47	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	4	0	0	0	0

Table 5 - Facilities and Housing Targeted to Homeless Households

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Describe mainstream services, such as health, mental health, and employment services, to the extent that those services complement services targeted at homeless persons.

- Accommodation for families. It offers 16 days of hotel vouchers at $65/night for a family of three and an additional $15 each for any additional family members.

- The CalWORKs Permanent Homeless program offers a security deposit on permanent housing and utility deposits. It is available to families once every twelve (12) months. Monthly rent must be above 80% of the family's household income.

- The CalWORKs Arrears Program offers up to two (2) months of missed rent payments. It is also available to families once every twelve (12) months. Monthly rent must be above 80% of the family's household income.

- Housing Support Program—This is available for families already receiving CalWORKs benefits. It offers a security deposit, a tiered rental subsidy for up to ten (10) months, utility deposits, and appliances/furniture.

- Bringing Families Home--This is for families that only require housing to reunite. Families also need a plan to show they can sustain the rent after the program ends. This is reviewed on a case-by-case basis.

- Welfare to Work Program—This program is for CalWORKs-eligible families and aims to improve skills and create work opportunities. Services offered include Vocational Training/College Coursework, High School Diploma/GED Classes, Domestic Violence Assistance, Job Search Classes and Referrals, and Alcohol and Drug Counseling and Treatment Referrals.

- Cal Fresh Program (formerly Food Stamps): This program provides subsidized food budgets for low-income families to ensure balanced nutrition and other essential items. It does this through Electronic Benefit Transfer cards.

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List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

- Several facilities and programs address homelessness throughout Kings and Tulare Counties. While this is not the complete list of services and facilities, it reflects what is provided in the community. Services include the following:

- Hannah's House— Located in Hanford, it provides transitional housing and inpatient substance- abuse treatment for women. It is also open to homeless individuals, people with children under five years old, those who require pre-natal care, and people with substance abuse issues.

- Kings United Way— HUD set up the Homeless Information Management system as a database for potential funders of programs within the county. There are 19 organizations and 48 programs under this system in Kings and Tulare Counties, including:

- The Salvation Army provides vouchers for motels to provide temporary shelter. It also provides rapid re-housing and homeless prevention for veterans and their families through the Supportive Services for Veteran Families (SSVF) program and clothing for homeless and low-income persons.

- The Kings County Action Organization (KCAO) coordinates Every Door Open (EDO) project. It provides rapid rehousing for women and children, persons in domestic violence shelters, and families currently living in places not meant for human habitation. The initiative also gives access to CalFresh and Medi-Cal. Mental health services are coordinated with Kings County Behavioral Health for persons with substance—and alcohol-abuse issues.

- Aspiranet is a transitional housing program for youth ages 18-24 who are transitioning into adulthood from the foster care or probation system. The program helps youth with transportation, housing, emotional support, mental health, ongoing education, job readiness training, and employment.

MA-35 Special Needs Facilities and Services – 91.210(d) Introduction

The special needs population comprises individuals with physical, mental, emotional, or developmental disabilities. It also includes people who require specialized healthcare services due to chronic illnesses or conditions.

Due to various barriers, these populations often need help in receiving proper care and support. These barriers can be physical, such as inaccessible facilities, lack of transportation, or communication barriers. They can also be social, including discrimination and stigmatization.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents, and any other categories the jurisdiction may specify and describe their supportive housing needs.

According to consultations done in the community, supportive housing needs for the following populations include:

- The city of Hanford, CA, needs to take proactive measures to assist the population living with AIDS. This includes increasing public awareness about HIV/AIDS, providing access to affordable and quality healthcare services, and promoting inclusivity and non-discrimination towards people living with AIDS.

- One critical step the city can take is to educate its residents about HIV/AIDS. This can be achieved through various means, such as community seminars, workshops, and awareness campaigns. The city can also partner with local health organizations and non-profits to conduct regular HIV testing drives and distribute educational materials about the prevention and treatment of the disease.

- Furthermore, the city of Hanford should actively promote inclusivity and non-discrimination towards people living with AIDS. This includes implementing policies to protect against discrimination based on HIV status and providing resources for individuals facing discrimination. The city can also work towards creating a more understanding and empathetic community by organizing events and activities that bring people of all backgrounds together.

Persons with alcohol or other drug addictions

- Firstly, education and awareness programs should be implemented in schools, community centers, and public spaces. This will help foster a culture of understanding and acceptance toward those dealing with addiction and reduce the stigma surrounding it. By educating individuals on the risks and consequences of drug and alcohol abuse and providing resources for seeking help, the city can empower its citizens to make informed decisions and seek treatment if necessary. Secondly, the city of Hanford should work towards increasing access to treatment options for those struggling with addiction. This could include partnering with local healthcare providers or organizations to offer affordable or accessible services and advocating for state and federal funding for addiction treatment programs. Additionally, the city of Hanford can work towards implementing harm reduction strategies such as needle exchange programs and safe injection sites, which have been proven to reduce the spread of diseases like HIV and Hepatitis C among intravenous drug users.

- Additionally, the city of Hanford could also explore developing specific housing programs or facilities tailored towards supporting individuals in recovery from addictions. These programs could include access to resources such as counseling services, employment assistance, and peer support groups within the housing facility. This would create a supportive and understanding community for individuals to navigate their recovery journey.

Public housing residents

- Residents in Hanford, CA, have access to various educational opportunities that help them acquire new skills and knowledge to improve their lives in public housing units. Some programs offered by public housing authorities include adult education classes, GED preparation courses, vocational training programs, and higher education scholarships. These programs help residents gain the necessary skills and qualifications to secure better job opportunities, increase their earning potential, and ultimately achieve self-sufficiency where they can afford market-rate housing.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

The City of Hanford does offer specialized vouchers, public housing, and special rate housing to supplement a lack of income for residents who have just been discharged from a healthcare institution. Mainstream vouchers are offered to nonelderly disabled residents who need housing. These vouchers are provided to citizens with a disability that hinders their ability to work, and as a result, they struggle to obtain adequate housing.

These mainstream vouchers are designed to help individuals with disabilities receive safe, decent, and affordable housing. The City of Hanford also offers public housing units specifically designated for low-income families, elderly residents, and persons with disabilities. These units provide subsidized rent based on the resident's income.

The City of Hanford also offers market-rate housing that could be used by individuals recently released from mental or physical health institutions. In addition to providing affordable housing options, the city also has a homeless prevention program. This program offers financial assistance and case management services to individuals and families at risk of homelessness.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Hanford's commitment to affordable housing will also see continued efforts in providing financial assistance for first-time homebuyers through down payment and closing cost assistance programs. These initiatives aim to make homeownership more accessible for individuals and families with low-to-moderate incomes.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

To be included in the final document.

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MA-40 Barriers to Affordable Housing – 91.210(e)

Adverse Effects of Public Policies on Affordable Housing and Residential Investment

Zoning has always been involved in the construction of housing units, specifically affordable housing units. One of the primary purposes of zoning is to separate different types of land use, such as residential areas from commercial or industrial areas.

This separation is often seen as beneficial because it can help reduce noise, pollution, and traffic in residential areas. However, this also means that affordable housing units may be restricted to certain areas, limiting the options for low-income families.

Zoning has been a controversial topic regarding affordable housing. Some argue that strict zoning laws make it difficult for developers to build affordable housing units in desirable areas. This can lead to the concentration of poverty in specific neighborhoods and limit access to economic opportunities for low-income individuals and families.

NIMBYism (Not In My Backyard) is a term often used in urban planning and development circles to describe opposition or resistance towards new projects or developments in one's community. This can include anything from new housing developments and commercial projects to public services such as homeless shelters or waste management facilities. It can also affect residential investments, as existing homeowners may fear the impact of new developments on their property values.

The economic impact of NIMBYism is multifaceted, influencing not just the housing market but also local and regional economies at large. On the one hand, it can lead to a scarcity of affordable housing by hindering the development of new projects, which drives up prices and rents, making it difficult for lower and middle-income families to afford to live in certain areas. This exacerbates socioeconomic divides and can contribute to gentrification. On the other hand, by restricting development, NIMBYism can also stifle economic growth and job creation that often come with new construction projects. Furthermore, the reluctance to accommodate new developments can lead to inefficient use of land and resources, hampering urban renewal and the improvement of public infrastructure and services.

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MA-45 Non-Housing Community Development Assets – 91.215 (f) Introduction

The City of Hanford's economic development goals, objectives, and policies will help shape the City and County's growth. Economic development policies determine where governmental funds will be spent and where job growth will be encouraged. They also provide avenues for employment and revenue generation for residents and create a tax base for local government. These policies also play a crucial role in attracting outside businesses and industries to invest in the community.

The City of Hanford's unemployment rate is below the national average of 7.1%, making it an attractive location for job seekers and businesses. However, the City of Hanford recognizes room for improvement and has implemented various initiatives to attract new businesses and create employment opportunities. Economic Development Market Analysis studies and workforce development programs are examples of the City's efforts to address this issue. Below is a breakdown of the employment shares by industry in the City of Hanford.

Below is a breakdown of the employment shares by industry in the City of Hanford.

Economic Development Market Analysis Business Activity
Table 34

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,241	336	17	3	-14
Arts, Entertainment, Accommodations	1,677	1,791	12	15	3
Construction	530	234	4	2	-2
Education and Health Care Services	2,631	4,427	19	38	19
Finance, Insurance, and Real Estate	600	616	5	5	0
Information	157	123	1	1	0
Manufacturing	1,854	621	14	5	-9
Other Services	441	325	3	3	0
Professional, Scientific, Management Services	604	498	4	4	0
Public Administration	0	0	0	0	0
Retail Trade	1,819	2,388	13	20	7
Transportation and Warehousing	438	169	3	1	-2
Wholesale Trade	557	202	4	2	-2
Total	13,594	11,730	--	--	--

Labor Force

Total Population in the Civilian Labor Force	24,988
Civilian Employed Population 16 years and over	24,988
Unemployment Rate	21,535
Unemployment Rate for Ages 16-24	13.82
Unemployment Rate for Ages 25-65	28.29

Table 65 - Labor Force
Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business, and financial	3,496
Farming, fisheries, and forestry occupations	776
Service	2,613
Sales and office	4,700
Construction, extraction, maintenance, and repair	2,816
Production, transportation, and material moving	1,268

Table36 – Occupations by Sector
Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,595	74%
30-59 Minutes	4,648	22%
60 or More Minutes	747	4%
Total	20,990	74%

Table 37 - Travel Time
Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in the Labor Force
Less than a high school graduate	2,666	617	1,609
High school graduate (includes equivalency)	4,063	756	1,644
Some college or associate degree	7,345	101	2,188
Bachelor's degree or higher	3,837	183	819

Table 387 - Educational Attainment by Employment Status
Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	61	348	617	1,456	1,033
9th to 12th grade, no diploma	1,076	984	742	745	577
High school graduate, GED, or alternative	1,220	2,118	1,583	2,813	1,749
In some colleges, no degree	2,404	2,638	2,220	3,335	1,157
Associate degree	202	718	667	1,157	265
Bachelor's degree	171	1,136	916	1,643	531
Graduate or professional degree	60	307	381	774	236

Table 39 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than a high school graduate	27,132
High school graduate (includes equivalency)	36,640
Some college or associate degree	56,931
Bachelor's degree	80,296
Graduate or professional degree	36,640

Table 408 – Median Earnings in the Past 12 Months

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The City of Hanford has diverse industry investments. However, the primary business in the region is:

- Agriculture,
- Education
- Healthcare

The most significant employer sector in Hanford, CA, is education service providers. Several institutions in Hanford offer education services at primary, secondary, and tertiary levels. These schools include public, private, international, and technical or vocational institutions. This primary employer in Hanford dramatically impacts the local economy by providing employment opportunities for teachers, administrators, and support staff.

The second primary industries are health care and social assistance, which is very good for Hanford's economy. Medical care is an essential need for every person, and the sector provides various services such as hospitals, clinics, nursing homes, home health care services, and mental health facilities. This sector also employs many people in multiple positions, such as doctors, nurses, medical technicians, therapists, and administrators.

Describe the workforce and infrastructure needs of the business community:

The City of Hanford has an employed population of approximately 60,000, with 19.1% having a bachelor's degree or higher. The area's primary non-administration industries are education services, which comprise 22.8% of the workforce, and retail trade, which comprises 12% of the market. These primary industries are pillars of employment in the City of Hanford, but employment diversification is needed to expand job opportunities. While the City of Hanford continues to grow, it also faces challenges such as maintaining a solid growth market and creating job opportunities for its citizens.

One area of focus for the City of Hanford is increasing the number of residents with higher education degrees. Currently, only 5,246 people hold a bachelor's degree or higher. The City recognizes the importance of having a well-educated workforce to attract new businesses and industries. Therefore, efforts are being made to improve educational opportunities and encourage residents to pursue higher education.

To achieve its goal of growing the market and increasing the tax base, the City of Hanford has a goal of implementing various initiatives, including partnerships with local universities and colleges to offer educational programs and training opportunities. This will benefit many citizens seeking jobs and those looking to change industries. Additionally, the City is working on attracting new businesses and industries to the area through tax incentives and business-friendly policies. This will not only create job opportunities for its residents but also bring in new sources of revenue for the City of Hanford.

A broader tax base could tremendously benefit public infrastructure. The expanded tax base could mean better roads, water systems, and public transportation. Ultimately, this will fund the City of Hanford's cleanup mission, which has been ongoing for several years. The initiative is in partnership with the Environmental Protection Agency to ensure the environment remains safe and healthy for its residents. Continuous efforts are being made to restore and revitalize contaminated areas, making them suitable for development.

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Describe any significant changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support, or infrastructure that these changes may create.

The first-time home buyers' program expansion is already in place but has undergone more development, with additional funds being allocated from the city and county budget. This initiative will assist in building individual wealth.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The City of Hanford, a hub for agriculture and industries such as healthcare, education, and retail, has a diverse workforce. However, with the increasing demand for skilled labor in various fields, there has been a focus on promoting higher education in the city. There is economic opportunity there, but to increase growth opportunities, efforts have been made to provide more education and skill development programs. Unfortunately, the City of Hanford has faced challenges attracting industry growth opportunities or expanding its working population because of its limited skilled labor force.

Describe any current workforce training initiatives that Workforce Investment Boards, community colleges, and other organizations support. Describe how these efforts will support the jurisdiction's Consolidated Plan

The City of Hanford, in cooperation with King County, offers several initiatives to support the local economy and promote business growth through:

- Employment strategies developed, such as the San Joaquin Valley and Associated Counties (SJVAC) Regional Planning Unit (RPU) Regional Plan Two-Year Modification, which guides the implementation of the Federal Workforce Innovation and Opportunity Act (WIOA) in the San Joaquin Valley Region. This plan has been developed in response to guidance from the California Employment Development Department. The Regional Plan provides strategic direction for WIOA services.

- The Kings County Job Training Office (JTO) offers various programs and services to help residents gain essential job skills, find employment opportunities, and advance their careers.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The CED (Community Economic Development) program is an essential component of the Consolidated Plan, which outlines strategies for addressing community needs and promoting economic development. By coordinating with the Strategic Plan and Annual Action Plan, the CED helps ensure that funding is allocated effectively and efficiently to achieve the goals outlined in these plans. The CED Program outline initiates industry growth in all significant market shares in the City of Hanford. This includes initiatives for job creation, workforce development, small business support, and affordable housing.

The CED program also plays a vital role in promoting social equity and inclusion within the community. By providing resources and support for minority-owned businesses and low-income individuals, the CED program helps to level the playing field and create opportunities for all community members to thrive. In addition, the CED program revitalizes and develops underserved areas of the city, improving access to services and amenities for residents.

Discussion

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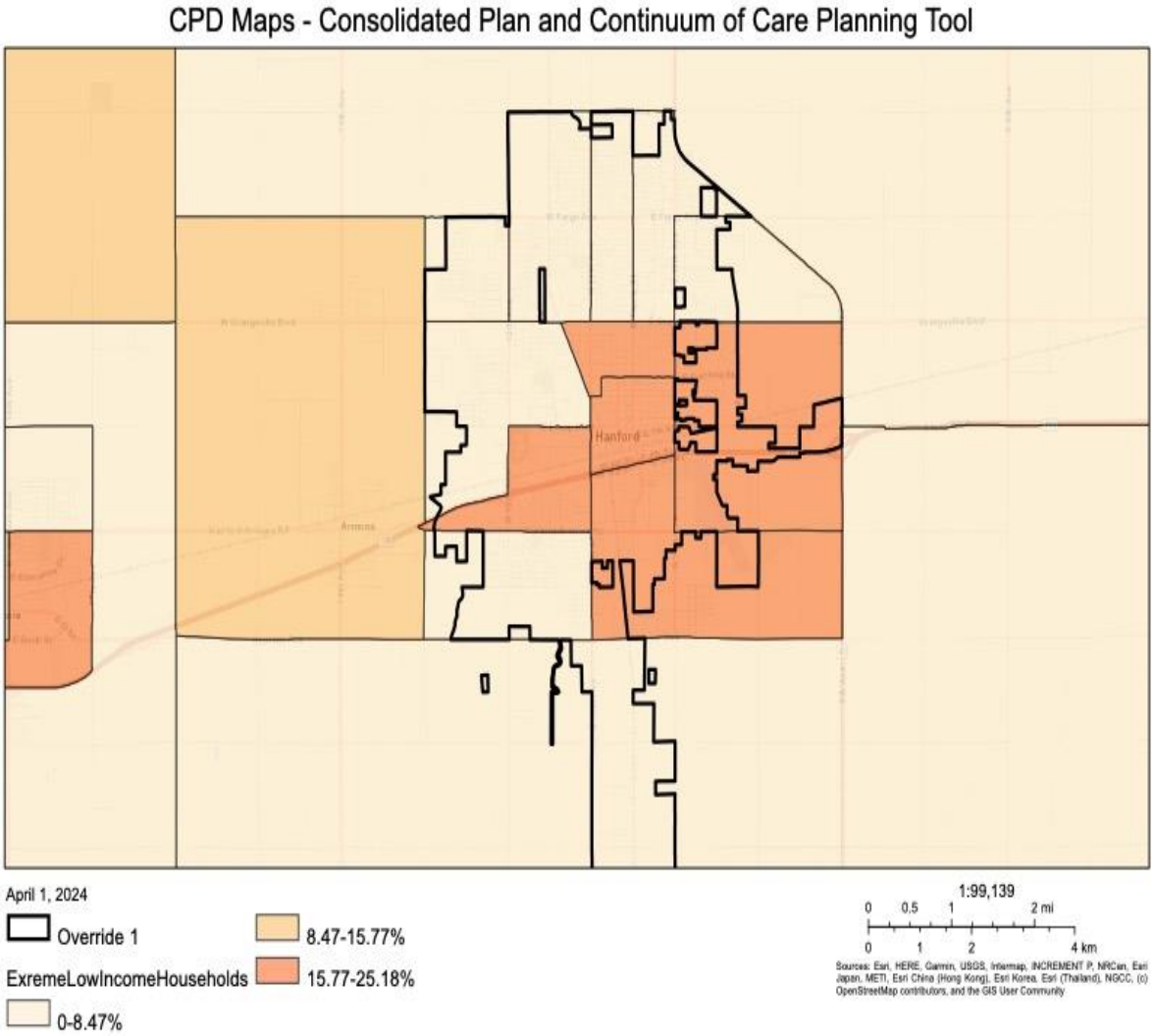
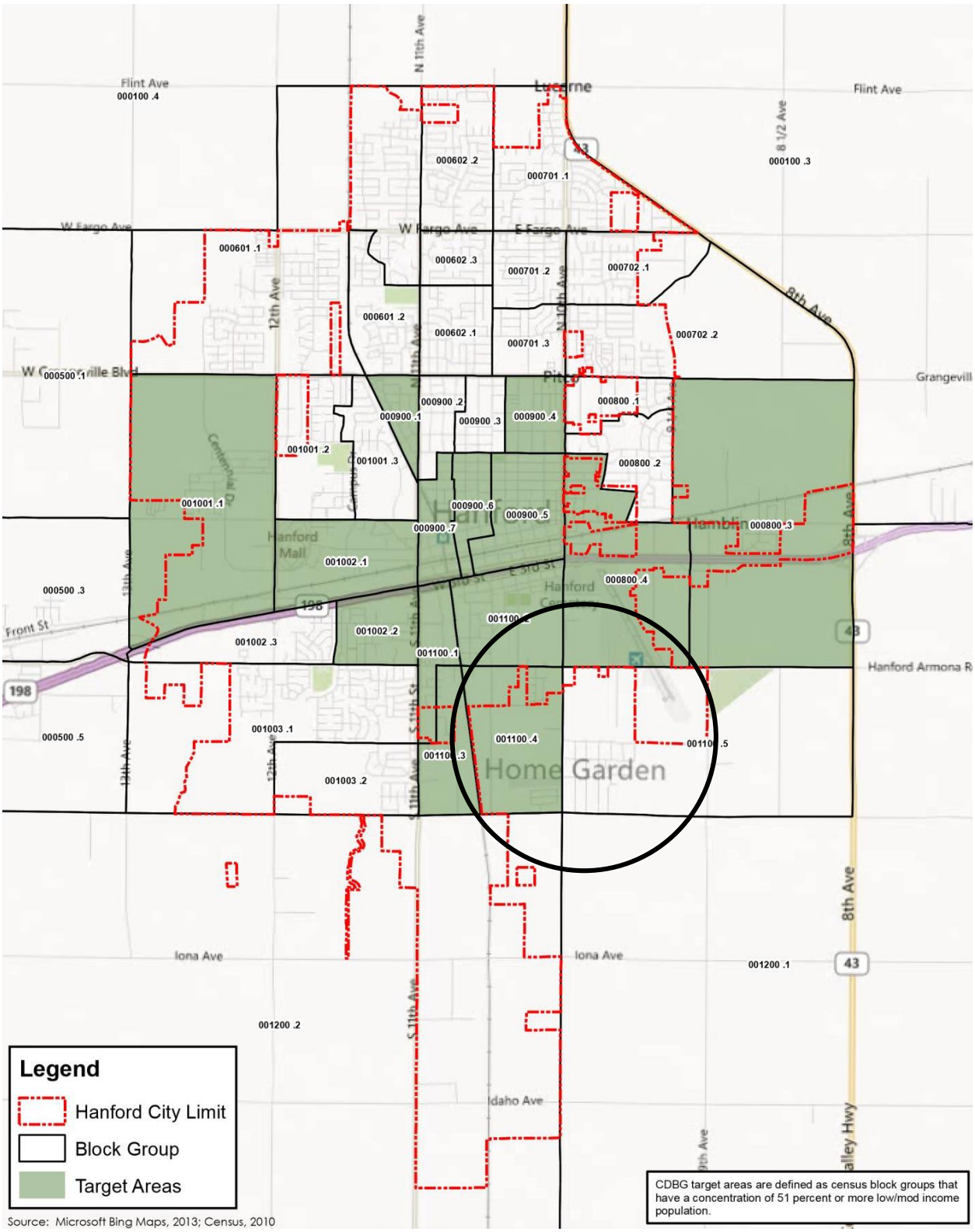
MA-50 Needs and Market Analysis Discussion

MAP 1



MAP 2


Legend
Hanford City Limit
Block Group
Target Areas
Source: Microsoft Bing Maps, 2013; Census, 2010
CDBG target areas are defined as census block groups that have a concentration of 51 percent or more low/mod income population.
Home Garden
Hanford
Lucerne
Flint Ave
W Fargo Ave
E Fargo Ave
8th Ave
12th Ave
N 10th Ave
N 11th Ave
S 11th Ave
13th Ave
Hanford Mall
Front St
198
43
Iona Ave
Idaho Ave
000100 .4
000100 .3
000601 .1
000601 .2
000602 .1
000602 .2
000602 .3
000701 .1
000701 .2
000701 .3
000702 .1
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000900 .7
001001 .1
001001 .2
001001 .3
001002 .1
001002 .2
001002 .3
001003 .1
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001100 .1
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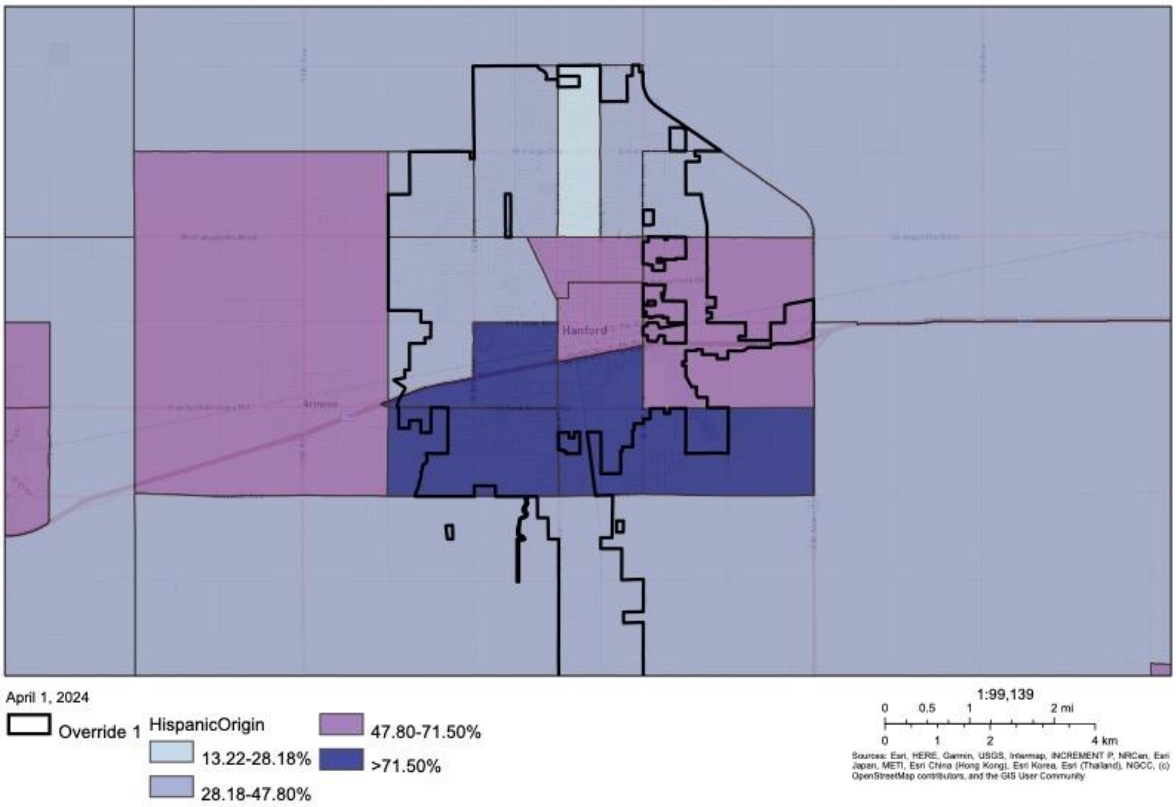
001200 .2

MAP 3

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Upon conducting an analysis of minority concentrations within the city of Hanford, it was determined that Home Garden possesses the highest minority population among the neighborhoods. Notably, the Hispanic Non-white demographic prevails in Home Garden, constituting an impressive 83% of the area's total population. This is followed by the Asian demographic, accounting for 11% of the population, thereby indicating a significant cultural diversity. Furthermore, African Americans comprise 4% of the population, enriching the community's ethnic composition. This analysis underscores the vibrant multicultural character of Home Garden, distinguishing it as a uniquely diverse community within Hanford. At the same time, this region is grappling with pressing housing challenges that affect a considerable segment of its residents. These issues include not only severe overcrowding but also substandard living conditions that fall below acceptable levels of comfort and safety. This complex situation underscores the urgent need for comprehensive solutions.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The Home Garden region exhibits the highest proportion of individuals with incomes below 80% of the Area Median Income (AMI). Given the average household size of 4.3, numerous families face challenges in securing affordable housing solutions suitable for their requirements. This predicament is amplified by the scarcity of rental properties and accessible opportunities for affordable home ownership.

What are the characteristics of the market in these areas/neighborhoods?

The markets within these neighborhoods, characterized by their significant populations of low-income families and ethnic minorities, present distinctive challenges, and opportunities. The demand for affordable housing exceeds the available options, contributing to a rise in rental prices and exacerbating the housing affordability crisis. Furthermore, these areas frequently suffer from underinvestment in infrastructure and public services, negatively impacting the residents' quality of life. However, there is a substantial opportunity for redevelopment and investment in community resources, which could attract new businesses and services that cater to the unique needs and cultural aspects of the local population. Such initiatives have the potential to foster economic growth, improve living conditions, and strengthen community cohesion, thereby enhancing the overall vibrancy and sustainability of urban environments.

Are there any community assets in these areas/neighborhoods?

Despite the challenges encountered by residents in these neighborhoods, there are numerous community assets that significantly contribute to the area's economic potential. Educational institutions, local enterprises, and community centers constitute the foundational elements of these neighborhoods, providing crucial services and fostering a sense of community among residents. Furthermore, grassroots organizations and non-profit entities are actively engaged in community development initiatives, implementing a range of programs focused on education, economic empowerment, housing stability, and health services. Public parks and green spaces serve as vital communal resources, offering recreational opportunities to residents and enhancing the neighborhood's aesthetic appeal. These assets are instrumental in fostering community resilience, promoting social interaction, and elevating the overall quality of life for individuals residing in underserved communities.

Are there other strategic opportunities in any of these areas?

In addition to the possibility of redeveloping and investing in community resources, there are further strategic opportunities for revitalizing and growing underserved neighborhoods. For instance, local governments could implement targeted policies and initiatives that address crucial issues such as affordable housing, healthcare access, transportation infrastructure, and employment generation. By focusing on these key areas of development, policymakers can improve the economic situation of these neighborhoods.

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MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for low- and moderate-income households and neighborhoods.

The internet has become such an integral part of our modern society that navigating society without it is almost impossible. From applying for Jobs to being used as a research apparatus, the internet is the one-stop shop for all our needs. Over the years, the internet has evolved and expanded and seems necessary in almost every aspect of our lives. To keep up with the constant changes, each citizen should have the opportunity to obtain some level of internet literacy.

Broadband access is the ability to access high-speed internet services. It allows users to transmit and receive data at a much faster rate compared to traditional dial-up connections. With the increasing demand for digital connectivity, broadband access has become essential to modern life. Various broadband connections, such as DSL, cable, fiber-optic, satellite, and mobile broadband, are available.

Not having broadband internet access can slow down productivity and limit upward mobility, which is all too often the situation that citizens may not have access to because of a lack of personal funds or simply because they live in a rural or remote area. This lack of access can lead to a digital divide, where some individuals or communities have access to the benefits of high-speed internet while others do not.

Civil Rights activists now consider a disparity in high-speed internet access a new form of segregation. As more aspects of our lives shift online, the lack of access to high-speed internet can significantly impact an individual's ability to participate in society. This can lead to unequal opportunities for education and employment, specifically for individuals who find themselves in the LMI to ELI designation. These communities face systemic inequalities and marginalization, making it even more imperative that they have equal access to high-speed internet.

In 2015, the FCC released an Open Internet Order, also known as net neutrality rules, to ensure equal access to the Internet for all individuals. These rules prohibit internet service providers from discriminating or blocking access to certain websites or applications. The policy was adopted to ensure that low- to highly low-income communities are not subjected to digital redlining, and providers purposely avoid areas with lower-income residents.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to 2017 data, out of 18,185 households in the City of Hanford, approximately 14,159 have access to broadband internet or are currently using it. Roughly 78 percent of its residents can get access to high-speed internet. However, this still leaves 22 percent of the households in Hanford needing broadband internet access.

The importance of having more than one broadband internet service provider serving a jurisdiction such as Hanford, California, cannot be overstated. It is crucial for ensuring fair competition and better services for consumers. With only one provider dominating the market, they have little incentive to improve their services or offer competitive prices. This lack of competition can lead to higher costs and limited consumer options.

Having multiple providers in the market increases competition, which can drive down prices and encourage providers to offer better services to attract customers. This benefits the City of Hanford's consumers by giving them more choices and potentially lower costs. Still, it also spurs innovation and investment in infrastructure from the providers as they strive to stay competitive.

Discussion

The current broadband internet landscape in Hanford, California, demonstrates some disparity in access, with nearly a quarter of its households needing more high-speed internet. To address this issue, policymakers and regulators must consider expanding broadband and encourage more competition among providers. This will benefit the Hanford residents and the economy as a whole by promoting innovation and access to essential services. By acting towards increasing competition in the broadband market, we can bridge the digital divide and ensure that all households have access to reliable high-speed internet.

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MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Federal Emergency Management Agency has classified King County, CA, as a high-risk flooding area. This designation is not without reason. King County has a history of experiencing numerous floods, which have caused significant damage to properties and infrastructure. It is crucial for residents and local authorities to fully comprehend the risks associated with flooding and take the necessary precautions to mitigate its impact.

Historically, King County has been the site of several significant flood events impacting the community and landscape. Notably, the floods of 1997 and 2006 stand out for their severity and the scale of damage caused. In 1997, heavy rainfall over a short period led to rivers overflowing their banks, inundating numerous homes and businesses.

However, the City of Hanford, the seat of King County as a whole, isn't defined as an at-risk area for flood, but the outskirts are. Moreover, climate change and increasing urbanization have only made matters worse. With more impervious surfaces such as roads and buildings, rainwater runoff has increased, exacerbating the risk of flooding.

Kings County's Office of Emergency Management (OEM) is the County's emergency management agency responsible for coordinating and facilitating disaster response and recovery efforts. The OEM works closely with local emergency responders, community organizations, and federal agencies to develop comprehensive plans for dealing with natural disasters like floods. Emergency Operations Plan (EOP) is an actionable OEM development strategy to effectively manage natural and human-induced disasters for King County and the City of Hanford.

The County Emergency Operations Center (EOC), located in Hanford, is the dedicated response and recovery facility for all major emergencies within King County. The EOC becomes active during natural disasters such as floods, acting as a central command post for coordinating emergency response efforts. It serves as the nerve center of all disaster operations, providing communication and coordination between various agencies and organizations involved in emergency response and recovery.

In addition to the EOP and EOC, King County also has an Emergency Management Plan (EMP) that outlines strategies for mitigating risks and preparing the community for potential disasters. The EMP strategizes for effective response and recovery from potential hazards, including floods, earthquakes, and wildfires. It also includes evacuation plans, shelters, and resource distribution in a disaster.

Another agency that may become active depending on the severity of a disaster is the Federal Emergency Management Agency (FEMA). This federal agency supports state and local governments in their response and recovery efforts during a disaster. They provide resources, assistance, and funding to impacted communities to aid in their recovery.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The outliner districts of Hanford have a diminishing AMI. The median family income in these areas was approximately $43,000 in 2017, significantly lower than the median income of more affluent areas in or near the metro Hanford area. This creates a disparity in the ability to maintain safe, affordable housing in the surrounding area while not being able to afford housing in disaster-ready areas.

In addition to the lower median income characteristic of low- and moderate-income households, another vulnerability these households face is flooding. The average family in these areas needs help to afford the required insurance to cover flood damage. Furthermore, inadequate housing infrastructure and the inability to financially invest in repairs resulting from flood damage leave these households at a higher risk of homelessness in the event of severe damage.

Furthermore, the lack of access to emergency resources exacerbates the vulnerability of low- and moderate-income households in a disaster. These communities often suffer from a scarcity of emergency shelters, limited access to communication systems for early warning, and a general lack of preparedness resources.

Consequently, when disasters strike, these populations are more likely to experience severe impacts, including loss of life, health issues, and prolonged displacement. The compounded effect of these vulnerabilities necessitates a comprehensive strategy to improve housing resilience, enhance emergency preparedness, and ensure equitable access to recovery resources for low- and moderate-income households.

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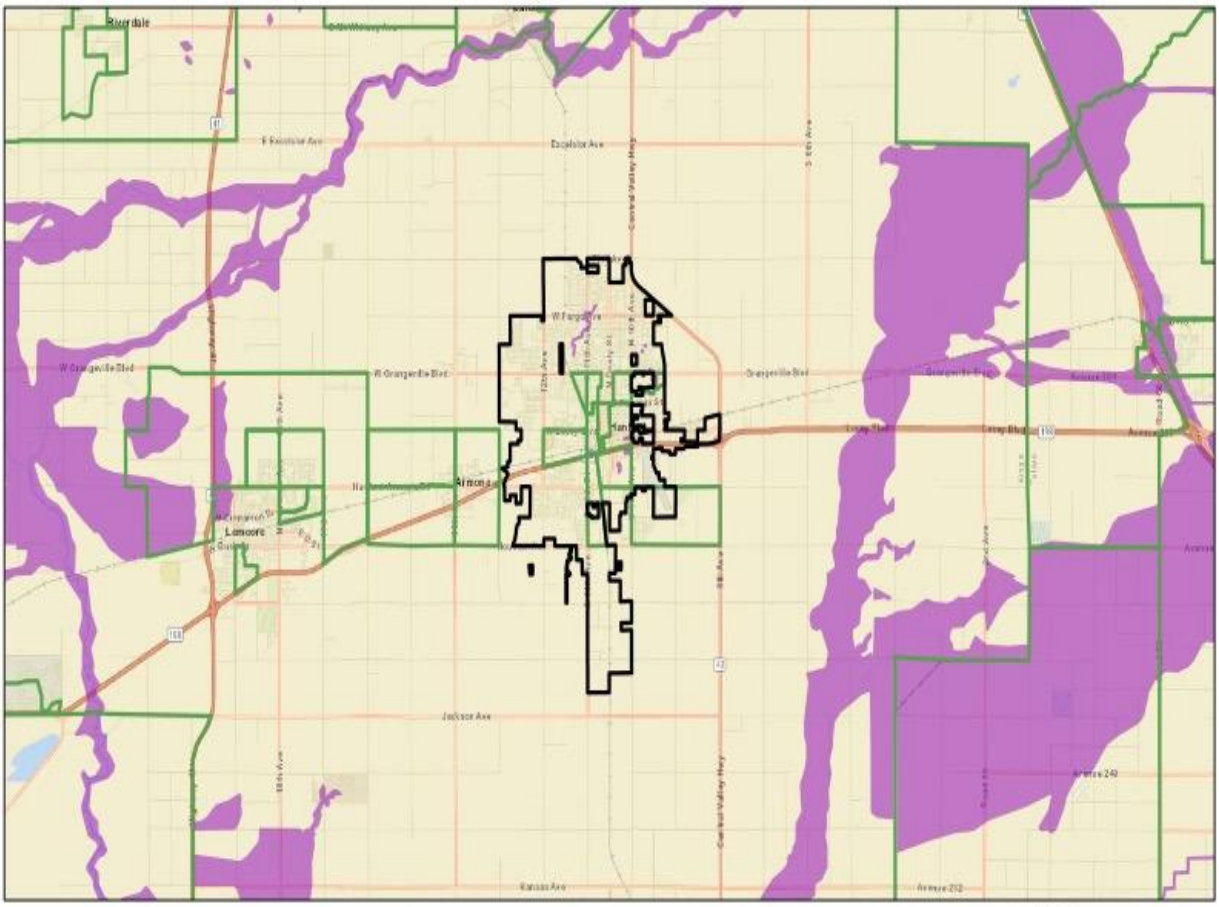
MAP 4

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



March 31, 2024

Override 1

Low Mod Blockgroup

100 Year Q3 flood zone

1:198,277

0 1.25 2.5 5 mi

0 2.25 4.5 9 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

STRATEGIC PLAN:

SP-05 Overview Strategic Plan Overview

The Strategic Plan is a five-year plan that outlines the city of Hanford's vision for the future of affordable housing. This plan includes goals, strategies, and actions to increase access to affordable housing options for low-income residents.
Some of the initiatives outlined in the Strategic Plan include increasing the number of Section 8 Housing Choice Vouchers available, expanding public housing units, and creating specialized housing programs such as those for foster youth and farm laborers.

The goal is also to supply affordable housing for Hanford's low- to moderate-income earners. This can be achieved by working with developers to create more affordable housing units and providing financial assistance for renovation or construction projects. In addition, the plan also focuses on improving the quality of existing affordable housing options. This includes implementing programs to help residents with home repairs and upgrades and creating community centers and other amenities within public housing developments.

With ongoing efforts and partnerships between the Kings County Housing Authority, local government agencies, and private developers, the city of Hanford is working towards making affordable housing a reality for all its residents.

Moreover, the Strategic Plan also addresses the issue of homelessness in Hanford. It includes initiatives to provide homeless individuals with resources and support to secure permanent housing and programs that address root causes of homelessness, such as mental health and substance abuse.

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SP-10 Geographic Priorities – 91.215 (a)(1) Geographic Area

Table 9 - Geographic Priority Areas

	Area Name:	CITY OF HANFORD
	Area Type:	Citywide
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	Relative
	Revital Type:	Comprehensive
	Other Revital Description:	Housing
	Identify the neighborhood boundaries for this target area.	The Southside of the City of Hanford
	Include specific housing and commercial characteristics of this target area.	More than one-half of households (xx percent or number) in the City are LMI, with incomes ranging from 0-80% area median income (AMI). As stated in the Needs Assessment, cost burden is the most common housing problem; percent of households in the City experience a cost burden or severe cost burden. Mortgage assistance, rental assistance, senior housing, and housing for people with disabilities. Property maintenance - Emergency/Minor Repair, Rehabilitation and Accessibility Program
1	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Speaking to various community stakeholders, their consultation has highlighted the need for proper home maintenance and repair in the area.
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
	Area Type:	
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	

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	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

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SP-25 Priority Needs - 91.215(a)(2)

1	Priority Need Name	Housing			
	Priority Level	High			
	Population	Extremely Low Low Moderate Middle Large Families Families with Children	Elderly Public Housing Residents Unaccompanied Youth Elderly Frail Elderly	Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families	Victims of Domestic Violence Non-housing Community Development
	Description	More than one-half of households (xx percent or number) in the City are LMI, with incomes ranging from 0-80% area median income (AMI). As stated in the Needs Assessment, cost burden is the most common housing problem; percent of households in the City experience a cost burden or severe cost burden. Mortgage assistance, rental assistance, senior housing, and housing for people with disabilities. Property maintenance - Emergency/Minor Repair, Rehabilitation and Accessibility Program			

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	Basis for Relative Priority	Relative priority is based on community needs surveys, meetings, and data analysis. Housing Element, Housing Conditions Study, HUD Comprehensive Housing Maket Analysis and Consistent with the 2024-2028 Consolidated Plan Needs Assessment Survey results, affordable housing for low- and moderate-income residents is a high priority.			
2	Priority Need Name	Public Services			
	Priority Level	High			
	Population	Extremely Low Low Moderate Large Families with Children Elderly Public Housing	Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence	Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other	Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Associated Goals	Public Services			

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	Description	COC Services include mental health, senior services, fair housing, senior centers, youth centers, anti-crime programs, and HIV/AIDS Centers and Services.	
	Basis for Relative Priority	Consistent with the 2024-2028 Consolidated Plan Needs Assessment Survey results, providing a wide range of public services for low- and moderate-income residents is a high priority.	
3	Priority Need Name	Neighborhood Preservation and Public Facilities	
	Priority Level	High	
	Population	Extremely Low Low Moderate	Large Families Families with Children Families with Children
	Associated Goals	Community Development/Enhancement	
	Description	Sidewalk Improvements, Cleanup of Abandoned Lots of Buildings and Code Enforcement Improvements to community, public facilities, and accessibility improvements	

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	Basis for Relative Priority	Based upon the community outreach meetings, stakeholder interviews, and surveys completed, the top five (in order of priorities) identified are affordable housing, housing maintenance, community/special needs services, homeless needs, community development, and public improvements, such as street improvements.
4	Priority Need Name	Shelter and Services for the Homeless
	Priority Level	High

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	Population	Extremely Low Large Families Families with Children Elderly	Public Housing Residents' Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse	Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly	Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Associated Goals	Public Services		Community Development/Enhancement	
	Description	Emergency shelter and transitional housing. -Provide emergency shelter for the homeless -Provide mental health services, mental health services -services for youth in the schools -Substance abuse treatment, domestic violence support -Support services for older people (meals, transportation) -rent/utility payments -Tenant based rental assistance -expanded voucher program			
	Basis for Relative Priority	In community meetings, surveys, and stakeholder meetings, the need for comprehensive homeless programs was consistently ranked as one of the City's greatest needs. This need was supported by data provided in the City's 2023 Point in Time Count, as well as data maintained by the City.			
5	Priority Need Name	Administration Community Development			

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	Priority Level	High	
	Population	Extremely Low Low Moderate Large Families	Families with Children Elderly Public Housing Residents
	Associated Goals	Program Administration	
	Description	Provide planning and administration services for the City's CDBG Program.	
	Basis for Relative Priority	Support staff for administration of the CDBG program.	

Narrative:

Based upon the community outreach meetings, stakeholder interviews and surveys completed, the top five (in order of priorities) identified are affordable housing, housing maintenance, community/special needs services, homeless needs, community development, neighborhood services and public improvements, such as street improvements.

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General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

One of the main factors determining the allocation of investments geographically within a jurisdiction, such as Hanford, CA, in this case, is the distribution of low-income households and their housing needs. This includes identifying areas with high concentrations of poverty and a lack of affordable housing options. In addition, the funds will be allocated to the most directly affected by the needs of low-income residents, such as public transportation and job opportunities.

Other factors that may influence the allocation of investments include demographic data, such as age, race/ethnicity, and household composition, as well as housing market trends and development plans. The local government should conduct a thorough needs assessment and work closely with community stakeholders to prioritize areas in need of affordable housing investments.

Narrative (Optional)

Based on the community outreach meetings, stakeholder interviews, and surveys completed, the top five (in order of priorities) identified are affordable housing, housing maintenance, community/special needs services, homeless needs, community development, neighborhood services, and public improvements, such as street improvements.

The primary objective for the housing and economic development department in Hanford, CA, is to balance the growth and revitalization of the community while ensuring that all residents, regardless of income, have access to affordable housing. By prioritizing investments in areas of greatest need, the department aims to promote equity and inclusiveness. Moreover, by fostering diverse and mixed-income neighborhoods, they seek to create a vibrant, sustainable, and cohesive community that nurtures economic resilience and social harmony. The department's strategic approach focuses on long-term socioeconomic benefits beyond simply meeting immediate housing needs, encapsulating a vision supporting the prosperity of all Hanford citizens.

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SP-30 Influence of Market Conditions – 91.215 (b) Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A
TBRA for Non-Homeless Special Needs	The City is not an entitlement jurisdiction for HOME funds and does not anticipate using CDBG funds for Tenant-Based Rental Assistance.
New Unit Production	The City is not an entitlement jurisdiction for HOME funds and does not anticipate using CDBG funds for new housing construction. However, CDBG funds may be used to provide infrastructure improvements associated with the new construction of affordable housing.
Rehabilitation	The City will invest state, or federal funding sources in addressing residential rehabilitation needs to preserve the supply of ownership housing. Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited non- CDBG resources to retain existing housing units that are already affordable to lowand moderate-income households in the community. Additionally, rehabilitation will assist in resolving housing problems that residents face throughout City of Hanford . Addressing substandard housing conditions through housing preservation activities ensures that all economic segments of the community have the opportunity to live in decent housing that meets local standards. Given the limited amount of CDBG funds available and the difficulty of low- and moderate-income households in obtaining home improvement financing on the private market, CDBG funds may be used for rehabilitation and emergency repairs of housing for low- and moderate-income households.
Acquisition, including preservation	As the Needs Assessment and Market Analysis in this document have clearly shown, thousands of Hanford households are cost burdened or face one of the five housing problems.

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SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c) (1,2)
Introduction

In pursuit of its commitment to affordable housing, Hanford has initiated several dedicated programs. While the Housing and Economic Development Department may have a specific goal for affordable housing investments, it is essential to note that this goal may change based on external factors such as federal funding. As seen in the above example, the annual allocation for 2024 may vary depending on the decisions made by the current city administration.

The anticipated resources to complete these plans for Hanford will be distributed appropriately based on the community's priority needs.

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Anticipated Resources

Table 50 – Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	federal	Acquisition Homebuyer assistance Homeowner rehab Public Services Public Improvements	$521,703	$398,895	0	$920,598	$2,086,812	The City will receive an estimated $521,703 yearly during its Consolidated Plan cycle.

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied.

Depending on the financing structure of a given activity, it may be advantageous for the City to use CDBG funds to leverage appropriate state, local, and private resources, including but not limited to those listed below State Resour

- State Low-Income Housing Tax Credit Program
- Permanent Local Housing Allocation (PLHA)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

CDBG Entitlement funds will be leveraged to address the housing needs of low-income.

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If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City of Hanford does not have land to accommodate the uses identified in this plan.

Discussion

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SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will conduct its consolidated plan, including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Hanford	Government	Non-homeless special needs Ownership Planning Rental	Jurisdiction
Kings Tulare Continuum of Care	Continuum of care	Homelessness	Region
Housing Authority of Kings County	PHA	Public Services	Region

The City of Hanford, California, is a city that has housing administration at the heart of its priorities. With an estimated population of around 58,000 people, the City of Hanford understands the importance and impact of having efficient and effective housing policies. The housing administration in Hanford operates under the Community Development Department, which oversees all aspects of community development.

Kings Tulare Continuum of Care, one of the critical organizations that works closely with the housing administration in Hanford, is the Kings Tulare Continuum of Care (KTCOC). This organization addresses homelessness and provides support services for individuals and families in need.

KTCOC aims to prevent and end regional homelessness through collaboration and coordination with local agencies. They work hand in hand with the housing administration to identify and secure affordable housing options for those experiencing homelessness.
In addition, KTCOC provides various services, such as case management, mental health counseling, and employment assistance, to help individuals and families maintain stable housing. This partnership between the housing administration and organizations like KTCOC is crucial in addressing the complex issue of homelessness.

Housing Authority of Kings County, apart from the housing administration and organizations like KTCOC, the Housing Authority of Kings County (HAKC) provides affordable housing options for low-income individuals and families in Hanford.
The HAKC offers programs, such as the Section 8 Housing Choice Voucher Program, Public Housing Program, and Family Self-Sufficiency Program, to assist eligible individuals and families secure safe and decent housing.

Through these programs, the HAKC works towards improving the quality of life for low-income individuals and families by providing access to affordable housing. The housing administration closely collaborates with HAKC to ensure that those in need have equal access to these programs.

Homelessness Prevention Services	Available in the Community	Targeted too Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utility Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Childcare	X	X	X
Education	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

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Describe how the service delivery system, including, but not limited to, the services listed above, meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

One way the city of Hanford is remedying homelessness through the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) is by allocating investments geographically within its jurisdiction. The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) helps the city of Hanford address homelessness in several ways. One of the main ways is funding programs that support homeless individuals and families. This means that the HUD-funded programs, specifically the Continuum of Care (CoC), will prioritize areas with high housing needs and invest resources in those areas accordingly.

One way the city of Hanford is remedying homelessness through the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) is by allocating investments geographically within its jurisdiction. The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) helps the city of Hanford address homelessness in several ways. One of the main ways is funding programs that support homeless individuals and families. This means that the HUD-funded programs, specifically the Continuum of Care (CoC), will prioritize areas with high housing needs and invest resources in those areas accordingly.

This allocation is based on several factors, including the current homeless population in different parts of Hanford and geographical disparities within the jurisdiction. By identifying and prioritizing areas with high concentrations of homeless individuals and families, the CoC can effectively target resources to address critical housing needs.

In addition to these efforts, HEARTH also recognizes the importance of providing mental health services for homeless veterans. Many veterans experience trauma during their time in service and may struggle with mental health issues such as PTSD or depression.

In conclusion, HEARTH's comprehensive approach to addressing homelessness among veterans not only aims to reduce the immediate issue of homelessness but also focuses on improving their overall well-being and future stability. Through collaboration and advocacy, HEARTH continues to make a positive impact in the lives of veterans in need.

Describe the strengths and gaps of the service delivery system for special needs populations and persons experiencing homelessness, including, but not limited to, the services listed above.

The gaps in delivery are simply a need for adequate funding for these services by advocating for increased funding and resources. Programs such as HEARTH and other federally funded programs help to bridge this gap and ensure that homeless veterans have access to the necessary support they need.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for conducting a strategy to address priority needs.

Allocating proper funding to meet the needs of special needs and homeless populations is crucial to address the gap in institutional structure and service delivery effectively. This can be achieved through a targeted case management system that efficiently uses available resources.

Furthermore, institutions and organizations must collaborate and coordinate efforts to provide services for these vulnerable populations. This can lead to a more streamlined and practical approach to meeting their needs.

In addition, education and awareness initiatives should be implemented to inform the public about the challenges special needs and homeless individuals face and how they can support and assist in addressing these issues.

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SP-45 Goals Summary – 91.215(a)(4)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2024	2028	Affordable Housing	Citywide	Ensure equal access to housing opportunities	CDBG: $1,098,479	Households Assisted 50 Housing Rehabilitation 2 First Time Homebuyers
2	Program Administration	2024	2028		Citywide	Program oversight	CDBG: $621,479	
3	Public Services	2024	2028	Non-Housing Community Development	Citywide	Provide public services for moderate income residents	CBBG $267,000	Public service activities other than Low/Moderate Income Housing. Homeless benefit 300 persons. Assisted public service activities. Senior services 300 persons
4	Community Development Enhancement	2024	2028	Sustainability	Citywide	Create a suitable living environment	CDBG: $1,000,000	Public Facility or Infrastructure Activities 1 Facility

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Goal Descriptions

Estimate the number of highly low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

1	Goal Name	Housing
	Goal Description	The City of Hanford seeks to increase the affordable housing stock by supporting the planning, design, and construction of new housing units; homeownership through new or existing home buyers, including down payment assistance; housing rehabilitation, including home improvement assistance programs, affordable rental housing construction for special needs families; the building or converting existing buildings for homeless housing; housing construction—partner with CHDO agencies for project work.
2	Goal Name	Program Administration
	Goal Description	Provide Planning and Administration of the City's CDBG Program.
3	Goal Name	Public Services
	Goal Description	The City of Hanford will address community and special needs through increased mental and behavioral health public services. This is to meet the public's need for assistance with substance abuse, domestic violence, and general mental health needs. Hanford will assist homeless prevention services by working with the Continuum of Care Kings/Tulare Counties. • Provide funding for youth programs and scholarship programs.
4	Goal Name	Community Development Enhancement
	Goal Description	Public Facility or Infrastructure Activities Low/Moderate Income Housing Benefit

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City of Hanford does not run a PHA.

Activities to Increase Resident Involvements

The Kings County Housing Authority and the city of Hanford are attempting more citizen participation by introducing a participatory budgeting process for the public and offering educational programs for employment training and entrepreneurship to promote economic growth in the community.

All residents also have the opportunity to attend and voice their opinions at regular city council meetings and provide feedback through various communication channels such as email, phone calls, and social media platforms.

CDBG funding will assist citizens in obtaining a sense of self-sufficiency and recognize the importance of involving their citizens in decision-making processes.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation.

Not Applicable

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SP-55 Barriers to affordable housing – 91.215(h)

Like many other cities, Hanford's housing market faces challenges that make it difficult for its citizens to obtain adequate and affordable housing. These challenges are often interrelated and complex, making it challenging to find practical solutions. Based on a deep analysis of the housing market conditions, multiple reasons may impede citizens of the City of Hanford from obtaining housing, but the primary reasons are:

1. Lack of affordable housing
2. Cost of living versus wages

Affordable Housing

One of the primary reasons people in Hanford struggle to find housing is the need for more affordable options. As rental and housing prices continue to rise, many residents cannot afford to live in the city. This is particularly true for low-income families and individuals who are often priced out of the market. The housing market in Hanford has been stable over the last few years. However, with the influx of new residents and limited housing developments, prices still need to be put in the reach of a significant portion of the population.

According to American Census Survey 2017 data, 18.7 percent of Hanford's population lives below the poverty level. This means that many residents need help keeping up with the rising cost of housing. Those seeking housing often commute long distances or settle for substandard living conditions.

More Job Training opportunities

Increasing job training opportunities can play a crucial role in alleviating the housing crisis in Hanford. Equipping residents with the skills needed for higher-paying jobs would make it easier for them to afford housing within the city limits. Training programs focused on growing industries within the region can help bridge the gap between the demand for skilled labor and the supply of trained workers.

Additionally, partnerships between local businesses, educational institutions, and governmental organizations are essential to create a sustainable ecosystem supporting job growth and housing affordability. These initiatives could lead to a more balanced housing market where a broader population can afford comfortable and stable accommodation.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Hanford, part of the Kings County Homelessness Collaborative, has caseworkers and stakeholders who get referrals for homeless individuals or families. The collaborative has established a referral system to connect those in need with the appropriate resources and services. This ensures that individuals and families experiencing homelessness can receive timely assistance.

Addressing the emergency and transitional housing needs of homeless persons

The city of Hanford, jointly with the housing authority of King County, has a development emergency and transitional housing for individuals in desperate need of housing or transitioning to permanent housing. The developments include new construction and adaptive reuse of existing buildings.

The emergency housing program is designed to provide immediate shelter for homeless individuals and families. These shelters offer temporary housing and support services like case management, counseling, and job readiness training.

In addition to emergency housing, the city of Hanford also offers transitional housing options. This type of housing is intended for individuals ready to move out of emergency shelters but still need additional support before transitioning to permanent housing. Transitional housing programs typically offer longer-term stays and more intensive support services, such as life skills training and financial management education.

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Programs that serve these vulnerable subpopulations include:

- Champions is a non-profit agency with comprehensive treatment programs for individuals struggling with mental health issues. The Champions oversee several transitioning housing locations to help integrate these individuals into society.

  They also offer transitional housing for individuals moving from emergency shelters to permanent housing. This program provides a safe and supportive living environment while individuals work on rebuilding their lives.

- The West care Housing Program caters to individuals who struggle with substance abuse and mental illness. It aids those who need rehabilitation and will help them find permanent housing. The program is designed to aid those who need it the most, focusing on helping them achieve long-term stability and independence.

- Aspiranet is a non-profit organization that provides support and resources to youth exiting the foster care system. One of the services offered by Aspiranet is Transitional Housing, which assists young adults with finding safe and affordable housing as they transition into independent living.

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Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The CoC will continue to improve helping homeless persons make the transition to permanent housing and independent living by:

- Continuing to use 'ready to rent' best practices to foster financial literacy.
- Continuing strong retention efforts, including case management, tenant associations, landlord outreach, budgeting, and tenant education efforts. Tenant associations meet monthly to strengthen relationships and promote housing stability.
- Connecting consumers to Mental Health and addiction treatment services and ensuring appropriate service delivery.
- Continue to promote assertive engagement with participants. Alliance Behavioral HealthCare and Housing for New Hope will continue to partner to ensure that crisis intervention services are available at Williams Square and Andover Apartments.
- Housing providers will continue to partner with various stakeholders to transition LMI residents from Permanently Supportive Housing (PSH) into homeownership. Six households have moved from PSH into their own homes through this partnership in recent years.
- To shorten the application process for individuals' emergency services or vouchers.

Help low-income individuals and families avoid becoming homeless, especially highly low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Hanford will continue supporting and collaborating with area service providers to help low-income individuals and families avoid homelessness.

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SP-65 Lead-based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards:

Hanford has 18,495 housing units, and 4,082 (22.1%) were constructed before 1980. According to the United States Environmental Protection Agency, lead-based paint was widely used in homes before it was banned in 1978. This means that many housing units in Hanford may contain lead-based paint. Title X significantly affected public health by decreasing the concentration of lead-based paint in residential housing units.

The reduction of lead-based paint concentrations in homes is not only beneficial for public health, but it also has environmental benefits. When lead-based paint deteriorates, it can release lead dust into the air, harming humans, and wildlife.

Therefore, the City of Hanford has implemented thorough measures to ensure the proper handling and removal of lead-based paint in residential buildings. These measures include mandatory inspections and remediation for homes built before 1978 and strict regulations for contractors and workers who handle lead-based paint.

Additionally, the city offers resources and education for homeowners to identify and safely remove lead-based paint from their homes. This proactive approach has decreased the potential exposure to lead-based paint in Hanford and has helped protect both residents and the environment.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City of Hanford has implemented several initiatives to protect its residents from exposure to lead-based paint. One of these measures is conducting thorough testing on any purchased or renovated property to determine if the initial paint used was lead-based. This proactive approach has been instrumental in preventing unnecessary exposure to this harmful substance.

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How are the actions listed above integrated into housing policies and procedures?

The harmful effects of lead-based paint have been well-documented, especially for children and pregnant women. The City of Hanford has recognized the importance of addressing this issue, particularly for low-income families most vulnerable to its hazards due to living in dilapidated housing with limited financial resources. The City of Hanford has developed a comprehensive strategy for reducing lead-based paint hazards in response to this concern.

- Ensuring that the construction team is well-informed about the regulations regarding lead-based paint in federal housing programs is crucial in fulfilling lead-based paint requirements.
- We provide households participating in the City's housing programs with information about the dangers of lead-based paint.
- We carry out inspections and evaluations for lead-based paint when needed.
- They enforce environmental control and abatement actions (for lead-based paint and asbestos) as mandated in federally funded projects.

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SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs, and Policies for reducing the number of Poverty-Level Families

The City of Hanford has developed an asset-building strategy to address the anti-poverty needs of the City of Hanford. This strategy aims to increase its residents' fiscal stability by focusing on programs that build assets, especially among low-income households.

The City's asset-building strategy aims to create a more financially stable community in Hanford. The City of Hanford hopes to reduce poverty and promote economic growth, focusing on programs that build assets, particularly for low-income households. By providing opportunities for residents to increase their financial resources and improve their financial management skills, the City aims to create a strong foundation for long-term success. The City of Hanford hopes to empower its residents and promote economic stability through this strategy.

The City of Hanford uses the Section 108 Loan Guarantee Program, which provides communities with low-cost, long-term financing for economic and community development projects. Section 108 financing allows communities to undertake more significant, costly projects where they may have limited resources to invest upfront. This program enables the City of Hanford to leverage its existing funding and resources to support a broader range of projects, ultimately improving the community's overall economic health.

- Activities eligible under Section 108 include:
- Acquisition of real property
- Rehabilitation of publicly owned real property.
- Housing rehabilitation eligible under CDBG
- Construction, reconstruction, or installation of public facilities (including street, sidewalk, and other site improvements)
- Related relocation, clearance, and site improvements
- Loan to for-profit businesses for economic development purposes.
- Payment of interest on the guaranteed loan and issuance costs of public offerings
- Debt service reserves
- Finance fees.
- Public works and site improvements in colonies
- In limited circumstances, affordable housing construction

How are the goals, programs, and policies for reducing the rate of jurisdiction poverty coordinated with this affordable housing plan?

The City of Hanford and county-funded programs aim to improve the lives of community residents by assisting them in purchasing a home. Mortgage assistance programs are created to encourage and support home ownership, which many consider a key component of wealth building.

This program is aimed at low-income individuals and families looking to purchase their first home. These programs often offer down payment assistance, closing cost assistance, or even provide loan guarantees that can help lower the overall cost of purchasing a home. Homeownership is often seen as essential to financial stability and building generational wealth. It provides shelter and security for individuals and families and allows them to build equity and increase their net worth over time. Therefore, these programs are crucial in helping individuals and families achieve the dream of homeownership.

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SP-80 Monitoring – 91.230

Describe the standards and procedures the jurisdiction will use to monitor activities carried out further from the plan and ensure long-term compliance with the programs involved, including minority business outreach and the comprehensive planning requirements.

The City of Hanford will continue to ensure compliance with all HUD requirements. The City of Hanford is committed to a comprehensive program of monitoring and evaluating the progress of all housing and community development activities. The goal of the jurisdiction is to ensure long-term compliance with the applicable regulations and standards.

Compliance with HUD Requirements

The City of Hanford takes responsibility for seriously complying with all U.S. Department of Housing and Urban Development (HUD) requirements. The city has implemented an ongoing program to monitor and evaluate its progress in meeting these requirements.

Monitoring and Evaluation Program

The city has established a comprehensive program to monitor and evaluate its housing and community development activities. This program includes regular reviews of financial records, site visits, and reporting to HUD on project progress. The focus of the monitoring plan will center on critical indicators demonstrating whether programs are operating effectively and efficiently.

These indicators will allow us to identify any issues or challenges hindering the program's success. The monitoring process will facilitate the evaluation of program accomplishments about the goals and objectives established by allowing the opportunity to review all programs and housing service providers to assess strengths, weaknesses, performance capabilities, and achievements. Both qualitative and quantitative methods of evaluation will be utilized, including determining the following:

- Compliance with eligible activities and national objectives
- Progress against production goals
- Compliance with CDBG and HOME regulations, other program rules, and administrative requirements
- Timeliness in the expenditure of funds
- Completed and inspected housing units
- Performance on recordkeeping and file documentation
- Compliance with general accounting principles
- Accuracy in managing expenditure.

ANNUAL ACTION PLAN:

AP-15 Expected Resources – 91.220(c) (1,2) Introduction.

The Community and Development Division is conversing with various private developers and owners who are willing to participate in developing the city. These private funds will be leveraged to improve our priority areas.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $	Total: $	
CDBG	Public-Federal	Acquisition Admin and Planning Housing Public Improvements Public Services	$521,703	$398,895	$0.00	$920,598	$2,186,452	Hanford anticipates an annual funding allocation of $571,703 and an estimated Program Income of $398,895. The City has $1.5 million in State HOME program income funds to assist in the plan to create affordable housing opportunities.

Table 10 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied.

The City of Hanford intends to use leveraged resources through the Request for Proposal (RFP) requirements. All potential allocations will be evaluated effectively to maximize the effort of federal funds received by the City of Hanford. The City of Hanford will couple CDBG funds with HOME investment funds to maximize the effort of federal funds received.
As part of the RFP process, potential bidders must submit a detailed plan outlining how to use leveraged resources to carry out their proposed project. This plan determines which bidder will best utilize the CDBG and HOME investment funds for maximum impact.
In addition to the RFP process, the City of Hanford will thoroughly evaluate all potential bidders to ensure they have the qualifications and experience to implement their proposed project successfully. This evaluation will consider past performance, financial stability, and relevant expertise.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.
N/A
Discussion

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ANNUAL GOALS & OBJECTIVES:

AP-20 Annual Goals and Objectives, Goals Summary Information - Table 60 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2024	2025	Affordable Housing	Citywide		$398,479	Homeowner Housing Rehabilitation: 50 Alternate Activity: First Time Homebuyer: 2
2	Program Administration	20240	2025	Program Administration		Administration Community Development	$184,119	
3	Public Services	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development Community Services & Programs	Citywide	Public Services Shelter and Services for the Homeless Senior Services Youth Services	$267,000	Public service activities for Low/Moderate Income Housing Benefit: Homeless 300 Persons Assisted Public Service activities. Senior Services: 300 persons Scholarship Program: 73 persons
4	Community Development Enhancement	2024	20	Homeless Non-Housing Community Development	City of Hanford	Neighborhood Preservation and Public Facilities Shelter and Services for the Homeless	$1,100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: To be determined- Persons Assisted. Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Facility

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Table 11 – Goals Summary

Goal Descriptions

1	Goal Name	Housing
	Goal Description	The City of Hanford seeks to increase the affordable housing stock by supporting the planning, design, and construction of new housing units; homeownership through new or existing home buyer, including down payment assistance; housing rehabilitation including home improvement assistance programs, affordable rental housing construction for special needs families; the building or converting existing buildings for homeless housing; housing construction—partner with CHDO agencies for project work.
2	Goal Name	Program Administration
	Goal Description	Planning and Administration of the City's CDBG Program.
3	Goal Name	Public Services
	Goal Description	• The City of Hanford will address community and special needs through increased mental and behavioral health public services. This is to meet the public's need for assistance with substance abuse, domestic violence, and general mental health needs. • Hanford will assist homeless prevention services working with the Continuum of Care Kings/Tulare Counties. • Provide funding for youth programs and scholarship programs.
3	Goal Name	Community Development/Enhancement
	Goal Description	Improving recreational spaces, supporting community and social service facilities, enhancing existing infrastructure such as streets and sidewalks, curbing and other public facilities lighting, and addressing public safety concerns. Improvements to local nonprofit community facilities such as youth or senior centers, emergency homeless shelters.

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PROJECTS:

AP-35 Projects – 91.220(d) Introduction:

One-Year Action Plans are required for each of the five years of the Five-Year Consolidated Plan. The Action Plan implements the strategies in the Consolidated Plan of addressing the housing needs of Hanford's deficient-, low-, and moderate-income citizens. All projects are approved and measured by the City's administration and must comply with the Consolidated Plan. The projects also must comply with all local, state, and federal regulations.

Each project must be carefully evaluated and prioritized within each specific year of the Action Plan. This will ensure that resources are appropriately allocated and utilized while allowing for flexibility should any unforeseen changes or developments within the community. Additionally, the Action Plan provides transparency and accountability for each project regarding how government funds are utilized to address housing needs.

Depending on the project, some of the CDBG funding will be blended with other local, state, and federal sources for each project. This is to ensure that all resources are maximized and utilized effectively to address the housing needs of Hanford residents. The Action Plan also outlines each project's specific goals and objectives, along with a timeline for completion to stay on track with meeting the overall objectives outlined in the Consolidated Plan.

Furthermore, the Action Plan also includes a monitoring and evaluation component to measure the progress and success of each project. This allows for adjustments or modifications to be made to ensure that the desired outcomes are achieved. The City's administration oversees this process and reports on the results to the community.

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Table 59 - Project Information

#	Project Name
1	Program Administration
2	Homeowner Rehabilitation
3	Public Services- Commission on Aging
4	Public Services-Homeless Services-KCAO
5	Public Service- Youth & Elder Adults Scholarship Program - Parks and Community Services
6	Community Development Enhancement
7	Public Services – Homeless Collaborative -COC/KTHA
8	First Time Homebuyers

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Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

One-Year Action Plans are required for each of the five years of the Five-Year Consolidated Plan. The Action Plan implements the strategies in the Consolidated Plan of addressing the housing needs of Hanford's deficient-, low-, and moderate-income citizens. All projects are approved and measured by the City's administration and must comply with the Consolidated Plan. The projects also must comply with all local, state, and federal regulations.

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Furthermore, the Action Plan also includes a monitoring and evaluation component to measure the progress and success of each project. This allows for adjustments or modifications to be made to ensure that the desired outcomes are achieved. The City's administration oversees this process and reports on the results to the community.

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AP-38 Project Summary
Project Summary Information

1	Project Name	Program Administration
	Target Area	Program Administration
	Goals Supported	Citywide
	Needs Addressed	All
	Funding	$184,119l
	Description	Effective and cost-efficient implementation of the CDBG program.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Program Administration
2	Project Name	Homeowner Rehabilitation
	Target Area	Citywide
	Goals Supported	Create a suitable living environment.
	Needs Addressed	Ensure equal access to housing opportunities. Property Repairs
	Funding	CDBG: $273,279 Activity: $246,279 Activity Delivery: $27,000
	Description	The City of Hanford will continue to offer the Emergency Repair Program. This program offers qualifying residents the chance to finance emergency home repairs. The program provides up to $24,999 per household. Repairs include but are not limited to roof repair or replacement, water meter replacements, heating and air repair or replacement, exterior painting, and accessibility. It is anticipated that 15 households will be assisted through the program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 income-eligible homeowners' people will benefit from the proposed activity.
	Location Description	Citywide
	Planned Activities	The City will fund 15 LMI homeowners for housing repairs and improvements.

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3	Project Name	Public Services-Kings Commission on Aging
	Target Area	Citywide
	Goals Supported	Public Services- Older Adults
	Needs Addressed	Provide public services for low- and moderate-income residents.
	Funding	CDBG: $78,000
	Description	Provide public services for low- and moderate-income residents and older people.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 people will benefit from the proposed activities.
	Location Description	Citywide.
	Planned Activities	Age Well Senior Services: Home Delivered Meals (100 people)
4	Project Name	Public Service- Homeless Services-KCAO
	Target Area	Citywide
	Goals Supported	Enhance community development
	Needs Addressed	Improve community and public facilities.
	Funding	CDBG: $36,000
	Description	Provide funding to community-based organizations that offer critical services for homeless and other special needs populations as determined via a competitive application.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 75 people will benefit from the proposed activities.
	Location Description	City-Wide
	Planned Activities	CDBG funds will provide program support for operating overnight centers to assist unhoused individuals in Hanford.

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5	Project Name	Public Service- Youth & Elder Adults Scholarship Program - Parks and Community Services
	Target Area	Citywide
	Goals Supported	Public Services – Youth & Seniors
	Needs Addressed	Youth programs and Senior programs
	Funding	CDBG: $14,000
	Description	The offered programs will benefit the community by providing opportunities for growth and engagement across different age groups. Keeping the youth engaged helps with crime prevention.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Other: 30
	Location Description	Citywide
	Planned Activities	Scholarships for Dance Classes and STEM Camps, Park Summer Camps & Winter Camps.
6	Project Name	Community Development Enhancement
	Target Area	Citywide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Community Improvements Navigation Centers Housing
	Funding	$200,000
	Description	Provide a new facility (i.e., shelter) or upgrade/enhance an existing one.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1
	Location Description	Citywide
	Planned Activities	To be determined

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7	Project Name	Public Services – Homeless Collaborative -COC/KTHA
	Target Area	City-Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Provide support services for the City's residents
	Funding	$10,000
	Description	The Kings Tulare Continuum of Care (COC) is a non-profit organization that partners with several area agencies to address the homeless needs in Hanford. CDBG funds will be used to help fund a variety of activities, including, but not limited to, the Annual Project Homeless Connect and the Point in Time census.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 250 LMI persons will benefit from this activity
	Location Description	LMI area
	Planned Activities	The Kings Tulare Continuum of Care (COC) is a non-profit organization that partners with several area agencies to address the homeless needs in Hanford. CDBG funds will be used to help fund a variety of activities, including, but not limited to, the Annual Project Homeless Connect and the Point in Time census.
8	Project Name	First Time Homebuyers
	Target Area	City-Wide
	Goals Supported	Affordable Housing
	Needs Addressed	Provide Decent Affordable Housing
	Funding	$125,000
	Description	Down-payment assistance towards the purchase of single-family homes by the LMI family.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	City-Wide
	Planned Activities	Provide First-Time Home Buyer Ownership to one qualified LMI resident.

DRAFT

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

The City of Hanford will allocate funds to highly redeveloped areas. This will help to stimulate economic growth and create jobs, resulting in a more vibrant and thriving community. The parts are the Downtown Revitalization Area, the Hanford Mall, and the Lacey Boulevard Corridor Redevelopment Area.

Geographic Distribution

Target Area	Percentage of Funds
CITY OF HANFORD	100

Table 12 - Geographic Distribution

The rationale for the priorities for allocating investments geographically

The allocation of resources is often based on geographic areas. These areas were chosen because they have a history of chronic poverty. This means that the people living in these regions have been struggling with poverty for an extended period. These areas have higher rates of persistent unemployment and are typically in the moderate to low-income category.

The average household income is at or below 80% of the area's median income. This is an essential factor because it helps to determine the level of need in a particular region. The lower the AMI, the higher the poverty level and resource need.

Discussion

The City of Hanford has had success in its geographic allocation of housing and community development investments. Private investment has been drawn into all areas where a concentrated investment of CDBG and other resources has been used to remove blight and create new affordable housing opportunities.

DRAFT

AP-55 Affordable Housing – 91.220(g)
Introduction

The Division of Neighborhood Housing and Revitalization is slated to rehabilitate 15 homeowner units and offer funding assistance to another 11 through our First Time Homebuyers Program.

One-Year Goals for the Number of Households to Be. Supported	
Homeless	15
Non-Homeless	1
Special-Needs	0
Total	16

Table 58 - One-Year Goals for Affordable Housing by Support Requirement

One-Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	1
Total	16

Table 13 - One-Year Goals for Affordable Housing by Support Type

Discussion

Eliminating many of the physical signs of poverty is a critical element in improving the quality of life for the City of Hanford residents, along with improving the quality and availability of affordable housing. Poverty and housing are interconnected issues that impact the well-being of individuals, families, and communities.

The lack of affordable housing is a significant contributor to poverty, and living in poverty often makes it difficult for people to afford adequate housing. To address these challenges, the City of Hanford has implemented strategies to reduce poverty and improve access to quality housing.

AP-60 Public Housing – 91.220(h)
Introduction

The housing and infrastructure goals for the City of Hanford within the next year are ambitious but obtainable. The City will continue its mission of aiding moderate—to low-income residents facing housing insecurity with supportive services and financial aid. Federal funds (CDBG funds) and state funds (HOME funds) will be utilized to develop a self-sustainable society.

Actions are planned for next year to address the need for public housing.

The City of Hanford does not own or operate public housing. However, the City of Hanford does collaborate with the Housing Authority of King County to increase the availability of affordable housing options within the city. The City of Hanford also is developing several strategies that will be implemented within the following year:

Actions to encourage public housing residents to become more involved in management and participate in homeownership.

The City of Hanford hosts council meetings on the first and third Tuesdays of each month. These meetings are open to the public, and community organizations are encouraged to attend and share their insights and ideas for addressing poverty and aiding low-income families. Regular communication and collaboration between the city and community organizations will help identify gaps in services and find ways to support those who need to be updated about initiatives that can benefit them.

The City of Hanford also uses social media such as Instagram and Twitter to connect with residents who want to be kept in the loop about community initiatives and events. Occasionally, polling will be available online, an additional communication conduit allowing residents to express their opinions and provide feedback on city policies and initiatives. This also allows the city to gather information on the specific needs of low-income families in the community.

For individuals who are not computer savvy or lack internet literacy, community officials have taken proactive measures to reach out to these community members by having paper surveys in public meeting spaces. Their opinions and inputs are also considered and incorporated into policymaking and initiatives. This inclusive approach ensures that all voices are heard and considered when implementing specific policy considerations.

Home Buyers

The City of Hanford also has first-time home buyer programs to assist low-income families seeking home ownership. The program provides various resources, such as workshops, classes, and educational materials, to help individuals make informed decisions when purchasing their first home. This initiative aims to promote self-sufficiency and financial stability for low-income families in the community.

In addition to these efforts, the City of Hanford works closely with local nonprofit organizations and community groups to provide resources and support for low-income families. These partnerships allow for a more comprehensive approach to addressing the needs of low-income families and creating a sense of collaboration and unity within the community. Transitioning families from public housing to possible home ownership is the goal of wealth building through housing equity. This not only helps families achieve financial stability but also contributes to the economic growth of the community.

If the PHA is designated as troubled, describe how financial or other assistance will be provided.

Not applicable.

Discussions

The City of Hanford has identified a need for decent, safe, and sanitary housing to address the households affected by housing problems, severe housing problems, and housing cost burdens. This is especially true for low-income families, who are the most vulnerable to housing insecurity.

DRAFT

AP-65 Homeless and Other Special Needs Activities - 91.220(i)

Introduction:

The City of Hanford has taken a proactive approach to addressing issues faced by the homeless and disabled population. The City of Hanford has taken a proactive approach to addressing problems faced by the homeless and disabled population. There are annual initiatives revolving around funding food delivery services and sheltering that prioritize the benefit of disenfranchised populations.

The City of Hanford has partnered with the Kings County Homeless Collaborative and the Kings Tulare Homeless Alliance to assist displaced populations. This collaborative effort aims to extend support to homeless individuals and offer valuable resources to help them regain stability in their lives. The partnership entails a concerted effort to provide meaningful aid to those in need, address the root causes of homelessness, and prevent its recurrence.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:

This section outlines the City's goals for the upcoming year and the actions it will take to implement the homeless strategy set forth in the SP-60 Homelessness Strategy. Additionally, it will describe the jurisdiction's objectives for the year and the specific activities it will undertake to cater to the housing and supportive service requirements of non-homeless populations who need supportive housing.

Addressing the emergency shelter and transitional housing needs of homeless persons.

The Point in Time Count and HIC Housing Inventory Count are markers used to measure the number of resources on hand compared to the number of individuals who are homeless. These numbers are used as a metric to measure the resources needed to assist the homeless population. Also, it is crucial to the efficiency of fund allocation to maximize the effects of funding specific projects.

The City of Hanford allows various shelters and nonprofits to apply for funding. This spreads the funds across several organizations, potentially reaching more people. The allocated funds will be used by shelters that host citizens who need emergency sheltering as well as those who are stable enough to transition out of shelters and move into market-rate housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again:

All programs offered by the Homeless Alliance, including emergency, transitional, and permanent housing, provide supportive services to their clients. These supportive services are designed and implemented based on the program's target population and partnerships within the community. The primary goal of these services is to connect individuals and families with mainstream benefits and income support, education, employment services, as well as health and life-skills services. These connections are a crucial component in assisting clients towards self-sufficiency, reducing episodes of homelessness, and preventing recidivism. The programs that serve these vulnerable subpopulations include the following:

- ⇒ Champions, KCAO, and Kings County Behavioral Health: permanent supportive housing (PSH) programs for chronically homeless individuals and families, as well as families with children.

- ⇒ Westcare: Rapid Re-housing and Homeless Prevention for veterans and their families through the SSVF program.

- ⇒ Aspiranet: transitional housing program for young people aged between 18-24.

- ⇒ The Salvation Army: Rapid Re-housing and Homeless Prevention services for homeless individuals and families.

The continued allocation of CDBG funds to sidewalks and related neighborhood infrastructure will increase accessibility and safety for underserved populations to traverse the City more easily.

DRAFT

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

All programs under the Homeless Alliance, which includes emergency, transitional, and permanent housing, provide supportive services for their clients. The supportive services are designed and implemented by each program based on the target population and partnerships within the community. The primary goal of the supportive services is to connect individuals and/or families with mainstream benefits and income support, education, employment services, as well as health and life-skills services. These linkages are essential in assisting clients towards self-sufficiency, reducing homelessness, and preventing relapse. Programs that serve vulnerable subpopulations include:

- ⇒ Champions, KCAO, and Kings County Behavioral Health - Permanent Supportive Housing (PSH) programs for chronically homeless individuals, families, and families with children.

- ⇒ Westcare - Rapid Re-housing and Homeless Prevention services for veterans and their families through the SSVF program.

- ⇒ Aspiranet - Transitional housing program for youth aged 18-24.

- ⇒ The Salvation Army - Rapid Re-housing and Homeless Prevention services for homeless individuals and families.

Discussion:

DRAFT

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Introduction:

The City of Hanford will monitor and review public policies for discriminatory practices. The City of Hanford has committed to monitoring and reviewing public policies to avoid discriminatory practices or impacts on housing availability. As part of the Consolidated Plan, the City has also completed an Analysis of Impediments to Fair Housing Choice. The aim is to remove barriers to affordable housing development wherever possible. The analysis identified specific goals to make housing more affordable, which include reducing housing costs and impacting housing availability.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:

GOAL 3. Remove or mitigate potential governmental constraints to the extent feasible and appropriate to housing production, maintenance, improvement, and affordability.

- Policy 3.1 Offer regulatory and financial incentives, as available and appropriate, to encourage the construction of quality housing.
- Policy 3.2 Review local ordinances and building regulations to ensure they do not impede housing investment.
- Policy 3.3 Utilize planned developments and other creative mechanisms to facilitate the construction of more innovative, well-designed housing projects.
- Policy 3.4 Ensure that developments are processed efficiently to minimize holding costs and comply with the Permit Streamlining Act.

Discussion:

DRAFT

AP-85 Other Actions - 91.220(k)

Introduction:

This section will describe the City's planned actions to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing.
- Continue First time services, and rehab multifamily.
- Assist the Low to Moderate Income Earners and Homeless Population
- Develop scholarship Program.

Actions planned to address obstacles to meeting underserved needs:

Despite the City's best efforts and efforts of service providers, there continue to be obstacles to meeting the underserved needs in the City of Hanford. Some of these needs The City of Hanford is facing several challenges in meeting the needs of its underserved population, despite the efforts of service providers. Among these challenges are the shortage of housing due to increasing population growth, a tight rental market, and rising housing costs that surpass household income growth. There are also concerns regarding aging in place for the growing elderly population. To address these issues, the City has a plan under the FY 2024 CDBG Program which includes:

- Leveraging financial resources and applying for additional public and private funds.
- Providing financial assistance for housing rehabilitation.
- Funding for public service activities.
- Public facility improvements.
- Funding for code enforcement activities.

Actions planned to foster and maintain affordable housing:

Hanford prioritizes providing affordable housing opportunities and maintaining its existing housing stock. To achieve this, the city has developed several strategies, including implementing a first-time homebuyer program to assist low- to moderate-income individuals with financing and ensuring their housing costs fall within their affordability range. An owner-occupied rehabilitation program has also been implemented to support low-income homeowners in preserving their homes. Ongoing code enforcement services are also in place.

Actions planned to reduce lead-based paint hazards:

LBP remediation is a crucial component of the rehab program for owner-occupied homes. All homes are tested for lead-based paint, and any LBP found is appropriately addressed.

Actions planned to reduce the number of poverty-level families:

The City of Hanford has made the decision to allocate a portion of its CDBG funding to support educational initiatives in the region. The main objective is to invest in the success of students who show academic potential, with the hope that they will contribute to the city's growth and development through their academic achievements.

Actions planned to develop institutional structure:

The city of Hanford's long-term goals align with the development of institutional structures. Although scholarships encourage higher education, more overall funding is needed to pursue immediate goals.

Actions planned to enhance coordination between public and private housing and social service agencies:

The City of Hanford is committed to continuing its collaboration and coordination efforts with social service providers, housing agencies, community and economic development organizations, county, federal, and state agencies, as well as with the private and non-profit sectors. The aim is to meet the needs of individuals and families with a target income within the City of Hanford.

Discussion:

DRAFT

AP-90 Program Specific Requirements - 91.220(l) (1,2,4)

Introduction:

Projects that will be funded by the CDBG funds available for the year are listed in the Projects Table. Program income available for use in these projects is also identified.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion:

2024/2028 CONSOLIDATED PLAN
JULY 1, 2024 THROUGH JUNE 30, 2028

2020/2021 ANNUAL ACTION PLAN
JULY 1, 2024 THROUGH JUNE 30, 2025

DRAFT

ATTACHMENT "B"

"RESOLUTION"

2024/2028 CONSOLIDATED PLAN
JULY 1, 2024 THROUGH JUNE 30, 2028

2020/2021 ANNUAL ACTION PLAN
JULY 1, 2024 THROUGH JUNE 30, 2025

DRAFT

ATTACHMENT "C"

"BUDGET"

Attachment "A-1"

DRAFT SUMMARY FIVE YEAR PROJECTION 2024-2028

COMMUNITY DEVELOPMENT BLOCK GRANT

APPROVED 5/16/2023 2023 Action Plan		5 YR POJECTION	2024/25	2025/26	2026/27	2027/28	2028/29	
			REVENUE					
Current	**CDBG REVENUE:**		**Estimate**	**Estimate**	**Estimate**	**Estimate**	**Estimate**	**TOTAL**
$ 521,703.00	Annual CDGB Program Income	FUTURE	$ 521,703	$ 521,703	$ 521,703	$ 521,703	$ 521,703	$ 2,608,515
$ 25,000.00	CDBG Program Income		$ 398,895	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 498,895
$ 546,703.00	**TOTAL CDBG REVENUE:**		**$ 920,598**	**$ 546,703**	**$ 546,703**	**$ 546,703**	**$ 546,703**	**$ 3,107,410**
			EXPENDITURES					
	Administration, Planning		**Estimate**	**Estimate**	**Estimate**	**Estimate**	**Estimate**	**TOTAL**
$ 109,340.00	Operating	FUTURE	$ 184,119	$ 109,340	$ 109,340	$ 109,340	$ 109,340	**$ 621,479**
20%	Max allowed 20%		*20%*	*20%*	*20%*	*20%*	*20%*	
			CDBG PRIORITIES					
			Estimate	**Estimate**	**Estimate**	**Estimate**	**Estimate**	**TOTAL**
			HOUSING					
$ 164,108	Rehabilitation Minor Home Repair Program	FUTURE	$ 273,479	$ 175,000	$ 175,000	$ 175,000	$ 175,000	$ 973,479
$ -	Activity First Time HomeBuyer		$ 125,000	$ -	$ -	$ -	$ -	
			$ 398,479	**$ 175,000**	**$ 175,000**	**$ 175,000**	**$ 175,000**	**$ 1,098,479**
			PUBLIC SERVICES					
$ 10,000	**Continuum of Care Support**	FUTURE	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 50,000
	Fair Housing Services		$ -	$ 7,000	$ 7,000	$ 7,000	$ 7,000	$ 28,000
	KCAO - Program Support		$ 36,000	$ 27,000	$ -	$ -	$ -	$ 63,000
	City of Hanford Parks and Community Services		$ 14,000	$ 14,000	$ -	$ -	$ -	$ 28,000
$ 48,255.00	**Kings County Commission on Aging**		$ 78,000	$ 20,000	$ -	$ -	$ -	$ 98,000
			$ 138,000	**$ 78,000**	**$ 17,000**	**$ 17,000**	**$ 17,000**	**$ 267,000**
			COMMINITY DEVELOPMENT/ENHANCEMENT					
$ 200,000	**Navigation Center**	FUTURE						
	Pending City Council Approval		$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 1,000,000
			$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	**$ 1,000,000**

2024/2028 CONSOLIDATED PLAN
JULY 1, 2024 THROUGH JUNE 30, 2028

2020/2021 ANNUAL ACTION PLAN
JULY 1, 2024 THROUGH JUNE 30, 2025

DRAFT

ATTACHMENT "D"

"SURVEY, PUBLIC NOTICES, CITIZEN PARTICIPATION"

Summary of Public Comments

A **community meeting/hearing** to discuss the housing and community development needs in Hanford, Ca was held on **September 18, 2023, at 1:30 p.m.** at the Kings County Homelessness Collaborative.

Participants and staff discussed the CDBG program and attendees were encouraged to complete the City's 2024-2028 Consolidated Plan Needs Assessment Survey.

A **public hearing/study session** to receive comments on the draft 2024-2028 Consolidated Plan and the 2024-2025 Annual Action Plan was held before the City of Hanfor Council on **April 2 2024.**

A **public hearing** is scheduled for **May 7, 2024.**

- **Comments Will Be incorporated in Final Documents for both.**

DRAFT

Community & Housing Online Survey

The City of Hanford

is working to identify **community development priorities, fair and affordable housing needs**, and factors that shape **equal access to housing** for incorporation into the City's

5- Year Consolidated Plan, Annual Action Plan, & Analysis of Impediments to Fair Housing Choice

We are currently conducting a thorough community needs assessment survey for the years **2024-2028** as part of the Consolidated Plan process. We invite all interested individuals, organizations, and agencies to participate by completing the online survey in English through Survey Monkey **https://www.surveymonkey.com/r/PXTFY7F.** Your input will inform and help shape community development, affordable housing, and fair housing in the City for years to come.

As an active citizen of Hanford,

your input is needed!

NOTICE/REMINDER:

City of Hanford Housing and Development Survey

The City's Housing and Development Survey (paper version) was recently mailed out with residential utility bills. Those surveys can still be brought in with your utility payment or mailed back to:

City of Hanford, Attn: Housing Division
317 North Douty Street
Hanford, CA 93230

Paper surveys can also be emailed to **Jason@thechrysalisconsultants.com.**

However, please be advised that there was an incorrect link to the online survey on the paper survey.

For more information, please contact:
Jason Wright 1(844)230-0454
Jason@thechrysalisconsultants.com

EQUAL HOUSING OPPORTUNITY

Encuesta en línea sobre comunidad y vivienda

The City of Hanford, CA

está trabajando para identificar prioridades de desarrollo comunitario, necesidades de vivienda justa y asequible, y factores que dan forma al acceso igualitario a la vivienda para su incorporación a la ciudad

Plan consolidado de 5 años, Plan de acción anual y Análisis de impedimentos a la elección de vivienda justa

Actualmente estamos realizando una encuesta exhaustiva de evaluación de las necesidades de la comunidad para los años **2024-2028** como parte del proceso del Plan Consolidado. Invitamos a todas las personas, organizaciones y agencias interesadas a participar completando la encuesta en línea en inglés a través de Survey Monkey **https://www.surveymonkey.com/r/5KFPC6W.** Sus comentarios informarán y ayudarán a dar forma al desarrollo comunitario, la vivienda asequible y la vivienda justa en la ciudad en los años venideros.

Como ciudadano activo de Hanford, ¡Tu aporte es necesario!

AVISO/RECORDATORIO:

Encuesta de Vivienda y Desarrollo de la Ciudad de Hanford

La Encuesta de Vivienda y Desarrollo de la Ciudad (versión impresa) se envió recientemente por correo con las facturas de servicios públicos residenciales. Esas encuestas aún se pueden traer con su pago de servicios públicos o enviarse por correo a:

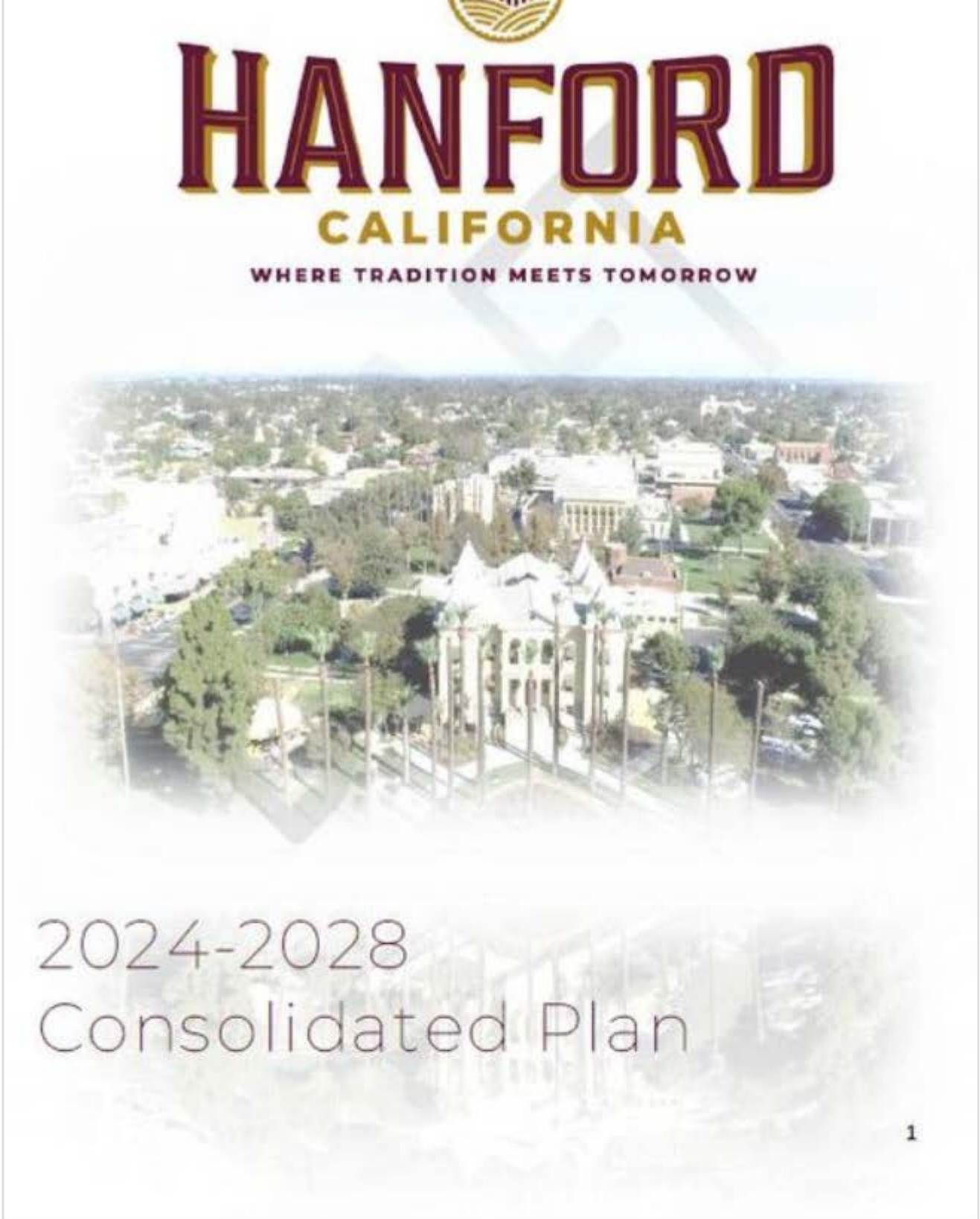
Ciudad de Hanford, Attn: División de Vivienda
317 North Douty Street
Hanford, CA 93230

Las encuestas en papel también se pueden enviar por correo electrónico a **Jason@thechrysalisconsultants.com.**

Sin embargo, tenga en cuenta que había un enlace incorrecto a la encuesta en línea en la encuesta en papel.

Para obtener más información, póngase en contacto:
Jason Wright
1(844)230-0454
Jason@thechrysalisconsultants.com

EQUAL HOUSING OPPORTUNITY



The City of Hanford, CA
16h ·

Draft Consolidated Plan for 2024-2028 and 2024 Action Available for Public Review

The City of Hanford has released its draft AP 2024-2028 Consolidated Plan and 2024 Action Plan for public review and feedback. This review period will continue until May 6, 2024. Moreover, the City Council is scheduled to hold a public hearing on Tuesday, May 7, 2024, at or after 7 p.m. The purpose of this hearing is to receive comments and recommendations from the public before the City Council authorizes the submittal of the 2024-2028 Consolidated Plan and 2024/2025 Action Plan to the U.S. Department of Housing & Urban Development. If you require hard copies, you can request them via email at housing@hanford.city. Furthermore, you can submit your comments either in person at 317 N. Douty St., Hanford, CA 93230, or by email at housing@hanford.city.

View the draft plan here: https://ca-hanford.civicplus.com/.../Housing-and...

Like Comment Share

PUBLIC NOTICE
CITY OF HANFORD
Community Development Block Grant (CDBG)
Consolidated Plan for 2024-2028 and Annual CDBG Action Plan 2024

Per the federal regulations at 24 CFR Part 91, the City of Hanford is developing a Consolidated Plan (CP) for the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development Programs. This document is required by the Community Development Block Grant (CDBG) program.

The City of Hanford is asking for the public's feedback on its Community Development Block Grant (CDBG) program. As mandated by the U.S. Department of Housing and Urban Development (HUD), the city is currently developing the Consolidated Plan (ConPlan) for the next five years **(2024-2028)** and the First Year Annual Action Plan **(2024)**.

The Consolidated Plan outlines Hanford's housing and community development needs and presents a strategy for addressing these needs in the next five years. The plan includes the First Year Action Plan, which details the proposed activities funded with Community Development Block Grant (CDBG) funds.

The City of Hanford receives federal funds from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) program. It is estimated that the City will receive **$522,039** in Program Year 2024. Additionally, the city expects an estimated program income of **$312,000** for a total budget of **$834,039**.

To be eligible for CDBG funding, the proposed activities should fall under one of the following national objectives: 1) benefit individuals with low to moderate income, 2) eliminate slums and blight, or 3) address an urgent need.

The following are some of the projects and programs that may be considered for funding upon complying with the national objectives: acquisition or disposition of real estate, building and renovating publicly owned facilities, upgrading public and private buildings to make them accessible for people with disabilities, and infrastructure improvements such as sidewalks, streets, drainage, and water and sewer systems. The rehabilitation of low- and moderate-income public or privately-owned housing, demolition, and clearance to decrease health hazards are also included.

Public services that are new or expanding and directed towards meeting a community service need may also be considered. However, public service programs **cannot utilize more than 15%** of the City's **CDBG funds**.

It is important to note that CDBG sub-recipients must be public or private non-profit organizations.

Information on the program funds, activities, and processes will be available at the following meetings.

Study Session: April 2, 2024, at 4:00 p.m.
City Council Chambers, 400 North Douty St., Hanford, CA 93230.

Public Hearing: May 7, 2024, at 7:00 p.m.
City Council Chambers, 400 North Douty St., Hanford, CA 93230.

A 30-day public comment period will begin April 4, 2024, and run through May 6, 2024.
Draft copies of the documents will be available for review at:
1. The City of Hanford Community Development Department, 317 N. Douty St. Hanford CA 93230
2. The City's website at: www.cityofhanford.ca.us
3. County of Kings – Public Library – 401 N. Douty St. Hanford CA 93230

The City of Hanford is endeavoring to comply with the Americans with Disabilities Act. This material is available in alternate formats, such as large print, for individuals with disabilities and will also be made available in Spanish upon request. If you are a non-English speaking resident or a citizen with speech or hearing impairments and wish to review the documents or comment at the Public Hearing or require any other form of assistance or auxiliary aids to participate in Public Hearings, please get in touch with the City Clerk's Office at (559) 585-2515, as far in advance of the meeting as possible.

Publish on March 22, 2024

AVISO pubLICO

CIUDAD DE HANFORD
Subvención en bloque para el desarrollo comunitario (CDBG)
Plan Consolidado para 2024-2028 y Plan de Acción Anual CDBG 2024

Por las regulaciones federales en 24 CFR Parte 91, la ciudad de Hanford está desarrollando un Plan Consolidado (CP) para los Programas de Planificación y Desarrollo Comunitario del Departamento de Vivienda y Desarrollo Urbano (HUD) de EE. UU. Este documento es requerido por el programa Community Development Block Grant (CDBG).

La ciudad de Hanford solicita la opinión del público sobre su programa de subvenciones en bloque para el desarrollo comunitario (CDBG). Actualmente, la Ciudad está desarrollando el Plan Consolidado (ConPlan) para los próximos cinco años **(2024-2028)** y el Plan de Acción Anual del Primer **Año (2024)**, según lo dispuesto por el Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD).

El Plan Consolidado describe las necesidades de vivienda y desarrollo comunitario de Hanford y presenta una estrategia para abordar estas necesidades en los próximos cinco años. El plan incluye el Plan de Acción del Primer Año, que detalla las actividades propuestas financiadas con fondos de Subvención en Bloque para el Desarrollo Comunitario (CDBG).

La ciudad de Hanford recibe fondos federales del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD) bajo el programa Community Development Block Grant (CDBG). Se estima que la ciudad recibirá **$522,039** en el año del programa 2024. Además, la ciudad espera un ingreso estimado del programa de **$312,000** para un presupuesto total de **$834,039**.

Para ser elegible para recibir financiamiento CDBG, las actividades propuestas deben corresponder a uno de los siguientes objetivos nacionales: 1) beneficiar a personas con ingresos bajos a moderados, 2) eliminar barrios marginales y deterioro, o 3) abordar una necesidad urgente.

Los siguientes son algunos de los proyectos y programas que pueden considerarse para financiamiento al cumplir con los objetivos nacionales: adquisición o enajenación de bienes inmuebles, construcción y renovación de instalaciones de propiedad pública, mejora de edificios públicos y privados para hacerlos accesibles para personas con discapacidad, y mejoras de infraestructura como aceras, calles, drenaje y sistemas de agua y alcantarillado. También se incluyen la rehabilitación de viviendas públicas o privadas de ingresos bajos y moderados, la demolición y la limpieza para disminuir los riesgos para la salud.

También se pueden considerar los servicios públicos que sean nuevos o en expansión y estén dirigidos a satisfacer una necesidad de servicio comunitario. Sin embargo, los programas de servicio público **no pueden** utilizar más del **15% de los fondos CDBG** de la Ciudad.

Es importante tener en cuenta que los subreceptores de CDBG deben ser organizaciones públicas o privadas sin fines de lucro.

La información sobre los fondos, actividades y procesos del programa estará disponible en las siguientes reuniones.

Sesión de estudio : 2 de abril de 2024, a las 16:00 horas.
Cámaras del Concejo Municipal, 400 North Douty St., Hanford, CA 93230.

Audiencia Pública : 7 de mayo de 2024, a las 19:00 horas.
Cámaras del Concejo Municipal, 400 North Douty St., Hanford, CA 93230.

Un período de comentarios públicos de 30 días comenzará el 4 de abril de 2024 y se extenderá hasta el 6 de mayo de 2024.

Los borradores de los documentos estarán disponibles para su revisión en:

1. Departamento de Desarrollo Comunitario de la Ciudad de Hanford, 317 N. Douty St. Hanford CA 93230
2. El sitio web de la ciudad en: ww cityofhanford.ca.us
3. 3. Condado de Kings – Bibliote pública – 401 N. Douty St. Hanfo CA 93230

La ciudad de Hanford esfuerza por cumplir con Ley de Estadounidenses c Discapacidades. Este material es disponible en formatos alternativo como letra grande, para person con discapacidades y tambi estará disponible en español prev solicitud. Si usted es un residen que no habla inglés o un ciudada con problemas de habla o audici y desea revisar los documentos comentar en la Audiencia Públi o necesita cualquier otra forn de asistencia o ayuda auxili para participar en las Audienci Públicas, comuníquese con Oficina de la secretaria Municip al (559) 585-2515, con la may antelación posible a la reunión.

Publish: March 22, 2024

Ad# ######

Kings County Homelessness Collaborative

1130 N. 11th Avenue
Hanford, CA 93230

MEETING AGENDA

Date and Time:	September 18, 2023	Collaborative Convenes at 1:30 p.m.
Location:	Via Zoom Link or KCAO Office at 1130 N. 11th Avenue, Hanford, CA	

Members of the public who wish to participate in the meeting virtually can do so one of three ways: Via the worldwide web; by telephone; or by electronic mail. Members of the public, who participate via their computers or through the Zoom app, may provide public comment at the meeting by using the "Raise your hand" function. Public comment will be limited to three (3) minutes during the "Public Comment" section of the meeting. All others who wish to submit comments may only do so as outlined below. Please note, due to Brown Act requirements, **voting members are required to meet in person**. To secure accommodation consistent with the Americans with Disabilities Act, interested parties will need to contact Serena Nicar at (559) 852-2201, no later than 9:00 a.m. the day of the meeting.

- **Web Access**: To access the meeting via computer, please go to:
- https://us06web.zoom.us/j/83633353553?pwd=YVVRbU1nclhJQ1A0MVhnVzVxWTZyQT09
- Meeting ID: 836 3335 3553
- Passcode: 898499
- If you have trouble logging in through the Internet, you may join the meeting via telephone by calling + 1 (669) 900-6833, then enter Meeting ID and Passcode.

- For members of the public who wish to participate, but are unable to do so virtually, you may submit written comments on any matter within the Kings County Homelessness Collaborative agenda subject matter jurisdiction, regardless of whether it is on the agenda for consideration or action, and those comments will be entered into the administrative record of the meeting. To submit written comments by U.S. Mail or email for inclusion in the record, the Collaborative Coordinator must receive them no later than 8:30 a.m. on the day of the noticed meeting. To submit written comments by email, please forward them to Serena.Nicar@co.kings.ca.us. To submit such comments by U.S. Mail, please forward them to: Serena Nicar, Executive Secretary, 1400 W. Lacey Blvd, Bldg. 8, Hanford, CA 93230.

I. Call to order

II. Roll Call

III. Public Comment (3-minute maximum per person)

IV. Action Item(s)

a. Meeting Minutes – August 21, 2023
b. Public Information Workgroup Update (Osikafo)

V. Discussion Items

a. *Create a community engagement strategy to develop public and political buy-in to address homelessness*
i. Community Solutions Outreach Workgroup Update (Lewis)
ii. Community Engagement Update (KPFP)

b. *Create more Permanent Supportive Housing and Rapid Rehousing to address the high rates of single adults experiencing homelessness*
i. Project Homekey Update (Narez)

c. *Establish a low barrier shelter or navigation center*

i. Low Barrier Shelter Update (Garner)

d. Housing Dashboard Update (Garner)

e. Consolidated Housing and Community Development Plan Input for 2024-28 (Wright)

f. Additional Recommendations from Kings County 2019 Homelessness Gaps Analysis

i. Deepen structure for coordination of the homelessness response across Kings County

ii. Establish a coordinated landlord engagement strategy to use existing permeant housing resources more quickly

iii. Coordinate and standardize homeless outreach

iv. Develop a comprehensive transportation strategy

VI. Member Announcements / Comments

a.

VII. Agenda items for next meeting

a.

VIII. Next meeting date:

a. October 16, 2023, at 1:30pm

IX. Adjournment.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Serena Nicar at 559-852-2201.

2024/2028 CONSOLIDATED PLAN
JULY 1, 2024 THROUGH JUNE 30, 2028

2020/2021 ANNUAL ACTION PLAN
JULY 1, 2024 THROUGH JUNE 30, 2025

ATTACHMENT "E"

"FORMS AND CERTIFICATIONS"
TO BE INCORPORATED IN THE FINAL DOCUMENT

RESOLUTION NO. 24-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN FOR 2024 TO 2028 AND ANNUAL ACTION PLAN FOR 2024-2025

At a regular meeting of the City Council of the City of Hanford duly called and held on the _____ day of _____, 2024, at 7:00 p.m., and upon a motion of Council Member _____, seconded by Council Member _____, and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford opted to become an Entitlement Community within the Community Development Block Grant (CDBG) Program in November 2003, allowing the City to receive an allocation directly from the U.S. Department of Housing and Urban Development (HUD) each year; and

WHEREAS, an estimated $521,703 in annual funds are to be used to benefit low to moderate-income households and neighborhoods in the elimination or prevention of slum and blight for such programs as housing rehabilitation, affordable homeownership assistance, neighborhood improvement, community services, as well as community development activities such as the construction or rehabilitation of community infrastructure and facilities and economic development; and

WHEREAS, according to the provisions of the Housing and Community Development Act of 1974, as amended, the thirty-day review period for the 2024-2028 Consolidated Plan and Annual Action Plan for 2024-2025 has expired with four public comments. These are included in the Consolidated Plan under Public Comments.

NOW, THEREFORE, BE IT RESOLVED that the City Council adopt the Community Development Block Grant (CDBG) 2024-2028 Consolidated Plan and Annual Action Plan for 2024-2025

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford duly called and held on the 7th day of May 2024, by the following votes:

AYES:_____

NOES: _____

ABSTAIN: _____

ABSENT:_____

APPROVED: _____

MAYOR

Attest:_____
City Clerk

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

I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify that the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting held on May 7, 2024.

Date:_____

_____
City Clerk

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** PUBLIC HEARING

SUBJECT:
Conduct a Public hearing to accept comments regarding the propsed removal of nine (9) mid-block crosswalks as recommended by Interwest Consulting Group and Authorize for City staff to begin the removal of the mid-block crosswalks.

RECOMMENDATION:

Recommendation: That the City Council conduct the public hearing, receive public comment and then, by motion, direct staff to begin the removal of specific mid-block crosswalks.

BACKGROUND:

On May 5, 2015, staff presented an item to the City Council to remove five mid-block crosswalks in Hanford Downtown. These crosswalk locations were determined as non-compliant with current ADA requirements and need excessive improvements required to bring them into compliance. At that time, the Council heard comments and voted to remove two (2) of the five (5) crosswalks and to evaluate the others for upgrades to meet ADA compliance.

In September 2018, as directed by the City Council, a Downtown Pedestrian and Vehicular Safety Committee was formed. The purpose of forming that committee was to meet with staff and consultants to discuss the potential for converting some downtown streets to one-way streets, traffic-calming at intersections, safety lighting, and traffic controls in the downtown area, with the intention of then meeting with the City Council and providing recommendations for a final report and plan for downtown improvements that would provide added benefit to pedestrian and vehicular safety in the downtown area. The committee consisted of local downtown business owners and representatives.

At the February 16, 2021, City Council meeting, staff along with the City's consultant, Peters Engineering, presented the Council with the results of the Downtown Committee's recommendations for the Downtown Pedestrian Safety & Traffic Circulation Study. At that meeting, the Council directed staff to move forward with the recommendations of the committee. The recommendations included roundabouts along Douty Street at Sixth, Seventh, and Eighth Street, the removal of five mid-block crosswalks on Irwin, Douty, and Sixth Street, and construction of pedestrian curb extensions at twenty-eight (28) intersections in the downtown study area.

At the September 7, 2021, City Council Study Session, staff discussed the Downtown traffic circulation and related improvements to improve Safety and Walkability and potential funding opportunities of the Clean California Local Grant Program administered by the California Department of Transportation. Staff presented the committee project recommendations for the Council's review

and direction. The Council further discussed the mid-block crosswalks and the project budget. It was the Council's consensus to direct staff to move forward with the recommendations. Additional appropriations would be presented to the Council at a future meeting for review and approval.

At the December 20, 2022, City Council meeting, as requested by the Council, Peters Engineering Group, along with City staff, presented the development scenarios and the implications to traffic, parking, future planning, and budget for each scenario. The council directed staff to circulate a Request for Proposals for the design of pedestrian improvements and a single roundabout at 7th and Douty. At the April 2, 2023, City Council meeting, the Council awarded the Downtown Traffic and Pedestrian Improvements Project design services contract to Interwest Consulting Group. Interwest was tasked with preparing an engineering analysis of the project area before beginning the final design process. On February 27, 2024, Staff and Interwest held a stakeholder meeting with the impacted downtown businesses to provide information and seek input on project design. At the March 5, 2024, City Council meeting, the Council was presented with the engineering report for the Downtown Traffic and Pedestrian Improvements Project. The report identified the traffic, safety, and financial impacts of various intersection designs at 7th and Douty. The report also provided design recommendations for several intersections and mid-block crossings in the downtown area.

At the April 2, 2023, City Council meeting, the Council awarded the Downtown Traffic and Pedestrian Improvements Project design services contract to Interwest Consulting Group. Interwest was tasked with preparing an engineering analysis of the project area before beginning the final design process. On February 27, 2024, Staff and Interwest held a stakeholder meeting with the impacted downtown businesses to provide information and seek input on project design. At the March 5, 2024, City Council meeting, the Council was presented with the engineering report for the Downtown Traffic and Pedestrian Improvements Project. The report identified the traffic, safety, and financial impacts of various intersection designs at 7th and Douty. The report also provided design recommendations for several intersections and mid-block crossings in the downtown. The report recommends that four crosswalks be removed due to low use and identified six other crosswalks as non-compliant with Americans with Disabilities Act requirements.

During the March 19, 2024, Council approved the recommendations made by Interwest that included the removal of 9 crosswalks, listed below.

Lacey Blvd. between Redington St & Irwin St
6th St between Redington St & Irwin St
6th St between Irwin St & Douty St
6th St between Douty St & Harris St
Irwin St between 7th St & 8th St
Irwin St between 6th St & 7th St
Douty St between 7th St & 8th St
Douty St between 6th St & 7th St
8th St between Redington St & Irwin St

All crosswalks identified above have been posted seeking public comment pursuant to California Vehicle Code 21950.5, and a hearing must occur to satisfy that statute.

FISCAL IMPACT:

Minimal fiscal impact for the removal of crosswalks. City staff will perform the work for any crosswalk removals.

ATTACHMENTS:

1. Interwest Crosswalk Analysis
2. Public Hearing Notice
3. Crosswalk Presentation PDF

It is recommended that the following crosswalks be removed, due to having fewer than 10 pedestrians per hour during the peak hour:

- Lacey Blvd between Redington St & Irwin St
- 6th St between Redington St & Irwin St
- 6th St between Irwin St & Douty St
- 6th St between Douty St & Harris St

If crosswalks are removed, it must be done in accordance with state law (CVC 21950.5), which requires that notification to the public be given at least 30 days prior to the scheduled removal of an existing marked crosswalk. The notice of proposed removal shall inform the public how to provide input related to the scheduled removal and shall be posted at the crosswalk identified for removal.

It is recommended that the following crosswalks be retained and bulbouts be provided to improve sight distance:

- 8th St between Phillips St & Redington St
- 7th St between Phillips St & Redington St (south side only)
- 7th St between Douty St & Harris St

It is recommended that the following crosswalks be retained, but only if they are made ADA-compliant and bulbouts are provided for sight distance:

- 8th St between Redington St & Irwin St
- Irwin St between 7th St & 8th St
- Douty St between 7th St & 8th St
- Irwin St between 6th St & 7th St
- Douty St between 6th St & 7th St

The 2021 Peters Engineering study recommended that only two of the 12 midblock crosswalks be maintained:

- Lacey St between Redington St & Irwin St
- Sixth St between Redington St & Irwin St

At the time, the Downtown Committee reviewed the study's recommendation and accepted it, except for the recommendation to remove the following crosswalks:

- Irwin St between 6th St & 7th St
- Irwin St between 7th St & 8th St
- Douty St between 6th St & 7th St

Of the five midblock crosswalk locations the Downtown Committee wanted retained, this updated study is recommending that the two locations the previous study recommended retaining, on Lacey Street and on 6th Street, be removed, due to less than 10 pedestrians crossings in a peak hour. Regarding the three other locations that the Downtown Committee

NOTICE OF PROPOSED CROSSWALK REMOVAL AND PUBLIC HEARING

The City of Hanford will be holding a Public Hearing for the removal of the following crosswalks.

Lacey Blvd between Redington St & Irwin St

6th St between Redington St & Irwin St

6th St between Irwin St & Douty St

6th St between Douty St & Harris St

Irwin St between 7th St & 8th St

Douty St between 7th St & 8th St

Irwin St between 6th St & 7th St

Douty St between 6th St & 7th St

8th St between Redington St & Irwin St

The Public Hearing will be held at the City Council meeting on May 7, 2024, at 7:00 PM, located at the Civic Auditorium Council Chambers, located at 400 N Douty, where public comments will be heard.

HANFORD
CALIFORNIA

Public Hearing on Downtown Crosswalk Removal

History

- **May 2015** – Council initiated analysis of midblock crossings
- **September 2018** - Downtown Pedestrian and Vehicular Safety Committee formed.
- **February 2021** - Council received the Downtown Committee's recommendations & directed the removal of several mid-block crosswalks analyzed in the downtown study area.
- **September 2021** - Council reviewed Downtown traffic circulation and related improvements related to Safety and Walkability and potential funding opportunities of the Clean California Local Grant Program administered by the California Department of Transportation.

History (cont.)

- **April 2023** - Council awarded the Downtown Traffic and Pedestrian Improvements Project design services to Interwest. Interwest tasked with preparing an engineering analysis of the project area.

- **March 2024** – Council provided final direction on design elements for Downtown Improvement Project.

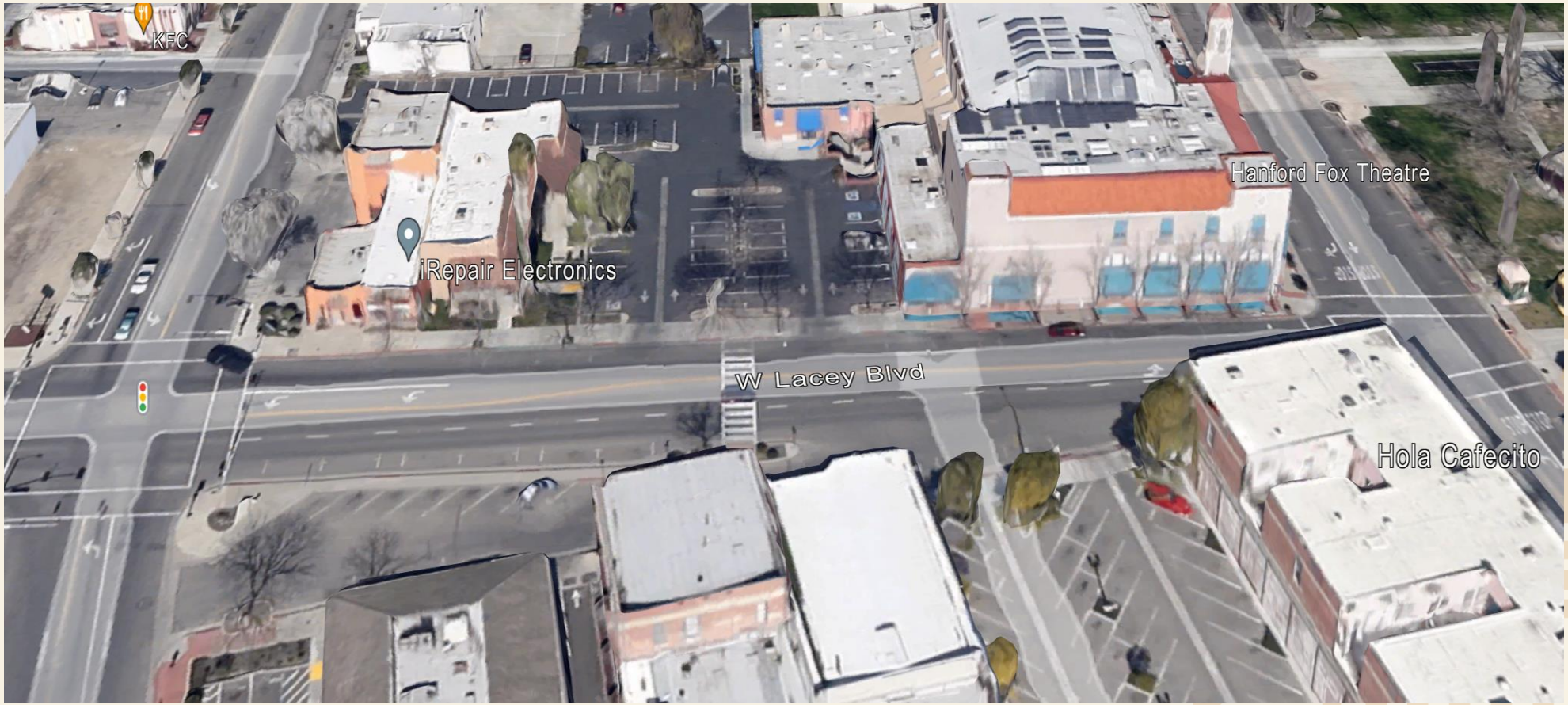
California Vehicle Code 21950.5

- Requires that:
  - A Public Hearing be conducted prior to crosswalk removals
  - Notices shall be placed at each location with the time and date of the Public Hearing
  - 30-day notification before the scheduled removal of approved crosswalks

Crosswalk Studies

- Studies conducted on the relative safety of crosswalks support minimal installation of marked crosswalks
- The City of San Diego studied intersections at which there were both marked and unmarked crosswalks
- 2.5 times as many people used the marked crosswalks, but 6 times as many accidents occurred in marked crosswalks
- City of Long Beach performed a similar study but reported that 8 times as many accidents occurred in marked crosswalks than in unmarked crosswalks

Lacey Blvd between Redington St & Irwin St

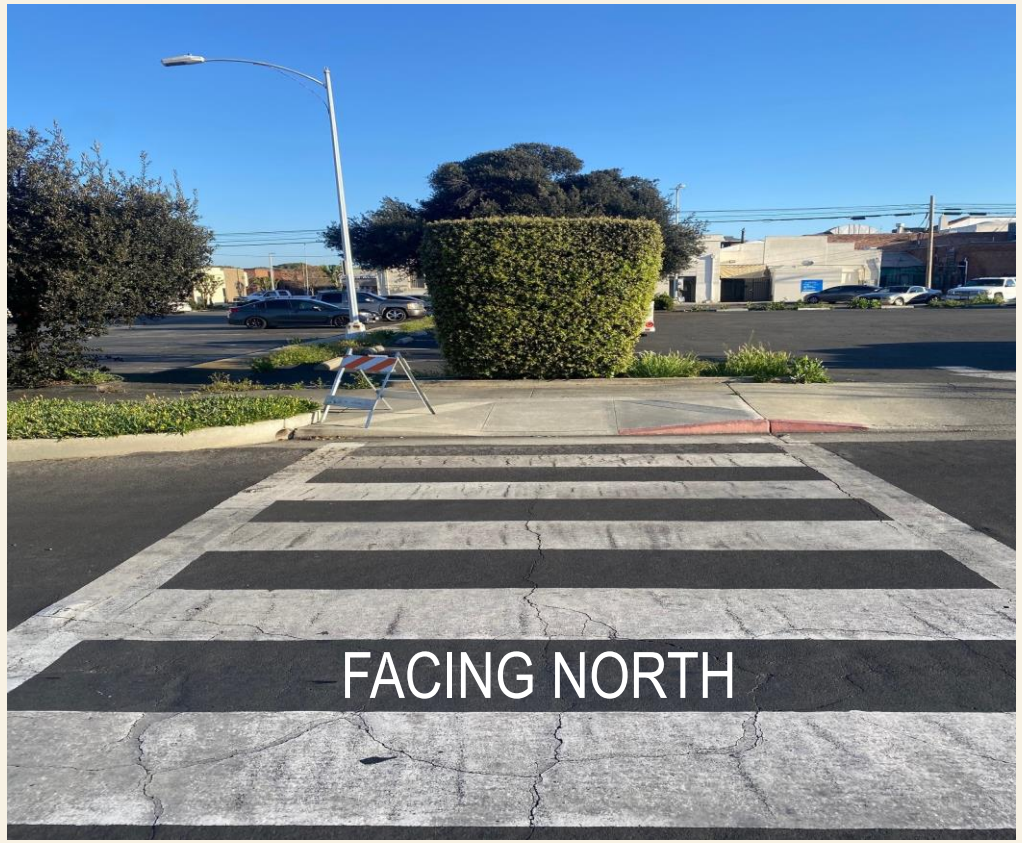


Lacey Blvd between Redington St & Irwin St

- Fewer than ten (10) pedestrians during peak hours
- ADA compliant
- Closest controlled crosswalk 180’ to the west/220’ to the east
- Recommended for removal

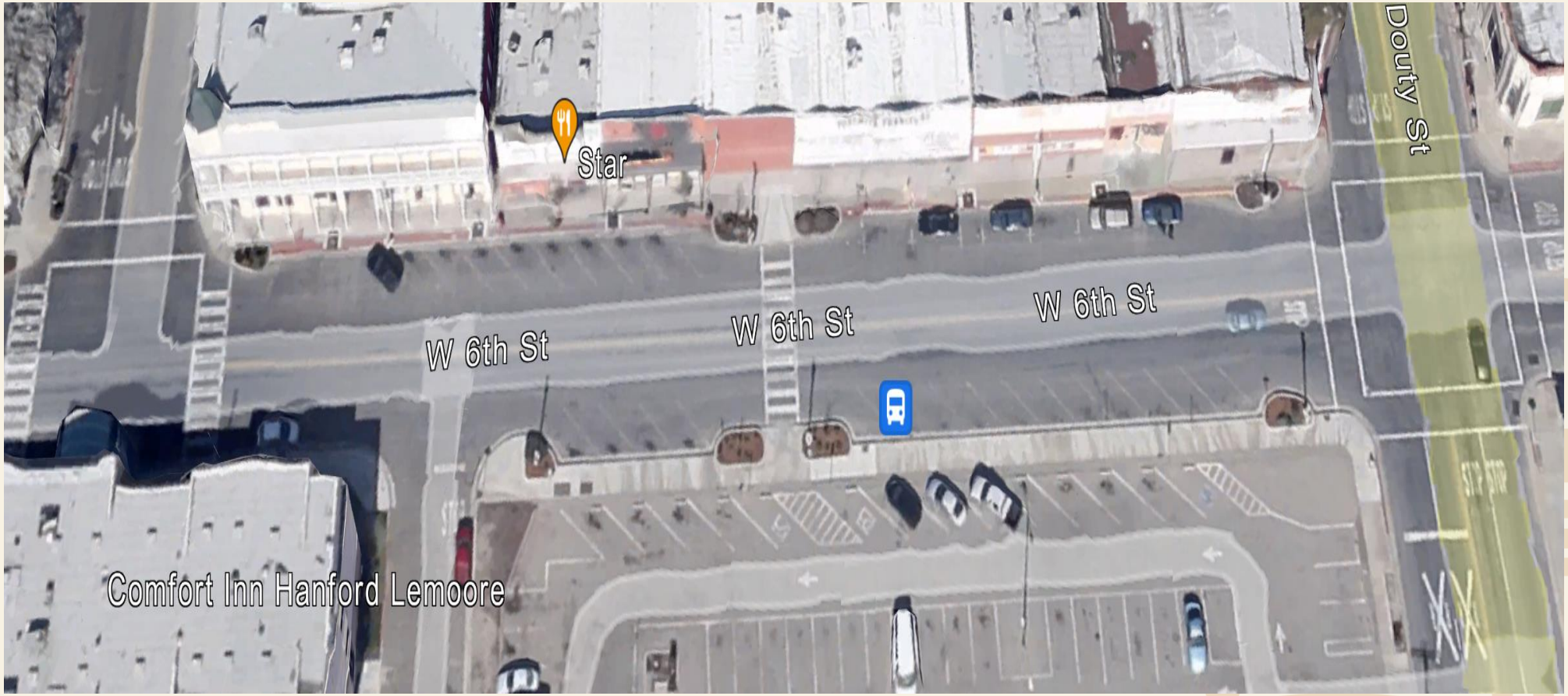
6th St between Redington St & Irwin St

6th St between Redington St & Irwin St

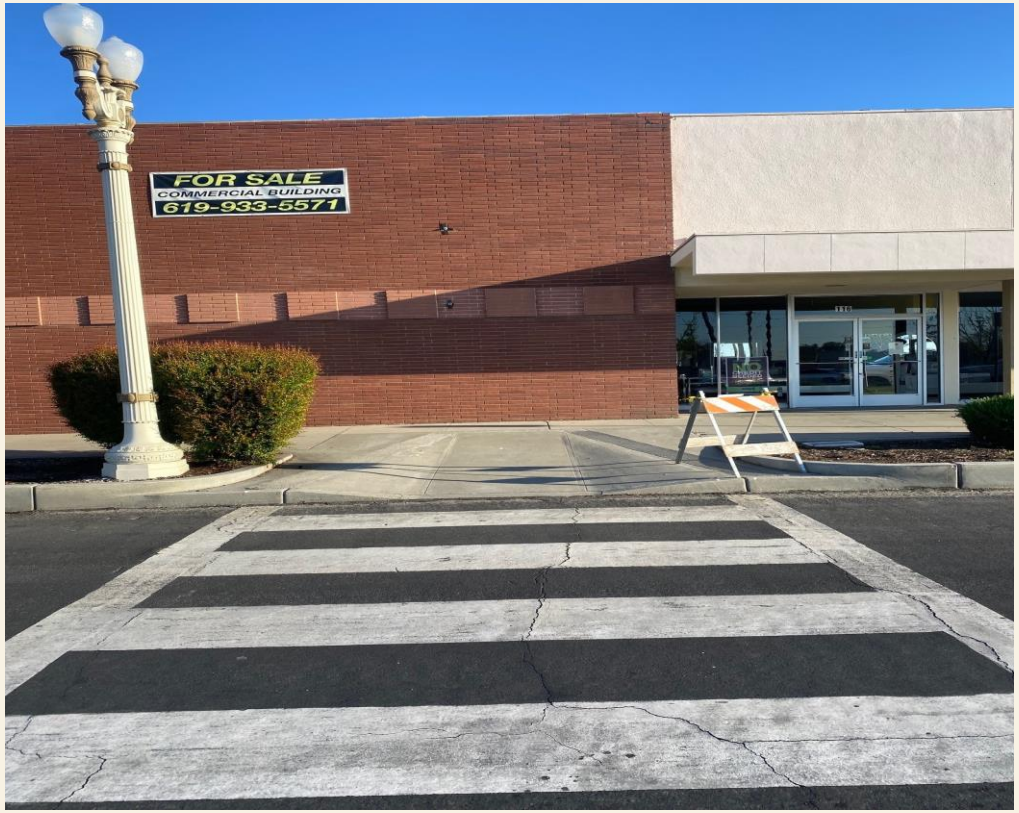


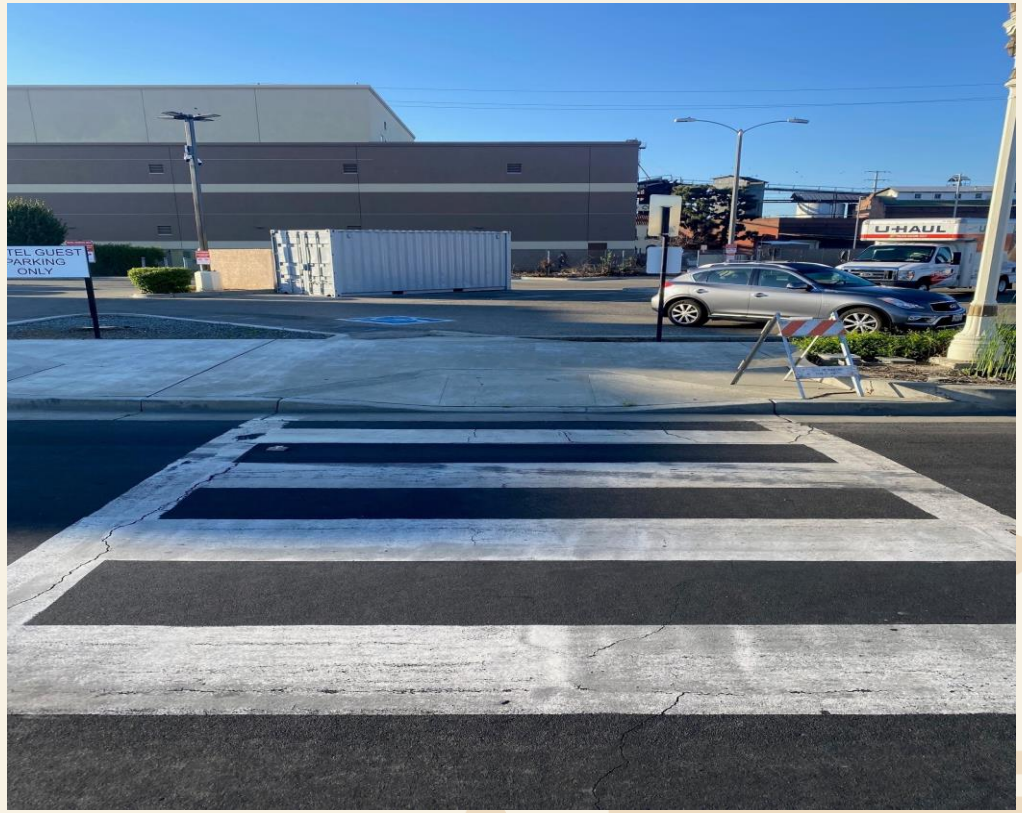
- Fewer than ten (10) pedestrians during peak hours
- Closet controlled crosswalk 210’ to the west (uncontrolled) and 175’ to the east (controlled)
- NOT ADA compliant, too close to driveways
- Line of site issues, potential loss of parking if relocated
- Recommended for removal

6th St between Irwin St & Douty St



6th St between Irwin St & Douty St





- Fewer than ten (10) pedestrians during peak hours
- Closest crosswalk 190’ to the west (uncontrolled) 190’ to the east (controlled)
- NOT ADA compliant, potential loss of parking if relocated (1)
- Recommended for removal

6th St between Douty St & Harris St

6th St between Douty St & Harris St

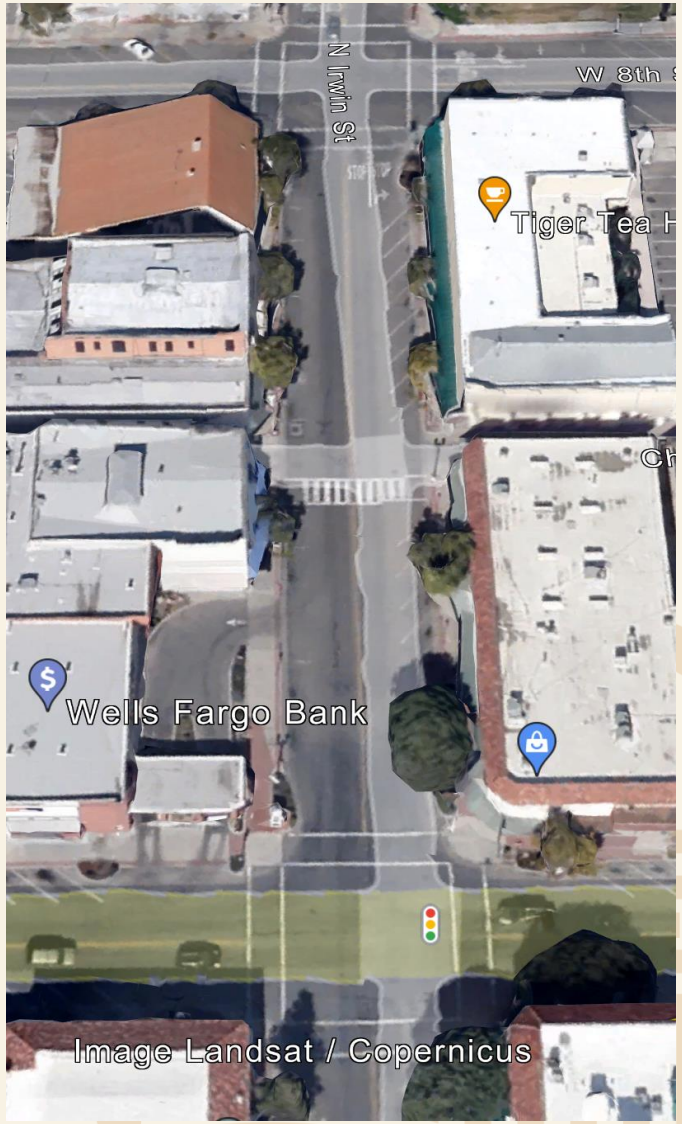
- Fewer than ten (10) pedestrians during peak hours
- NOT ADA compliant, uses driveway access
- Closest controlled crosswalk 180’ to the west, no crosswalk to the east until Green St
- Major renovation needed, potential loss of parking if relocated
- Recommended for removal

8th St between Redington St & Irwin St

8th St between Redington St & Irwin St

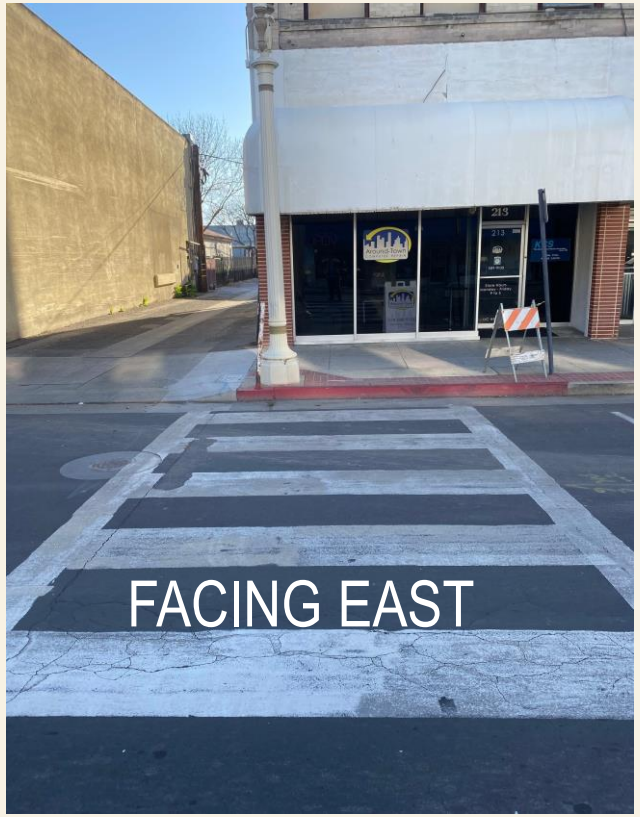
- NOT ADA compliant, too close to driveways
- Closest controlled crosswalk 270’ to the west/125’ to the east
- Recommended for removal
- Loss of parking if made ADA-compliant

Irwin St between 7th St & 8th St



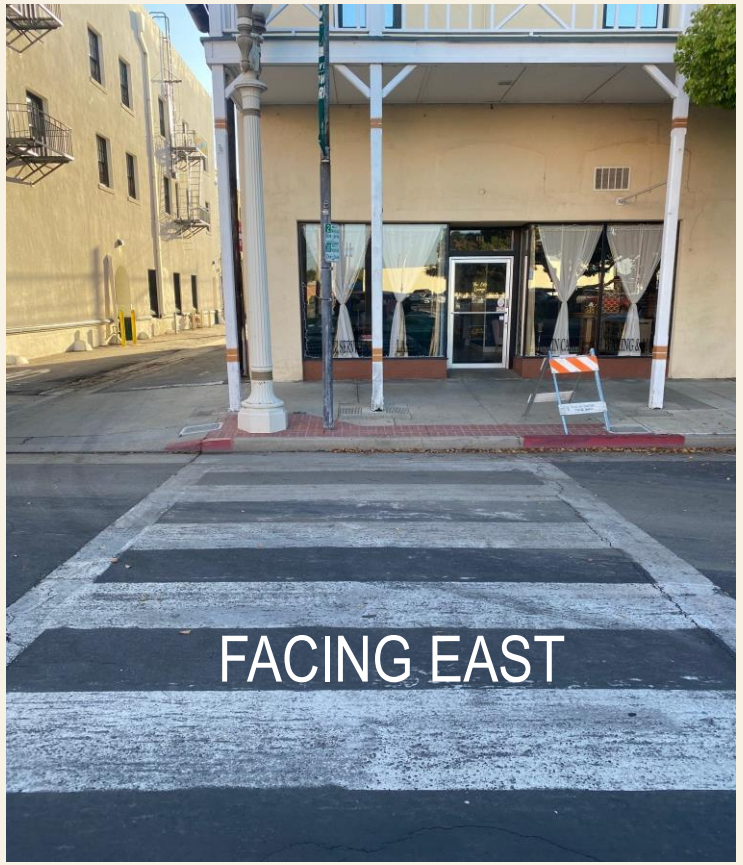
- NOT ADA compliant
- Uses alleyway for ADA access, against regulations
- Closest controlled crosswalk 165’ to the north/140’ to the south
- Loss of parking if made ADA-compliant
- Recommended for removal

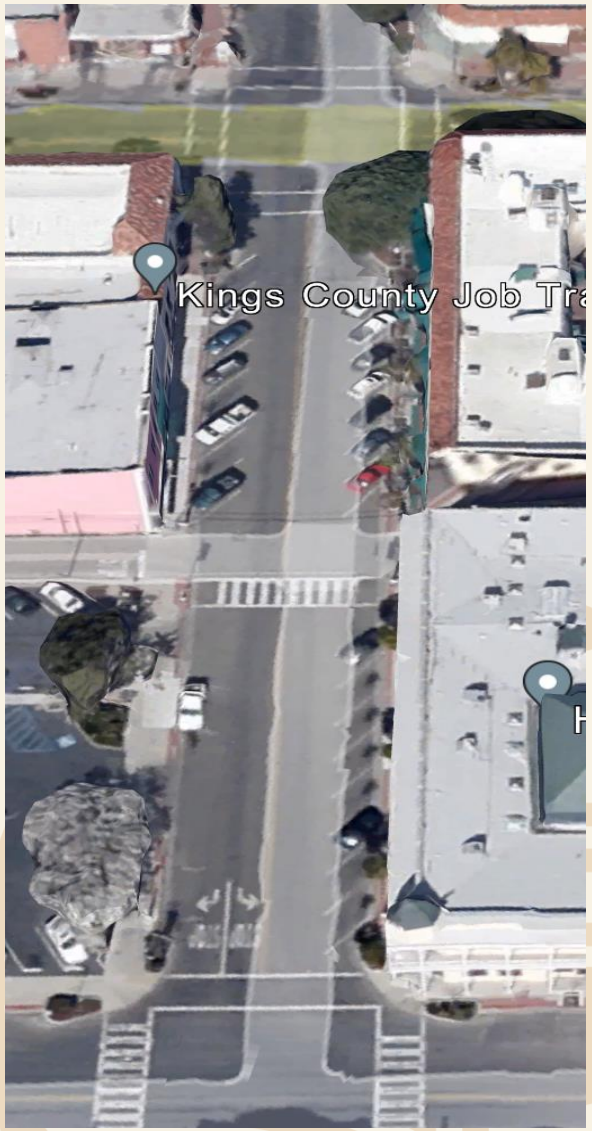
Douty between 7th St and 8th St



- NOT ADA compliant
- Closest controlled crosswalk 170’ to the north/140’ to the south
- Loss of parking if made ADA-compliant
- Recommended for removal

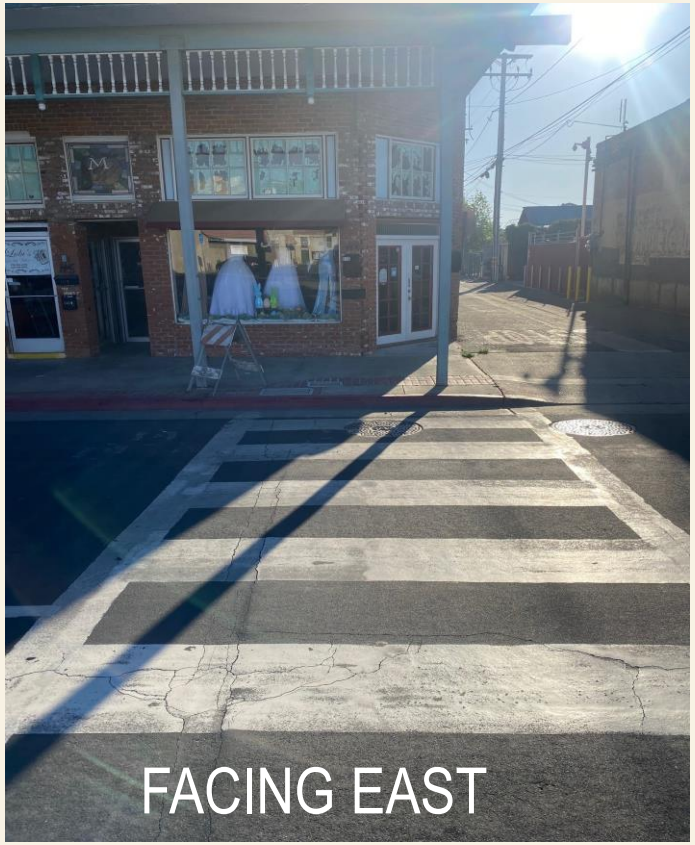
Irwin St between 6th St and 7th St





- NOT ADA compliant
- Closest controlled crosswalk 170’ to the north/140’ to the south
- Loss of parking if made ADA-compliant
- Recommended for removal

Douty St between 6th St & 7th St



- NOT ADA compliant
- Closest controlled crosswalk 140’ to the north/170’ to the south
- Loss of parking if made ADA-compliant
- Recommended for removal

Action

- Provide direction to staff on the removal of specific mid-block crosswalks in the downtown.

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** GENERAL BUSINESS

SUBJECT:
Presentation and Council review and discussion of the Draft City of Hanford Master Fee Schedule for Fiscal Year 2024-25.

RECOMMENDATION:

Recommendation:
Staff recommends that the City Council review the Draft City of Hanford Master Fee Schedule for Fiscal Year 2024-25 and provide input and direction on proposed new fees, deletion of fees and increases or adjustments to existing fees. After Council input and with Council direction, this matter will be brought back to Council on June 4, 2024, for a Public Hearing and approval consideration.

Recommended Motion:
Council feedback is requested, and no formal action is required at this time.

BACKGROUND:

Annually, City Council is brought an updated Master Fee Schedule for review. The previous Master Fee Schedule update for Fiscal Year 2023-24 was accepted and approved by Resolution as of June 20, 2023. At today's study session, Council may make changes and provide feedback to the draft schedule. Staff will return for adoption of a resolution on June 4th for a final Fiscal Year 2024-25 Master Fee Schedule. Fees would take effect July 1, 2024, or 60 days after adoption for impact fees, which would be August 3, 2024.

All fees have been reviewed and, as appropriate, had a minimum cost recovery adjustment, except for Impact Fees and Business Tax. City ordinances limit annual Impact Fee and Business Tax adjustments to specific California Consumer Price Indexes (CPI) or voter approved changes. Annual inflationary adjustments help the City cover costs and lessen the burden on the General Fund so that the Fund will be available to cover critical operations including public safety.

Generally, most adjustments to rates and fees are based on established annual indexes, including the following:

- California Consumer Price Index (CCPI)
- Engineering News Record Construction Costs Index (ENRCCI)
- U.S. Consumer Price Index - Urban Consumers (CPI-U)

In addition to these indexes, some rates and fees are also adjusted using other bases to determine fees. For example, the following bases are also used in limited cases to adjust rates and fees:

- Cost of providing service
- Cost reimbursement
- Survey of fees from surrounding communities
- Special surcharges due to specific costs
- Subsidy by the General Fund
- Rounding

All City Departments have reviewed the rates and fees included for this Draft Fiscal Year 2024-25 Fee Schedule. Council may consider any changes or additions to the schedule as it desires. A final version of the Fee Schedule will show only the final adopted fees and wording Council approves.

FISCAL IMPACT:

The proposed fee increases are set to recover the costs of services provided by the City.

ATTACHMENTS:

1. COH ADMIN POLICY AND PROCEDURES
2. Summary of Changes
3. 24-25 Rates & Fees Draft

CITY OF HANFORD

ADMINISTRATIVE POLICY AND PROCEDURES

PURPOSE:

The purpose of this policy is to set forth the procedures for the review, revision and approval of the City's rates and fees.

POLICY:

1. It shall be the policy of the City to establish fees and charges for City services, which reimburse the City for the associated services, unless specified otherwise by the City Council.
2. All fees and charges shall be reviewed annually, or sooner if needed, to ensure that they are adequate and correlate with their associated cost.
3. All fees and charges adopted herein shall be superseded by state or federal legal requirements setting fees and charges if at different amounts.

PROCEDURES:

1. Annually Finance shall request City departments to review their rates and fees and propose any adjustments.
2. Upon receipt of the requested adjustments, Finance shall review them to ensure that they comply with the City Council's policy for reimbursement of the associated costs.
3. Upon completion of this review, the proposed new rates and fees shall be reviewed by the appropriate advisory Committee or Commission and forwarded by Finance to the City Manager for final review and approval prior to being submitted to City Council.
4. After review and approval by the City Manager, the new rates and fees shall be identified in the Rates and Fees resolution.
5. The rates and fees shall be used to estimate revenues, for specific City programs, as requested in the proposed upcoming budget.
6. The public hearing on the proposed rates and fees, if required, shall be scheduled at a regular Council meeting.
7. Generally all adjustments to the City's rates and fees are to be considered at one time prior to the review and adoption of the budget. Changes in some rates and fees become effective at a date other than the first day of the new fiscal year. See following Effective Date for detail.
8. Should new services or documents become available during the year, the new rate(s) or fee(s) may be developed and implemented using the same criteria as similar rates or fees. These new items would then be included in the next review, if continued use is anticipated.

CITY OF HANFORD

ADMINISTRATIVE POLICY AND PROCEDURES

BASIS FOR ADJUSTMENTS:

1. Generally most adjustments to rates and fees are based on established annual indexes including the following:

   - California Consumer Price Index (CCPI)
   - Engineering News Record Construction Costs Index (ENRCCI)
   - U.S. Consumer Price Index – Urban Consumers (CPI-U)

2. In addition to these indexes some rates and fees are also adjusted using other basis to determine fees. For example the following basis are also used in limited cases to adjust rates and fees:

   - Cost of providing service
   - Cost reimbursement
   - Survey of fees from surrounding communities
   - Special surcharges due to specific costs
   - Subsidy by the General Fund
   - Rounding

3. Certain rates and fees may not be required to be adjusted. For example if an Enterprise Funds can continue to fund operations without an increase, none will be recommended.

EFFECTIVE DATES:

1. Adjustments to rates and fees generally become effective on the first day of the next fiscal year. (e.g. General Fund and Enterprise Funds).

2. Adjustments to Impact Fees are effective 60 days after the date of the Public Hearing in which the new rates were adopted.

3. In certain circumstances a rate or fee may be brought before Council and adjustments adopted during the fiscal year for immediate change or changes over specified number of years.

Summary of Changes

Finance Department:

UTILITIES		
Residential Deposit	$278 (Three times the determined average residential bill)	Average monthly bill for residential services is $92.52.

Water Rates		Newly added to schedule
Meter Charges:		Newly added to schedule
5/8", 3/4", & 1"	$19.85	Newly added to schedule
1-1/2" & 2"	$36.34	Newly added to schedule
3" & 4"	$108.90	Newly added to schedule
6"	$333.16	Newly added to schedule
8"	$531.04	Newly added to schedule
Consumption Charges:		Newly added to schedule
All Customers	$2.24	Newly added to schedule
Drought Consumption Charges:		Newly added to schedule
10% Water Cutback	$2.42	Newly added to schedule
20% Water Cutback	$2.65	Newly added to schedule
35% Water Cutback	$3.13	Newly added to schedule
50% Water Cutback	$3.89	Newly added to schedule
Wastewater Rates		Newly added to schedule
Residential (Per Dwelling Unit):		Newly added to schedule
Single Family	$27.63	Newly added to schedule
Multi-Family/Duplex	$20.73	Newly added to schedule
Non-Residential - Metered Water($/CCF):		Newly added to schedule
Group A: Domestic	$3.45	Newly added to schedule
Group B: Low Strength	$3.15	Newly added to schedule
Group C: Medium Strength	$4.42	Newly added to schedule
Group D: High Strength	$5.98	Newly added to schedule
Schools (per Student ADA)	$0.83	Newly added to schedule
Septage (per 1,000 Gallions)	$39.23	Newly added to schedule
Industrial:		Newly added to schedule
Flow (per mg)	$2,796.83	Newly added to schedule
BOD (per lb)	$0.623	Newly added to schedule
SS (per lb)	$0.625	Newly added to schedule
Stormwater Rates		Newly added to schedule
Storm Drainage System Flow Charge ($/CCF)	$0.20	Newly added to schedule

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
BUSINESS LICENSE		
Any business located in the City must have a Certificate of Occupancy or Home Permit. Annual notices will be e-mailed to the registered account holder by January 1 and are due by January 31. For businesses located in the Improvement District, license fee is doubled. Businesses commencing at any time during the second half of an annual licensing period (July 1- December 31) shall pay 50% of the minimum annual Business License Tax.		Changed "mail" to "e-mail"
Invoice Late Fee (Net 30 Days)	$10.00	New
Business License Types:		Removed "specific" in desc
Gross Receipts	Based on calculation table on pg. 8	Removed BL in desc; specify table location
Professions: (Examples) Accountant, Appraiser, Architect, Attorney, Chemist, Chiropodist, Chiropractor, Dentist, Medical Lab, Engineer, Geologist, Optician, Optometrist, Osteopath, Physician, Surgeon, Tax	$60 per Professional per Year plus $8 per year per assistant that exceeds the number of professionals	Adding explanation (that exceeds the number of professionals)
City Special Events:		
Easter Egg Hunt Vendor (Mar)	$25 per Event	New
Food Truck Takeover Vendor (Mar- May)	$40 per Event	New
Halloween Bash Vendor (Oct)	$25 per Event	New
Winter Wonderland Vendor (Nov-Jan)	$40 per Event	New

Human Resources

Fee Name/Description Of Service	Fee Amount	COMMENT
Passport Services		
* These are only the acceptance fee established by the U.S. Department of State - Bureau of Consular Affairs and does not include any application fees associated to processing passport application.		Newly added to schedule
Note: Please make all Acceptance Fees Payable to the City of Hanford		Newly added to schedule
First-time Adult Passport Book	$35.00	Newly added to schedule
First-time Adult Passport Card	$35.00	Newly added to schedule
First-time Adult Passport Book & Card	$35.00	Newly added to schedule
Minor (Under 16) Passport Book	$35.00	Newly added to schedule
Minor (Under 16) Passport Card	$35.00	Newly added to schedule
Minor (Under 16) Passport Book & Card	$35.00	Newly added to schedule

Parks & Community Services Department:

FACILITY		Resident	Non-Resident	Comments
CIVIC AUDITORIUM:				
Dance Permit		$5.00	$5.00	Newly added to schedule
Alcohol Deposit		$1,000.00	$1,000.00	Newly added to schedule
CIVIC GROUNDS:				
Rental Fee		$1250.00 Per Day		*Adjusted for overhead costs and inflation
~~COE Park Hall:~~				Remove
~~Bulding~~		~~$35.00 Per Hour~~		Remove
FACILITY HOST FEES:				
1-199 Party Size		$40.00 per Hour		* Costs for employees adjusted by $5 to reflect increase wages of employees
200-299 Party Size		$57.00 per Hour		* Costs for employees adjusted by $5 to reflect increase wages of employees
300-399 Party Size		$72.00 per Hour		* Costs for employees adjusted by $5 to reflect increase wages of employees
400-499 Party Size		$93.00 per Hour		* Costs for employees adjusted by $5 to reflect increase wages of employees
500 Or Larger		$115.00 per Hour		* Costs for employees adjusted by $5 to reflect increase wages of employees
LONGFIELD CENTER:				
Basketball Court(s)	Full	$50.00 Per Hour		*Increased by $20 to reflect new overhead cost
	Half	$30.00 Per Hour		*Added new service

FACILITY	RESIDENT	NON-RESIDENT	COMMENT
City Plunge:			
Rental Fee	$50 per Hour	$75 per Hour	*increased due to increase in staffing and overhead costs
Lifeguard Fee	$25/hour/lifeguard		*increased due to increase in staffing and overhead costs
Admission Fee:			*increased due to increase in staffing and overhead costs
Senior/Military	$2/day		*increased due to increase in staffing and overhead costs
Punch Pass	$10/pass for five visits		*increased due to increase in staffing and overhead costs
Adults & Children	$3/day		*increased due to increase in staffing and overhead costs
Swim Classes: Adults & Children	$65-$80 (Depending on Skill Level)		*increased due to increase in staffing and overhead costs
Dive In Movies: Adults & Children	$5 per person		*increased due to increase in staffing and overhead costs
Water Aerobics :Adults & Seniors	$16.00	$20.00	*increased due to increase in staffing and overhead costs
Lap Swim: Adults & Seniors	$16.00	$20.00	*increased due to increase in staffing and overhead costs
Picnic Shelter	$30 per Day	$35 per Day	*increased due to increase in staffing and overhead costs
Soccer Complex and Youth Athletic Complex (w/wo lighting) Field Permit Fee	$2.50/hour/field		*Newly approved department service charges

DESCRIPTION OF SERVICE	FEE AMOUNT		COMMENT
Carousel Ride Rental:	FEE	Non-Profit Fee	**removed half hour rental opitions and non-profit fee**
1 Hour	$170.00	~~$100.00~~	*increased due to staffing and overhead
1.5 Hours	$220.00	~~$150.00~~	*increased due to staffing and overhead
2 Hours	$270.00	~~$200.00~~	*increased due to staffing and overhead
2.5 Hours	$320.00	~~$250.00~~	*increased due to staffing and overhead
Fire Truck Rental:			
1 Hour	$175.00	~~$100.00~~	*increased due to staffing and overhead
1.5 Hours	$225.00	~~$150.00~~	*increased due to staffing and overhead
2 Hours	$275.00	~~$200.00~~	*increased due to staffing and overhead
2.5 Hours	$325.00	~~$250.00~~	*increased due to staffing and overhead
Carousel Ride & Fire Truck Rental Combo:			
1 Hour	$300.00	~~$150.00~~	*increased due to staffing and overhead
2 Hours	$450.00	~~$300.00~~	*increased due to staffing and overhead
Single Carousel Ride	$3.00		*increased due to staffing and overhead
Single Fire Truck Ride	$4.00		*increased due to staffing and overhead

Parks & Community Services Department Continues:

			COMMENT
DESCRIPTION OF SERVICE	FEE AMOUNT	Unit	Newly added to schedule
Adults and Children Ice Skating:			
Child	$16.00	Per Person	*prices decreased by .50 due to decrease in skate time.
Adults	$17.50	Per Person	*prices decreased by .50 due to decrease in skate time.
Military	$16.00	Per Person	*prices decreased by .50 due to decrease in skate time.
Senior 55+	$16.00	Per Person	*prices decreased by .50 due to decrease in skate time.
Family Pack 3	$45.00		*prices decreased by .50 due to decrease in skate time.
Family Pack 4	$60.00		*prices decreased by .50 due to decrease in skate time.
Family Pack 5	$75.00		*prices decreased by .50 due to decrease in skate time.
Season Pass:			
Children	$100.00	Per Person	*New product to WWL
Adults (18+)	$120.00	Per Person	*New product to WWL
Activities:			
Hockey Lessons	$20.00	Per Lesson	*No change in fees; New to Schedule
Skate Lessons	$20.00	Per Lesson	*No change in fees; New to Schedule
Tour of Lights	$165.00	Per Rental	*No change in fees; New to Schedule
Broomball	$5.00	Adults/Children	*No change in fees; New to Schedule
Enchanted Breakfast	$40.00		*No change in fees; New to Schedule
Superhero Breakfast	$40.00		*No change in fees; New to Schedule
Miscellaneous:			
Event Vendor Fee	15%-20% Revenue Spilt	Per Vendor	*varies depending on vendors availibility
Skate Aides	$6.00	Per aide	*increased by $1, limited resource
North Pole Lounge	$375.00	Per Rental	*No change in fees; New to Schedule
Santa Experience Photos	TBD		*in progress, final numbers TBD
Santa Experience (Up to 6 people)	$25.00	Per Reservation	*New product to WWL
Socks	$5.00	Per Pair	*increased by $1, limited resource
Locker Rental	$4.00	Per Locker	*increased by $1, limited resource
Private Rink Rentals	$350.00	Per Hour	*No change in fees; New to Schedule

				COMMENT
DESCRIPTION OF SERVICE	FEE AMOUNT		Unit	Newly added to schedule
Sesonal Day Camps	$100.00		Per Child	*No change
Zumba, Aerobics, Yoga	$16 Resident	$20 Non-Resident	Per Class	*No change
Haunted House	$5.00		Per Person	*No change
Easter Egg Hunt	$5.00		Per Person	*No change
Food Vendor	5%-20%		Per Day	*Varies on event/program
Activity Vendor	5%-20%		Per Day	*Varies on event/program
Retail Booth Vendor	$20-$40		Per Space	*Varies on event/program

Fire Department:

FEE NAME/DESCRIPTION OF SERVICE		FEE AMOUNT	COMMENT
Annual Fire and Life Inspection without fire Sprinklers (A, B, M, L, S) **Assemblies great then 49 people shall be inspected quartly*	Per Occurnace	$145.00	new fee
Fire and Life Safety Inspection With Fire Sprinklers	Per Issuance	$217.00	new fee
Additional fee when greater then 30 minutes for fire sprinkler buildings	>30 Mins	$145.00	increase in fee amount to recover cost
Billing Fees: Invoice Late Fee (Net 30 Days)	Per Invoice	$10.00	Newly added
~~Bi-Annual Inspections (Restaurants)~~		~~$105 per Inspection~~	Remove
~~Annual Inspection:~~			Remove
~~> 5,000 Sq Ft~~		~~$105 per Inspection~~	Remove
~~< 5,000 Sq Ft~~		~~$105 per Inspection Plus $~~	Remove
~~Biennial Inspection:~~			Remove
~~> 5,000 Sq Ft~~		~~$105 per Inspection~~	Remove
~~< 5,000 Sq Ft~~		~~$105 per Inspection Plus $~~	Remove
~~Special Inspection:~~			Remove
~~> 5,000 Sq Ft~~		~~$105 per Inspection~~	Remove
~~< 5,000 Sq Ft~~		~~$105 per Inspection Plus $~~	Remove
~~Misc. Inspection:~~			Remove
~~> 5,000 Sq Ft~~		~~$105 per Inspection~~	Remove
~~< 5,000 Sq Ft~~		~~$105 per Inspection Plus $~~	Remove
~~Additional Inspection Requests:~~			Remove
~~> 5,000 Sq Ft~~		~~$105 per Inspection~~	Remove
~~< 5,000 Sq Ft~~		~~$105 per Inspection Plus $~~	Remove
~~Plan Review~~		~~Includes Permit & 1-3 Inspe~~	Remove
~~Up to 5,000 Sq Ft~~		~~$105 per Review plus 3rd I~~	Remove
~~5,000 + Sq Ft~~		~~$105 per Review plus $0.7~~	Remove
Re-inspection 2nd	Per Occurance	$160.00	new fee
Re-inspection 3rd	Per Occurance	$182.00	new fee
Knox Box key install	Per Issuance	$67.00	increase in fee amount to recover cost
Special Inspection <5000 sqft	Per Occurance	$145.00	increase in fee amount to recover cost
Special Inspection >5,000 sqft (C, F, H, I)	Per Occurance	$182.00	increase in fee amount to recover cost
Additional sevice fee	Per Hour	$145.00	increase in fee amount to recover cost
Weed Abatement Admin Fee on Open Parcels		$320.00	new fee
Weed Abatement Admin Fee on Residential Properties	Per Issuance	$320.00	new fee
Emergency Abatement Fee for imminate Fire Hazard (Three attempts made in 21 Business Days)	Per Issuance	$555.00	increase in fee amount to recover cost
Jails less than 5000 sqft	Per Occurance	$145.00	increase in fee amount to recover cost; change from occupancy to sqft
Jails greater than 5000 sqft	Per Occurnace	$290.00	increase in fee amount to recover cost; change from occupancy to sqft
Tent/Membrane inspection	Per Occurnace	$145.00	increase in fee amount to recover cost; remove permits
~~Device System Inspection~~		~~$21 per Device~~	Remove
Hotel/Motel 1-50 units (R-1)	Per Occurance	$145.00	increase in fee amount to recover cost; change name descrition of service| simplfy qty
Hotel/Motel +50 units (R-1)	Per Occurnace	$290.00	increase in fee amount to recover cost; change name descrition of service| simplfy qty
Multi-Family Dwellings Inspection:			
1-20 units (R-2)	Per Occurance	$145.00	increase in fee amount to recover cost
21-50 units (R-2)	Per Occurance	$175.00	increase in fee amount to recover cost
51-100 units (R-2)	Per Occurance	$215.00	increase in fee amount to recover cost
+100 units (R-2)	Per Occurance	$270.00	increase in fee amount to recover cost
Schools	Per Occurance	$145.00	inincrease in fee amount to recover cost
~~Healthcare Facilities Inspection:~~			Remove
~~3-25 Units~~		~~$105 per Inspection~~	Remove
~~26-50 Units~~		~~$210 per Inspection~~	Remove
~~51-100 Units~~		~~$315 per Inspection~~	Remove
~~100-150 Units~~		~~$420 per Inspection~~	Remove
~~151+ Units~~		~~$525 per Inspection~~	Remove
Hood Suppression inspection **Commercial hood system shall be inspected semi annual*	Per Occurance	$182.00	New fee to recover cost of inspection
Hood Supression plan check	Per Issuance	$145.00	New fee to recover cost of staff time
Refrigerant an Monitoring System	Per Occurance	$182.00	Added due to high hazard
Fireworks Booth Admin an Inspection	Per Issuance	$284.00	increase in fee amount to recover cost
Tank Inspection	Per Occurance	$142.00	increase in fee amount to recover cost
Tank Plan review	Per Issuance	$182.00	increase in fee amount to recover cost
Spray booth inspection	Per Occurnace	$145.00	increase in fee amount to recover cost
Spray Booth Plan Review	Per Issuance	$182.00	New fee to recover cost of staff time
Consultation Fee	Per Occurance	$142.00	New Fee due to influx in pre inspection
Licensed Family Day Care Initial/	Per Occurance	$145.00	New Fee as this is a state manadated inspection
Licensed Family Day Care Re inspection	Per Occurance	$175.00	New Fee due to influx in nspection
Residential Care home 24 Hour Car- R 3.1 (et al.)	Per Issuance	$175.00	New Fee as this is a state manadated inspection
Residential Care home 24 Hour Care Re inspection- R 3.1 (et al.)	Per Issuance	$200.00	New Fee due to influx in inpsection
Mobile Food Vendor Annual Inspection	Per Issuance	$145.00	increase in fee amount to recover cost
Fire Alarm Plan Review:			
1-15 Devices	Per Issuance	$182.00	New fee; charging per device
16-50 Devices	Per Issuance	$264.00	New Fee, charging per device
51-100 Devices	Per Issuance	$384.00	New Fee, charging per device
101-500 Devices	Per Issuance	$552.00	New Fee, charging per device
+500 Devices	Per Issuance	$1,104.00	New Fee, charging per device
Fire Alarm Inspection & Testing	Per Occurance	$184.00	New Fee, charging per device
Re inspection on Testing Devices	Per Occurance	$224.00	New Fee, charging per device

Fire Department Continues:

FEE NAME/DESCRIPTION OF SERVICE		FEE AMOUNT	COMMENT
Fire Sprinkler Plan Review:			
1-100 Heads	Per Issuance	$264.00	new fee, charging per device
101-300 Heads	Per Issuance	$384.00	New Fee, charging per device
301-500 Heads	Per Issuance	$552.00	New Fee, charging per device
+500 Heads	Per Issuance	$1,104.00	New Fee, charging per device
Underground Fire Line Inspection	Per Occurance	$184.00	New Fee, construction fee
Underground Fire Line Plan Review	Per Issuance	$224.00	New Fee, chaging per plan review
Residental field Inspection	Per Occurance	$184.00	New fee, due to influx in inspections
Residental Plan Review Less than 5000 sqft	Per Issuance	$184.00	New fee to recover cost of staff time
Residental Plan Review Greater Than 5000 sqft	Per Issuance	$184 + $.75 per SQFT	new fee to recover cost of staff time and larger structure
Fire Reports	Per Issuance	$25.00	increase in fee amount to recover cost
Fire Investigtion Report	Per Issuance	$224.00	Increase due to prep time meeting industry standards
Miscellaneous Fire Prevention Permit		$105 per Permit	
False Alarm/ 3rd and subsuquent events in calendar year	Per Occurance +	$390	increase rate, change from 90 days to calendar period
~~False Alarm~~		~~$105 per Alarm plus Appar~~	Remove
~~False Alarm from Negligent Act~~		~~Apparatus and Personnel A~~	Remove
~~Removal of Dwellings by Burning~~		~~$800 plus 3rd Party Costs~~	Remove
Stand by for public utility response	Per Hour	$390.00	applicable rate according to current reimbursement rate for CFAA Federal and State agreements
~~Stand by at Special Event~~		~~Apparatus and Personnel A~~	Remove
DUI response	Per Hour	$390.00	applicable rate according to current reimbursement rate for CFAA Federal and State agreements
Illegal buring	Per Hour	$390.00	applicable rate according to current reimbursement rate for CFAA Federal and State agreements
Arson Investigator response Per Investigators (Minimun of 2 Investigators)	Per Hour	$70.00	(2) investigators are required to work the scene at an industry standard minimum
~~Confirmed Arson Fire Investigation~~		~~Apparatus and Personnel A~~	Remove
~~Fire Suppression for Illegal Burning~~		~~Apparatus and Personnel A~~	Remove
Neglectful fire response	Per Hour	$390.00	applicable rate according to current reimbursement rate for CFAA Federal and State agreements
Dangerous Building or Structures	Per Issuance	$555.00	Added due to high hazard
Hazardous Materials Operational:			
Permit H-1	Per Issuance +	$656.00	new fee due to special hazards
Permit H-2	Per Issuance +	$574.00	new fee due to special hazards
Permit H-3	Per Issuance +	$532.00	new fee due to special hazards
Permit H-4	Per Issuance +	$470.00	new fee due to special hazards
Permit H-5	Per Issuance	$409.00	new fee due to special hazards
Special Hazard Permit/Confined space, Trench, Vault, High angle <72'	Per Issuance	$515.00	new fee due to special hazards
Special Hazard Incident /Confined space, Trench, Vault, High angle <72'	Per Hour	$602+ Rescue Team	new fee due to special hazards
Hazardous Materials spill fire response	Per Hour	$602+Hazmat Team	new fee due to special hazards
Hydrant Maintence and Repair	Per Hydrant	$70.00	
Private Hydrant Maintain and Repair	Per Hydrant	$100.00	Newly added; Increase in Fee to recover cost
Hydrant Flow Test	Per Occurance	$340.00	Increase in Fee to recover cost
Special Event with Apparatus	Per Occuance	$264.00	Increase in Fee to recover cost
BC Special Event Coordination Per Hour	Per Occurance	$186.00	Increase in Fee to recover cost
Fire Prevention Event Coordination per Hour	Per Occurance	$145.00	Increase in Fee to recover cost
~~Convalescent Van Inspection~~		~~$53 per Inspection~~	Remove
~~Compliance Engine Fee~~		~~$17~~	Remove
~~VIOLATIONS AND FINES~~			COMMENT
~~Minor~~		~~$250 per Offense and/or R~~	Remove
~~General~~		~~$500 per Offense and/or R~~	Remove
~~Health and Safety~~		~~$1,000 per Offense and/or~~	Remove
Fire and Life Safety Citation:			
First Offense		$100.00	Usual and customary fee to recover costs of nuisance Offenses
Second Offense		$200.00	Usual and customary fee to recover costs of nuisance Offenses
Third Offense		$500.00	Usual and customary fee to recover costs of nuisance Offenses
Red Tag on Building	Per Day	$200.00	Usual and customary fee to recover costs of nuisance Offenses

Police Department:

No Changes were made to the PD's Rates & Fees Schedule

Cannabis Fees:

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
APPLICATION FEE- PAY AT COMMUNITY DEVELOPMENT DEPARTMENT		
Preliminary Eligibility (Retail & Non-Retail)	$4,254.00	Add description
Initial Ranking (Retail Only)	$1,689.00	Add description
Second Ranking (Retail Only)	$2,241.00	Add description
Final Recommendation to Council (Retail Only)	$1,102.00	Add description
Background Fee (Each Person) (Retail & Non-Retail)	$300.00	Add description
Environmental Review (Retail & Non-Retail)	Actual Cost plus 10%	Add description
Live Scan (Each Person) (Retail & Non-Retail)	$135.00	Add description
Zoning Verification Letter (Retail & Non-Retail)	$150.00	Add description
Cultivation:		
Six dollars ($6.00) annually per square foot of canopy space in a facility that uses exclusively artificial lighting		Decrease amount
~~Seven dollars ($7.00) annually per square foot of canopy space in a facility that uses a combination of natural and artificial lighting~~		REMOVE
~~Four dollars ($4.00) annually per square foot of canopy space in a facility that uses no artificial lighting~~		REMOVE
Lab Testing:		
~~Two and one half percent (2.5%) of gross receipts.~~		REMOVE
Retail, Delivery Business or Microbusiness (retail sales activity):		Change "dispensary" to "retail"
Six percent (6%) of gross receipts for both non-storefront and storefront.		No change
Distribution:		
One percent (1%) of gross receipts.		Change to 1%
Manufacturing, Processing or Microbusiness (non-retail activity):		
Two percent (2%) of gross receipts.		Change to 2%

Community Development Department:

No Changes were made to the PD's Rates & Fees Schedule

Development Impact Fees:

All Impact fees have been increased due to the change of ENRCC of 2.70%

LAND USE CATEGORY	FIRE FEE PER UNIT	POLICE FEE PER UNIT	WATER FEE PER UNIT	COMMENT
Low Density Residential	$636.55	$345.42	$2,891.82	Fee Increase ENRCC 2.70%
Medium Density Residential	$357.83	$510.77	$1,616.58	Fee Increase ENRCC 2.70%
High Density Residential	$179.79	$165.65	$978.75	Fee Increase ENRCC 2.70%
Neighborhood Commercial	$0.53	$0.71	$1.23	Fee Increase ENRCC 2.70%
Regional Commercial	$0.44	$0.31	$1.08	Fee Increase ENRCC 2.70%
Service Commercial	$0.67	$0.10	$1.49	Fee Increase ENRCC 2.70%
Highway Commercial	$0.53	$0.24	$1.23	Fee Increase ENRCC 2.70%
Office Residential	$0.23	$0.42	$1.32	Fee Increase ENRCC 2.70%
Office	$0.25	$0.26	$0.85	Fee Increase ENRCC 2.70%
Neighborhood Mixed Use	$0.53	$0.68	$1.54	Fee Increase ENRCC 2.70%
Corridor Mixed Use	$0.53	$0.46	$1.39	Fee Increase ENRCC 2.70%
Downtown Mixed Use	$0.09	$0.40	$0.30	Fee Increase ENRCC 2.70%
Light Industrial	$0.15	$0.01	$1.74	Fee Increase ENRCC 2.70%
Heavy Industrial	$0.15	$0.01	$1.77	Fee Increase ENRCC 2.70%
Open Space	$0.00	$0.00	$0.00	Fee Increase ENRCC 2.70%
Public Facilities	$0.06	$0.09	$1.49	Fee Increase ENRCC 2.70%
Educational Facilities	$0.00	$0.00	$0.78	Fee Increase ENRCC 2.70%

LAND USE CATEGORY	WASTEWATER PER UNIT	PARKS FEE PER UNIT	STORM DRAIN PER ACRE	COMMENT
Low Density Residential	$2,476.57	$3,192.47	$2,814.62	Fee Increase ENRCC 2.70%
Medium Density Residential	$1,982.50	$2,859.09	$3,096.08	Fee Increase ENRCC 2.70%
High Density Residential	$1,807.62	$2,525.70	$3,377.53	Fee Increase ENRCC 2.70%
LAND USE CATEGORY	WASTEWATER PER UNIT	PARKS FEE PER UNIT	STORM DRAIN PER ACRE	
Neighborhood Commercial	$0.83	$0.00	$5,066.31	Fee Increase ENRCC 2.70%
Regional Commercial	$0.86	$0.00	$5,066.31	Fee Increase ENRCC 2.70%
Service Commercial	$0.84	$0.00	$5,066.31	Fee Increase ENRCC 2.70%
Highway Commercial	$0.83	$0.00	$5,066.31	Fee Increase ENRCC 2.70%
Office Residential	$1.79	$0.00	$3,377.53	Fee Increase ENRCC 2.70%
Office	$0.84	$0.00	$5,066.31	Fee Increase ENRCC 2.70%
Neighborhood Mixed Use	$1.63	$0.00	$5,066.31	Fee Increase ENRCC 2.70%
Corridor Mixed Use	$1.17	$0.00	$5,066.31	Fee Increase ENRCC 2.70%
Downtown Mixed Use	$0.51	$0.00	$4,051.07	Fee Increase ENRCC 2.70%
Light Industrial	$0.97	$0.00	$4,503.39	Fee Increase ENRCC 2.70%
Heavy Industrial	$1.11	$0.00	$4,503.39	Fee Increase ENRCC 2.70%
Open Space	$0.00	$0.00	$0.00	Fee Increase ENRCC 2.70%
Public Facilities	$0.84	$0.00	$3,940.46	Fee Increase ENRCC 2.70%
Educational Facilities	$0.52	$0.00	$3,940.46	Fee Increase ENRCC 2.70%

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	
LAND USE CATEGORY	REFUSE FEES PER UNIT	COMMENT
Residential Container/Equip	$576.22	Fee Increase ENRCC 2.70%
Commercial		
Per No. of 1 cubic yard dumpsters	$1,009.87	Fee Increase ENRCC 2.70%
Per No. of 1 cubic yard dumpsters	$1,271.25	Fee Increase ENRCC 2.70%
Per No. of 1 cubic yard dumpsters	$1,354.42	Fee Increase ENRCC 2.70%
Per No. of 1 cubic yard dumpsters	$1,722.72	Fee Increase ENRCC 2.70%

LAND USE CATEGORY	CIRCULATION FEES PER UNIT		COMMENT
Single-Family Residential	$3,995.72	Dwelling Unit	Fee Increase ENRCC 2.70%
Multi-Family Residential	$2,805.77	Dwelling Unit	Fee Increase ENRCC 2.70%
Senior Residential/Assisted Living	$1,452.99	Dwelling Unit	Fee Increase ENRCC 2.70%
Hotel/Motel (per room)	$2,543.63	Room	Fee Increase ENRCC 2.70%
Retail (<100KSF) unless specifically listed below	$11,648.16	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Retail (>100KSF)	$8,796.02	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Convenience Store- Without Gas Station	$105,434.25	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Gas Station- With or Without Convenience Store	$15,412.20	Fueling Position	Fee Increase ENRCC 2.70%
Motor Vehicle Sales, Minor and Major Repair	$2,206.66	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Restaurant- No Drive-thru	$22,529.56	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Restaurant with Drive-thru- Stand-alone	$102,969.74	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Restaurant with Drive-thru Within a Shopping Center	$27,683.03	1,000 Sq Ft	Fee Increase ENRCC 2.70%
General Office/Bank	$4,957.67	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Medical/Dental Office	$10,028.21	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Government	$3,035.57	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Industrial/Service Commercial	$1,995.41	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Warehouse/Distribution < 100,000 sq ft	$1,645.90	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Warehouse/Distribution > 100,000 sq ft	$791.53	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Mini Storage > 100,000 sq ft	$791.53	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Religious Institution or Facility	$2,155.92	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Other uses option	$386.92	Trip	Fee Increase ENRCC 2.70%

TYPE OF FEE	DEVELOPMENT FEE FOR SINGLE FAMILY RESIDENCE	COMMENT
Fire, Police, Water, Wastewater, Parks	$9,542.84	Fee Increase ENRCC 2.70%
Circulation	$4,532.71	Fee Increase ENRCC 2.70%
Storm Drainage	$619.22	Fee Increase ENRCC 2.70%
Refuse	$576.22	Fee Increase ENRCC 2.70%
Total	$15,270.99	

SANITARY SEWER AREA	BENEFIT DISTRICT PER ACRE	COMMENT
9th Ave Area of Benefit District (10th Ave to		
Area generally south of Hanford-Armona Road	$990.64	Fee Increase ENRCC 2.70%
Area located Between Hanford-Armona Rd and Lacey Blvd	$1,472.62	Fee Increase ENRCC 2.70%
Areal located between Lacey Blvd and Grangeville Blvd	$2,218.51	Fee Increase ENRCC 2.70%
Area located between Grangeville Blvd and Hwy 43	$3,059.10	Fee Increase ENRCC 2.70%
12th Ave Area of Benefit District (11-1/2 Ave		
Area generally south of Hanford-Armona Road	$684.70	Fee Increase ENRCC 2.70%
Area located Between Hanford-Armona Rd and Lacey Blvd	$1,056.91	Fee Increase ENRCC 2.70%
Area located between Lacey Blvd and Grangeville Blvd	$1,437.01	Fee Increase ENRCC 2.70%
Area located between Grangeville Blvd and Fargo Ave	$1,909.36	Fee Increase ENRCC 2.70%
Area located between Fargo Ave and Flint Ave	$2,643.51	Fee Increase ENRCC 2.70%

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT		
IMPACT FEE CREDITS FROM WATER, WASTEWATER AND STORM DRAINANGE IMPACT FEES			
ITEM	CREDIT PER UNIT	UNIT	COMMENT
Water:			
8" Pipeline	$77.23	Lineal Foot	Fee Increase ENRCC 2.70%
12" Pipeline	$205.83	Lineal Foot	Fee Increase ENRCC 2.70%
18" Pipeline	$249.83	Lineal Foot	Fee Increase ENRCC 2.70%
Groundwater Well (1,500 gpm)	$1,426,008.52	Each	Fee Increase ENRCC 2.70%
Pump Station (3 @ 3,100 gpm)	$4,755,899.08	Each	Fee Increase ENRCC 2.70%
Pump Station (4 @ 1,400 gpm)	$3,253,474.19	Each	Fee Increase ENRCC 2.70%
Storage Tank (1.5 MG)	$4,063,217.59	Each	Fee Increase ENRCC 2.70%
Land for Storage Tank or Well	$47,523.36	Acre	Fee Increase ENRCC 2.70%
Wastewater:			
8" Gravity Main	$211.48	Lineal Foot	Fee Increase ENRCC 2.70%
12" Gravity Main	$358.25	Lineal Foot	Fee Increase ENRCC 2.70%
15" Gravity Main	$375.53	Lineal Foot	Fee Increase ENRCC 2.70%
18" Gravity Main	$405.39	Lineal Foot	Fee Increase ENRCC 2.70%
21" Gravity Main	$439.95	Lineal Foot	Fee Increase ENRCC 2.70%
24" Gravity Main	$457.23	Lineal Foot	Fee Increase ENRCC 2.70%
27" Gravity Main	$527.94	Lineal Foot	Fee Increase ENRCC 2.70%
30" Gravity Main	$620.65	Lineal Foot	Fee Increase ENRCC 2.70%
36" Gravity Main	$771.48	Lineal Foot	Fee Increase ENRCC 2.70%
18" Force Main	$361.64	Lineal Foot	Fee Increase ENRCC 2.70%
Lift Station	$1,642.88	GPM	Fee Increase ENRCC 2.70%
Storm Drain:			
12" Pipeline	$114.06	Lineal Foot	Fee Increase ENRCC 2.70%
21" Pipeline	$260.84	Lineal Foot	Fee Increase ENRCC 2.70%
24" Pipeline	$307.97	Lineal Foot	Fee Increase ENRCC 2.70%
30" Pipeline	$378.66	Lineal Foot	Fee Increase ENRCC 2.70%
36" Pipeline	$449.38	Lineal Foot	Fee Increase ENRCC 2.70%
42" Pipeline	$520.08	Lineal Foot	Fee Increase ENRCC 2.70%
48" Pipeline	$614.36	Lineal Foot	Fee Increase ENRCC 2.70%
60" Pipeline	$708.63	Lineal Foot	Fee Increase ENRCC 2.70%
96" Pipeline	$1,205.14	Lineal Foot	Fee Increase ENRCC 2.70%
Retention Basin (0 to 5 acre feet)	$39,254.39	Acre Foot	Fee Increase ENRCC 2.70%
Retention Basin (Over 5 to 10 acre feet)	$23,435.50	Acre Foot	Fee Increase ENRCC 2.70%
Retention Basin (Over 10 to 20 acre feet)	$13,336.05	Acre Foot	Fee Increase ENRCC 2.70%
Retention Basin (Over 20 acre feet)	$8,098.17	Acre Foot	Fee Increase ENRCC 2.70%
IMPACT FEE CREDITS FROM CIRCULATION AND PARKS IMPACT FEE ACCOUNTS			
ITEM	CREDIT PER UNIT	UNIT	COMMENT
Circulation- Arterial and Major Arterial Street			
Median Curb (both sides)	$23.76	Lineal Foot	Fee Increase ENRCC 2.70%
Median Concrete (16' wide)	$190.10	Lineal Foot	Fee Increase ENRCC 2.70%
Pavement (one side- 22' wide)	$94.56	Lineal Foot	Fee Increase ENRCC 2.70%
Right of Way in Exceeding 42' Wide Half Street	$2.45	Square Foot	Fee Increase ENRCC 2.70%
Circulation- Collection Street			
Pavement (one side- 18' wide)	$67.43	Lineal Foot	Fee Increase ENRCC 2.70%
Circulation- Street Intersections			
Traffic Signal	$475,233.60	Each	Fee Increase ENRCC 2.70%
Intersection Improvements (full)	$475,233.60	Each	Fee Increase ENRCC 2.70%
Parks- Must be Identified in General Plan			
Park Improvements	$218,910.60	Acre	Fee Increase ENRCC 2.70%
Land for Park	$106,927.56	Acre	Fee Increase ENRCC 2.70%

Public Works Department:

No Changes

Refuse Department:

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
Temporary Bin Rental		
1YD (4 Empties per month)	$78.23	Newly added to schedule
2YD (4 Empties per month)	$98.37	Newly added to schedule
3YD (4 Empties per month)	$118.53	Newly added to schedule
Trash Can/bin services		
Delivery/Exchange Startup Fee	$20.00	Newly added to schedule
Removal for Discontinued Refuse Service	$66.00	Newly added to schedule
Special Event Can Services		
Delivery Fee (for each eighteen (18) 96 gallon containers up to 54 event cans)	$26.00	Newly added to schedule
Empty Fee (per container per empty and disposal of waste)	$11.44	Newly added to schedule
Cleaning Fee (Per container to clean and restock)	$2.08	Newly added to schedule
Special Event Bin Services		
Delivery Fee (each bin up to five (5) 2yd or 3yd commercial bins)	$26.00	Newly added to schedule
Empty Fee (per 2yd bin)	$23.92	Newly added to schedule
Empty Fee (per 3yd bin)	$27.08	Newly added to schedule
Cleaning Fee (Per container to clean and restock)	$15.60	Newly added to schedule

Airport:

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
Overnight parking- Single	$8 per Night	Newly aded to list, No Change - will change next cycle
Overnight parking- Twin	$12 per Night	Newly aded to list, No Change - will change next cycle
Overnight Parking- Jet	$20 per Night	Newly aded to list, No Change - will change next cycle
Covered T-Spaces (1-10 & 20-40)	$93 per Month	CPI 3.18%
T-Hangar Spaces (11-19)	$194 per Month	CPI 3.18%
Port-a-Port (1,200 sq. ft. or less)	$665 per Year	CPI 3.18%
Port-a-Port (1,800 sq. ft. to 2,100 sq. ft.)	$676 per Year	CPI 3.18%
Hangar Ground Lease (0 to 1,600 sq. ft.)	$850 per Year	CPI 3.18%
Hangar Ground Lease (1,601 sq. ft. to 2,300 sq. ft.)	$948 per Year	CPI 3.18%
Hangar Ground Lease (2,301 sq. ft. to 4,500 sq. ft.)	$1,036 per Year	CPI 3.18%
Hangar Ground Lease (4,501 sq. ft. to 5,000 sq. ft.)	$1,995 per Year	CPI 3.18%
Hangar Ground Lease (5,001 sq. ft. and above)	$0.407 per Sq.Ft.	CPI 3.18%

HANFORD
CALIFORNIA

MASTER FEE SCHEDULE
FY 2024-25

TABLE OF CONTENTS

3-8 Finance

10-15 Parks and Community Service

16-19 Fire

20-23 Police

24-25 Cannabis

26-29 Community Development – Planning

30-39 Community Development – Building

40 Community Development – Code Enforcement

41-46 Development Impact Fees

47-49 Public Works

50 Airport

FINANCE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
GENERAL		
Transient Occupancy Tax	8% of Room Rent	No change
Returned Check Fee - First Occurrence	$25	No change
Returned Check Fee - Each Subsequent Occurrence	$35	No change
Submission to County Tax Roll - Each Item	$10	No change
Duplicate Invoice Request	$1.50	No change
Copies	$.10 per Page	No change
Billing:		
Building Rent- Late Fee	10%	No change
All other Billing- Late Fee	$10	No change
PAYROLL - WAGE ATTACHMENTS		
Payroll Garnishments	$1.50 per Pay Period per Garnishment	No change
UTILITIES		
New Water Service/Installation of Meter for New Water Service (each)	$125 Admin and Inspection Fee plus applicable Development Impact Fees	No change
Residential Deposit	$278 (Three times the determined average residential bill)	Average monthly bill for residential services is $92.52.
Water Hydrant Deposit	$1,000.00	No change
Non-residential, Non-hydrant Deposit	Calculated Based on Account (Two times the average bill amount)	No change
Fine/penalty for delinquent utility service charges	$35.00	No change
Reconnection fee for Discontinued Water Service- Business Hours	$50.00	No change
Reconnection fee for Discontinued Water Service- Non-Business Hours	$150.00	No change
Fee for Missed Reconnection Appointment	$50.00	No change
Fee for Appeal of Utility Service Bill	$205 plus Deposit of Entire Bill Amount	No change
Monthly Fee for Payment Plan Processing, Review, and Administration	$13 per Month (Per month as long as payment agreement remains in effect)	No change
Unauthorized Reconnection of Water Service, Tampering, or Illegal Use of Water	$200 per Occurrence plus the Cost of Water Used	No change
Damaged Locks	$15.00	No change
Fee for Damage to the City Equipment and/or Improvements	Actual Cost Incurred by the City to Repair and Replace	No change
Fee for Fire Flow Tests	$470.00	No change
Fee for Backflow Administration and Inspection	$125.00	No change
Backflow Test and Repair if the Customer Fails to have its Device Tested and/or Repair in the Timeframe provided by the City	Cost of Testing and Repairs plus $125 Admin and Inspection Fee	No change

FINANCE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
Water Rates		Newly added to schedule
Meter Charges:		Newly added to schedule
5/8", 3/4", & 1"	$19.85	Newly added to schedule
1-1/2" & 2"	$36.34	Newly added to schedule
3" & 4"	$108.90	Newly added to schedule
6"	$333.16	Newly added to schedule
8"	$531.04	Newly added to schedule
Consumption Charges:		Newly added to schedule
All Customers	$2.24	Newly added to schedule
Drought Consumption Charges:		Newly added to schedule
10% Water Cutback	$2.42	Newly added to schedule
20% Water Cutback	$2.65	Newly added to schedule
35% Water Cutback	$3.13	Newly added to schedule
50% Water Cutback	$3.89	Newly added to schedule
Wastewater Rates		Newly added to schedule
Residential (Per Dwelling Unit):		Newly added to schedule
Single Family	$27.63	Newly added to schedule
Multi-Family/Duplex	$20.73	Newly added to schedule
Non-Residential - Metered Water($/CCF):		Newly added to schedule
Group A: Domestic	$3.45	Newly added to schedule
Group B: Low Strength	$3.15	Newly added to schedule
Group C: Medium Strength	$4.42	Newly added to schedule
Group D: High Strength	$5.98	Newly added to schedule
Schools (per Student ADA)	$0.83	Newly added to schedule
Septage (per 1,000 Gallions)	$39.23	Newly added to schedule
Industrial:		Newly added to schedule
Flow (per mg)	$2,796.83	Newly added to schedule
BOD (per lb)	$0.623	Newly added to schedule
SS (per lb)	$0.625	Newly added to schedule
Stormwater Rates		Newly added to schedule
Storm Drainage System Flow Charge ($/CCF)	$0.20	Newly added to schedule

FINANCE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
BUSINESS LICENSE		
Any business located in the City must have a Certificate of Occupancy or Home Permit. Annual notices will be e-mailed to the registered account holder by January 1 and are due by January 31. For businesses located in the Improvement District, license fee is doubled. Businesses commencing at any time during the second half of an annual licensing period (July 1- December 31) shall pay 50% of the minimum annual Business License Tax.		Changed "mail" to "e-mail"
Business License Processing	$40.00	No change
Business License Processing - Lapsed 6 mos.or more	$15 (Current and past due amount to be paid in full)	No change
Administrative Fee- Applies to Renewals	$10.00	No change
Duplicate Business License	$1.50	No change
Late Filing Charge for License Renewal	$100 (Reduced to $50 if paid within 5 business days)	No change
Invoice Late Fee (Net 30 Days)	$10.00	New
Hand-Delivered Delinquency Notice (30+ days)	$50.00	No change
Failure to Display Current Business License	$50 for each Occurrence	No change
Business License Types:		Removed "specific" in desc
Advertising By Sound	$5 per Day	No change
Ambulatory Vehicles	$20 per Vehicle per Year	No change
Amusement Devices	$5 per Day per Device	No change
Animal Shows	$15 per Day	No change
Auctioneers	$60 per Year	No change
Auctioneers - Itinerant Vendor Temp Located in City	$50 per Day	No change
Bankrupt Sales	$100 per Month	No change
Billboard & Sign Companies	$60 per Year	No change
Bingo (Must apply Yearly)	$50 per Year	No change
Bowling Lanes	$10 per Lane per Year	No change
Building and Loan Associations	$100 per Year	No change
Cable Television	Fee based on franchise agreement	No change
Card Rooms and Tables	$525 Operator/$55 per Employee/$30 Transfer Fee	No change
Circuses and Carnivals	$25 per Day	No change

FINANCE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
Business License Types Continued:		
Contractors:		No change
General Contractors	$60 per Year	No change
Plumbing, Electrical, Roofing, Painting, Heating & Refrigeration, Plastering, Specialty Contractor	$40 per Year	No change
Convalescent Vehicles	$50 per Vehicle per Year	No change
Creameries	$200 per Year	No change
Delivery and Freight Companies	$30 per Truck per Year	No change
Finance Companies	$100 per Year	No change
Fire and Wreck Sales	$100 per Month	No change
Flea Market Vendor - 8967 Lacey Blvd	$20 per Year	Added fee
Fortunetelling	$200 per Year	No change
Going out of Business and Related Sales (Permit Valid for 60 Days)	$25 Min plus $25 if inventory exceeds $5,000	No change
Gross Receipts	Based on calculation table on pg. 8	Removed BL in desc; specify table location
Hay, Grain and Feed Brokers	$60 per Year	No change
House Moving	$100 per Year	No change
Laundry Trucks	$30 per Truck per Year	No change
Lectures	$5 per Day	No change
Newspaper Publishing	$100 per Year	No change
Newspaper Distributing	$20 per each Type per Year	No change
Non-profit Business (Required to register)	No Charge	No change
Packinghouses	$150 per Year	No change
Parades	$25 per Day	No change
Parade Vendors	$50 per Cart per Day	No change
Pawnbrokers	$100 per Year	No change
Poolrooms or Billiards	$8 per Table per Year	No change
Peddlers/Mobile Vendors:		No change
On Foot: Goods, Wares or Merchandise	$25 per Month	No change
Vehicle: Fruits and Vegetables	$60 per Year	No change
Vehicle: Baked Goods and Dairy Products	$30 per Year	No change
Vehicle: Wholesale	$360 per Year	No change
Professions: (Examples) Accountant, Appraiser, Architect, Attorney, Chemist, Chiropodist, Chiropractor, Dentist, Medical Lab, Engineer, Geologist, Optician, Optometrist, Osteopath, Physician, Surgeon, Tax	$60 per Professional per Year plus $8 per year per assistant that exceeds the number of professionals	Adding explanation (that exceeds the number of professionals)

FINANCE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
Business License Types Continued:		
Shooting Galleries and Ranges	$50 per Month	No change
Skating Rinks	$48 per Year	No change
Soliciting (Limited to 1 month)	$30 per Month	No change
Taxicabs, Buses & Pedicabs	$20 per Vehicle per Year	No change
Title Companies	$100 per Year	No change
Transient Photographers	$200 per Year	No change
Theatrical and Entertainment Shows (Transient)	$12.50 for 1st day, $5 each Day After	No change
Veteran Owned Home Business Non-service based only. Required to register and provide copy of DD214. Subject to approval	No Charge	No change
Wholesale Business	50% deduction of Regular License Fee	No change
City Special Events:		
Easter Egg Hunt Vendor (Mar)	$25 per Event	New
Food Truck Takeover Vendor (Mar- May)	$40 per Event	New
Halloween Bash Vendor (Oct)	$25 per Event	New
Thursday Night Market Vendors (May-Oct)	$40 per Event	No change
Winter Wonderland Vendor (Nov-Jan)	$40 per Event	New

FINANCE DEPARTMENT

Business License Fees for Gross Receipts

TOTAL NET GROSS RECEIPTS at least		but less than		REGULAR FEE	FEE (ID)	TOTAL NET GROSS RECEIPTS at least		but less than		REGULAR FEE	FEE (ID)
0	to	12,000	=	$ 20.00	**$ 40.00**	216,001	to	240,000	=	$ 140.00	**$ 280.00**
12,001	to	18,000	=	$ 25.00	**$ 50.00**	240,001	to	300,000	=	$ 160.00	**$ 320.00**
18,001	to	24,000	=	$ 30.00	**$ 60.00**	300,001	to	360,000	=	$ 180.00	**$ 360.00**
24,001	to	36,000	=	$ 40.00	**$ 80.00**	360,001	to	420,000	=	$ 200.00	**$ 400.00**
36,001	to	48,000	=	$ 50.00	**$ 100.00**	420,001	to	480,000	=	$ 220.00	**$ 440.00**
48,001	to	60,000	=	$ 60.00	**$ 120.00**	480,001	to	540,000	=	$ 240.00	**$ 480.00**
60,001	to	72,000	=	$ 70.00	**$ 140.00**	540,001	to	600,000	=	$ 260.00	**$ 520.00**
72,001	to	96,000	=	$ 80.00	**$ 160.00**	600,001	to	660,000	=	$ 280.00	**$ 560.00**
96,001	to	120,000	=	$ 90.00	**$ 180.00**	660,001	to	720,000	=	$ 300.00	**$ 600.00**
120,001	to	144,000	=	$ 100.00	**$ 200.00**	720,001	to	840,000	=	$ 320.00	**$ 640.00**
144,001	to	168,000	=	$ 110.00	**$ 220.00**	840,001	to	960,000	=	$ 340.00	**$ 680.00**
168,001	to	192,000	=	$ 120.00	**$ 240.00**	960,001	to	1,080,000	=	$ 360.00	**$ 720.00**
192,001	to	216,000	=	$ 130.00	**$ 260.00**	1,080,001	to	1,200,000	=	$ 400.00	**$ 800.00**

No change

If total net gross receipts exceeds $1,200,000 and your business is not located in the Improvement District (ID); divide your total gross receipts by 12, and then multiply that amount by .004 and pay the resulting fee. If you are in the Improvement District (ID) and your net gross receipts are over $1,200,000 please call for 559-585-2512 for the calculation formula.

* PLEASE NOTE, THE NEW ONLINE SYSTEM WILL CALCULATE FEES FOR YOU

HUMAN RESOURCES

Fee Name/Description Of Service	Fee Amount	COMMENT
Passport Services		
* These are only the acceptance fee established by the U.S. Department of State - Bureau of Consular Affairs and does not include any application fees associated to processing passport application.		Newly added to schedule
Note: Please make all Acceptance Fees Payable to the City of Hanford		Newly added to schedule
First-time Adult Passport Book	$35.00	Newly added to schedule
First-time Adult Passport Card	$35.00	Newly added to schedule
First-time Adult Passport Book & Card	$35.00	Newly added to schedule
Minor (Under 16) Passport Book	$35.00	Newly added to schedule
Minor (Under 16) Passport Card	$35.00	Newly added to schedule
Minor (Under 16) Passport Book & Card	$35.00	Newly added to schedule

INDOOR FACILITY FEE SHEDULE

FACILITY		Resident	Non-Resident	Comments
CIVIC AUDITORIUM:				
Main Hall	Fri-Sat	$500.00	$1,000.00	No change
	Sun-Thurs	$275.00	$800.00	No change
Kitchen		$100.00	$150.00	No change
Dance Permit		$5.00	$5.00	Newly added to schedule
Alcohol Deposit		$1,000.00	$1,000.00	Newly added to schedule
West Wing		$100.00	$150.00	No change
VETERANS/SENIOR CENTER:				
Main Hall		$150.00	$200.00	No change
Kitchen		$50.00	$70.00	No change
Meeting Room		$50.00	$75.00	No change
CIVIC GROUNDS:				
Rental Fee		$1250.00 Per Day		*Adjusted for overhead costs and inflation
Restrooms		$75.00 Per Day		No change
~~COE Park Hall:~~				Remove
~~Bulding~~		~~$35.00 Per Hour~~		Remove
FACILITY HOST FEES:				
1-199 Party Size		$40.00 per Hour		* Costs for employees adjusted by $5 to reflect increase wages of employees
200-299 Party Size		$57.00 per Hour		* Costs for employees adjusted by $5 to reflect increase wages of employees
300-399 Party Size		$72.00 per Hour		* Costs for employees adjusted by $5 to reflect increase wages of employees
400-499 Party Size		$93.00 per Hour		* Costs for employees adjusted by $5 to reflect increase wages of employees
500 Or Larger		$115.00 per Hour		* Costs for employees adjusted by $5 to reflect increase wages of employees
LONGFIELD CENTER:				
Basketball Court(s)	Full	$50.00 Per Hour		*Increased by $20 to reflect new overhead cost
	Half	$30.00 Per Hour		*Added new service
DEPOSIT FOR FACILITIES		$250.00		no change
ALCHOHOL PERMIT		$125.00		no change
PROCESSING FEE		$20 for all transactions		no change
INSURANCE AND SECURITY REQUIRED FOR RENTALS WITH ALCOHOL				no change

LONGFIELD CENTER GYM MEMBERSHIP FEES

	AGE: 19-59	AGE: 19-59	AGE: 60+	AGE: 60+	
MEMBERSHIP TYPE	ANNUAL	PER MONTH	ANNUAL	PER MONTH	**Comments**
Annual	$100.00	$8.33	$75.00	$6.25	no change
Quarterly	$30.00	$10.00	$25.00	$8.33	no change
Monthly	$12.00	$12.00	$10.00	$10.00	no change
Day Pass	$5.00		$3.00		no change
* Rate is per person. No Start-Up Fee. Financial Aid available.					

OUTDOOR FACILITY FEE STRUCTURE

FACILITY	RESIDENT	NON-RESIDENT	COMMENT
City Parks:			
Picnic Arbors	$45.00	$60.00	No Change
Alcohol Permit	$30.00		No Change
**Freedom and Lacey Park are excluded due to proximity of schools*			
City Plunge:			
Rental Fee	$50 per Hour	$75 per Hour	*increased due to increase in staffing and overhead costs
Lifeguard Fee	$25/hour/lifeguard		*increased due to increase in staffing and overhead costs
Admission Fee:			*increased due to increase in staffing and overhead costs
Senior/Military	$2/day		*increased due to increase in staffing and overhead costs
Punch Pass	$10/pass for five visits		*increased due to increase in staffing and overhead costs
Adults & Children	$3/day		*increased due to increase in staffing and overhead costs
Swim Classes: Adults & Children	$65-$80 (Depending on Skill Level)		*increased due to increase in staffing and overhead costs
Dive In Movies: Adults & Children	$5 per person		*increased due to increase in staffing and overhead costs
Water Aerobics :Adults & Seniors	$16.00	$20.00	*increased due to increase in staffing and overhead costs
Lap Swim: Adults & Seniors	$16.00	$20.00	*increased due to increase in staffing and overhead costs
Picnic Shelter	$30 per Day	$35 per Day	*increased due to increase in staffing and overhead costs
Softball Complex:			
Field Fee:			*No change
Youth	$80.00		*No change
Adult	$100.00		*No change
Staff Fees	$18 per Hour per each Employee		*No change
Field Preparation	$30 per Field per Day		*No change
Field Lights	$25 per Field per Hour		*No change
Trash Removal: Adult	$175.00		*No change
Electricity Use	$75.00		*No change
Tournament Deposit	$250.00		*No change
Civid Grounds:			
Electricity Use	$75.00 Per Day		No Change
Soccer Complex and Youth Athletic Complex (w/wo lighting) Field Permit Fee	$2.50/hour/field		*Newly approved department service charges
Deposit for Facilities (excluding picnic arbors)	$250.00		No Change
Processing Fee (Facility Rentals: Complexes, Plunge, Civic Grounds/Auditorium)	$20 for all transactions		No Change
Insurance and Security Required for Rentals with Alcohol			

OUTDOOR FACILITY FEE STRUCTURE

DESCRIPTION OF SERVICE	FEE AMOUNT		COMMENT
Carousel Ride Rental:	FEE	Non-Profit Fee	***removed half hour rental opitions and non-profit fee**
1 Hour	$170.00	~~$100.00~~	*increased due to staffing and overhead
1.5 Hours	$220.00	~~$150.00~~	*increased due to staffing and overhead
2 Hours	$270.00	~~$200.00~~	*increased due to staffing and overhead
2.5 Hours	$320.00	~~$250.00~~	*increased due to staffing and overhead
Fire Truck Rental:			
1 Hour	$175.00	~~$100.00~~	*increased due to staffing and overhead
1.5 Hours	$225.00	~~$150.00~~	*increased due to staffing and overhead
2 Hours	$275.00	~~$200.00~~	*increased due to staffing and overhead
2.5 Hours	$325.00	~~$250.00~~	*increased due to staffing and overhead
Carousel Ride & Fire Truck Rental Combo:			
1 Hour	$300.00	~~$150.00~~	*increased due to staffing and overhead
2 Hours	$450.00	~~$300.00~~	*increased due to staffing and overhead
Single Carousel Ride	$3.00		*increased due to staffing and overhead
Single Fire Truck Ride	$4.00		*increased due to staffing and overhead

WINTER WONDERLAND

			COMMENT
DESCRIPTION OF SERVICE	FEE AMOUNT	Unit	Newly added to schedule
Adults and Children Ice Skating:			
Child	$16.00	Per Person	*prices decreased by .50 due to decrease in skate time.
Adults	$17.50	Per Person	*prices decreased by .50 due to decrease in skate time.
Military	$16.00	Per Person	*prices decreased by .50 due to decrease in skate time.
Senior 55+	$16.00	Per Person	*prices decreased by .50 due to decrease in skate time.
Family Pack 3	$45.00		*prices decreased by .50 due to decrease in skate time.
Family Pack 4	$60.00		*prices decreased by .50 due to decrease in skate time.
Family Pack 5	$75.00		*prices decreased by .50 due to decrease in skate time.
Season Pass:			
Children	$100.00	Per Person	*New product to WWL
Adults (18+)	$120.00	Per Person	*New product to WWL
Activities:			
Hockey Lessons	$20.00	Per Lesson	*No change in fees; New to Schedule
Skate Lessons	$20.00	Per Lesson	*No change in fees; New to Schedule
Tour of Lights	$165.00	Per Rental	*No change in fees; New to Schedule
Broomball	$5.00	Adults/Children	*No change in fees; New to Schedule
Enchanted Breakfast	$40.00		*No change in fees; New to Schedule
Superhero Breakfast	$40.00		*No change in fees; New to Schedule
Miscellaneous:			
Event Vendor Fee	15%-20% Revenue Spilt	Per Vendor	*varies depending on vendors availibility
Skate Aides	$6.00	Per aide	*increased by $1, limited resource
North Pole Lounge	$375.00	Per Rental	*No change in fees; New to Schedule
Santa Experience Photos	TBD		*in progress, final numbers TBD
Santa Experience (Up to 6 people)	$25.00	Per Reservation	*New product to WWL
Socks	$5.00	Per Pair	*increased by $1, limited resource
Locker Rental	$4.00	Per Locker	*increased by $1, limited resource
Private Rink Rentals	$350.00	Per Hour	*No change in fees; New to Schedule

PROGRAMS AND EVENTS

				COMMENT
DESCRIPTION OF SERVICE	FEE AMOUNT		Unit	Newly added to schedule
Sesonal Day Camps	$100.00		Per Child	*No change
Zumba, Aerobics, Yoga	$16 Resident	$20 Non-Resident	Per Class	*No change
Haunted House	$5.00		Per Person	*No change
Easter Egg Hunt	$5.00		Per Person	*No change
Food Vendor	5%-20%		Per Day	*Varies on event/program
Activity Vendor	5%-20%		Per Day	*Varies on event/program
Retail Booth Vendor	$20-$40		Per Space	*Varies on event/program

FIRE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE		FEE AMOUNT	COMMENT
Annual Fire and Life Inspection without fire Sprinklers (A, B, M, L, S) **Assemblies great then 49 people shall be inspected quartly*	Per Occurnace	$145.00	new fee
Fire and Life Safety Inspection With Fire Sprinklers	Per Issuance	$217.00	new fee
Additional fee when greater then 30 minutes for fire sprinkler buildings	>30 Mins	$145.00	increase in fee amount to recover cost
Billing Fees: Invoice Late Fee (Net 30 Days)	Per Invoice	$10.00	Newly added
Annual Operational Permit	Per Issuance	$105	no change
~~Bi-Annual Inspections (Restaurants)~~		~~$105 per Inspection~~	Remove
~~Annual Inspection:~~			Remove
~~> 5,000 Sq Ft~~		~~$105 per Inspection~~	Remove
~~< 5,000 Sq Ft~~		~~$105 per Inspection Plus $~~	Remove
~~Biennial Inspection:~~			Remove
~~> 5,000 Sq Ft~~		~~$105 per Inspection~~	Remove
~~< 5,000 Sq Ft~~		~~$105 per Inspection Plus $~~	Remove
~~Special Inspection:~~			Remove
~~> 5,000 Sq Ft~~		~~$105 per Inspection~~	Remove
~~< 5,000 Sq Ft~~		~~$105 per Inspection Plus $~~	Remove
~~Misc. Inspection:~~			Remove
~~> 5,000 Sq Ft~~		~~$105 per Inspection~~	Remove
~~< 5,000 Sq Ft~~		~~$105 per Inspection Plus $~~	Remove
~~Additional Inspection Requests:~~			Remove
~~> 5,000 Sq Ft~~		~~$105 per Inspection~~	Remove
~~< 5,000 Sq Ft~~		~~$105 per Inspection Plus $~~	Remove
~~Plan Review~~		~~Includes Permit & 1-3 Inspe~~	Remove
~~Up to 5,000 Sq Ft~~		~~$105 per Review plus 3rd F~~	Remove
~~5,000 + Sq Ft~~		~~$105 per Review plus $0.7~~	Remove
Re-inspection 2nd	Per Occurance	$160.00	new fee
Re-inspection 3rd	Per Occurance	$182.00	new fee
Knox Box key install	Per Issuance	$67.00	increase in fee amount to recover cost
Special Inspection <5000 sqft	Per Occurance	$145.00	increase in fee amount to recover cost
Special Inspection >5,000 sqft (C, F, H, I)	Per Occurance	$182.00	increase in fee amount to recover cost
Additional sevice fee	Per Hour	$145.00	increase in fee amount to recover cost

FIRE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE		FEE AMOUNT	COMMENT
Weed Abatement Admin Fee on Open Parcels		$320.00	new fee
Weed Abatement Admin Fee on Residential Properties	Per Issuance	$320.00	new fee
Emergency Abatement Fee for imminate Fire Hazard (Three attempts made in 21 Business Days)	Per Issuance	$555.00	increase in fee amount to recover cost
Jails less than 5000 sqft	Per Occurance	$145.00	increase in fee amount to recover cost; change from occupancy to sqft
Jails greater than 5000 sqft	Per Occurnace	$290.00	increase in fee amount to recover cost; change from occupancy to sqft
Tent/Membrane inspection	Per Occurnace	$145.00	increase in fee amount to recover cost; remove permits
~~Device System Inspection~~		~~$21 per Device~~	Remove
Hotel/Motel 1-50 units (R-1)	Per Occurance	$145.00	increase in fee amount to recover cost; change name descrition of service| simplfy qty
Hotel/Motel +50 units (R-1)	Per Occurnace	$290.00	increase in fee amount to recover cost; change name descrition of service| simplfy qty
Multi-Family Dwellings Inspection:			
1-20 units (R-2)	Per Occurance	$145.00	increase in fee amount to recover cost
21-50 units (R-2)	Per Occurance	$175.00	increase in fee amount to recover cost
51-100 units (R-2)	Per Occurance	$215.00	increase in fee amount to recover cost
+100 units (R-2)	Per Occurance	$270.00	increase in fee amount to recover cost
Schools	Per Occurance	$145.00	inincrease in fee amount to recover cost
~~Healthcare Facilities Inspection:~~			Remove
~~3-25 Units~~		~~$105 per Inspection~~	Remove
~~26-50 Units~~		~~$210 per Inspection~~	Remove
~~51-100 Units~~		~~$315 per Inspection~~	Remove
~~100-150 Units~~		~~$420 per Inspection~~	Remove
~~151+ Units~~		~~$525 per Inspection~~	Remove
Hood Suppression inspection **Commercial hood system shall be inspected semi annual*	Per Occurance	$182.00	New fee to recover cost of inspection
Hood Supression plan check	Per Issuance	$145.00	New fee to recover cost of staff time
Refrigerant an Monitoring System	Per Occurance	$182.00	Added due to high hazard
Fireworks Booth Admin an Inspection	Per Issuance	$284.00	increase in fee amount to recover cost
Tank Inspection	Per Occurance	$142.00	increase in fee amount to recover cost
Tank Plan review	Per Issuance	$182.00	increase in fee amount to recover cost
Spray booth inspection	Per Occurnace	$145.00	increase in fee amount to recover cost
Spray Booth Plan Review	Per Issuance	$182.00	New fee to recover cost of staff time

FIRE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE		FEE AMOUNT	COMMENT
Consultation Fee	Per Occurance	$142.00	New Fee due to influx in pre inspection
Licensed Family Day Care Initial/	Per Occurance	$145.00	New Fee as this is a state manadated inspection
Licensed Family Day Care Re inspection	Per Occurance	$175.00	New Fee due to influx in nspection
Residential Care home 24 Hour Car- R 3.1 (et al.)	Per Issuance	$175.00	New Fee as this is a state manadated inspection
Residential Care home 24 Hour Care Re inspection- R 3.1 (et al.)	Per Issuance	$200.00	New Fee due to influx in inpsection
Mobile Food Vendor Annual Inspection	Per Issuance	$145.00	increase in fee amount to recover cost
Fire Alarm Plan Review:			
1-15 Devices	Per Issuance	$182.00	New fee; charging per device
16-50 Devices	Per Issuance	$264.00	New Fee, charging per device
51-100 Devices	Per Issuance	$384.00	New Fee, charging per device
101-500 Devices	Per Issuance	$552.00	New Fee, charging per device
+500 Devices	Per Issuance	$1,104.00	New Fee, charging per device
Fire Alarm Inspection & Testing	Per Occurance	$184.00	New Fee, charging per device
Re inspection on Testing Devices	Per Occurance	$224.00	New Fee, charging per device
Fire Sprinkler Plan Review:			
1-100 Heads	Per Issuance	$264.00	new fee, charging per device
101-300 Heads	Per Issuance	$384.00	New Fee, charging per device
301-500 Heads	Per Issuance	$552.00	New Fee, charging per device
+500 Heads	Per Issuance	$1,104.00	New Fee, charging per device
Underground Fire Line Inspection	Per Occurance	$184.00	New Fee, construction fee
Underground Fire Line Plan Review	Per Issuance	$224.00	New Fee, chaging per plan review
Residental field Inspection	Per Occurance	$184.00	New fee, due to influx in inspections
Residental Plan Review Less than 5000 sqft	Per Issuance	$184.00	New fee to recover cost of staff time
Residental Plan Review Greater Than 5000 sqft	Per Issuance	$184 + $.75 per SQFT	new fee to recover cost of staff time and larger structure
Fire Reports	Per Issuance	$25.00	increase in fee amount to recover cost
Fire Investigtion Report	Per Issuance	$224.00	Increase due to prep time meeting industry standards
Miscellaneous Fire Prevention Permit	Per Permit	$105	No Change
False Alarm/ 3rd and subsuquent events in calendar year	Per Occurance +	$390	increase rate, change from 90 days to calendar period
~~False Alarm~~		~~$105 per Alarm plus Appar~~	Remove
~~False Alarm from Negligent Act~~		~~Apparatus and Personnel A~~	Remove
~~Removal of Dwellings by Burning~~		~~$800 plus 3rd Party Costs~~	Remove
Stand by for public utility response	Per Hour	$390.00	applicable rate according to current reimbursement rate for CFAA Federal and State agreements
~~Stand-by at Special Event~~		~~Apparatus and Personnel A~~	Remove

FIRE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE		FEE AMOUNT	COMMENT
DUI response	Per Hour	$390.00	applicable rate according to current reimbursement rate for CFAA Federal and State agreements
Illegal buring	Per Hour	$390.00	applicable rate according to current reimbursement rate for CFAA Federal and State agreements
Arson Investigator response Per Investigators (Minimun of 2 Investigators)	Per Hour	$70.00	(2) investigators are required to work the scene at an industry standard minimum
~~Confirmed Arson Fire Investigation~~		~~Apparatus and Personnel A~~	Remove
~~Fire Suppression for Illegal Burning~~		~~Apparatus and Personnel A~~	Remove
Neglectful fire response	Per Hour	$390.00	applicable rate according to current reimbursement rate for CFAA Federal and State agreements
Dangerous Building or Structures	Per Issuance	$555.00	Added due to high hazard
Hazardous Materials Operational:			
Permit H-1	Per Issuance +	$656.00	new fee due to special hazards
Permit H-2	Per Issuance +	$574.00	new fee due to special hazards
Permit H-3	Per Issuance +	$532.00	new fee due to special hazards
Permit H-4	Per Issuance +	$470.00	new fee due to special hazards
Permit H-5	Per Issuance	$409.00	new fee due to special hazards
Special Hazard Permit/Confined space, Trench, Vault, High angle <72'	Per Issuance	$515.00	new fee due to special hazards
Special Hazard Incident /Confined space, Trench, Vault, High angle <72'	Per Hour	$602+ Rescue Team	new fee due to special hazards
Hazardous Materials spill fire response	Per Hour	$602+Hazmat Team	new fee due to special hazards
Hydrant Maintence and Repair	Per Hydrant	$70.00	Newly added fee amount
Private Hydrant Maintain and Repair	Per Hydrant	$100.00	Newly added; Increase in Fee to recover cost
Hydrant Flow Test	Per Occurance	$340.00	Increase in Fee to recover cost
Special Event with Apparatus	Per Occuance	$264.00	Increase in Fee to recover cost
BC Special Event Coordination Per Hour	Per Occurance	$186.00	Increase in Fee to recover cost
Fire Prevention Event Coordination per Hour	Per Occurance	$145.00	Increase in Fee to recover cost
~~Convalescent Van Inspection~~		~~$53 per Inspection~~	Remove
~~Compliance Engine Fee~~		~~$17~~	Remove
~~VIOLATIONS AND FINES~~			COMMENT
~~Minor~~		~~$250 per Offense and/or R~~	Remove
~~General~~		~~$500 per Offense and/or R~~	Remove
~~Health and Safety~~		~~$1,000 per Offense and/or~~	Remove
Fire and Life Safety Citation:			
First Offense		$100.00	Usual and customary fee to recover costs of nuisance Offenses
Second Offense		$200.00	Usual and customary fee to recover costs of nuisance Offenses
Third Offense		$500.00	Usual and customary fee to recover costs of nuisance Offenses
Red Tag on Building	Per Day	$200.00	Usual and customary fee to recover costs of nuisance Offenses
Firework Oridance Citation		$1,000.00	No change

VEHICLE RATE ESTABLISHED BY CURRENT FEMA SCHEDULE - CURRENT FEMA SCHEDULE OF EQUIPMENT RATES CAN BE LOCATED AT: https://www.fema.gov/schedule-equipment-rates

POLICE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
ALARM ORDINANCE		
Business Alarm Permit Registration	$30.00	No change
Residential Alarm Permit Registration	$20	No change
Business Alarm Permit Renewal	$15 per Year	No change
Residential Alarm Permit Renewal	$15 per Year	No change
First 3 False Alarm Calls per Calendar Year*	No Charge	No change
Customer account must be current, otherwise fees for 4th-6th + false alarms apply		No change
4th Occurring False Alarm per Calendar Year	$50.00	No change
5th Occurring False Alarm per Calendar Year	$75	No change
6th + Occurring False Alarm per Calendar Year	$100.00	No change
Replace Permit or Validation Sticker	$100	No change
VEHICLE IMPOUND (Each Vehicle)		
Impound Vehicle Fee	$120.00	No change
Stored Vehicle under authority code 22651(p)VC	$90.00	No change
Repossession Fee	$25.00	No change
ANIMAL CONTROL		
Animal Pick Up Euthanasia	$150 per Pick Up	No change
Deceased Animal Pick Up	$50 per Pick Up plus Shelter Disposal Fee	No change
After Hours Animal Pickup	$150 per Pick Up	No change
Replacement Dog/Cat Tag	$10 per Tag	No change
Microchipping Charge	$20 per Microchip	No change
Home Quarantine Residence Check	$50 per Check	No change
Shelter Quarantine Delivery	$50 per Delivery plus Additional Fees Charged by Shelter	No change
Animal License Permit- 1 Year	$20.00	No change
Animal License Permit- 2 Year	$30.00	No change
Animal License Permit- 3 Year	$40.00	No change
Multi-Animal Permit- 1 Year	$50.00	No change
Multi-Animal Permit- 2 Year	$75.00	No change
Multi-Animal Permit- 3 Year	$100.00	No change
Breeder Permit	$500.00	No change

POLICE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
SMOKING ORDINANCE		
1st Violation by Person	$50 per Violation	No change
2nd Violation by Person	$100 per Violation	No change
3rd Violation by Person	$150 per Violation	No change
1st Violation by Owner	$100 per Violation	No change
2nd Violation by Owner	$200 per Violation	No change
3rd Violation by Owner	$500 per Violation	No change
PARKING ORDINANCE (Per Violation)		
Application of provisions (10.16.010)	$35 per Violation	No change
Parking in parkways (HMC 10.16.020)	$35 per Violation	No change
Parking vehicles more than 72 hours (HMC 10.16.030)	$35 per Violation	No change
Commercial vehicles-parking in residential (10.16.040)	$35 per Violation	No change
Parking vehicles for sale or repair (HMC 10.16.050)	$35 per Violation	No change
Parking not according to designated markings (HMC 10.16.060)	$35 per Violation	No change
Parking in violation of posted sign (HMC 10.16.070)	$35 per Violation	No change
Parking in violation of posted sign (HMC 10.16.080)	$35 per Violation	No change
Parking between 2 a.m. and 5 a.m. (HMC 10.16.090)	$35 per Violation	No change
Parking on private property & City lots (HMC 10.16.100)	$35 per Violation	No change
Parking in excess of time limits in City lots (HMC 10.16.110)	$35 per Violation	No change
Parking in excess of time limits – green curbs (HMC 10.16.120)	$35 per Violation	No change
Parking in posted no-parking area (HMC 10.16.130)	$35 per Violation	No change
Sales while parked near school grounds (HMC 10.16.140)	$35 per Violation	No change
Parking violations (HMC 10.16.150)	$35 per Violation	No change
Authority to Establish Loading Zones (HMC 10.20.010)	$35 per Violation	No change
Parking in violation of curb markings (HMC 10.20.020)	$35 per Violation	No change
Improper use of passenger loading zone (HMC 10.20.030)	$35 per Violation	No change
Improper use of loading zone (HMC 10.20.040)	$35 per Violation	No change
Improper use of alley (HMC 10.20.050)	$35 per Violation	No change
Improper use of bus zone (HMC 10.20.060)	$35 per Violation	No change
Wrong Way Parking (HMC 10.36.010)	$35 per Violation	No change
Improper use of sidewalk or parkway (HMC 10.44.010)	$35 per Violation	No change

POLICE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
PARKING ORDINANCE (Per Violation), CONTINUED		
Operating skates on street (HMC 10.64.030.A)	$35 per Violation	No change
Dangerous operation of skates (HMC 10.64.030.C)	$35 per Violation	No change
Operating skates near building entrance (HMC 10.64.030.D)	$35 per Violation	No change
Skate ramps on public rights-of-way (HMC 10.64.030.E)	$35 per Violation	No change
Towing skaters (HMC 10.64.030.F)	$100 per Violation	No change
Handicap Parking	$300 per Violation	No change
Night skating without reflectors (HMC 10.64.030.G)	$35 per Violation	No change
DOCUMENT COPIES		
Traffic Accident Report	$10 per Report	No change
Citation	$10 per Citation	No change
Other Agency Citation Sign Off (per Occurrence)	$15.00	No change
Records Background Check (per Occurrence)	$30.00	No change
Reports - Single Sided/Copies (Evidence Code 1563)	$0.10 per Page	No change
Reports - Double Sided/Copies (Evidence Code 1563)	$0.20 per Page	No change
Civil Subpoena (Non Sworn) G.C. 68096.1 (b) Amended 1/1/2015	$275 per Subpoena/Day	No change
Civil Subpoena (Officers, Firefighters, State or Court Employee) G.C. 68097.2 (b)	$275 per Subpoena/Day	No change
Ticket Sign Off- Hanford PD	No Charge	No change
Ticket Sign Off- Other Agency	$15 per Sign Off	No change
Subpoena duces tecum	$15 per Subpoena/Day	No change
Non-Sufficient Funds Check	$40 per Incident	No change
FINGER PRINTING		
Finger Printing- Live Scan (Digital)	Cost Recovery plus $10 Rolling Fee	No change

POLICE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
SPECIAL PERMITS		
Concealed Weapons Permit (Inc DOJ Fees)	$180.00	No change
Lost, Stolen, Damaged ID Card provided by Hanford PD	$20 per Card	No change
Lost ID Card provided by State	$50 per Card	No change
Concealed Weapons Permit Renewal (Inc DOJ Fees)	$110.00	No change
Enhanced CCW Card	$25 per Card	No change
Add Weapon to CCW (Inc DOJ Fees/not during renewal or application)	$25.00	No change
Taxi Permit	$75.00	No change
Taxi Permit Renewal	$25.00	No change
Massage Permit	$75.00	No change
OTHER		
U-Visa Application	$25.00	No change

CANNABIS DIVISION

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
BUSINESS LICENSE- PAY AT FINANCE DEPARTMENT		
Business License	Will vary based on Gross Receipts	No change
APPLICATION FEE- PAY AT COMMUNITY DEVELOPMENT DEPARTMENT		
Preliminary Eligibility (Retail & Non-Retail)	$4,254.00	Add description
Initial Ranking (Retail Only)	$1,689.00	Add description
Second Ranking (Retail Only)	$2,241.00	Add description
Final Recommendation to Council (Retail Only)	$1,102.00	Add description
Background Fee (Each Person) (Retail & Non-Retail)	$300.00	Add description
Environmental Review (Retail & Non-Retail)	Actual Cost plus 10%	Add description
Live Scan (Each Person) (Retail & Non-Retail)	$135.00	Add description
Zoning Verification Letter (Retail & Non-Retail)	$150.00	Add description
ANNUAL PERMIT FEE- PAY AT FINANCE DEPARTMENT		
Campus	$32,000.00	No change
Cultivation	$32,000.00	No change
Manufacturing	$32,000.00	No change
Distribution	$32,000.00	No change
Lab Testing	$15,000.00	No change
Dispensary	$32,000.00	No change
Microbusiness	$32,000.00	No change
TAXES- PAY AT FINANCE DEPARTMENT		
Cultivation:		
Six dollars ($6.00) annually per square foot of canopy space in a facility that uses exclusively artificial lighting		Decrease amount
~~Seven dollars ($7.00) annually per square foot of canopy space in a facility that uses a combination of natural and artificial lighting~~		REMOVE
~~Four dollars ($4.00) annually per square foot of canopy space in a facility that uses no artificial lighting~~		REMOVE
Two dollars ($2.00) annually per square foot of canopy space for any nursery		No change
Lab Testing:		
~~Two and one half percent (2.5%) of gross receipts.~~		REMOVE
Retail, Delivery Business or Microbusiness (retail sales activity):		Change "dispensary" to "retail"
Six percent (6%) of gross receipts for both non-storefront and storefront.		No change

CANNABIS DIVISION

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
Distribution:		
One percent (1%) of gross receipts.		Change to 1%
TAXES- PAY AT FINANCE DEPARTMENT (cont.)		
Manufacturing, Processing or Microbusiness (non-retail activity):		
Two percent (2%) of gross receipts.		Change to 2%
Penalties:		
A penalty of equal to ten percent (10%) of the amount of tax, in addition to the amount of the tax, plus interest on the unpaid tax calculated from the due date of the tax at the rate of one percent per month. If the tax remains unpaid for an period exceeding one calendar month beyond the due date, an additional penalty equal to twenty-five percent (25%) of the amount of the tax, plus interest at the rate of one percent per month on the unpaid tax and on the unpaid penalties.		No change
OTHER FEES- PAY AT POLICE DEPARTMENT		
Cannabis Employee Application Fee (HMC 5.56.070(C)(9))	$435.00	No change
Cannabis Employee Renewal Application (HMC 5.56.070E)	$100.00	No change
Work Permit Appeal (HMC5.56.150)	$100.00	No change
Lost, Stolen, Damaged Replacement ID Badge	$25 per Badge	No change
Cannabis Award Appeal	$5,000.00	No change
Fines 1st Offense (HMC 5.56.470(B))	$300 per Violation per Day	No change
Fines 2nd Offense (HMC 5.56.470(B))	$500 per Violation per Day	No change
Fines 3rd and Subsequent Offenses (HMC 5.56.470(B))	$1,000 per Violation per Day	No change
Other Appeals in (HMC 5.56)	$1,000 per Appeal	No change

COMMUNITY DEVELOPMENT DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
APPLICATION/PERMIT		
Administrative Use Permit	$550.00	No change
Williamson Act Permits:		No change
Contract Cancellation	$6,700 deposit + actual cost + 10%	No change
Disestablishment	$2,225.00	No change
New Contract	$550.00	No change
Notice of Full Non-renewal	$150.00	No change
Notice of Partial Non-renewal	$550.00	No change
Easement Exchange	Actual Cost + 10%	No change
Appeal	$1,100.00	No change
Conditional Use Permit (CUP):		No change
Amendment to an Approved CUP	$1,675.00	No change
Minor (existing structures)	$1,675.00	No change
Regular	$3,900.00	No change
Master CUP/Planned Unit Development	$7,450 deposit + actual cost + 10%	No change
Development Agreement	$4,475 deposit + actual cost + 10%	No change
Development Agreement Amendment	$1,675 deposit + actual cost + 10%	No change
Finding of Consistency	$550.00	No change
General Plan Amendment	$10,625 deposit + actual cost + 10%	No change
Historic Review	No Charge	No change
Historic Designation/Detachment of Site	$1,900.00	No change
Home Occupation	$125.00	No change
Mural Application	$150.00	No change
Ordinance Interpretation	$275.00	No change
Sidewalk Dining Permit	$75.00	No change
Sign Permit:		No change
Non-illuminated	$150.00	No change
Illuminated	$275.00	No change
Banner	$35.00	No change

COMMUNITY DEVELOPMENT DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
APPLICATION/PERMIT, CONTINUED		
Site Plan Review:		
Initial Minor (Existing Buildings no Expansion, Addition of one Residential Unit, Patio Covers, Caports, Solar Panels and Change of Occupancy within integrated shopping centers, the Historic District, and the mall)	$1,100.00	No change
Initial Major or Subdivision/Parcel Map	$3,350.00	No change
Resubmittal (First Resubmittal no Charge)	$825.00	No change
Specific Plan	$9,875 deposit + actual cost + 10%	No change
Specific Plan Amendment	$4,925 deposit + actual cost + 10%	No change
Time Extensions	$550.00	No change
Temporary Use Permit	$275.00	No change
Right-of-Way Abandonment	$5,250.00	No change
Variance	$3,900.00	No change
Variance - Minor Deviation	$1,100.00	No change
Variance - Signs	$3,350.00	No change
Variance - Single Family Parcel	$2,775.00	No change
Zone Change:		No change
Pre-Zone	$4,350.00	No change
Rezone and Text Amendment	$8,725.00	No change
Zoning Verification Letter	$150.00	No change
SUBDIVISION OF LANDS		
Tentative Parcel Map	$5,075.00	No change
Final Parcel Map	$950.00	No change
Tentative Subdivision Map	$7,500.00	No change
Certificate of Compliance	$1,125.00	No change
Lot Line Adjustment	$1,675.00	No change
Minor Amendment to Previously Approved Map	$1,675.00	No change

COMMUNITY DEVELOPMENT DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
ENVIRONMENTAL COMPLIANCE		
National Environmental Policy Act (Categorical Exclusion, EA, EIS)	Actual Cost + 10%	No change
California Environmental Quality Act*:		No change
Notice of Exemption	$125.00	No change
Draft & Final Environmental Impact Report/Study Processing (Consultant prepared-City reviewed)	$5,000 + actual cost + 10%	No change
Initial Study/Negative Declaration (City Prepared)	$5,000 deposit + actual cost + 10%	No change
Draft Initial Study/Negative Declaration (Consultant Prepared- City Reviewed)	$2,500 deposit + actual cost +10%	No change
*Additional fees as required, payable to Kings County (See Kings County Fees below)		No change
MISCELLANEOUS		
General Plan Text	$60.00	No change
Zoning Text	$60.00	No change
Copies (each):		No change
Black and White 8 1/2 x 11	$0.25	No change
Color (Letter and Legal Size)	$1.00	No change
Black and White 11 x 17	$0.35	No change
Color 11 x 17	$2.00	No change
Large Format Black and White	Cost	No change
Large Format Color	Cost	No change
Radius Map and Up to 50 Labels	$100.00	No change
CD of documents	$10.00	No change
Requests for Environmental Notices/ Public Hearing Notices Mailed (Must be Renewed Annually)	$125.00	No change
Special Service Fees/Inspections	Actual Cost + 10%	No change
ANNEXATION/REORGANIZATION		
City Annexation/Reorganization	$12,300 deposit + actual cost + 10%	No change
County Fee (LAFCo)	Contact Kings County	No change
State Board of Equalization	Contact State Board of Equalization	No change
PARKING		
Parking In Lieu Fee	$4,475 per space	No change
Shared Parking Agreement	$1,100.00	No change

COMMUNITY DEVELOPMENT DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
The following applicable fees are not adopted by the City of Hanford. You must contact the agency for up to date fees.		
KINGS COUNTY		COMMENT
Filing Fee (all environmental documents)	In effect at the time	No change
Notice of Determination ND/MND (Fish and Wildlife)	In effect at the time	No change
Notice of Determination EIR (Fish and Wildlife)	In effect at the time	No change
Impact Fees (Verify current Fees)	In effect at the time	No change
LAFCo Fee	In effect at the time + City actual cost + 10%	No change
STATE BOARD OF EQUALIZATION		
Size of Annexation	In effect at the time	No change
Less than 1 acre	In effect at the time	No change
1-5 acres	In effect at the time	No change
6-10 acres	In effect at the time	No change
11-20 acres	In effect at the time	No change
21-50 acres	In effect at the time	No change
51-100 acres	In effect at the time	No change
101 to 500 acres	In effect at the time	No change
501-1,000	In effect at the time	No change
1,001-2,000 acres	In effect at the time	No change
2,001 acres and above	In effect at the time	No change
SCHOOL DISTRICT FEES		
Please contact the appropriate school district for school fees.	In effect at the time	No change

COMMUNITY DEVELOPMENT DEPARTMENT

PLAN CHECK & INSPECTION FEES								
OCCUPANCY TYPE	PROJECT SIZE THRESHOLD	I-FR, II-FR		III 1-HR		IV, V-N		
		BASE COST @ THRESHOLD SIZE	COST FOR EACH ADDITIONAL SQ FT	BASE COST @ THRESHOLD SIZE	COST FOR EACH ADDITIONAL SQ FT	BASE COST @ THRESHOLD SIZE	COST FOR EACH ADDITIONAL SQ FT	**COMMENT**
"A" OCC-TENANT IMPROVEMENTS	500	$971	$0.4285	$809	$0.3571	$647	$0.2857	No change
	2500	$1,828	$0.2179	$1,524	$0.1816	$1,219	$0.1453	No change
	5000	$2,373	$0.0870	$1,978	$0.0725	$1,582	$0.0580	No change
	10000	$2,808	$0.0578	$2,340	$0.0482	$1,872	$0.0385	No change
	25000	$3,675	$0.0800	$3,063	$0.0673	$2,450	$0.0538	No change
	50000	$5,694	$0.1139	$4,745	$0.0949	$3,796	$0.0759	No change
"B" OCC-TENANT IMPROVEMENTS	300	$646	$0.4944	$538	$0.4120	$431	$0.3296	No change
	1500	$1,239	$0.2286	$1,033	$0.1905	$826	$0.1524	No change
	3000	$1,582	$0.0923	$1,319	$0.0769	$1,055	$0.0615	No change
	6000	$1,859	$0.0630	$1,549	$0.0525	$1,239	$0.0420	No change
	15000	$2,426	$0.0842	$2,022	$0.0702	$1,618	$0.0562	No change
	30000	$3,690	$0.1230	$3,075	$0.1025	$2,460	$0.0820	No change
"E" OCC-TENANT IMPROVEMENTS	100	$667	$1.7510	$556	$1.4592	$445	$1.1673	No change
	500	$1,368	$0.5304	$1,140	$0.4670	$912	$0.3736	No change
	1000	$1,648	$0.2390	$1,373	$0.1991	$1,099	$0.1593	No change
	2000	$1,887	$0.1840	$1,573	$0.1533	$1,258	$0.1227	No change
	5000	$2,439	$0.2043	$2,033	$0.1703	$1,626	$0.1362	No change
	10000	$3,461	$0.3461	$2,884	$0.2884	$2,307	$0.2307	No change
ALL "F" OCC	1000	$2,560	$0.5769	$2,133	$0.4808	$1,707	$0.3846	No change
	5000	$4,868	$0.2790	$4,056	$0.2325	$245	$0.1860	No change
	10000	$6,263	$0.1121	$5,219	$0.0934	$4,175	$0.0747	No change
	20000	$7,383	$0.0754	$6,153	$0.0628	$4,922	$0.0503	No change
	50000	$9,645	$0.1032	$8,038	$0.0860	$6,430	$0.0688	No change
	100000	$14,805	$0.1481	$12,338	$0.1234	$9,870	$0.0987	No change
"H" OCC-TENANT IMPROVEMENTS	100	$667	$1.7510	$556	$1.4592	$445	$1.1673	No change
	500	$1,328	$0.5604	$1,140	$0.4670	$912	$0.3736	No change
	1000	$1,648	$0.2390	$1,373	$0.1991	$1,099	$0.1593	No change
	2000	$1,887	$0.1840	$1,573	$0.1533	$1,258	$0.1227	No change
	5000	$2,439	$0.2043	$2,033	$0.1703	$1,626	$0.1362	No change
	10000	$3,461	$0.3461	$2,884	$0.2884	$2,307	$0.2307	No change

COMMUNITY DEVELOPMENT DEPARTMENT

PLAN CHECK & INSPECTION FEES								
OCCUPANCY TYPE	PROJECT SIZE THRESHOLD	I-FR, II-FR		III 1-HR		IV, V-N		
		BASE COST @ THRESHOLD SIZE	COST FOR EACH ADDITIONAL SQ FT	BASE COST @ THRESHOLD SIZE	COST FOR EACH ADDITIONAL SQ FT	BASE COST @ THRESHOLD SIZE	COST FOR EACH ADDITIONAL SQ FT	**COMMENT**
"I" OCC-TENANT IMPROVEMENTS	1000	$971	$0.2142	$809	$0.1785	$648	$0.1428	No change
	5000	$1,828	$0.1091	$1,524	$0.0909	$1,219	$0.0727	No change
	10000	$2,374	$0.0434	$1,978	$0.0362	$1,582	$0.0290	No change
	20000	$2,808	$0.0288	$2,340	$0.0240	$1,872	$0.0192	No change
	50000	$3,672	$0.0403	$3,060	$0.0336	$2,448	$0.0269	No change
	100000	$5,688	$0.0569	$4,740	$0.0474	$3,792	$0.0379	No change
"M" OCC-TENANT IMPROVEMENTS	200	$739	$0.8755	$616	$0.7296	$493	$0.5837	No change
	1000	$1,439	$0.3737	$1,199	$0.3114	$960	$0.2491	No change
	2000	$1,813	$0.1526	$1,511	$0.1271	$1,209	$0.1017	No change
	4000	$2,118	$0.1065	$1,765	$0.0888	$1,412	$0.0710	No change
	10000	$2,757	$0.0138	$2,298	$0.1148	$1,838	$0.0918	No change
	20000	$4,134	$0.2067	$3,445	$0.1723	$2,756	$0.1378	No change
"R-1/R-2" OCC-TENANT IMPROVEMENTS	80	$405	$1.0815	$338	$0.9012	$270	$0.7210	No change
	400	$751	$0.5933	$626	$0.4944	$501	$0.3955	No change
	800	$989	$0.2350	$824	$0.1958	$659	$0.1566	No change
	1600	$1,177	$0.1525	$981	$0.1271	$785	$0.1017	No change
	4000	$1,543	$0.2201	$1,286	$0.1824	$1,028	$0.1467	No change
	8000	$2,423	$0.3029	$2,019	$0.2524	$161	$0.2019	No change
"S" OCC-TENANT IMPROVEMENTS	40	$269	$1.5451	$224	$1.2876	$179	$1.0301	No change
	200	$516	$0.7142	$430	$0.5951	$344	$0.4761	No change
	400	$659	$0.2885	$549	$0.2404	$439	$0.1923	No change
	800	$775	$0.1968	$646	$0.1640	$516	$0.1312	No change
	2000	$1,011	$0.2639	$842	$0.2199	$674	$0.1759	No change
	4000	$1,538	$0.3846	$1,282	$0.3205	$1,026	$0.2564	No change

*Plan Check Fees x Inspections Fees = Plan Check & Inspection Fees as Shown

Plan Check or Inspection Fees available upon request.

COMMUNITY DEVELOPMENT DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
ELECTRICAL FEES		
Permit Issuance	$50 Each	No change
Stand Alone Permit - Plan Check	$105 per Hour	No change
Outdoor Events		
Carnivals, Circuses, or other traveling shows or exhibitions utilizing transportation type rides booths, displays, and	$105 per Hour	No change
Temporary Power Service		
Temporary power service pole or pedestal, including all pole or pedestal-mounted receptacle outlets and appurtenances	$105 Each	No change
Unit Fees:		
Receptacles, Switches, and Lighting Outlets	$43.75 up to 20	No change
	$0.87 Each Addition	No change
Residential Appliances		
Fixed residential appliances or receptacle outlets for the same, including wall-mounted electric ovens, counter mounted cook tops, electric ranges, self-contained room consoles or through-well air conditioners, space heaters, food waste grinders, dish washers, washing machines, water heaters, clothes dryers, or other motor-operated appliances (each) not exceeding one horsepower rating	$35 Each	No change
Nonresidential Appliances		
Residential appliances and factory wired nonresidential appliances, including medical and dental devices; food, beverage, and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or other similar types of equipment	$35 Each	No change
Power Apparatus		
Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus as follows:		No change
Rating in Horsepower (HP), Kilowatts (KW), or Kilovolt-amperes (KVA), or Kilovolt-amperes-reactive (KVAR) (fees include all switches, breakers, etc.)		
Up to and including 1	$35 Each	No change
Over 1 and not over 50	$35 Each	No change
Over 50 and not over 100	$43.75 Each	No change
Over 100	$52.50 Each	No change
Signs, Outline Lighting, and Marquees		
Signs, Outline Lighting, or Marquees supplied from one branch circuit	$52.50 Each	No change

COMMUNITY DEVELOPMENT DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE			FEE AMOUNT	COMMENT
ELECTRICAL FEES, CONTINUED				
Unit Fees:				
Services				No change
Services 600 volts or less and not over 1,000 amperes in rating			$105 Each	No change
Services over 600 volts or over 1,000 amperes in rating			$157.50 Each	No change
Subpanels			$35 Each	No change
EV Charging Station				No change
Residential			$157.50 Each	No change
Commercial			$315 for 1-3	No change
Each Additional			$105 Each	No change
Miscellaneous Apparatus, Conduits, and Conductors Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is herein set forth			$35 Each	No change
Unit Fees:				
Photovoltaic Systems - Residential & Small Commercial (up to 49KW)	Plan Check	Inspection	Total	
1 - 15 Kilowatts	$200 Each	$300 Each	$500 Each (includes P.I. Fee)	No change
Each Kilowatt above 15 KW		$15 per KW	$15 per KW	No change
Photovoltaic Systems - Commercial				
50 Kilowatts	$400 Each	$600 Each	$1,000 Each (includes P.I. Fee)	No change
Each Kilowatt between 51 KW and 250 KW		$7 per KW	$7 per KW	No change
Each Kilowatt above 250 KW		$5 per KW	$5 per KW	No change
MECHANICAL FEES				
Permit Issuance			$50 Each	No change
Stand Alone Permit- Plan Check			$105 per Hour	No change
Unit Fees:				
Install/Relocate each forced air or gravity-type furnace or burner (including attached ducts and vents)			$70 Each	No change
Install/Relocate each floor furnace (including vent)			$70 Each	No change
Install/Relocate each suspended heater, recessed wall heater, or floor-mounted unit heater			$70 Each	No change
Install/Relocate/Replace each appliance vent installed and not included in an appliance permit			$70 Each	No change
Repair/Alteration/Addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls required by the code			$61.25 Each	No change
Install/Relocate each boiler or compressor, or each absorption system			$61.25 Each	No change
Each air-handling unit, including attached ducts up to 10,000 CFM			$70 Each	No change

COMMUNITY DEVELOPMENT DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
MECHANICAL FEES CONTINUED		
Unit Fees:		
Each air-handling unit over 10,000 CFM	$70 Each	No change
Each evaporative cooler other than portable type	$35 Each	No change
Each ventilation fan connected to a single duct	$52.50 Each	No change
Each ventilation system which is not a portion of any heating or air-conditioning system	$61.25 Each	No change
Installation of each hood which is served by a mechanical exhaust, including the ducts for such hood	$70 Each	No change
Install/Relocate each incinerator	$52.50 Each	No change
Each appliance or piece of equipment regulated by this code but not classified in other appliance categories, or for which no other fee is listed in this code	$52.50 Each	No change
Other mechanical inspections not noted above	$105 per Hour	No change
PLUMBING FEES		
Permit Issuance	$50 Each	No change
Stand Alone Permit- Plan Check	$105 per Hour	No change
Unit Fees:		
Plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping, and backflow protection therefore)	$35 Each	No change
Building or trailer park sewer	$52.50 Each	No change
Rainwater system - inside building	$17.5 per Drain	No change
Cesspool where permitted	$26.25 Each	No change
Private sewage disposal system	$105 Each	No change
Water heater and/or vent	$35 Each	No change
Gas piping system	$52.50 - 1 to 5 Outlets	No change
Additional outlets	$3.50 Each	No change
Medical gas piping system	$52.50 - 1 to 5 Outlets	No change
Additional outlets	$8.75 Each	No change
Industrial waste pretreatment interceptor including its trap and vent, excepting kitchen-type grease interceptors functioning as fixtures traps	$52.50 Each	No change

COMMUNITY DEVELOPMENT DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
PLUMBING FEES, CONTINUED		
Unit Fees:		
Installation/Alteration/Repair of water piping and/or water treating equipment	$52.50 Each	No change
Repair/Alteration or drainage or vent piping	$52.50 Each	No change
Lawn sprinkler system on any one meter, including backflow protection devices therefore	$35 Each	No change
Backflow devices not included in other fee services	$35 Each	No change
Atmospheric-type vacuum breakers not included in other fee services	$35 - 1 to 5 Outlets	No change
Additional outlets	$1.75 Each	No change
Other plumbing and gas inspections not noted above	$105 per Hour	No change
OTHER INSPECTIONS AND FEES		
Inspections outside of normal business hours, (minimum charge of two hours at time and one-half)	$315 per Hour @ 1 1/2	No change
Each additional hour or portion thereof at time and one-half	$157.5 per Hour @ 1 1/2	No change
Reinspection Fee	$105 per Re-Inspection	No change
Inspection for which no fee is specifically indicated (minimum charge 1/2 hour)	$105 per Hour	No change
Additional plan review required because of changes, additions, or revisions to approved plans (minimum charge 1 hour)	$105 per Hour	No change
Outside plan check consultants- Actual cost to the city x 133%	Cost x 133% per Hour	No change
Compliance Inspection	$157.5 Each	No change
Deferred Submittals	$105 per Hour	No change
Duplicate Permit or Job Cards	$10 Each	No change
Work without permit - $500 or 2x permit fee- whichever is greater	$500 or 2x Fee Each	No change

COMMUNITY DEVELOPMENT DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT				
MISCELLANEOUS & CODE COMPLIANCE FEES	PERMIT ISSUANCE	PLAN CHECK	INSPECTION	UNIT	COMMENT
Address Assignments			$3.15	Each	No change
Additions, Residential	$50	$157.50	$304.50	up to 300 Sq Ft	No change
Additional Sq Ft		$0.26	$0.74	Sq Ft	No change
Antennas - Telecom Facility (towers)	$50	$52.50	$157.50	Each	No change
Antenna Installations	$50	$35	$35	Each Antenna	No change
Awning/canopy (supported by the building)	$50	$26.25	$35	up to 2	No change
Additional		$3.15	$5.25	Each	No change
Balcony Addition	$50	$52.50	$94.50	up to 200 Sq Ft	No change
Additional		$105	$141.75	over 200 Sq Ft	No change
Carport (200 Sq Ft)	$50	$52.50	$106	≤ 200 Sq Ft	No change
Additional Sq Ft on same side (over 200 Sq Ft)		$105	$159	over 200 Sq Ft	No change
Change of Use/Change of Occupancy	$50	$57.50	$105	Each	No change
Commercial Coach	$50	$52.50	$210	Each Bldg.	No change
Deck (wood)	$50	$52.50	$157.50	up to 200 Sq Ft	No change
Additional (over 200 Sq Ft)		$105	$236.25	over 200 Sq Ft	No change
Demolition - Commercial	$50	$52.50	$160	Each Structure	No change
Residential	$50	$52.50	$110	Each Structure	No change
Electronics/System Replacement	$5			Each Permit	No change
Fence - Non-Masonry, over 7 feet high	$50	$52.50	$52.50	up to 100 Linear Ft	No change
Non-Masonry, Additional		$105	$0.57	Linear Ft	No change
Masonry, all heights	$50	$52.50	$105	up to 100 Linear Ft	No change
Masonry, Additional		$105	$0.66	Linear Ft	No change
Fireplace - Masonry	$50	$52.50	$169	Each	No change
Pre-Fabricated/Metal/Inserts	$50	$52.50	$52.50	Each	No change
Flag Pole	$50	$26.25	$52.50	Each	No change
Foundation Only Valuation based on $5 per Sq Ft	$50	See Valuation Chart		Sq Ft	No change
Repair	$50	$52.50	$105	up to 100 Linear Ft	No change
Addition		$105	$0.66	Linear Ft	No change
Lighting Poles	$50	$17.50	$26.25	First One	No change
Additional Poles		$2.10	$5.25	Each	No change
Moved Buildings	$50	$105	$157.50	Each Bldg.	No change
Plus mileage cost outside city limits (Current Government Rate)				Mile	No change

COMMUNITY DEVELOPMENT DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT				
Partitions - Commercial, Interior	$50	$35	$52.50	up to 30 Linear Ft	No change
Additional		$0.42	$0.84	Linear Ft	No change
Partitions - Residential, Interior	$50	$35	$32.50	up to 30 Linear Ft	No change
Additional	$50	$0.42	$0.84	Linear Ft	No change
Covered Patio/Trellis/Arbor (not enclosed)	$50	$52.50	$157.50	up to 300 Sq Ft	No change
Additional Patio/Tresses/Arbor		$26.25	$35	each 300 Sq Ft	No change
Enclosed Patio/Porch	$50	$84	$210	up to 300 Sq Ft	No change
Additional Enclosed Patio/Porch		$31.50	$84	Each 300 Sq Ft	No change
Pile Foundation - Cast-in-place Concrete	$50	$78.75	$84	up to 10 piles	No change
Additional Piles		$13.65	$6.30	Each	No change
Driven (any type)	$50	$78.75	$84	up to 10 piles	No change
Additional Piles	$50	$13.65	$6.30	Each	No change
Plan Review Fee in excess of Submittal and two re-checks		$105		per Hour	No change
Remodel, Residential	$50	$105	$210	up to 300 Sq Ft	No change
Additional Remodel		$0.21	$0.53	Sq Ft	No change
Re-Roof- Residential, Roof over	$50	$35	$78.75	Each	No change
Tear-off	$50	$35	$131.25	Each	No change
Commercial	$50	$52.50	$157.50	Each	No change
Permit Issuance	$50			Each	No change
Retaining Walls (concrete or masonry)	$50	$35	$78.75	up to 50 Linear Ft	No change
Additional		$0.21	$0.53	Linear Ft	No change
Siding - Stone and Brick Veneer	$50	$52.50	$105	up to 400 Sq Ft	No change
Stucco	$50	$35	$70	up to 400 Sq Ft	No change
All Others	$50	$52.50	$96.60	up to 400 Sq Ft	No change
Additional Siding (all types)		$0.16	$0.21	Sq Ft	No change
Signs	$50	$35	$52.50	per Site	No change
Skylights- up to 10 Sq Ft	$50	$26.25	$78.75	Each	No change
Over 10 Sq Ft or Structural work involved	$50	$35	$105	Each	No change
Solar Panels, Pool Heating/Water Heating	$50	$70	$131.25	Each System	No change
Stairs	$50	$52.50	$105	First Flight	No change
Additional		$10.50	$26.25	per Flight	No change

COMMUNITY DEVELOPMENT DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT				
Storage racks (shelving) - 0 to 8 ft high	$50	$52.50	$35	up to 100 Linear Ft	No change
Additional		$0.11	$0.26	Linear Ft	No change
Over 8 ft high	$50	$78.75	$52.50	up to 100 Linear Ft	No change
Additional		$0.11	$0.32	Linear Ft	No change
Swimming Pools/Spas	$50	$78.25	$157.50	Each	No change
Heater		$26.25	$17.85	Each	No change
Spa or Hot Tub, Prefabricated	$50	$26.29	$52.50	Each	No change
Wells	$50		$140	Each	No change
Windows and Doors - Replacement	$50	$16.80	$52.50	Each 3	No change
New	$50	$26.25	$59.85	Each 3	No change
New (Structural, in shear wall or masonry)	$50	$35	$68.25	Each 3	No change
Miscellaneous Repairs (Items not covered anywhere else in this fee schedule)					No change
(Based on Valuation of the Work)					No change
$1 to $1,000	$50	$38.85	$45.15		No change
$1,001 to $5,000	$50	$111.30	$130.20		No change
$5,001 to $10,000	$50	$180.60	$212.10		No change
$10,001 to $15,000	$50	$249.90	$294		No change
$15,001 to 20,000	$50	$320.25	$375.90		No change
$20,001 to 25,000	$50	$389.55	$457.80		No change
$25,001 to $30,000	$50	$438.90	$516.60		No change
$30,001 and up	$50	Fees applicable			No change

MISCELLANEOUS & CODE COMPLIANCE FEES, CONT.	FEE AMOUNT	
Copies (each)		No change
Black and White 8 1/2 x 11	$0.25	No change
Color (Letter and Legal Size)	$1.00	No change
Black and White 11 x 17	$0.35	No change
Color 11 x 17	$2.00	No change
Large Format Black and White	Cost	No change
Large Format Color	Cost	No change

COMMUNITY DEVELOPMENT DEPARTMENT

The current building valuation data costs are published by the International Code Council and updated every 6 months. Please refer to www.ICCsafe.org to obtain the current costs. Apply the building valuation data to the table below.

BUILDING INSPECTION FEES		
TOTAL VALUATION	FEE	COMMENT
$1 to $500	$23.50	No change
$501 to $2,000	$23.50 for the first $500 plus $3.05 for each additional $100, or fraction thereof, to and including $2,000	No change
$2,001 to $25,000	$69.25 for the first $2,000 plus $14 for each additional $1,000, or fraction thereof, to and including $25,000	No change
$25,001 to $50,000	$391.25 for the first $25,000 plus $10.10 for each additional $1,000, or fraction thereof, to and including $50,000	No change
$50,001 to $100,000	$643.75 for the first $50,000 plus $7 for each additional $1,000, or fraction thereof, to and including $100,000	No change
$100,001 to $500,000	$993.75 for the first $100,000 plus $5.60 for each additional $1,000, or fraction thereof, to and including $500,000	No change
$500,001 to $1,000,000	$3,233.75 for the first $500,000 plus $4.75 for each additional $1,000, or fraction thereof, to and including $1,00,000	No change
$1,000,001 and up	$5,608.75 for the first $1,000,000 plus $3.15 for each additional $1,000, or fraction thereof	No change
Plan Review Fees will be 65% of Building Inspection Fees		No change
A contract, signed by all parties, for the cost to build a specific project may be substituted for the Building Valuation Data sheet as determined by the building official		

COMMUNITY DEVELOPMENT DEPARTMENT

CODE VIOLATION FINES		COMMENT
Minor	$50.00	No change
General	$200.00	No change
Heath and Safety	$500.00	No change
Definitions:		
Minor: A "Minor" violation shall be defined as a violation of the Hanford Municipal Code, or other applicable law or code, that does not have the potential to create a health or safety hazard to the occupants of a structure/building or the general public.		
General: A "General" violation shall be defined as a violation of the Hanford Municipal Code, or other applicable law or code, that has the potential of creating a health or safety hazard to the occupants of a structure/building or the general public if the violation is		
Health and Safety: A "Health and Safety" violation shall be defined as a violation of the Hanford Municipal Code or other applicable law or code that is a health or safety hazard to the occupants of a structure/building or the general public.		
Subsequent Violations:		
Second Violation- Within six months of the date of the initial citation, the fine shall be two times the initial fine.		
Third Violation- Within six months of the date of the initial citation, the fine shall be four times the initial fine.		

DEVELOPMENT IMPACT FEES

LAND USE CATEGORY	FIRE FEE PER UNIT	POLICE FEE PER UNIT	WATER FEE PER UNIT	COMMENT
Low Density Residential	$636.55	$345.42	$2,891.82	Fee Increase ENRCC 2.70%
Medium Density Residential	$357.83	$510.77	$1,616.58	Fee Increase ENRCC 2.70%
High Density Residential	$179.79	$165.65	$978.75	Fee Increase ENRCC 2.70%
Neighborhood Commercial	$0.53	$0.71	$1.23	Fee Increase ENRCC 2.70%
Regional Commercial	$0.44	$0.31	$1.08	Fee Increase ENRCC 2.70%
Service Commercial	$0.67	$0.10	$1.49	Fee Increase ENRCC 2.70%
Highway Commercial	$0.53	$0.24	$1.23	Fee Increase ENRCC 2.70%
Office Residential	$0.23	$0.42	$1.32	Fee Increase ENRCC 2.70%
Office	$0.25	$0.26	$0.85	Fee Increase ENRCC 2.70%
Neighborhood Mixed Use	$0.53	$0.68	$1.54	Fee Increase ENRCC 2.70%
Corridor Mixed Use	$0.53	$0.46	$1.39	Fee Increase ENRCC 2.70%
Downtown Mixed Use	$0.09	$0.40	$0.30	Fee Increase ENRCC 2.70%
Light Industrial	$0.15	$0.01	$1.74	Fee Increase ENRCC 2.70%
Heavy Industrial	$0.15	$0.01	$1.77	Fee Increase ENRCC 2.70%
Open Space	$0.00	$0.00	$0.00	Fee Increase ENRCC 2.70%
Public Facilities	$0.06	$0.09	$1.49	Fee Increase ENRCC 2.70%
Educational Facilities	$0.00	$0.00	$0.78	Fee Increase ENRCC 2.70%

LAND USE CATEGORY	WASTEWATER PER UNIT	PARKS FEE PER UNIT	STORM DRAIN PER ACRE	COMMENT
Low Density Residential	$2,476.57	$3,192.47	$2,814.62	Fee Increase ENRCC 2.70%
Medium Density Residential	$1,982.50	$2,859.09	$3,096.08	Fee Increase ENRCC 2.70%
High Density Residential	$1,807.62	$2,525.70	$3,377.53	Fee Increase ENRCC 2.70%

DEVELOPMENT IMPACT FEES

LAND USE CATEGORY	WASTEWATER PER UNIT	PARKS FEE PER UNIT	STORM DRAIN PER ACRE	
Neighborhood Commercial	$0.83	$0.00	$5,066.31	Fee Increase ENRCC 2.70%
Regional Commercial	$0.86	$0.00	$5,066.31	Fee Increase ENRCC 2.70%
Service Commercial	$0.84	$0.00	$5,066.31	Fee Increase ENRCC 2.70%
Highway Commercial	$0.83	$0.00	$5,066.31	Fee Increase ENRCC 2.70%
Office Residential	$1.79	$0.00	$3,377.53	Fee Increase ENRCC 2.70%
Office	$0.84	$0.00	$5,066.31	Fee Increase ENRCC 2.70%
Neighborhood Mixed Use	$1.63	$0.00	$5,066.31	Fee Increase ENRCC 2.70%
Corridor Mixed Use	$1.17	$0.00	$5,066.31	Fee Increase ENRCC 2.70%
Downtown Mixed Use	$0.51	$0.00	$4,051.07	Fee Increase ENRCC 2.70%
Light Industrial	$0.97	$0.00	$4,503.39	Fee Increase ENRCC 2.70%
Heavy Industrial	$1.11	$0.00	$4,503.39	Fee Increase ENRCC 2.70%
Open Space	$0.00	$0.00	$0.00	Fee Increase ENRCC 2.70%
Public Facilities	$0.84	$0.00	$3,940.46	Fee Increase ENRCC 2.70%
Educational Facilities	$0.52	$0.00	$3,940.46	Fee Increase ENRCC 2.70%

*Fee for residential uses is per dwelling unit. Fee for other uses is per building square foot.

*Wastewater treatment portion of fee is based on standard household strength waste of 200 MG/L B.O.D. and 200 MG/L S.S. and 300 gal./day flow rate

DEVELOPMENT IMPACT FEES

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
LAND USE CATEGORY	REFUSE FEES PER UNIT	
Residential Container/Equip	$576.22	Fee Increase ENRCC 2.70%
Commercial		
Per No. of 1 cubic yard dumpsters	$1,009.87	Fee Increase ENRCC 2.70%
Per No. of 1 cubic yard dumpsters	$1,271.25	Fee Increase ENRCC 2.70%
Per No. of 1 cubic yard dumpsters	$1,354.42	Fee Increase ENRCC 2.70%
Per No. of 1 cubic yard dumpsters	$1,722.72	Fee Increase ENRCC 2.70%

LAND USE CATEGORY	CIRCULATION FEES PER UNIT		COMMENT
Single-Family Residential	$3,995.72	Dwelling Unit	Fee Increase ENRCC 2.70%
Multi-Family Residential	$2,805.77	Dwelling Unit	Fee Increase ENRCC 2.70%
Senior Residential/Assisted Living	$1,452.99	Dwelling Unit	Fee Increase ENRCC 2.70%
Hotel/Motel (per room)	$2,543.63	Room	Fee Increase ENRCC 2.70%
Retail (<100KSF) unless specifically listed below	$11,648.16	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Retail (>100KSF)	$8,796.02	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Convenience Store- Without Gas Station	$105,434.25	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Gas Station- With or Without Convenience Store	$15,412.20	Fueling Position	Fee Increase ENRCC 2.70%
Motor Vehicle Sales, Minor and Major Repair	$2,206.66	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Restaurant- No Drive-thru	$22,529.56	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Restaurant with Drive-thru- Stand-alone	$102,969.74	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Restaurant with Drive-thru Within a Shopping Center	$27,683.03	1,000 Sq Ft	Fee Increase ENRCC 2.70%
General Office/Bank	$4,957.67	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Medical/Dental Office	$10,028.21	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Government	$3,035.57	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Industrial/Service Commercial	$1,995.41	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Warehouse/Distribution < 100,000 sq ft	$1,645.90	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Warehouse/Distribution > 100,000 sq ft	$791.53	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Mini Storage > 100,000 sq ft	$791.53	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Religious Institution or Facility	$2,155.92	1,000 Sq Ft	Fee Increase ENRCC 2.70%
Other uses option	$386.92	Trip	Fee Increase ENRCC 2.70%

DEVELOPMENT IMPACT FEES

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	
TYPE OF FEE	DEVELOPMENT FEE FOR SINGLE FAMILY RESIDENCE	COMMENT
Fire, Police, Water, Wastewater, Parks	$9,542.84	Fee Increase ENRCC 2.70%
Circulation	$4,532.71	Fee Increase ENRCC 2.70%
Storm Drainage	$619.22	Fee Increase ENRCC 2.70%
Refuse	$576.22	Fee Increase ENRCC 2.70%
Total	$15,270.99	

SANITARY SEWER AREA	BENEFIT DISTRICT PER ACRE	COMMENT
9th Ave Area of Benefit District (10th Ave to		
Area generally south of Hanford-Armona Road	$990.64	Fee Increase ENRCC 2.70%
Area located Between Hanford-Armona Rd and Lacey Blvd	$1,472.62	Fee Increase ENRCC 2.70%
Areal located between Lacey Blvd and Grangeville Blvd	$2,218.51	Fee Increase ENRCC 2.70%
Area located between Grangeville Blvd and Hwy 43	$3,059.10	Fee Increase ENRCC 2.70%
12th Ave Area of Benefit District (11-1/2 Ave		
Area generally south of Hanford-Armona Road	$684.70	Fee Increase ENRCC 2.70%
Area located Between Hanford-Armona Rd and Lacey Blvd	$1,056.91	Fee Increase ENRCC 2.70%
Area located between Lacey Blvd and Grangeville Blvd	$1,437.01	Fee Increase ENRCC 2.70%
Area located between Grangeville Blvd and Fargo Ave	$1,909.36	Fee Increase ENRCC 2.70%
Area located between Fargo Ave and Flint Ave	$2,643.51	Fee Increase ENRCC 2.70%

DEVELOPMENT IMPACT FEES

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT		
IMPACT FEE CREDITS FROM WATER, WASTEWATER AND STORM DRAINANGE IMPACT FEES			
ITEM	CREDIT PER UNIT	UNIT	COMMENT
Water:			
8" Pipeline	$77.23	Lineal Foot	Fee Increase ENRCC 2.70%
12" Pipeline	$205.83	Lineal Foot	Fee Increase ENRCC 2.70%
18" Pipeline	$249.83	Lineal Foot	Fee Increase ENRCC 2.70%
Groundwater Well (1,500 gpm)	$1,426,008.52	Each	Fee Increase ENRCC 2.70%
Pump Station (3 @ 3,100 gpm)	$4,755,899.08	Each	Fee Increase ENRCC 2.70%
Pump Station (4 @ 1,400 gpm)	$3,253,474.19	Each	Fee Increase ENRCC 2.70%
Storage Tank (1.5 MG)	$4,063,217.59	Each	Fee Increase ENRCC 2.70%
Land for Storage Tank or Well	$47,523.36	Acre	Fee Increase ENRCC 2.70%
Wastewater:			
8" Gravity Main	$211.48	Lineal Foot	Fee Increase ENRCC 2.70%
12" Gravity Main	$358.25	Lineal Foot	Fee Increase ENRCC 2.70%
15" Gravity Main	$375.53	Lineal Foot	Fee Increase ENRCC 2.70%
18" Gravity Main	$405.39	Lineal Foot	Fee Increase ENRCC 2.70%
21" Gravity Main	$439.95	Lineal Foot	Fee Increase ENRCC 2.70%
24" Gravity Main	$457.23	Lineal Foot	Fee Increase ENRCC 2.70%
27" Gravity Main	$527.94	Lineal Foot	Fee Increase ENRCC 2.70%
30" Gravity Main	$620.65	Lineal Foot	Fee Increase ENRCC 2.70%
36" Gravity Main	$771.48	Lineal Foot	Fee Increase ENRCC 2.70%
18" Force Main	$361.64	Lineal Foot	Fee Increase ENRCC 2.70%
Lift Station	$1,642.88	GPM	Fee Increase ENRCC 2.70%
Storm Drain:			
12" Pipeline	$114.06	Lineal Foot	Fee Increase ENRCC 2.70%
21" Pipeline	$260.84	Lineal Foot	Fee Increase ENRCC 2.70%
24" Pipeline	$307.97	Lineal Foot	Fee Increase ENRCC 2.70%
30" Pipeline	$378.66	Lineal Foot	Fee Increase ENRCC 2.70%
36" Pipeline	$449.38	Lineal Foot	Fee Increase ENRCC 2.70%
42" Pipeline	$520.08	Lineal Foot	Fee Increase ENRCC 2.70%
48" Pipeline	$614.36	Lineal Foot	Fee Increase ENRCC 2.70%
60" Pipeline	$708.63	Lineal Foot	Fee Increase ENRCC 2.70%
96" Pipeline	$1,205.14	Lineal Foot	Fee Increase ENRCC 2.70%
Retention Basin (0 to 5 acre feet)	$39,254.39	Acre Foot	Fee Increase ENRCC 2.70%
Retention Basin (Over 5 to 10 acre feet)	$23,435.50	Acre Foot	Fee Increase ENRCC 2.70%
Retention Basin (Over 10 to 20 acre feet)	$13,336.05	Acre Foot	Fee Increase ENRCC 2.70%
Retention Basin (Over 20 acre feet)	$8,098.17	Acre Foot	Fee Increase ENRCC 2.70%

DEVELOPMENT IMPACT FEES

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT		
IMPACT FEE CREDITS FROM CIRCULATION AND PARKS IMPACT FEE ACCOUNTS			
ITEM	CREDIT PER UNIT	UNIT	COMMENT
Circulation- Arterial and Major Arterial Street			
Median Curb (both sides)	$23.76	Lineal Foot	Fee Increase ENRCC 2.70%
Median Concrete (16' wide)	$190.10	Lineal Foot	Fee Increase ENRCC 2.70%
Pavement (one side- 22' wide)	$94.56	Lineal Foot	Fee Increase ENRCC 2.70%
Right of Way in Exceeding 42' Wide Half Street	$2.45	Square Foot	Fee Increase ENRCC 2.70%
Circulation- Collection Street			
Pavement (one side- 18' wide)	$67.43	Lineal Foot	Fee Increase ENRCC 2.70%
Circulation- Street Intersections			
Traffic Signal	$475,233.60	Each	Fee Increase ENRCC 2.70%
Intersection Improvements (full)	$475,233.60	Each	Fee Increase ENRCC 2.70%
Parks- Must be Identified in General Plan			
Park Improvements	$218,910.60	Acre	Fee Increase ENRCC 2.70%
Land for Park	$106,927.56	Acre	Fee Increase ENRCC 2.70%

PUBLIC WORKS DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
APPLICATION/PERMIT		
Public Street and Infrastructure Improvement Plan Review/Inspection Fee		
6% of the first $5,000 of improvement costs or fraction thereof		No changes
5% of the next $20,000 of improvement costs or fraction thereof		No changes
4.5% of the next $75,000 of improvement costs or fraction thereof		No changes
3.5% of the next $150,000 of improvement costs or fraction thereof		No changes
2% of all amounts of improvement costs over $250,000		No changes
Water Meter Inspection Fee (all land uses) per meter	$85.00	No changes
Backflow Prevention Assembly Inspection Fee (all land uses)	$80.00	No changes
GRADING PLAN REVIEW		
Residential: Single Family Residence	$1,050.00	No changes
Two or Three Units	$1,800.00	No changes
Four through Eight Units	$3,050.00	No changes
Eight or More Units	$4,400.00	No changes
Commercial: Sites less than one-half acre	$2,700.00	No changes
Sites from one-half to one acre	$4,200.00	No changes
Sites one to five acres	$5,700.00	No changes
Sites over five acres	$5,700 plus $85/acre	No changes
Permit Extensions	$25.00	No changes

PUBLIC WORKS DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
ENCROACHMENT PERMIT		
Annual Permit	$250.00	No changes
Annual Permit (Utilities)	$1,000.00	No changes
Annual Permit (Trees)	$900.00	No changes
Regular Encroachment Permit	$50.00	No changes
TRANSPORTATION PERMIT		
Annual Permit	$90.00	No changes
Regular Transportation Permit	$16.00	No changes
MISCELLANEOUS		
Construction Water Meter Deposit	$1,000.00	No changes
Conditional Watering Permit	$25.00	No changes
Pool Drain Permit	$25.00	No changes
Street Banner Permit	$100.00	No changes

REFUSE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
Temporary Bin Rental		
1YD (4 Empties per month)	$78.23	Newly added to schedule
2YD (4 Empties per month)	$98.37	Newly added to schedule
3YD (4 Empties per month)	$118.53	Newly added to schedule
Trash Can/bin services		
Delivery/Exchange Startup Fee	$20.00	Newly added to schedule
Removal for Discontinued Refuse Service	$66.00	Newly added to schedule
Special Event Can Services		
Delivery Fee (for each eighteen (18) 96 gallon containers up to 54 event cans)	$26.00	Newly added to schedule
Empty Fee (per container per empty and disposal of waste)	$11.44	Newly added to schedule
Cleaning Fee (Per container to clean and restock)	$2.08	Newly added to schedule
Special Event Bin Services		
Delivery Fee (each bin up to five (5) 2yd or 3yd commercial bins)	$26.00	Newly added to schedule
Empty Fee (per 2yd bin)	$23.92	Newly added to schedule
Empty Fee (per 3yd bin)	$27.08	Newly added to schedule
Cleaning Fee (Per container to clean and restock)	$15.60	Newly added to schedule

AIRPORT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
Overnight parking- Single	$8 per Night	Newly aded to list, No Change - will change next cycle
Overnight parking- Twin	$12 per Night	Newly aded to list, No Change - will change next cycle
Overnight Parking- Jet	$20 per Night	Newly aded to list, No Change - will change next cycle
Overnight Vehicle Parking inside Airport Perimeter	$4.25 per Night	No Changes
Airport Tiedown- Long Term	$50 per Month	No Changes
Covered T-Spaces (1-10 & 20-40)	$93 per Month	CPI 3.18%
T-Hangar Spaces (11-19)	$194 per Month	CPI 3.18%
Port-a-Port (1,200 sq. ft. or less)	$665 per Year	CPI 3.18%
Port-a-Port (1,800 sq. ft. to 2,100 sq. ft.)	$676 per Year	CPI 3.18%
Hangar Ground Lease (0 to 1,600 sq. ft.)	$850 per Year	CPI 3.18%
Hangar Ground Lease (1,601 sq. ft. to 2,300 sq. ft.)	$948 per Year	CPI 3.18%
Hangar Ground Lease (2,301 sq. ft. to 4,500 sq. ft.)	$1,036 per Year	CPI 3.18%
Hangar Ground Lease (4,501 sq. ft. to 5,000 sq. ft.)	$1,995 per Year	CPI 3.18%
Hangar Ground Lease (5,001 sq. ft. and above)	$0.407 per Sq.Ft.	CPI 3.18%
Heavy Appliance Electricity Surcharge	$37 per Month	No Changes

The airport has the following types of agreements: hangar, tiedown, land and facilities. The agreements will contain annual CPI increases and the Fair Market Value of the lease rates will be established by using the Council approved per square foot lease rate plus the CPI Adjustments.

(1) These rates are for the various types of storage units at the airport and are adjusted annually based on the clause contained in the individual agreements. The CPI used for these agreements is the CPIU for the average of LA and SF for April of each

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** GENERAL BUSINESS

SUBJECT:
Approval of professional services agreement with Darden Architects for Phase 1 Planning and Preliminary Project Assessment for a new Public Safety Building for up to $1,111,645 and appropriation of the same amount of funding in the General Fund.

RECOMMENDATION:

Recommendation: Staff recommends the City Council by motion, Approve a professional services agreement with Darden Architects for Phase 1 Planning and Preliminary Project Assessment for a new Public Safety Building for up to $1,111,645 and appropriate this funding in the General Fund

Recommended Motion: I move to Approve a professional services agreement with Darden Architects for Phase 1 Planning and Preliminary Project Assessment for a new Public Safety Building for up to $1,111,645 and appropriate this funding in the General Fund

Alternate Action: Wait on this initial phase of a new Public Safety Building until all funding is identified, (may delay possible grant opportunities and project development).

BACKGROUND:

Due to aging and insufficient facilities, the City has identified a high need for a new facility. Accordingly, the City issued a Request for Proposals (RFP) for Architectural & Engineering Design Services for a new Public Safety Building (Police Department and Fire Administration). This proposal sought architectural/engineering design services to assist the City in the planning, design, and construction phases of the building project, including detailed layout design and final construction documents for a modern Public Safety Building that meets current and future industry standards.

The RFP was issued September 1, 2023 and closed October 12, 2023. One proposal was received by Darden Architects (Fresno, CA) and was reviewed and evaluated by a committee. The average score was a 87.5 out of 100. After a final meeting with Darden in November 2023 staff believes the firm is well suited for this project. Authorization to proceed has been delayed while other projects demanded priority over this, and most importantly, the City awaited draft financial statements to confirm funding availability.

Although funding has not been identified for all phases of this project, which could range in costs of up to approximately $60 million (including all costs such as preliminary design, land, design and construction), staff recommends that City Council consider beginning the initial planning phase of this project. This initial phase of the project will help the City understand the scope of the needs, which will include land acquisition and development of the project to be as 'shovel ready' as possible while

funding can be identified. A 'shovel ready' project is typically needed in pursuit of grant funding which, although not currently identified, could be a potential opportunity in the future or if additional funding is realized through a potential revenue measure.

The proposer was responsive to the request of the proposal seeking a comprehensive design approach, encouraging innovation and creative solutions from a multi-discipline design team. Disciplines required include, but are not limited to: Civil, Landscape, Structural, Architectural, Mechanical, Plumbing, Electrical, Specialties (including but not limited to: voice/data wiring, telephone, equipment, radio equipment, force protection, fire protection, lightning protection) and public safety administration furnishings, fixtures and equipment. This process requires life cycle cost analysis and basis of design reports of key building systems early in the design process to support the ability of the City to make appropriate choices to balance the myriad of demands that are part of each building project.

The following characteristics are crucial components that were considered in staff's recommendation:

- **Public Safety Building (PSB)** – Experience in working with Public Safety Buildings, meeting all statutory requirements and building regulations is an essential requirement of this project. Key factors will include building orientation and placement on the site, security, views, sustainability and options for future expansion to accommodate growth of the City of Hanford.
- **Design Quality** – The project will become part of the public safety facilities that must serve the needs of the City of Hanford for many years. This project must be sensitive to the environment and enhance the surroundings. The materials and configuration must conform to established City design standards. They should contain and develop spaces conducive to public safety personnel and the community.
- **Building Flexibility -** Program needs, space assignments, need for services, and other concerns drive renovation and reconfiguration needs. The flexibility to incorporate change needs to be built into the project.
- **Minimize Total Lifecycle Costs** – The City will own the facilities being developed on their behalf for their entire life cycle. They must provide an appropriate setting for their purpose for decades. These facilities need to be built to minimize the total cost of ownership, and not simply the lowest initial cost.
- **Energy Usage -** Energy efficiency is an important component in the effort to minimize the total cost of ownership. City projects should exceed the energy code requirements and standards (i.e., Title 24, ASHRAE 90.1) to minimize total life cycle cost. While some spaces are exempt from Title 24 requirements due to programmatic content, all building systems and other spaces not directly impacted by the program concerns must at a minimum be fully compliant with Title 24.
- **Building Maintenance -** Building systems and equipment should be efficient in operation and be configured to be accessible for maintenance, repair, or replacement with minimal disturbance to occupied spaces. Ease of operation should be considered when selecting building systems.

Darden is among the largest Architectural firms in Central California offering a comprehensive staff of 51 practiced industry professionals based in Fresno, CA. The final deliverable of this Task is a site layout for the new building that responds to site constraints, including utilities locations, Finance and Planning Division requirements, and most importantly the needs of the Public Safety Departments. The potential timeline for delivery of this project is within one year.

The firm has done projects similar to this in several cities, most recently at neighboring City of Visalia for development of its Civic Center/Public Safety Facility as well as their Emergency Communications Center.

FISCAL IMPACT:

Due to one-time revenues, revenue increases and expenditure savings, staff can recommend this project proceed (should City Council desire) from the available unrestricted General Fund balance.

Based on draft financial statements at the time of this report, the City's General Fund has improved its unrestricted fund balance from about $3.2 million (Fiscal Year 2022) to about $7 million (Fiscal Year 2023) which is about a 15% reserve. Although this is not at the 35% reserve goal established by City Council, it is a good improvement. This increase is due to one-time revenues and expenditure savings, and has helped improve the City's financial condition which, per Council resolution, may be used on one-time special projects if the Council desires.

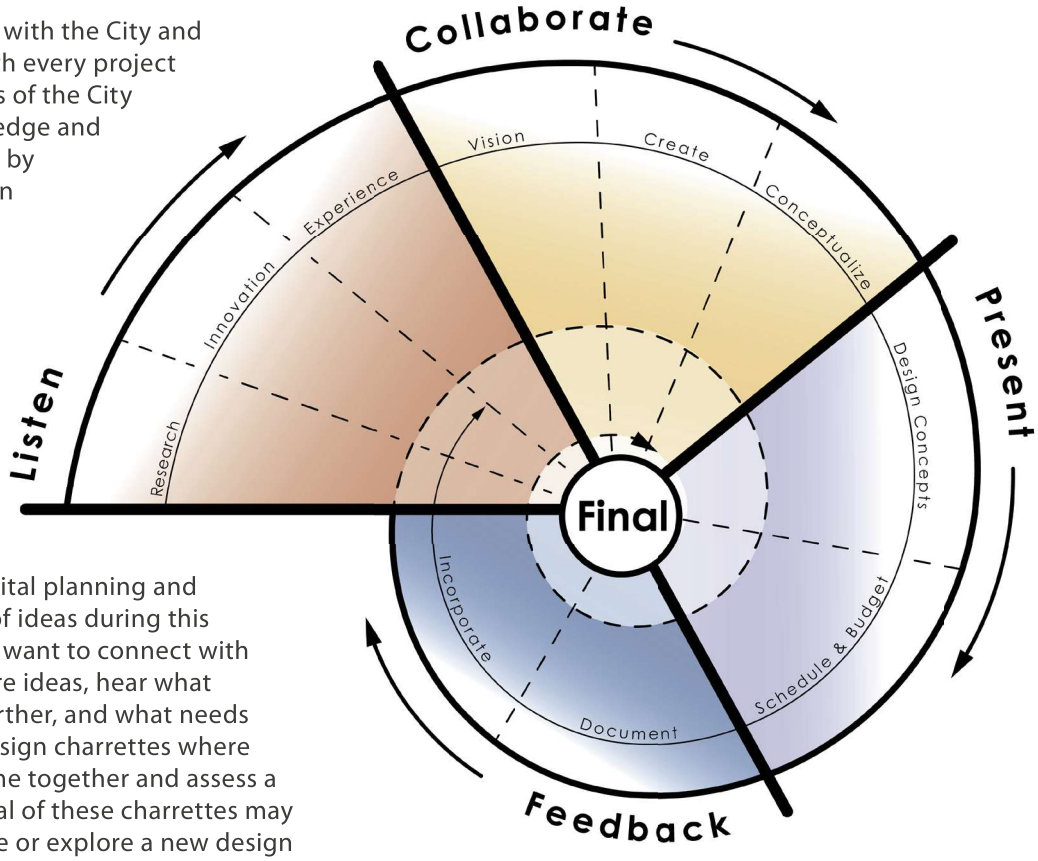
ATTACHMENTS:

1. Project Scope - Darden

DARDEN DESIGN PROCESS

LISTEN

Our design process is collaborative with the City and within the office. It is our desire with every project to listen to the goals and objectives of the City and enhance them with our knowledge and experience. We begin each process by hosting a series of meetings to learn from the City and City officials, understand the local and cultural context of the project, analyze existing documents, and begin to explore design trends and inspiration as well as moments within the project that can be emphasized with creative and novel design solutions.



COLLABORATE

From there, we begin to develop inital planning and design concepts. Communication of ideas during this phase is loose and changeable. We want to connect with the City and City stakeholders, share ideas, hear what works and should be developed further, and what needs to be improved.This can include design charrettes where members of staff are invited to come together and assess a design or planning project. The goal of these charrettes may be to overcome a specific challenge or explore a new design concept. In addition to developing unique design solutions for the City, working in this way provides opportunity for professional growth and training in the creative design process and gives up-and-coming individuals the chance to exercise their design ethos. Often City officials will elect to attend these design charrettes, and we welcome this involvement and the chance to garner input and receive in-the-moment feedback.

PRESENT

Our process for producing documents begins with moving the concept from these collaboration sessions to a 3D visualization program. This allows our Architects and designers to quickly create multiple design options. Depending on the project, the options may be produced based on a number of themes. For instance, a modern design solution might be presented alongside a traditional or historically contextual design option.

We present the schematic design concepts as well as the associated schedules and budgets for each option to the City officials in clear, concise presentations accompanied by detailed renderings and 3D and 360-Degree visualizations.

FEEDBACK

We recognize that every project is unique, and that each individual in the firm has their own voice. It is our desire to share with the City an array of viable options and images for the project, and allow them to respond freely. This feedback from the City starts the process of learning over again, and the design direction is refined to carry through the elements that are working and eliminate those that are not.

There is also an aspect of active collaboration with our in-house estimating, interior design studio, and sustainability coordinator during design. Through each phase this dynamic design cycle is repeated. The design team understands the importance of communication with the City. We know how priorities can shift and change over the life of a project and we want to remain responsive to those changes.

This entire process results in a comprehensive project team that is up-to-date and can be brought together on incredibly short notice to meet even the most demanding challenges and project development deadlines.

PHASE 1 – PLANNING & PRELIMINARY PROJECT ASSESSMENT

This initial phase of planning is vitally important to gather information from the end-users and City leadership. We will be conducting several meetings, including those required in the RFP with the intention of developing a needs list for the project that will be used as guideposts for refining the program and layout in subsequent tasks. Over the next few pages, you will see images of the process that we took to design the new Reedley College McClarty Center for Fine and Performing Arts.

1. Kick-off Meeting: The first meeting will include the review of the work plan for the first 100 days of the project. This is to make sure everyone is aware of their responsibilities to help bring to fruition a process that exceeds everyone's expectations. This will result in a successful project that more than meets the goals and objectives.

2. We will ensure effective communication throughout the project development and adhere to proper protocols.

3. We will begin by meeting with the City's Planning Division and Engineering Division to understand the design standards and site constraints. We intend to address space needs, number and function of staff members, utilities needs, entrances and exits, adjacencies, and all other important considerations related to the efficient operation of these important departments.

4. Our project team will conduct a walk through of the various potential project sites that are identified by the Core Project Committee. Project cost savings and optimal functionality can be effected significantly by eliminating redundancies and understanding the processes of work conducted at these facilities.

5. Our team will review the previous space needs study that we prepared as a preliminary planning measure for the Civic Center plan and Emergency Communication center and work with the City project leadership to confirm and update this information as a useful tool in planning the project.

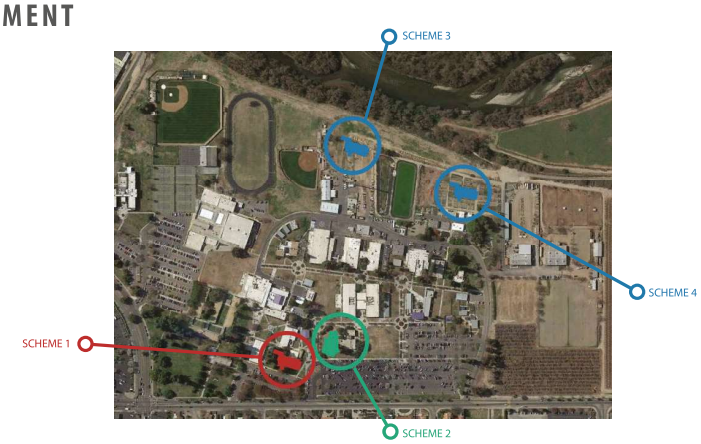
6. The culmination of Task 1 will a detailed needs assessment statement and presentation to the Core Project Committee, covering all input from the Planning Division and Engineering Division staff, and the results of our tours.

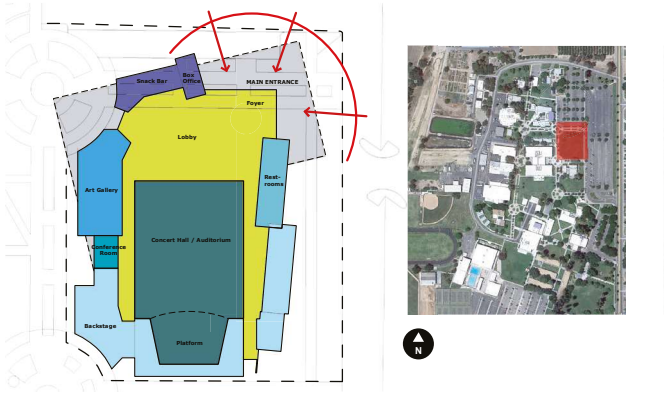
PHASE 1 – PLANNING & PRELIMINARY PROJECT ASSESSMENT

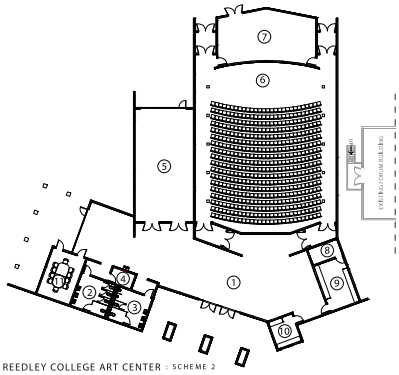
TASK 1 - SITE ASSESSMENT & RECOMMENDATION

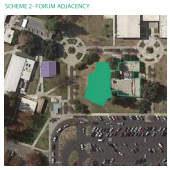
The next step in the process is to gather information on the site including studies surveys and testing and synthesize with input from task one and apparent site restrictions to determine the optimal site layout for the new building.

1. Our team will work with City leadership to perform the necessary investigations into existing utilities, easements, right of way, and any other items relevant to the development of the property. This includes reviewing the entire remained of the site up to E. Goshen Ave.
2. We will coordinate with our Civil Engineer to conduct any necessary surveys and studies into the location of utilities. If necessary our team will conduct the topographical survey. If this information is already complete or partially complete, we can provide update and add to the project site information package.
3. The design team will conduct meetings with core project leadership form the City as well as Public Safety and Finance Department leadership to share what we've learned about the existing site conditions and develop a layout plan for the new building that will meet the needs of the end users.
4. It is vitally important that we are mindful of the existing Civic Center master plan in our site layout of this building. We understand this development is the future "heart" of the City of Hanford and we want to respect the validity and motivation behind decisions that were made as part of that plan.
5. The final deliverable of this Task is a site layout for the new building that responds to site constraints, including utilities locations, City Planning Department requirements, and most importantly the needs of the Public Safety and Finance Departments. This will be presented to core project leadership for review and approval.









1 - LOBBY	2,552 sf
2 - MENS RESTROOM	202 sf
3 - WOMENS RESTROOM	214 sf
4 - JANITOR	61 sf
5 - ART GALLERY	1,155 sf
6 - RECITAL HALL (200-500)	4,134 sf
7 - PREFUNCTION/ STORAGE	624 sf
8 - STORAGE	88 sf
9 - CONCESSIONS	263 sf
10 - BOX OFFICE	124 sf
11 - CONFERENCE ROOM	292 sf
TOTAL	9,709 sf

TASK 2 SPATIAL NEEDS ASSESSMENT

It is our part of our methodology to design the building "from the inside out" while allowing the selected site to direct the orientation and massing of the project. As these two efforts come together, they arrive at the skin of the building when Schematic Design begins.

1. The program of the building will include actual square footage needs of each program inclusion. These allocations will be refined through discussion with project leadership.
2. Our team will consider the vast list of operational information including workload projections, staffing requirements, security, technology, etc . We will draw on what we learned from our interviews with the user groups, utilizing valuable information on departmental missions, staffing, space, and functional requirements.
3. Our team will review all the previously published documentation and will make provisions to future-proof the buildings for the next fifty years. As was requested in the RFP, the space planning will also include additional planning for future expansion of Public Safety and Finance departments.
4. Darden will provide at least two alternative conceptual floor plans that reflect the space needs analysis for review and approval by the City prior to proceeding to Schematic Design.

PHASE 1 – PLANNING & PRELIMINARY PROJECT ASSESSMENT

TASK 3 - SCHEMATIC DESIGN:

We recognize that active collaboration from the beginning stages of a project can contribute to optimal programming, attractive aesthetics, cost savings, thoughtful budgeting, reduced change orders, accelerated approvals, and a positive "team" mind-set. During the Schematic Design phase we begin to give form to the goals, objectives, information, direction and requirements that came out in the planning phases. The process of creating design concepts in schematic design is active and exciting. The style of communication of ideas during this phase is loose and changeable. We want to share ideas amongst team members and city leadership, and hear what works and should be developed further, and what needs to be improved.

The process of design entails balancing the aesthetic aspirations of the client with the financial constraints the team is presented with. It is human nature to want the best but it is our responsibility as stewards of the public funds to provide the most functional and beautiful building for the budget.

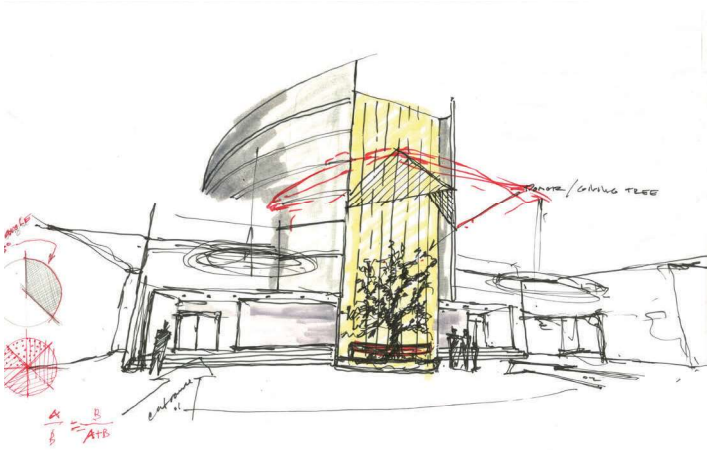
It must be designed with maintenance and energy efficiency in mind. We will meet with the maintenance staff from the city to incorporate similar products in the building to underscore uniformity of product purchasing and servicing. We will explore cost saving measures that may cost pennies more today but save dollars down the road.

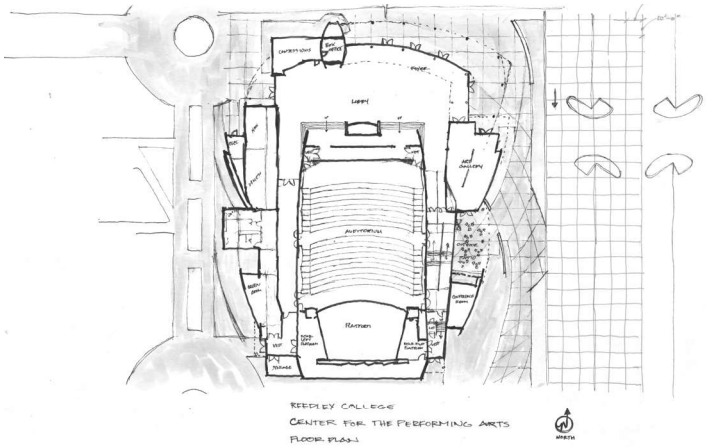
How does Darden view design?

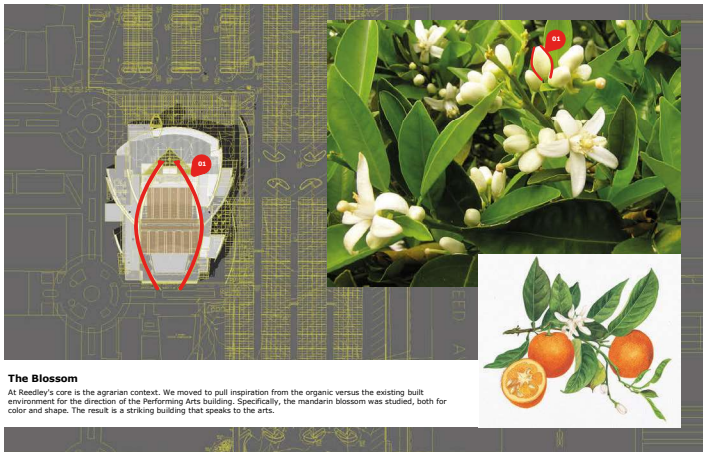
- Balancing today and tomorrow.
- Balancing art and engineering.
- Balancing budgets with civic heritage.
- Balancing the cutting edge with the familiar.

This is what Darden Architects does with school districts, cities, and public agencies all over the state of California.

We work with clients to be their visions to reality. As it relates to Hanford, we are collectively looking for the 'aesthetic echo' for the Public Safety Building. We are looking to design a new building, that reflects the scale, texture, history and personality of the town. These structures need to belong in Hanford and nowhere else. Again, the search for new buildings that look familiar.







PHASE 2 - DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS

The design development & construction document phase will commence after successful completion of the Phase One efforts. These efforts are more clearly identified in the Scope of Services for they are greatly detailed. Suffice to say that the Design Development phase is really the threshold from the concept designs to the actual contract documents that are the legal documents.

Through this process, the entire A/E team will use traditional and technologically advanced systems to methodically research and begin the documentation process that will result in the final design. During this phase we will address and solve the most challenging aspects of the building design first by utilizing the most advanced construction technology. We will explore constructability, energy efficiency, maintenance concerns and life cycle cost analysis. All will be used to help us identify, select and include building materials and systems that can achieve the aesthetic goals for the project while also being a good steward of the City's current and future resources. Cost estimates will be updated with input from local contractors and suppliers assuring the project scope and budget are aligned and the desired design outcomes are achieved.

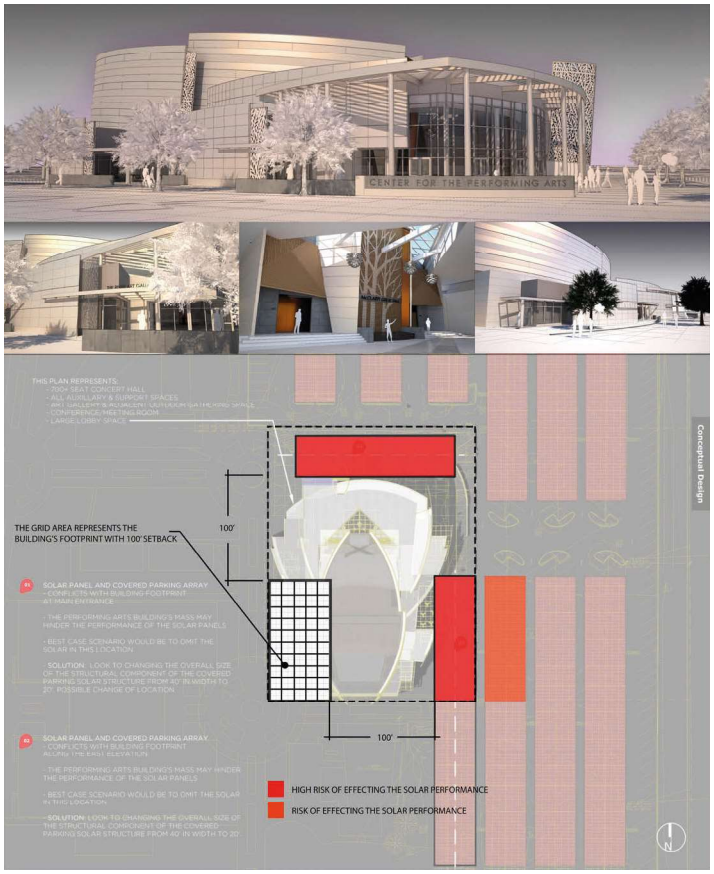
All of our projects are developed using Building Information Modeling (BIM) Software, the most advanced contract documentation software. Revit is our BIM platform. BIM is a three-dimensional, real-time, dynamic building modeling software used to increase accuracy in building design and construction. The process produces the Building Information Model, which encompasses building geometry, spatial relationships, geographic information, quantities and properties of building components. This tool also allows key stakeholders to become more engaged in the design process, resulting in a more collaborative design effort. Our use of the most current Building Information Modeling software to produce construction documents results in remarkably low change order rate. With Darden Architects' BIM expertise, you can benefit through:

- Quick design alternatives analysis
- 3-D visualizations
- Specification integration
- Improved discipline and document coordination ("Clash Detection")
- Accurate space and area analysis

Our 3D modeling software runs seamlessly with (BIM) and is used to show the client a clear vision of what their project may look like at completion. The advantages of our in-house capabilities minimize misconceptions that may occur when viewing the traditional 2D elevation or floor plan.

All the disciplines are woven together collectively in a multi-disciplined approach. In order to obtain the balance of function, form, and financial constraints, all the disciplines need to be involved to refine their own field of endeavor. This will keep any one discipline from being over-designed at the expense of another building feature.

Darden will continually address the cost estimation, schedule, and constructability issues. We will engage with the City in periodic meetings to address issues as they arise. We will communicate early as challenges become known. We will work with the highest ethical standards and at a level of services that we ourselves would expect.



Reedley College PAC Final Rendering
State Center Community College District

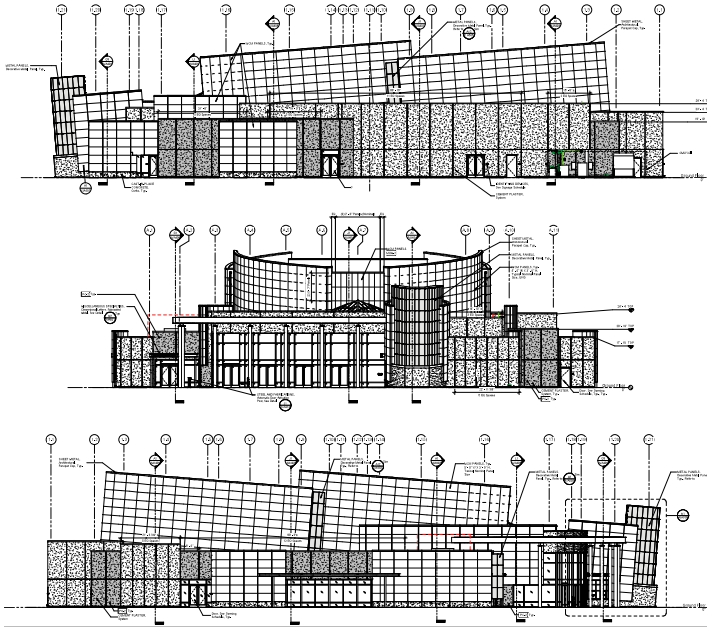
PHASE 3 - CONSTRUCTION AND PROJECT COMPLETION

BIDDING AND CONSTRUCTION ADMINISTRATION:

"How is bidding and construction managed?"

Once Construction begins the Architect will be on site weekly observing the progress of the work. We prefer at least weekly job site meetings. The Architect will work with the Contractor and City to prepare and clarify the agenda, meeting minutes and reports as outlined in the RFP. This high level of presents on site allows us to examine the work and make our expectations clear to the contractor and inspectors for the upcoming work. We know the best way to prevent change orders during construction is to prepare complete concise well coordinated contract documents and check them thoroughly. Clear and concise documents will provide financial savings through:

- Shorter plan reviews
- More accurate bids
- Minimized problems in the field during construction
- A lower number of change orders



During construction we prefer to maintain a high degree of presence on site thereby increasing communication and heading off potential issues. When an issue arises during construction we address them promptly and document the solution completely. It is essential to be thorough to prevent small issues from becoming larger problems.

The architectural/engineering team will promptly review and process the contractor's shop drawings, RFI's submittals, and samples to determine if they meet the design intent of the bid documents. The architect will be responsible for reviewing and approving the Certificate of Payments for completed work. We will work closely with the Construction Manager, City representatives and Commissioning agent to be sure the project is properly closed out.

PROJECT FOLLOW THROUGH

"The project is complete, now what?"

Darden Architects and our consultants are committed to delivering a functional building and providing service long after the project is complete. Our team will remain available to answer questions or address issues that may arise after occupancy. We can provide training if needed after the project is completed to assure the building is operating and being operated properly. We seek a long and trusted professional relationship built and based on competency and consistency.

CONSTRUCTION COST ESTIMATING

At the beginning of each project, a project estimate model is developed. This model lists and estimates the cost of each key component of the project. As the program is refined and design begins, we constantly refer to the model for changes. Monitoring the project budget throughout the course of the work keeps all parties to the contract appraised of how their work stands with the project budget. Cost estimates are prepared for the client's approval at the end of the Schematic Design, Design Development, and Construction Documents phases. Success with project cost control stems from our approach and from having accurate information on which to base our estimates of cost. Cost information comes from three primary sources:

- EXPERIENCE
  Our 60 years of experience with educational facilities enables us to make empirical judgments regarding the cost of various designs, construction materials and methods.
- INTERNAL COST DATA SYSTEM
  We maintain complete and accurate information concerning costs for materials, labor, and building systems, specifically for facilities of this type. We have access to a large database resulting from numerous bid results. Our information is updated with each project and adjusted periodically to changes in the marketplace. We also use the following cost estimating resource computer publications: Current Construction Costs published by Saylor Publications, Inc., and Means Cost Works published by RS Means.
- IN-HOUSE COST ESTIMATORS
  With our in-house, full-time Construction Cost Estimators/Schedulers, Patrick Bares & Ron Ewy, we have the capability to develop or evaluate project estimates and schedules. Pat and Ron have a combined 61 years of Industry experience.

Darden Architects has maintained a track record of bringing complex projects under budget with a minimum of contract change orders, we expect the same to be true for the City of Hanford's projects.

CHANGE ORDERS

Darden Architects works hard to prevent change orders. We are proud of our strong record, completing projects on time and within budget with exceptionally low percentages of change orders. We achieve this through:

- Preparing complete, concise, well-coordinated documents, and checking them thoroughly
- The efforts of architectural staff experienced with the requirement for educational facilities
- Strong presence on-site and timely attention to Contractor requests
- Looking ahead during construction and making our expectations clear to the Contractor

This proactive approach is effective at recognizing issues before they can develop. When problems do arise, we act quickly and document thoroughly to minimize any financial or schedule impacts. Just as it has for our other school district clients, our exceptional results will reflect well on the efforts of the City's facilities committee.

Turlock High School Science Building
Turlock Unified School District

PROPOSED PROJECT TEAM

The Design Team's most valuable resources are its people. Our knowledgeable personnel bring to the City of Hanford hands-on experience providing services on educational projects throughout California. We are committed to fostering a close professional relationship with the City.

Consulting firms are selected for their expertise in performing the particular task at hand. Each firm that is considered is of proven ability, and has a proven track record of working together with Darden, forming an invaluable team to meet our clients' needs.

The Project Architect and their team will stay with the project from start to finish in order to maintain ease of communication and continuity in decision-making. The Project Architect for a given project will be determined from those listed below based on relevant experience and availability. The following project team will provide attention to detail from design stage through construction and post-occupancy:

CITY OF HANFORD

Lead Project Manager/Architect
ROBERT L. PETITHOMME, AIA LEED AP BD+C
Principal, Darden Architects

Project Manager/Architect
MATTHEW R. HEISS AIA
Principal, Darden Architects

Interior Designer
LESLIE RAU IIDA LEED AP
Principal, Darden Architects

Public Safety
JAMES L. MCCLAREN, AIA, OOA, NCARB
Senior Principal, MWL

Mechanical, Electrical and Plumbing Engineer
RON ZAWADZKI, RCCD, LEED AP, CXA
Senior Vice President, TK1SC

Civil Engineer
JEFFREY BRIANS, PE
Principal-in-Charge, Blair, Church & Flynn

Structural Engineer
SCOTT HOOKER, SE, DBIA
President, Buehler Engineering, Inc.

Landscape Architecture
DAVID BRILEY, MLA
Landscape Architect, Blair, Church & Flynn

Geotechnical Engineer
NEVA POPENOE, PE, GE
BSK Associates Engineers & Laboratories

DARDEN ARCHITECTS IN-HOUSE STAFF
SUBCONSULTANTS

AGENDA
STAFF REPORT

MEETING DATE: 5/7/2024	**AGENDA SECTION:** GENERAL BUSINESS

SUBJECT:
Award and authorization for the City Manager to enter into a professional services agreement with Randle Communications (Sacramento, CA) for $72,500 for potential ballot measure information outreach services and appropriate the amount in the General Fund.

RECOMMENDATION:

Recommendation: Staff recommends that the City Council, by motion, Award and Authorize the City Manager to enter into a professional services agreement with Randle Communications (Sacramento, CA) for $72,500 for potential ballot measure information outreach services and appropriate the amount in the General Fund.

Recommended Motion: I move to Award and Authorize the City Manager to enter into a professional services agreement with Randle Communications (Sacramento, CA) for $72,500 for potential ballot measure information outreach services and appropriate the amount in the General Fund.

BACKGROUND:

In response to City Council's action to form a Revenue Measure Committee (RMC) and subsequent recommendation by the RMC that there is a need for a revenue measure, in a formal Request for Proposal process, staff solicited proposals for information outreach efforts for a potential revenue measure. The RFP was issued March 14, 2024 and closed on April 12, 2024.

Three proposals were received and subsequently evaluated by an internal evaluation committee. Randle Communications, Sierra Pacific Strategies, and William Berry Campaigns (WBC) submitted by the deadline and were responsive to the RFP. Below in Table 1 is a summary of the proposals and ranking out of a maximum potential of 100:

Table 1: Evaluation Summary

RFP 2024-10 Information Consultant	
	Average
Randle	88
WBC	81
Sierra Pacific	51

Based on the evaluation scoring and a final interview, staff recommends that City Council award and authorize execution of an agreement with Randle Communications for consulting services for potential ballot measure information outreach. The firm is familiar with local ballot measures and knowledgeable about getting information out to constituents in compliance with legal restrictions. Randle, will assist staff to get factual information out to city stakeholders while avoiding prohibited advocacy.

FISCAL IMPACT:

If approved, $72,500 will be appropriated in the General Fund for this information outreach project. In addition, to these costs any hard costs for auxiliary items such as handouts, web design or other outreach may be required as well. This cost would be covered by potential expenditure savings within all departments operational budgets in FY24, and/or available fund balance in the General Fund.

ATTACHMENTS:

1. Cost Proposal Attach

EXHIBIT "A"

Scope, Timeframe, and Compensation for Services

RANDLE
COMMUNICATIONS

APRIL 12, 2024

City of Hanford

PROPOSED FEE STRUCTURE AND SCHEDULES

BALLOT MEASURE INFORMATION
CAMPAIGN CONSULTANT
NO. 2024-10

SUBMITTED BY RANDLE COMMUNICATIONS

10. Fee Structure and Schedule

Randle is providing the City of Hanford with its most senior and experienced local ballot measure team. Included below is the proposed compensation rate and structure for the scope of services, including a breakdown of professional service fees, hard cost approach, and billing rates.

10.1 Professional Services Fees: Compensation Rate and Structure

Randle is an all-in-one communications partner, so rather than pricing based on tasks we manage projects and the overall workload based upon the agreed scope with a flat monthly retainer to ensure staff resources are allocated in alignment with the ongoing needs of our clients.

The section immediately following covers the cost of services, and these rates are inclusive of the collective staff time needed to fully execute our tactical approach. This includes all planning, content development, execution, coordination, strategy, and administrative services outlined in our proposal. Should Randle be selected, we will work with the City to tailor an overall budget proposal that aligns with the City's project needs.

Randle recommends a six-month term (May - November) to complete the services outlined in the scope of work, and proposes a flat monthly retainer structure outlined below:

Professional service fees are broken down by the following retainer per month:

- May 7 to May 30: $10,000/month
- June 1 to July 31: $15,000/month
- August 1 to September 30: $10,000/month
- October: $7,500/month
- November: $5,000

Total Professional Service Fees: $72,500

General Business Expenses: General business expenses (travel, lodging, media monitoring, office expenses, etc.) will be billed as incurred and approved by the City of Hanford in advance.

Should additional services be requested by the City that fall outside of the agreed upon scope of work, Randle will work with the City to develop a cost proposal for those services at either whole project amount or hourly rate. Our hourly rates are included in Section 10.3.

10.2 Hard Costs

Additional Hard cost recommendations including those outlined in our proposal will be determined in concert with the City project team and Randle will provide recommendations based on research and community surveys. Upon selection and review of survey results, Randle will develop a detailed hard cost proposal that to ensure the most judicious use of City of funds needed to conduct an effective and efficient community education effort.

Hard costs may include the following:

- Mailing lists
- Printing costs
- Translation services
- Text messaging services
- Digital add placement
- Community event space rental fees

This investment would help ensure the content reaches its intended target audiences and helps drive turnout at community events. Any hard costs are excluded from the proposed professional service fees above and would be presented to the City for approval prior to any work being conducted.

10.3 Hourly Billing Rates

Our current non-retainer billing rates are included below, and Randle can work with the City to craft a project-based scope of work for any ad-hoc services that are requested or need to be executed.

Title	Hourly Rate	Title	Hourly Rate
President and CEO	$425	Innovation & Content Senior Strategist	$225
Partner	$375	Creative Services Specialist	$225
Senior Vice President	$340	Account Executive	$210
Director	$290	Assistant Account Executive	$200
Strategic Communications Manager	$265	Creative Services Coordinator	$140
Account Manager	$265	Account Coordinator	$140
Senior Account Executive	$265	Video Production Assistant	$140
Digital Media Strategist	$265	Chief Financial Officer	$140
Creative Director	$290	Support Staff	$90

Hourly based services shall be billed to the City in increments of one-quarter of an hour.

10.4 Conflict of Interest

Randle has thoroughly evaluated all aspects of the project and determined there is no conflict of interest with current clients, nor do we have any financial, business, or other relationship with the City or member of the City staff that may have an impact on the outcome of the project. No clients have any financial interest in the outcome of the project.

Council Future Agenda Items				
Originated Date	**Item**	**Originator**	**Staff Lead**	**Date Estimate**
12/5/2023	Council review of a variety of Zoning Ordinance Clean-Up Items and direction on proposed amendments to several chapters.	Council Direction	Gabrielle Myers	5/21/2024
4/10/2024	Direction from the City Council regarding a Citywide Tax Measure			6/4/2024
4/11/2024	Presentation to the City Council regarding proposed Guiding Documents for the Hanford Fire Dept and Fire Prevention efforts in the City of Hanford	City Manager	Daniel Perkins	6/4/2024