



City Council Meeting Agenda

November 5, 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 AND CLOSED 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 by the Carnegie Museum of Kings County regarding their 2024 Exhibits and Collections and ongoing efforts to restore the Historic Carnegie Library building.
- B. Presentation and Council discussion related to Renewal Options for the Hanford Marketplace Development Agreement that expires in April 2025

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (54956.9 (d)(2))
3 potential cases.
- B. CONFERENCE WITH LEGAL COUNSEL – REAL PROPERTY NEGOTIATIONS (GC 54956.8):

Property: 113 Court St. (Court House) APN: 010-265-001-000
Agency Negotiators: Mario Cifuentez and Ty Mizote
Negotiating Party: Kevin Nickell and Jason Carvalho

CALL TO ORDER REGULAR SESSION:

ROLL CALL:

INVOCATION:

Pastor Thomas King

FLAG SALUTE:

RECOGNITION:

- A. Recognition of Associate Engineer Jaklin Hart for receiving the ASCE San Francisco Section 2024 Individual Award for Outstanding Younger Civil Engineer on October 3, 2024.
- B. Badge Pinning Ceremony and Oath of Office for Officers Manuel Cazares and Bryan Milligan.

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).

- A. INFORMATION REPORT - WARRANT REGISTER

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 title the only.
- B. City Clerk: Approval of the Minutes of the August 6, 2024, Meeting
- C. City Clerk: Approval of the Minutes of the August 20, 2024, Meeting
- D. City Clerk: Approval of the Minutes of the September 17, 2024, Meeting
- E. City Manager: Approval of the Holiday Closure of City Offices for 2024 and Authorization for the City Manager to work with Bargaining Units to negotiate the closure in future years.
- F. Administration: Approval of the annual City of Hanford Salary Schedules, pursuant to the California Code of Regulations (CCR) 570.5.
- G. Administration: Approval of Supplemental Services Agreement No. 2 with Brandley Engineering for design engineering services for a new fuel island and fuel tanks for the Hanford Municipal Airport for a contract amount and appropriation in the Airport Fund Not to Exceed \$240,000, to be funded 95% through Federal and State grants.

- H. Administration: Approval of Amendment No. 4 of the License Agreement between the Carnegie Museum of Kings County and the City of Hanford to extend the term of the agreement until December 31, 2025.
- I. Community Development: Approval of Historic Resources Permit No. 0015-24, a request by BMO Bank to construct exterior improvements, including a new ramp and step to the entryway door, accessible parking striping, landscape curbs with paving, and an ATM. The property is designated as a noncontributing building within the Historic Overlay Zone. The project is located at 230 W. Seventh Street (APN 012-052-014)
- J. Community Development: Approval of Historic Resources Permit HRA0016-24 to place fencing at the Social Security Administration building. The property is designated as a noncontributing building within the Historic Overlay Zone. The project is located at 330 N. Harris Street (APN 010-276-021).
- K. Parks and Community Services: Sole source authorization to purchase slides from PlayPower LT Farmington, Inc. and Appropriation from the General Fund for \$34,402.13 to replace eight slides at the Freedom Park play structure.
- L. Public Works: Approval of the Notice of Completion for the FY 24 Pavement Resurfacing Treatment Project, with a final project cost of \$329,948.43, and Authorization for the Mayor to execute and the City Clerk to file the Notice with the Kings County Recorder's Office.
- M. Utilities and Engineering: Authorization for the City Manager to approve a contract change order with Synagro West, LLC for the disposal of additional biosolids generated through the wastewater treatment process at the City's Wastewater Treatment Facility in the amount of \$3,549.60 for a revised contract amount of \$53,499.60, to be paid for out of the Wastewater Enterprise Fund.
- N. Utilities and Engineering: Acceptance of Grant Deed for Right-of-way from Aldar Mini Storage L.P., A California Partnership
- O. Fire: Approval of the donation of a 2003 PIERCE Quantum Type 1 Fire Engine from the City of Clovis.
- P. Council: Approval of the Second Reading and Adoption of Ordinance No. 24-06 amending Chapter 3.28 of the Hanford Municipal Code to allow the City Council to designate the board of directors of a private organization to serve as the Central Parking and Business Improvement Area Advisory Board as required by the Hanford Municipal Code.

PUBLIC HEARING:

- A. Utilities and Engineering: Public hearing to accept public input and Adoption of Resolution 24-40-R to Authorize the City's Participation in the California Statewide Communities Development Authority's Statewide Community Infrastructure Program (SCIP).
- B. Utilities and Engineering: Public Hearing and Adoption of the California Municipal Finance Authority (CMFA) Bond Opportunities for Land Development (BOLD) Program
- C. Community Development: Community Development: Appeal No. 006-24, a request by the applicant, Ayla Tidwell, to overturn the decision of the Planning Commission to deny

Conditional Use Permit No. 0038-24, a request by Blue Door Massage and Spa to locate a massage therapy business at 1208 N. Douty Street (APN 010-107-004) in the O-R Office Residential zone district.

GENERAL BUSINESS:

- A. Administration: Approval of Disposition and Development Agreement and Authorization for the Mayor and City Manager to Execute Necessary Documents for the Sale of the County of Kings Courthouse, 113 Court Street, Hanford, California, to Esteem Land Company LLC (DBA Barrelhouse Brewing)

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:

November 11: City offices will be closed in observance of Veterans Day

November 16: Walk with a Doc at Freedom Park 9:00am -10:00am [More info.](#)

November 19: 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: 11/5/2024

AGENDA SECTION: STUDY SESSION

SUBJECT:

Presentation by the Carnegie Museum of Kings County regarding their 2024 Exhibits and Collections and ongoing efforts to restore the Historic Carnegie Library building.

RECOMMENDATION:

That the City Council receive a presentation as the annual report from the Carnegie Museum of Kings County (CMKC) and provide any feedback as appropriate.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 11/5/2024

AGENDA SECTION: STUDY SESSION

SUBJECT:

Presentation and Council discussion related to Renewal Options for the Hanford Marketplace Development Agreement that expires in April 2025

RECOMMENDATION:

Recommendation: That the City Council receive the presentation and provide Direction on the Renewal Options for the Hanford Marketplace Development Agreement Expiring in April 2025

BACKGROUND:

On April 7, 2015 the City entered into a ten-year agreement with 198/43, LLC for the "Hanford Marketplace" shopping center. The agreement included several provisions intended to incentivize the development of the shopping center, including Costco. Some of the key items in the agreement include:

- Approval of a "Sales Tax Incentive Agreement" which provided \$2,000,000 million in sales tax incentives.
- Fix Impact Fees for the entire length of the agreement (based on the 2014-2015 fee schedule).
- Establishment of a Planned Unit Development (PUD) with specific design standards.
- Requirements for the developer to complete infrastructure to serve the development.

As the agreement will expire in April 2025, City staff has been approached by the developer and landowner with a request to have the City consider options regarding its renewal. Staff believes there are three potential paths forward:

1. Allow the agreement to expire without a new agreement.
2. Renew the agreement with new terms acceptable to the property owner.
3. Reevaluate the agreement after the completion of the City's Impact Fee Study.

An analysis of each of these options is provided below.

Option 1: Non-Renewal of the Agreement

If the agreement expires in April 2025, the PUD and the Impact Fee structure in the agreement will no longer apply to the area. Future development will then be subject to the City's impact fee structure and design standards at the time of development, aligning this area's requirements with those applied elsewhere in the city and which would apply if the agreement did not exist.

Option 2: New Agreement with Terms Acceptable to the Owner

The property owner has provided terms that they would accept as part of a new agreement. The proposed terms include the following:

- A 10-year extension term.
- An impact fee structure that “locks in” the current rates for the first five years, with an adjustment in Year 6 to the then-current rates, which will remain fixed for the final five years.
- Renewal of the PUD.
- Removal of completed items from the existing agreement.
- Removal of the requirement to pay the “fair-share” for a lift station to serve the development.

Locking in impact fees could mean that the 198/43 project does not pay its fair share of costs of mitigation improvements that are added to the City's impact fees in the future. As projects funded by impact fees are required mitigation measures under the California Environmental Quality Act, the City must complete the improvements even if the costs are not fully covered by impact fees. In other words, any shortfall caused by fixing the 198/43 project's impact fees at current levels will have to be paid by other City funds, including the General Fund. The exact financial impact will depend on the timing, scale of development, and the impact fee schedule at that time. The potential shortfall in impact fee revenue will largely depend on the results of the City's impact fee study, which is currently underway. For some fees, significant increases are anticipated, which could lead to substantial revenue shortfalls if the 198/43 project's fees are “locked in” at current rates. The following scenarios illustrate possible shortfalls in impact fee funding based on varying fee increases:

Development Size	2014 Baseline Impact Fee	Loss at 20% Increase	Loss at 30% Increase	Loss at 40% Increase
25,000 sqft	\$352,450	-\$70,490	-\$105,735	-\$140,980
50,000 sqft	\$704,900	-\$140,980	-\$211,470	-\$281,960
100,000 sqft	\$1,409,800	-\$281,960	-\$422,940	-\$563,920

Option 3: Revisit the Item after the Impact Fess Study has Been Completed

The City could defer renewal discussions until after the citywide impact fee study is complete, which will allow Council to better project the amounts that the City will have to contribute to address impact fee shortfalls associated with “locking in” the 198/43 project's impact fees. In the interim, development would be subject to the city's then-current adopted impact fees.

Other Considerations

Any new agreement would require approval from both parties. While several provisions in the original agreement (e.g., construction of the roundabout, offsite improvements, and tax incentives) have been met, the lift station requirement remains outstanding. The developer initially agreed to fund a portion of a sewer lift station improvement on Lacey, but alternative sewer line improvements may eliminate the need for a lift station in this location. Although a lift station may not be needed, the City has requested a \$126,547.80 from the developer toward needed sewer improvements that would serve the development—an amount representing their estimated share of the lift station cost.

FISCAL IMPACT:

Possible General Fund contributions to cover the loss of impact fees.

ATTACHMENTS:

1. Recorded Development Agreement



DOC NBR: 1505467 04/14/2015 01:20:28 PM
OFFICIAL RECORDS OF Kings County
Kristine Lee Clerk-Recorder
RECORDING FEE: \$0.00
COUNTY TAX: \$0.00
CITY TAX: \$0.00

OFFICIAL BUSINESS
DOCUMENT ENTITLED TO FREE
RECORDING

Government Code Section 6103

RECORDING REQUESTED BY:

City Clerk

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

WHEN RECORDED RETURN TO:

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



CITY OF HANFORD

DOC TYPE: 03
95 PGS
R018

Received

APR 24 2015

City of Hanford
Community Development

SPACE ABOVE THIS LINE RESERVED FOR RECORDERS USE

DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE CITY OF HANFORD

AND

198/43, LLC

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DEVELOPMENT AGREEMENT

This Development Agreement, hereinafter referred to as "**Agreement**," is hereby made and entered into on the 5th day of September, 2014, by and between the City of Hanford, a California municipal corporation, hereinafter referred to as "**City**," and 198/43, LLC, a California limited liability company, hereinafter referred to as "**Developer**," as it pertains to the commercial development of property located at Highways 198 and 43 in the City of Hanford. City and Developer are sometimes collectively referred to herein as "**Parties**" and individually as "**Party**."

RECITALS

A. Pinnacle Pointe, LLC, a California limited liability company, hereinafter referred to as "**Pinnacle Pointe**," is currently the landowner of approximately fifty-eight (58) acres of real property located generally at Highways 198 and 43 in the City of Hanford, hereinafter referred to as the "**Property**," which is more particularly described in Exhibit "A," which is attached hereto and incorporated herein by reference.

B. It is Developer's intent to develop the Project as Planned Commercial Shopping Center containing up to 499,000 square feet of retail and related uses, with approximately 2,783 on-site parking spaces on the Property, which area City and Developer have agreed shall have a maximum square footage as identified in the **Site Plan Review**, of up to 499,000 square feet of improvements, hereinafter referred to as the "**Project**."

C. Developer intends to develop the Property into twenty-eight (28) parcels in four (4) phases, with Costco Wholesale Corporation, a Washington corporation ("**Costco**"), as its major retailer, owning and occupying Parcel A and H of the Tentative Map.

D. On or prior to the Effective Date of this Agreement, Pinnacle Pointe shall record the below referenced Tentative Map, subdividing the Property into 28 parcels (Parcel A-BB). Immediately thereafter, Pinnacle Pointe will transfer Parcels A and H to Costco ("**Costco Parcels**") and the balance of the Parcels to Developer ("**Developer Parcels**"). Pinnacle Pointe has reached agreement with Costco whereby, upon satisfaction of conditions stated in the agreement, Costco will acquire the Costco Parcels from Pinnacle Pointe and develop the Costco Parcels consistent with the Conditions of the Tentative Map.

E. The first phase of the Project ("**Phase One**"), which includes the Costco Parcels, will include up to 275,000 square feet of retail space and related improvements and up to 1,500 on-site parking spaces.

F. Developer will be required to construct certain off-site public improvements, which are conditions of regulatory approval of the Project, including the development approvals described in these Recitals. Such improvements will include sewer and water lines, street improvements and traffic control measures that will provide benefits to City, Developer, and other property owners near the Property who may wish to develop their properties in the future.

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G. Developer desires to develop the Property consistent with this Agreement and the following entitlements, permits, approvals and actions that have been enacted or that are contemplated by the City Council, referred to collectively as “**Entitlements.**”

(1) Certification of the Final Environmental Impact Report (“**FEIR**”), Adoption of California Environmental Quality Act Findings, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Programs by City Council Resolution 14-37-R on July 24, 2014;

(2) Approval of Developer’s Planned Unit Development Application including all conditions of approval contained therein pursuant to City Council Resolution 14-39-R on July 24, 2014, attached hereto as Exhibit “**B**”;

(3) Approval of Developer’s General Plan Amendment and Rezone Application No. GPA 2011-01 and RZ 2011-01 thereby changing the general plan designation from Service Commercial, Planned Highway Development and Open Space to Planned Commercial and zoning the Property, Planned Commercial, consistent with the General Plan Amendment (“**General Plan Amendment**” and “**Zoning**” respectively);

(4) Approval of Tentative Parcel Map No. TPM 2013-05 (“**Tentative Map**”) by Council Resolution 14-40-R on July 24, 2014 a copy of which the Resolution approving the Tentative Map is attached hereto in Exhibit “**C**”;

(5) Approval of that Sales Tax Incentive Agreement (“**Sales Tax Incentive Agreement**”) in relation to the development of this Project by the City Council on July 24, 2014.

H. It is the intent of the Parties to condition the effectiveness of this Agreement on the recordation of a Grant Deed whereby Pinnacle Pointe transfers all right, title and interest in and to Parcels A and H to Costco.

I. The California Legislature, in Section 65864 of the Government Code, has found that the lack of certainty in the approval of development projects can result in a waste of resources, escalate the development, and discourage investment in and commitment to comprehensive planning which would make maximum efficient utilization of resources at the least economic cost to the public.

J. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the California Legislature adopted Government Code Section 65864 et seq., hereinafter referred to as “**Development Agreement Statute,**” which authorizes any city, county, or city and county to enter into a development agreement with an applicant for a development project establishing certain development rights in the property which is the subject of a development project application.

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K. The Planning Commission of the City of Hanford, serving as City's planning agency for the purpose of development agreements, reviewed this Agreement pursuant to Government Code Section 65867 and Chapter 16.44 of the Municipal Code and recommended approval of this Agreement to the City Council.

L. In accordance with the Development Agreement Statute, City has adopted Chapter 16.44 of the Municipal Code ("**Enabling Resolution**"), incorporated herein by reference, establishing rules, regulations, procedures, and requirements, including fees, for consideration of development agreements.

M. In adopting the Enabling Resolution, City found that under appropriate circumstances, development agreements will strengthen the public planning process, encourage private participation in comprehensive planning by providing a greater degree of certainty in that process, reduce the economic costs of development, allow for the orderly planning of public improvements and services and the allocation of costs therefor in order to achieve the maximum utilization of public and private resources in the development process, and assure, to the extent feasible, that appropriate measures to enhance and protect the environment of City are achieved.

N. City further found that the public safety, health, convenience, comfort, prosperity, and general welfare will be furthered by the adoption of the Enabling Resolution in order to provide a mechanism and procedure for the enactment of development agreements to accomplish the foregoing purposes and aims and the realization of the benefits to be derived therefrom, and all Entitlements are consistent with the General Plan and Zoning Ordinance.

O. City finds and determines that it will be in the best interest of City and that the public health, safety, and welfare will be served by entering into this Agreement.

P. City finds that a planned commercial shopping center, with Costco as an anchor, will contribute to the economic growth of City.

Q. City further finds that due to the large scope of the Project, estimated length of time for full Project build out, and unforeseen future market conditions, Developer desires this Agreement, which will impact multiple aspects of the Project, in order to ensure the Project is financially viable and marketable now and in the future.

R. In order to ensure certain dedications, commitments, standards, and to facilitate economic growth and the successful completion and full build out of the Project, City is willing to enter into this Agreement. City, by electing to enter into this Agreement, acknowledges that the obligations of City shall survive beyond the term or terms of the present City Council and that such action will serve to bind City and future City Councils to the obligations thereby undertaken. By approving this Agreement, the City Council has elected to exercise certain governmental powers at the time of entering into this Agreement rather than deferring its actions to some undetermined future date. The terms and conditions of this Agreement have undergone extensive review by both City and the City Council and have been found to be fair, just and

reasonable, and City has concluded that the pursuit of the Project will serve the best interests of its citizens, and public health, safety and welfare will be served by entering into this Agreement.

S. All procedures of the California Environmental Quality Act ("CEQA") have been met with respect to the Project and this Agreement by the approval of City Council Resolution No. 14-37-R adopted on July 24, 2014, which certifies Environmental Impact Report No. SCH 2012061013.

NOW, THEREFORE, CITY AND DEVELOPER HEREBY AGREE AS FOLLOWS:

Section 1. Incorporation of Recitals.

The foregoing preamble, recitals, exhibits and all defined terms set forth above are hereby incorporated by this reference into this Agreement, as if set forth herein in full.

Section 2. Definitions.

"AB 1600" means the Mitigation Fee Act (Government Code Sections 66000-66025).

"AB 1600 Capital Facilities Fees" or "Capital Facilities Fees" means City's capital facility programs and resulting fee schedule.

"Agreement" means this Development Agreement.

"Approval Date" means the date upon which the City approves the Entitlements.

"City" means the City of Hanford, California, a municipal corporation.

"Commercial Unit" means each separate legal parcel together with all improvements thereon. For example Parcel A, together with all Costco improvements shall constitute a separate Commercial Unit; or, Parcel H, together with all Costco improvements shall constitute a separate Commercial Unit.

"Commercial Unit Owner" means the owner of the fee interest, the lessee of a ground lease interest, or the holder by any other mean that empowers such fee owner, lessee or holder to exercise the right to entitle and construct improvements on the particular Commercial Unit. In this regard the Developer may be a Commercial Unit Owner, but no Commercial Unit Owner shall be the Developer unless the rights and obligations are expressly assigned to and assumed by such successor as a successor Developer in accordance with Section 41 of this Agreement.

"Developer" means 198/43, LLC, a California limited liability company.

"Development Commencement Date" is defined in Section 14 of this Agreement.

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“Effective Date” is defined in Section 11 of this Agreement.

“Effective Standards” means the ordinances, resolutions, rules, policies and regulations adopted by the City Council in effect and applicable to the Property on the Approval Date, including the adopting ordinances that govern the permitted uses of land, the density and intensity of use, the timing of development, and the design, improvement, construction standards, the General Plan, the zoning ordinance and all other ordinances, codes, rules, and regulations of City establishing subdivision standards, impact or development fees and building standards (but only to the extent of the Zoning Ordinance), and other such regulations that are not inconsistent with this Agreement or the Entitlements, all as may from time to time be amended in accordance with the terms and conditions of this Agreement. Effective Standards do not include design and/or construction requirements for public improvements or improvements to be acquired by a public entity, and non-land use regulations, including, without limitation, citywide taxes, citywide fees, and citywide assessments, except where such items are explicitly addressed by this Agreement or the Entitlements.

“Entitlements” shall mean those entitlements, permits and approvals listed above in Paragraph G of the Recitals, any and all of which may be amended from time to time in compliance with this Agreement

“Landowner” means, at the time this Agreement is approved by City, Pinnacle Pointe, LLC, a California limited liability company; and, upon the Effective Date, 198/43, LLC.

“Project” is defined in Recital B and further described in Section 6 of this Agreement.

“Property” is defined in Recital A to this Agreement.

“Site Plan Review” means Site Plan Review No. 2014-11 approved by the City on Oct 7, 2014.

“Tentative Map” is defined in Recital G. (4) to this Agreement.

Section 3. Description of the Property.

The Property, which is the subject of this Agreement, is legally described and illustrated in the Tentative Map, attached hereto as Exhibit “C.”

Section 4. Ownership of the Property.

Developer hereby represents that Pinnacle Pointe is the legal owner of the Property which is the subject of this Agreement at the time City approved the terms and conditions of this Agreement; and, that Developer will become the legal owner of the Developer Parcels upon the recordation of a Grant Deed transferring all right, title and interest in Developer Parcels from Pinnacle Pointe to Developer.

Section 5. Interest of Developer.

Developer represents that by virtue of its agreement to acquire the Developer Parcels from Pinnacle Pointe, it has an equitable interest in the Property sufficient to be bound by this Agreement.

Section 6. Project Description, Objectives, and Location.

The Project is a multi-phase planned commercial shopping center located on approximately fifty-nine (59) acres north of Highway 198, west of Highway 43 and south of East Lacey Boulevard in the City of Hanford. The Developer proposes to produce a planned commercial development with Costco as its anchor on Phase One of the four (4) phase project.

Section 7. Tentative Map.

The Project is subject to conditions of approval of Tentative Map set forth in the Resolution attached hereto as Exhibit "C" ("**Conditions of Approval**").

Section 8. Relationship of City and Developer.

It is hereby understood that this Agreement is a contract that has been negotiated and voluntarily entered into by City and Developer, and that Developer is not an agent of City. City and Developer hereby renounce the existence of any form of joint venture or partnership between them, and agree that nothing contained herein or in any document executed in connection herewith, shall be construed as making City and Developer joint venturers or partners.

Section 9. Costs.

Nothing in this Agreement is intended, nor shall it be construed, as a waiver by City of any fees to which Developer or any end user of land comprising the Project is obligated to pay.

Section 10. Agreement Runs with the Land.

Upon its Effective Date, this Development Agreement shall apply to the land area and parcels as described herein and when recorded with the Kings County Recorder shall run with the land and transfer all rights and obligations herein to future land owners until the expiration or earlier termination date of this Agreement as outlined herein or released pursuant to the terms of this Agreement. Except as otherwise provided herein, including, without limitation, by Section 25 hereof, the burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties of this Agreement, in accordance with the provisions of Section 65868.5 of the California Government Code.

Section 11. Effective Date and Termination for Failure of Condition Precedent.

- a. The effectiveness of this Agreement, including all of the rights, obligations,

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covenants and conditions are predicated and conditioned upon the recordation of a Grant Deed transferring all right, title and interest in the Costco Parcels from Pinnacle Pointe to Costco ("Effective Date"). Pinnacle Pointe shall record the Grant Deed no later than the second anniversary of the "Final Approval" (as defined herein) of Entitlements, unless the transfer of Costco Parcels is delayed because of a challenge to any Entitlement, including this Development Agreement; any litigation affecting the Entitlements, including this Development Agreement; a building moratorium affecting the development of the Property consistent with the Entitlements; or, a force majeure or other act of God, which adversely affects the development of the Property in a manner consistent with the Entitlements. For purposes of this Development Agreement, "Final Approval" shall not be deemed to have occurred until the City Council has approved the Entitlements and all periods within which anyone or anything may appeal or otherwise challenge the Entitlements have expired. In the event the Grant Deed is not timely recorded, this Development Agreement shall automatically become null, void and ineffective because the condition precedent to its effectiveness was not timely achieved. In such event, neither party shall have any obligation under this Development Agreement. To be clear, termination of this Development Agreement for failure to satisfy the condition precedent (conveyance of Parcels A and H to Costco) within the time prescribe will not affect any pending applications for Entitlements or building or other permits for the Costco Parcels.

b. The Close of Escrow shall be conditioned upon the following:

(1) Costco shall have obtained approval of all required permits in order to commence construction of the Parcel A and H improvements.

(2) The City has acquired all of the ROW Property, as defined in Section 20 A below; or the Hanford City Council has approved a Resolution of Necessity authorizing the City to exercise its power of eminent domain in order to acquire all ROW Property.

Section 12. Purpose of this Agreement.

A. Developer Objectives. In accordance with the legislative findings set forth in the Development Agreement Statute, and with full recognition of City's policy of judicious restraints on its police powers, Developer wishes to obtain reasonable assurances that the Project may be developed in accordance with the existing land use regulations subject to the terms of this Agreement. In the absence of this Agreement, Developer would have no assurance that it can complete the Project for the uses and the density and intensity of development set forth in this Agreement. This Agreement, therefore, is necessary to assure Developer that the Project will not be (i) reduced in density, intensity or use, or (ii) subjected to new rules, regulations, ordinances or official policies or delays, including, but not limited to building moratoriums, which are not permitted by this Agreement.

B. Mutual Objectives. Development of the Project in accordance with this Agreement will provide for the orderly development of the Project in accordance with the objectives set forth in the General Plan. Moreover, a development agreement for the Project will eliminate uncertainty in planning for and securing orderly development of the Project, facilitate

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installation of necessary improvements, and otherwise achieve the goals and purposes for which the Development Agreement Statute was enacted. The Parties believe that facilitating the orderly development of the Project will provide public benefits to City, including without limitation: increased tax revenues, installation of off-site public infrastructure improvements, and job creation. Additionally, although development of the Project in accordance with this Agreement will restrain City's land use or other relevant police powers, this Agreement provides City with sufficient reservation of authority during the term hereof to remain responsible and accountable to its residents. In exchange for these and other benefits to City, Developer will receive assurance that the Project may be developed during the term of this Agreement in accordance with the existing land use regulations.

Section 13. Recordation of Agreement.

No later than ten (10) days after the Effective Date, the City Clerk shall cause this Agreement to be recorded in the Official Records of the County of Kings, State of California pursuant to Section 65868.5 of the California Government Code.

Section 14. Development Commencement Date and Term of Agreement.

A. The parties acknowledge that Developer cannot, at this time, predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of Developer, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held, in *Pardee Construction Company v. City of Camarillo* (1984) 37 Cal. 3d 465, 208 Cal.Rptr. 228, 690 P.2d 701, that the failure of the parties to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the Parties' intent to cure that deficiency by acknowledging and providing that Developer and Commercial Unit Owners shall have the right to develop the Property in such order and at such rate and at such times as Developer deems appropriate within the exercise of Developer's objective reasonable business judgment, subject only to any timing or phasing requirements set forth in the Entitlements. Any City ordinance, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed in conflict with the Entitlements and therefore shall not be applicable to the development of the Property.

B. Notwithstanding the foregoing, Developer shall commence Development within one hundred eighty (180) calendar days of the Effective Date, hereinafter referred to as the "**Development Commencement Date**," provided Developer has obtained approval of all necessary improvement plans, the delay of which shall not be solely the fault of Developer. For purposes of this Agreement, commencement of Development shall be deemed to have occurred upon Developer's commencement of construction of the public improvements required hereunder.

C. The term (duration) of this Agreement shall commence on the Approval Date and shall expire on the tenth (10th) year anniversary of the Approval Date unless terminated,

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modified or extended as set forth herein. The term of this Agreement has been established by the Parties as a reasonable estimate of the time required to carry out the Project, develop the Property and obtain the public benefits of the Project. The term of this Agreement shall be tolled for the duration of any litigation or referendum affecting or otherwise challenging the approval of this Agreement, act of God or other natural disaster, affecting or otherwise impacting the ability of Developer to fulfill its obligations under this Agreement.

Section 15. Planned Land Use and Zoning.

The termination of this Agreement, either by failure of the condition precedent to its effectiveness (Section 11), or expiration of its term (Section 14 C), shall have no impact on, and in no way change, modify, terminate or revert, City's July 24, 2014, approval of General Plan Amendment and Rezone Application Nos. GPA 2011-01 and RZ 2011-01.

Section 16. Application of Subsequently Enacted Standards.

The City may apply to the Project only such later enacted or modified rules, regulations and policies which are not in conflict with those in effect on the Approval Date and the application of which would not prevent development of the Project, except when such later enacted or modified rules, regulations and policies:

A. Are consistent with the then-current version of the California Building Code as published by the California Building Standards Commission and as modified and adopted by City; or

B. Are subsequent City-wide changes to construction or technical design standards or specifications for public improvements which are reasonably and directly related to durability or longevity of the public improvements; or

C. Are changes in City laws, regulations, plans, or policies, the terms of which are specifically mandated and required by changes in state or federal law or regional application thereof; or

D. Are necessary to avoid placing the individuals working in or frequenting the Project or the surrounding area, or both, in a condition dangerous to their health or safety, or both; or

E. Are otherwise unambiguously and expressly authorized in this Agreement; or

F. Are the subject of City-wide services that are applicable to all commercial properties within City.

With respect to Subsection E above, nothing in this Agreement shall be construed to be in derogation of City's police power to protect public health and safety.

Section 17. Police Power and Taxing Power.

City, through the exercise of either its police power or its taxing power, whether by direct City Council action or initiative, or referendum by City's electorate, shall not, except as otherwise provided herein, establish, enact or impose any additional conditions, dedications, fees, and other exactions, policies, standards, laws or regulations which relate or apply, directly or indirectly, to the Project except as provided in this Agreement. Nothing herein prohibits the Project from being subject to a: (i) City-wide bond issue; (ii) City-wide special or general tax; or (iii) special assessment for the construction and maintenance of a City-wide facility as may be voted on by the electorate or otherwise enacted, provided that such tax, assessment or measure is City-wide in nature, and does not discriminate against the Property, and does not distinguish between developed and undeveloped parcels.

Section 18. [Reserved]

Section 19. Existing Lacey Boulevard and Other Public Improvements

A. Abandonment and Relinquishment of Existing Right of Way. Commensurate with Developer's completion of the Lacey/43 Improvements described in Section 20 below and City's acceptance of such improvements, City will commence proceedings to abandon that portion of existing Lacey Boulevard ("Existing Lacey ROW") as shown on the attached Exhibit "D." Said abandonment shall be effective no sooner than the completion of the Lacey Boulevard realignment but no later than one hundred eighty (180) days of the completion of the Lacey Boulevard realignment. If City has obtained control of the small triangular parcel located near the Lacey/43 intersection ("Caltrans Parcel") shown on Exhibit "D," which the State of California Department of Transportation ("Caltrans") has indicated that it will relinquish to the City, by the time City commences abandonment proceedings for the Existing Lacey ROW, City will also abandon the Caltrans parcel. The Existing Lacey ROW and the Caltrans Parcel are hereinafter collectively referred to as "Abandoned Property").

B. Upon the Development Commencement Date, Developer shall, at its initial cost and expense and prior to the issuance of a Certificate of Occupancy for the structure on the Costco Parcels from which Costco will operate its retail establishment, underground all improvements associated with the existing above-ground utility poles identified in Exhibit "E" attached hereto including, without limitation, poles, wires, and appurtenances, that currently exist along the frontage of existing Lacey Boulevard ("Underground Work"). Such Underground Work will be done in accordance with all applicable statutes, regulations, and ordinances then in effect.

C. Developer will construct and implement all mitigation measures identified in the FEIR for the Project at the times specified therein; provided however, Developer will not be responsible for the collection of impact and mitigation fees from other developers.

Section 20. SR 43/Lacey Boulevard Intersection Relocation and Lacey Boulevard Realignment.

A. Relocation. Caltrans will require the relocation of the existing intersection of Lacey Boulevard and Highway 43 ("**Lacey/43 Intersection**") to the north and the corresponding realignment of sections of Lacey Boulevard east and west of Highway 43. The relocation of the Lacey/43 Intersection and the realignment of Lacey Boulevard shall collectively be referred to hereinafter as "**the Lacey/43 Improvements.**" The real property necessary for the completion of the Lacey/43 Improvements shall hereinafter be referred to as the "**ROW Property.**" The Lacey/43 Improvements shall be in addition to any other mitigation measures and conditions that City may establish with respect to the improvement of Lacey Boulevard. A conceptual drawing of the Lacey/43 Improvements and the location thereof are attached hereto as Exhibit "F," which is incorporated herein by reference.

B. Design. Developer shall, at its initial cost and expense, undertake the design and construction work for the Lacey/43 Improvements. Developer will, at least ninety (90) calendar days prior to the commencement of construction of the Lacey/43 Improvements, present to City the final design, specifications, and itemized list of estimated costs for the Lacey/43 Improvements, which will be subject to City's review and approval. Developer will not commence construction of the Lacey/43 Improvements without first obtaining City's approval. Following City's approval of the design, specifications, and itemized list of estimated costs for the Lacey/43 Improvements, Developer will not authorize any change orders for such work unless Developer first obtains the approval of City's Public Works Director.

C. Acquisition of Right of Way. The Parties acknowledge that Developer is unable to negotiate the voluntary acquisition of all ROW Property. It shall be the City's obligation to obtain the ROW Property. City may elect to engage a third party right-of-way consultant to obtain the necessary ROW Property. For purposes of the acquisition of the ROW Property, reference in this Subsection C. to City shall also include the City-retained right-of-way consultant. In furtherance of the assemblage of the ROW Property, Developer has deposited with City amounts necessary to begin pre-condemnation proceedings, including obtaining all necessary appraisals supporting any offer to purchase the ROW Property, as required by the California Code of Civil Procedure governing City's power of eminent domain. For purposes of this Agreement, the appraised value of the ROW Property shall be the value identified by the appraisal performed by Simon Company for City. In the event that City is unsuccessful in negotiating the voluntary sale of the ROW Property, City agrees to consider presenting a resolution of necessity to the City Council, the adoption of which is the sole and absolute discretion of the Hanford City Council, in order to acquire the ROW Property through its power of eminent domain.

D. Pinnacle Pointe ROW. The Parties further acknowledge that a portion of the ROW Property is owned and controlled by Pinnacle Pointe ("**Pinnacle Pointe ROW**"). Pinnacle Pointe agrees to dedicate the Pinnacle Pointe ROW to the City upon City's assemblage of the balance of the ROW Property. In consideration of Pinnacle Pointe's dedication of the above described ROW, City shall grant to Pinnacle Pointe the Abandoned Property (to the extent that

City controls the Abandoned Property) as described in Section 19 above, reserving, if necessary, underground utility easements for existing public and private utilities. If it is necessary for City to reserve underground utility easements, such utility easements shall be subject to review and approval by Developer and by any Commercial Unit Owner impacted by the reservation, which shall not be unreasonably withheld. In the event that City is unable to grant to Pinnacle Pointe the City-controlled Abandoned Property within one hundred eight (180) days of the completion of the realigned Lacey Boulevard, City shall compensate Pinnacle Pointe for the Pinnacle Pointe ROW Property dedicated to City, as described above, at the appraised value. In the event that City is unable to obtain control of the Caltrans Parcel or cause Caltrans to transfer ownership thereof to Pinnacle Pointe, neither Developer nor Pinnacle Pointe will be entitled to any compensation.

E. Remnant Parcels. City anticipates that in the acquisition of the ROW Property, City will acquire remnant parcels of real property, both on the north and south side of the ROW Property, excluding remnant parcels east of Highway 43, identified in Exhibit "G" ("**Remnant Parcels**"). In the event that City has acquired such Remnant Parcels, Pinnacle Pointe shall have the first right of refusal to purchase the Remnant Parcels from the City at the appraised value. If Pinnacle Pointe does not wish to purchase the Remnant Parcels, the Remnant Parcels will be declared surplus property and disposed of accordingly.

F. Commencement of Construction. Upon possession of all of the ROW Property and City's approval of all necessary plans and issuance of all necessary permits from all necessary governmental agencies, Developer shall commence construction thereof, consistent with development plans approved by the City. Developer will complete, at its sole initial cost but subject to the reimbursement provisions contained herein, the Lacey/43 Improvements within twenty-four (24) months after the date on which City issues a Certificate of Occupancy for the structures on Parcel A and H from which Costco will operate its retail establishments.

G. Developer Default/Lien. In the event that Developer fails to timely complete the Lacey/43 Improvements, requiring City to step in to complete such improvements, this Development Agreement shall serve as a lien on the Developer's Parcels to secure any and all costs incurred by City to cure Developer's default.

H. Estimated Cost of Completion. For purposes of establishing Developer's Warranty, pursuant to Subsection I below, of the estimated cost (all labor, materials, and equipment costs associated with such work) of the Lacey/43 Improvements is FIVE MILLION, FOUR HUNDRED THOUSAND DOLLARS (\$5,400,000.00) ("**Estimated Cost of Completion: Lacey/43 Improvements**"). This Estimated Cost of Completion may be adjusted from time to time based upon the itemized list of costs approved by City pursuant to Subsection B. above "**Final Cost of Completion: Lacey/43 Improvement**").

I. Warranty of Improvements. Developer will warrant the Lacey/43 Improvements for a period of one (1) year from the recording of the Notice of Completion referenced in Section 23 below and shall, at its sole cost and expense, remedy any defect discovered during such period. Upon recording of the Notice of Completion, Developer shall deposit with City Ten

percent (10%) of the total Final Cost of Completion: Lacey/43 Improvements which shall be retained as a public improvement warranty for the one (1) year period following the recording of the Notice of Completion. In the alternative, Developer may provide City with warranty security that is equal to ten percent (10%) of the City-approved cost of the Lacey/43 Improvements, which security is reasonably acceptable to City, and will have a term of one (1) year from the date of the recording of the Notice of Completion for the Lacey/43 Improvements.

J. Reimbursing Developer for Lacey/43 Improvements.

(1) Periodic Payment. Upon Developer's commencement of the Lacey/43 Improvements, Developer shall invoice the City on a monthly basis for the cost of labor and materials incurred by Developer in the development and construction of the Lacey/43 Improvements ("**Developer's Monthly Invoice**"). Developer's Monthly Invoice shall include true and correct copies of the following documents (collectively "**Supporting Material**") relating to the Lacey/43 Improvement work: (i) invoices issued by all contractors and suppliers associated with such work; and (ii) executed unconditional lien releases from all such contractors and suppliers reflecting amounts received by each contractor and supplier. Within thirty (30) calendar days of receipt of Developer's Monthly Invoice, City shall reimburse Developer the full amount stated therein. City's obligation to make such Periodic Payments is conditioned upon the City's inspection of the improvements for which Developer seeks reimbursement and upon proof, satisfactory to the City, of Developer's payment to contractors and suppliers.

(2) Developer's Final Invoice. Following completion of the Lacey/43 Improvements and dedication of the same to City and other government agencies having jurisdiction over the ROW Property, Developer will submit a final invoice, requesting payment from City for all unpaid and reimbursable costs and expenses with true and correct copies of the Supporting Material relating to the Lacey/43 Improvement work. ("**Developer's Final Invoice**"). Within thirty (30) calendar days of City's receipt thereof, and all required Supporting Material, City will pay to Developer the sum of: (i) Developer's Final Invoice; (ii) change orders approved by City pursuant to Subsection B above; and (iii) fifteen percent (15%) of the sum of Developer's Monthly Invoices, Developer's Final Invoice, and change orders, if any. The fifteen percent (15%) payment component shall reimburse Developer for its engineering fees, permit fees, construction surveying, geotechnical fees, project management fees, and all other non-construction costs associated with the Lacey/43 Improvements. City will also reimburse Developer for twenty-five percent (25%) of Developer's cost to install the traffic signal at the Project's primary entrance ("**Lacey/Entry Traffic Signal**"); Developer will invoice City separately for such work, which will be accompanied by Supporting Material. Developer will not be entitled to any mark-up of the costs associated with the Lacey/Entry Traffic Signal. Reimbursement hereunder will be limited to the cost of the following improvements: curb and gutter, pavement, striping, signal work required at Lacey Boulevard, earthwork for roadway construction, and median curb for a standard 84 foot wide ROW at the west end, a 100 foot ROW transition from the 84 foot ROW to the west side of the signal at the Project's main entrance, a 110 foot ROW from just west of said signal to Highway 43, and streets lights, to the extent required, on the north side of the realigned Lacey Boulevard. Reimbursement work will also include the pavement and grading on the east side of Highway 43 to connect Lacey

Boulevard back to the existing alignment. No reimbursement will be made hereunder for utility relocations, drive approaches on the south side of the realigned Lacey Boulevard, sidewalk on the south side of Lacey Boulevard, paving outside of above noted ROW design standards, landscape and hardscape in median islands, including conduits, and any other work not collected for in City's impact fee program.

Section 21. On Site Surface Water Retention.

A. Developer shall, at its sole cost and expense, develop an onsite surface water retention facility to accommodate all of the surface water draining from the Property and the adjacent street, excluding the north side of Lacey Boulevard from the middle of the Project's signalized intersection east to SR 43 ("**Surface Water Retention Facility**").

B. The Surface Water Retention Facility is designed and sized to accommodate only surface water from the Project site, Lacey Boulevard frontage (excluding the north side of Lacey Boulevard from the middle of the Project's signalized intersection east to SR 43), and the Pinnacle Pointe property north of existing Lacey Boulevard. Surface water draining from existing Lacey Boulevard and the relocated Lacey Boulevard (for purposes of this Section 21, collectively referred to as "**Lacey Boulevard**") may inadvertently include surface water from properties not owned or controlled by Developer or Pinnacle Pointe. City acknowledges that current City standards require such parcels to retain all surface water on site and be graded such that all surface water drains away from public streets. City further acknowledges that the realignment of Lacey Boulevard, pursuant to this Agreement, will create a swale on the north side of the realigned Lacey Boulevard that will collect surface water from the middle of the Project's signalized intersection east to SR 43, acting as a temporary basin, until such time as properties on the north side of the realigned Lacey Boulevard are developed.

C. City agrees that, when a property fronting the north side of Lacey Boulevard from the Project's western boundary east to SR 43 ("**Northern Property**") is developed in the future, City will require that such property to be developed in accordance with City's then-existing policies and standards (including the City of Hanford Storm Drainage Master Plan, as may be amended). City shall not require a Northern Property owner to modify, improve, create, or construct onsite drainage improvements until such property is developed. When a developer/owner of a Northern Property applies to City for City's approval of any land use entitlement, City will, if required by law, provide notice of the proposed project to Developer and Commercial Unit Owners. Likewise, if Developer or a Commercial Unit Owner submits a request for notice relating to projects proposed for a Northern Property, City will provide notice to Developer or such Commercial Unit Owner if required by law. City's obligations set forth in this Section 21 shall survive the termination and/or expiration of this Agreement.

D. Through this Section 21, the parties neither increase nor reduce the City's immunity from liability that it enjoys as a government agency.

Section 22. Fees.

A. AB 1600 Capital Facilities Fees.

(1) The Capital Facilities Fees reflected in the attached Exhibit "H," which is incorporated herein by reference, will be payable for development occurring within the Project during the term of this Agreement.

(2) The City's then-current Capital Facilities Fees shall apply to all development within the Project for which Capital Facilities Fees have not been paid prior to the expiration or termination of this Agreement. Prepayment of Capital Facilities may occur only if allowed under the City's then-current practices.

B. Fee Deferral Program. Notwithstanding anything to the contrary in this Agreement, Developer and City may agree to defer the payment of any development fees pursuant to any then-existing City program that permits fee deferral.

C. Revision of Ministerial Fees. This Agreement shall not be construed to limit the authority of City to charge processing fees for land use approvals, building permits as they relate to plumbing, mechanical, electric or fire code permits, or other similar permits and entitlements which are in force and effect on a City-wide basis at the time those permits are applied for.

D. Limitations. The provisions contained in this Section 22 shall be applicable to Developer only and not subsequent Commercial Unit Owners unless said benefits are assigned and assumed, in writing, by such subsequent Commercial Unit Owners.

Section 23. Notice of Completion.

Developer shall execute, acknowledge and record in the manner provided by law, a Notice of Completion for the public infrastructure improvements and/or other public improvements required as conditions to this Agreement and the Entitlements within ten (10) calendar days after City's Department of Public Works provides written notice to the Developer that the public infrastructure improvements and/or other public improvements required as a condition to this Agreement and/or the Entitlements have passed final inspection. Upon completion of the public infrastructure improvements or other public improvements, Developer's Engineer shall supply to City one Mylar set of "as built drawings" and an electronic version of same in a format satisfactory to the City Engineer. These drawings shall be certified on each page by a Registered Civil Engineer as being "as built drawings," pursuant to Business and Professions Code Section 6735.6 as may be amended from time-to-time.

Section 24. Uniform Codes are Applicable.

The Project, and all structures located therein, shall be constructed in full compliance with the Uniform Building, Mechanical, Electrical, Fire, and Plumbing Codes as adopted by City and the State of California in Title 24 of the California Code of Regulations. These Regulations and Uniform Codes are amended from time to time, and the Project shall at all times comply fully with the most-recent version of the Uniform Codes and Regulations adopted by City;

Developer acknowledges that City may adopt one or more updated versions of the Uniform Codes and Regulations during the term of this Agreement and that the Project will be subject to such modified versions, as adopted by City. Developer acknowledges that, as of the Effective Date, those codes identified in City Ordinance 13-08, which is incorporated herein by reference, shall govern.

Section 25. Final Inspection.

After completion of each Commercial Unit in the Project, City shall provide the Commercial Unit Owner with a final inspection for that Commercial Unit (a "**Final Inspection**"). The Final Inspection is conclusive determination that the obligations of the Developer and the Commercial Unit Owner under this Agreement have been met for that Commercial Unit.

Promptly after Final Inspection of any Commercial Unit, City shall furnish the Commercial Unit Owner with a Certificate of Completion for that Commercial Unit upon written request therefor by that Commercial Unit Owner. Such Certificate of Completion shall be in such form as to permit it to be recorded in the Office of the County Recorder of Kings County.

A Certificate of Completion shall be, and shall so state, conclusive determination the obligations under this Agreement have been satisfied with respect to that Commercial Unit in full compliance with the terms hereof. After issuance of such Certificate of Completion, any party then owning or thereafter purchasing, leasing or otherwise acquiring any interest in the Commercial Unit covered by said Certificate of Completion shall not (because of such ownership, purchase, lease or acquisition) incur any obligation or liability under this Agreement. Except as otherwise provided herein, after the issuance of a Certificate of Completion for the Commercial Unit, neither City nor any other person shall have any rights, remedies or controls with respect to the Commercial Unit that it would otherwise have or be entitled to exercise under this Agreement as a result of a default in or breach of any provision of this Agreement.

City shall not unreasonably withhold any Certificate of Completion. If City refuses or fails to furnish a Certificate of Completion for the Commercial Unit after written request from the Commercial Unit Owner, City shall, within ten (10) days after receipt of such written request, provide the Commercial Unit Owner with a written statement of the reasons City refused or failed to furnish a Certificate of Completion. The statement shall also contain City's opinion of the action the Commercial Unit Owner must take to obtain a Certificate of Completion. If City shall have failed to provide such written statement within said ten (10) day period after such written request for the Certificate of Completion, the Commercial Unit Owner shall be deemed entitled to the Certificate of Completion.

Section 26. Developer Obligations.

In consideration of City entering into this Agreement, Developer agrees and acknowledges as follows:

A. That an express condition to City's issuance of any permits to or for the benefit of the Project shall be the financing and construction of those public infrastructure improvements, which are required through this Agreement or any of the Entitlements, on such terms and at such times as City, in its sole discretion, deems reasonably necessary and appropriate in order to provide public infrastructure service to the Project;

B. That City's execution of this Agreement is a material consideration for Developer's acceptance of, and agreement to comply with, the foregoing. Developer shall only make those dedications, and otherwise be subject to those conditions and exactions that are expressly set forth in this Agreement, the Entitlements and the Effective Standards; and

C. That the Developer's agreement to perform, and Developer's performance of, the obligations of Developer under this Agreement are a material consideration for City's acceptance of, and agreement to comply with, the terms of this Agreement.

Section 27. City Processing and Review.

A. City shall allow the uses that are permitted by this Agreement and the vested components. City shall be obligated to accept for processing and review all applications for Entitlements, and other discretionary and/or ministerial approvals relevant to this Project, upon payment by the Developer or Commercial Unit Owner (as the case may), as provided in Sections B and C below. . Such applications will be processed in compliance with statutory and Hanford Municipal Code provisions.

B. Obtaining required permits specific to a Commercial Unit is the sole and absolute obligation of the particular Commercial Unit Owner.

C. Obtaining permits required for the Project generally, as opposed to a Commercial Unit, is the sole and absolute obligation of the Developer.

D. Notwithstanding any other provisions contained herein to the contrary and provided that City is operating in good faith hereunder, the City's failure to meet any of the time lines set forth in this Agreement shall not be deemed to be a breach of this Agreement by City; and, although the City's failure to meet such time lines shall not relieve Developer of any obligations under this Agreement, the time to complete such Developer obligation shall be extended by an amount of time equal to the delay caused by City's failure to meet such timelines. Notwithstanding the foregoing, nothing in this Section 27 or this Development Agreement is intended to relieve the Developer from completing any mitigation measures within the period required by the Project's Environmental Impact Report.

Section 28. Approval of Subsequent Development and Land Use Applications.

Nothing in this Agreement shall prevent City from denying or conditionally approving any subsequent discretionary land use permit or authorization for any property or properties located within the boundaries of the Project on the basis of such new or modified ordinances,

resolutions, rules, regulations, or official policies, except that such subsequent discretionary actions shall be subject to any conditions, terms, restrictions, procedures, and requirements as expressly set forth herein.

The Parties acknowledge that refinement and further development of the Project may require subsequent development approvals and may demonstrate that changes are appropriate and mutually desirable in the Entitlements. In the event the Developer finds that a change in the Entitlements is necessary or appropriate, the Developer shall, in accordance with then-existing City policy, apply for a Subsequent Development Approval to effectuate such change. If approved, any such change in the Entitlements shall be incorporated herein as an addendum to this Agreement and may be further changed from time to time as provided in this Section.

Unless otherwise required by law, as determined in City's reasonable discretion, a change to the Entitlements shall be deemed "minor" and not require an amendment to this Agreement. Notwithstanding the foregoing, the Site Plan Review may be modified from time to time as necessary to accommodate development. Such Site Plan Review modification shall occur in accordance with the then-applicable provisions of City's Municipal Code.

Section 29. Application Fees, Taxes, and Assessments.

Except as otherwise provided in this Agreement, City and Developer agree that the planning, building permit, AB 1600 Capital Facilities Fees, and other applicable miscellaneous fees associated with development occurring within the Project, shall be paid in accordance with the City's then-existing policies.

Any subsequently enacted City-wide taxes, which become effective after the Effective Date of this Agreement, shall apply to the Project, provided that the application of such taxes to property within the Project is prospective. By so agreeing, Developer does not waive its rights to challenge the legality of any such taxes in court.

Nothing in this Agreement shall be construed to relieve any property within the Project from assessments levied against the Property by City pursuant to any statutory authority for the assessment of property to pay for public infrastructure and/or landscaping maintenance or services which benefits properties located within the Project.

Section 30. Amendment and Termination.

The amendment or termination provisions for this Agreement are outlined below as follows:

A. Amendment due to conflict with State or Federal laws. In the event that State or Federal laws or regulations enacted after the Effective Date of this Agreement prevent or preclude compliance with one or more provisions of this Agreement, or require changes in plans, maps, or permits approved by City, City and Developer shall meet and confer in good faith in a reasonable attempt to amend this Agreement to comply with such new Federal or State law or

regulation; any term or provision contained herein that is inconsistent with any new Federal or State law shall have no effect. Any such proposed amendment of this Agreement shall be subject to the review and approval by the City Council.

B. Amendment by Mutual Consent. This Agreement may be amended in writing from time to time by mutual consent of Developer and City in accordance with the provisions of State Law and City ordinances. City may, without limitation, reasonably withhold its approval of an amendment in instances in which an amendment would be inconsistent with City's General Plan or an ordinance, or in which a proposed amendment is not in City's best interest. Amendments to this Agreement shall not affect any rights or obligations of any Commercial Unit for which a Final Inspection has been issued or any rights or obligations of the Commercial Unit Owner thereof.

C. Amendments Shall Comply with Government Code. Amendments to this Agreement shall comply with the requirements of Government Code Section 65868, as may be amended.

D. Recording of Amendments. Any amendment to this Agreement shall be recorded with the Kings County Recorder.

E. Termination by Mutual Consent. Except as otherwise permitted herein, this Agreement may be terminated in whole or in part by the written mutual consent of the Parties or their successors-in-interest, in accordance with the requirements of applicable City ordinances and State Law. If not terminated prior to the expiration of the term hereof, this Agreement shall automatically terminate upon the expiration of the ten (10) year term or any approved extension thereof. Such termination shall not affect any rights previously confirmed to any Commercial Unit or Commercial Unit Owner thereof, by the issuance Final Inspection relating to such Commercial Unit.

F. Termination for Non-Compliance and Non-Performance. The City Council may terminate this Agreement on its own motion by giving thirty (30) calendar days written notice if Developer, or any successors-in-interest as Developer, fails to reasonably comply with any of the provisions, terms, and requirements of this Agreement. Developer, or any such successors-in-interest, shall have the right to cure any non-compliance or non-performance items during the thirty (30) calendar day grace period, or any mutually agreed to extension thereof, as outlined below in Section 33 of this Agreement, and shall provide satisfactory evidence to the City Manager that such non-compliance or non-performance items have been cured. Such termination shall not affect any rights previously confirmed to any Commercial Unit or Commercial Unit Owner thereof, by the issuance Final Inspection relating to such Commercial Unit.

Section 31. Term of Project Approvals.

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City and Developer agree that the term of the Tentative Map, and any conditional use permits, variances, and any other Project approval shall automatically be extended for the full term of this Agreement.

Section 32. Annual City Review of this Agreement.

A. Except as provided in Subsection F below, City shall conduct an annual compliance review to ensure Developer is complying with all the terms and provisions of this Agreement. The annual compliance review shall be conducted on or about July 1 of each year this Agreement is in effect.

B. Developer, on or before June 1 of each year during the term of this Agreement, shall meet with the head of City's Community Development Department and provide the information requested by such person to demonstrate Developer's compliance with the terms of this Agreement. The head of City's Community Development Department shall review the information submitted by Developer and shall prepare a staff report to the City Council for its consideration, in accordance with the requirements of City's Municipal Code. The City Council, after a public hearing, shall determine on the basis of substantial evidence whether the Developer has, for the period under review, demonstrated good faith compliance with the terms and conditions of this Agreement. The failure of any review or annual review of the Agreement to occur shall not terminate, void, make voidable, or otherwise adversely affect this Agreement.

C. City shall deposit in the mail, email, or fax to the Developer a copy of all staff reports and related exhibits concerning contract performance at least seven (7) calendar days prior to the public hearing on such periodic review. Developer shall be permitted an opportunity to be heard orally or in writing regarding its performance under this Agreement before the City Council and, if the matter is referred to the Planning Commission, before said Planning Commission.

D. If City determines after the hearing on the basis of substantial evidence that Developer has not complied in good faith with the terms and conditions of this Agreement, City shall provide written notice thereof to Developer in accordance with Section 33 below.

E. Costs reasonably incurred by City in connection with the annual review of this Agreement shall be paid by Developer according to City's Schedule of Fees in effect at the time of the annual Agreement review. If no City Schedule of Fees is in effect at the time of the annual review of this Agreement, reimbursement of costs to City by Developer shall be on a time and materials basis.

F. This Section 32 does not apply to any Commercial Unit for which a Final Inspection has been completed confirming that all obligations under this Agreement have been met with respect to that particular Commercial Unit.

Section 33. Default.

A. In addition to any other rights or remedies, either Party may institute legal proceedings for mandamus, specific performance or other injunctive or declaratory relief to enforce this Agreement. In no event shall City be liable for damages for any breach or violation of this Agreement.

B. In addition, upon the occurrence of an event of default by either City or Developer, the non-defaulting Party shall serve written notice of such default upon the defaulting Party. Said notice shall specify the nature of the alleged failure. If the default is not cured by the defaulting Party within thirty (30) calendar days after service of such notice of default, or longer period if reasonably necessary, the non-defaulting Party may then commence any legal or equitable action to enforce its rights under this Agreement; provided, however, that if City and Developer meet in good faith and agree in writing that the default cannot be cured within such thirty (30) day period, the non-defaulting Party shall refrain from any such legal or equitable action so long as the defaulting Party begins to cure such default within such thirty (30) day period, and diligently pursues such cure to satisfactory completion. Failure to give notice shall not constitute a waiver of any default.

C. Any Default under this Agreement shall not constitute a default with respect to a Commercial Unit that has received a Final Inspection.

Section 34. Estoppel Certificate.

A. Either City or Developer may, at any time, and from time to time, give written notice to the other Party, and any Commercial Unit Owner may give such notice to either or both City and Developer, requesting such notified Party certify in writing as follows: (i) that this Agreement is in full force and effect and is a binding obligation of the Parties; (ii) that this Agreement has not been amended or modified either orally or in writing, or if so amended or modified, identifying the amendments or modifications, and (iii) to the knowledge of the certifying Party the requesting Party is not in default in its performance of its obligations under this Agreement, or if in default, to describe therein the nature and extent of any such defaults. The Party receiving a request hereunder shall execute and return such certificate within thirty (30) calendar days following the receipt thereof, or such longer period as may reasonably be agreed to by the Parties. The City Manager shall be authorized to execute any certificate requested by Developer or any successors-in-interest, including, without limitation, any Commercial Unit Owner. If the certifying Party fails to execute and deliver such statement to the requesting party within such time, the requesting party shall submit a second request in which the City or Developer, as applicable, and the certifying Party shall have ten (10) business days to execute and deliver to the requesting party a statement certifying the above listed information.

B. For any estoppel certificates requested by Developer, City may charge a fee directly related to the actual cost to review the request, investigate the facts and performance of Developer, and prepare the certificate. Said fee shall be paid by Developer to City before City releases the executed certificate.

Section 35. Encumbrances on the Property.

The Parties hereto agree that this Agreement shall not prevent or limit the Developer or any Commercial Unit Owner, in any manner, at the Developer's or such Owner's sole and absolute discretion, from encumbering the Property or any portion thereof or any improvements thereon with any mortgage or deed of trust securing financing with respect to the construction, development, use or operation of the Project or the particular Commercial Unit. City acknowledges that a mortgagee may request certain modifications to this Agreement, and City agrees, upon request, from time to time, to meet with Developer and/or any representatives of such mortgagee to negotiate in good faith any such requested modification to this Agreement, provided the proposed modification is consistent with the overall intent of the Project and Entitlements and with any agreements between City and the Developer and Developer will pay to City a fee equal to all costs incurred by City in connection with such request for modification. Notwithstanding anything contained in this Section to the contrary, the decision on whether to accept and approve any requested modification of this Agreement rests within the reasonable judgment and discretion of City. Any mortgagee and its successors and assigns shall be entitled to the rights and privileges set forth in this Section.

Section 36. Mortgage Protection and Certain Rights of Cure.

A. This Agreement shall be superior and senior to any lien placed upon the Property, excluding tax liens recorded by the Federal Government, State of California, or Kings County, or any portion thereof after the date of recording of this Agreement, including the lien for any deed of trust or mortgage, regardless of whether such deed of trust or mortgage was recorded prior to or subsequent to the recording of this Agreement. City shall have no obligation to agree to subordinate this Agreement to any deed of trust or mortgage. Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish, or impair the lien of any mortgage made in good faith and for value, but all applicable terms and conditions contained in this Agreement shall be binding upon and effective against any person or entity, including any deed of trust beneficiary or mortgagee who acquires title to the Property, or any portion thereof, by foreclosure, trustee sale, deed in lieu of foreclosure, or otherwise.

B. If City receives notice from a mortgagee, or a Commercial Unit Owner, requesting a copy of any notice of default given Developer hereunder, and specifying the address for service thereof, then City shall deliver to such mortgagee, concurrently with service thereon to Developer, any notice given to Developer with respect to any claim made by City that Developer has committed an event of default. Each mortgagee shall have the right, during the same period available to Developer, to cure or remedy, or to commence to cure or remedy, the event of default claimed as set forth in the notice to Developer from City. City, through action of the City Manager, may, but shall not be required to, extend the thirty (30) calendar day cure period outlined in Section 33 of this Agreement for not more than an additional sixty (60) calendar days upon written request of Developer or any mortgagee.

Section 37. Prevailing Wage Compliance.

A. In regard to public improvements that Developer is required to construct or install under this Agreement as a condition of approval of the overall Project, Developer shall comply with all state and federal labor laws, including without limitation, those requiring the payment of prevailing wage, if applicable. In accordance with California Labor Code Section 1720(c)(2), or any successor statute, such compliance shall require Developer to pay prevailing wages in connection with the construction of and installation of all public improvements for which Developer is receiving payment or other consideration hereunder.

B. Developer agrees that the public funds and other consideration that Developer is receiving with respect to the overall Project from City, the State of California, or any other political subdivision of the State (including money, the equivalent of money or other payment out of public funds or other value or consideration within the scope of California Labor Code Section 1720(b) ("Public Funding")) will not exceed the cost of the public works, as defined in California Labor Code Section 1720, that are required as Conditions of Approval for the Project. City shall maintain no proprietary interest in the overall Project.

C. City makes no representations or warranties as to the applicability of prevailing wage requirements with respect to the Project or any portion thereof.

Section 38. Severability.

The unenforceability or invalidity, as determined by a court of competent jurisdiction, of any sections, provisions, covenants, conditions, or terms of this Agreement shall not render the remaining provisions, sections, covenants, terms or conditions of this Agreement unenforceable or invalid, and the remaining sections and provisions of this Agreement shall continue to be in full force and effect.

Section 39. Venue.

This Agreement shall be interpreted and enforced under the applicable laws of the State of California, and the applicable ordinances of the City of Hanford. Any lawsuit filed by either City or Developer relative to this Agreement shall be filed with the California Superior Court for the County of Kings, if in state court, or the United States District Court for the Eastern District of California (Fresno), if in federal court.

Section 40. Attorney Fees and Costs.

If either City or Developer initiates any lawsuit to enforce or interpret the terms and conditions of this Agreement, the prevailing Party shall be entitled to recover reasonable attorney fees and costs, in addition to any other relief, as determined by the court, to which it may be entitled, which shall be determined by the court in such proceedings, or in a separate action brought for that purpose.

Section 41. Transfers and Assignments.

A. Developer shall have the right under this Agreement to assign its rights, interests, and obligations hereunder, and they may be transferred, sold, or assigned in conjunction with the transfer, sale, or assignment of all or a portion of the Property at any time during the term of this Agreement. However, no transfer, sale, or assignment of all or any portion of the rights, interests or obligations hereunder shall occur without the prior written notice to City and approval by the City Council, which approval shall not be unreasonably withheld or delayed. The City Council shall consider and decide the matter after written notice is provided to the City Manager by Developer, and receipt by the City Council of all necessary documents, certifications, and any other information reasonably required by the City Council to decide the matter. Approval by the City Council shall be for the purposes of: (i) providing written notice to City; (ii) assuring that all obligations of Developer are allocated as between Developer and the proposed purchaser, transferee, or assignee if any obligations are being retained by Developer; (iii) assuring City that the proposed purchaser, transferee, or assignee is capable of satisfactorily performing the obligations of Developer or of a Commercial Unit Owner hereunder, as applicable; and (iv) assuring City that if only a portion of the rights, interests, and obligations hereunder are being transferred, sold, or assigned, said transfer, sale, or assignment will not interfere with the orderly development of the Project as established herein.

B. If Developer seeks to transfer, sell, or assign all or a portion of the rights, interests, and obligations of Developer hereunder, Developer's assignee shall execute a document, in a form similar to that attached hereto as Exhibit "I", ("**Assignment and Assumption Agreement**") through which Developer and assignee acknowledge which of Developer's responsibilities are being assumed by assignee and which retained by Developer. Upon the City Council's approval of an assignment, Developer shall, except as otherwise provided herein and/or except for obligations expressly retained by Developer, be released from its obligations under this Agreement with respect to the portion of the Property being transferred, sold, or assigned. Developer will remain responsible under this Agreement to the extent that Developer's responsibilities are not assigned to and assumed by an assignee or successor-in-interest of Developer.

C. The conditions and covenants set forth in this Agreement and incorporated herein shall run with the land, and the benefits and burdens shall, except as otherwise provided herein, bind and inure to the benefit of all successors-in-interest to the Parties in accordance with the provisions of Section 65868.5 of the California Government Code. Each and every purchaser, assignee, or transferee of an interest in the Property, or any portion thereof, shall be obligated and bound by the terms and conditions of this Agreement, and shall be the beneficiary hereof and a Party hereto, but only with respect to the Property, or such portion thereof, sold, assigned, or transferred to it. Any such purchaser, assignee, or transferee shall observe and fully perform all duties and obligations of Developer contained in this Agreement, as such duties and obligations pertain to the portion of the Property sold, assigned, or transferred to it.

D. Developer shall have the right to retain specified rights, interests, and obligations under this Agreement. Therefore, Developer may withhold from a sale, transfer, or assignment specified rights, interests, and obligations. The purchaser, transferee, or assignee shall have no interests, rights, or obligations with respect to the subject retained rights, interests, and

obligations of Developer, and this Agreement shall remain applicable to Developer with respect to such retained rights, interests, and/or obligations.

E. The Property will be developed in phases. Within each Phase there are any number of Commercial Units which may be separately owned. Upon approval by the City of any above described Assignment and Assumption Agreement, the assignee shall be responsible only for the obligations specifically assumed by the Commercial Unit Owner as applicable to the particular Commercial Unit or obligations expressly made applicable by this Agreement to a Commercial Unit or to a Commercial Unit Owner with respect to that owner's particular Commercial Unit, and the assignee shall not be liable for the obligations to the extent retained by Developer, assumed by any other assignees or subsequent owners, or applicable to other Commercial Units. Furthermore, any Default under this Agreement shall not constitute a default with respect to a Commercial Unit that has received a Final Inspection.

Section 42. Compliance with the State Subdivision Map Act.

Developer, and any approved successors-in-interest, transferees, purchasers, or assignees shall fully comply with all the provisions of the current State Subdivision Map Act (Section 66410, et seq. of the Government Code) as it pertains to the subdivision of property within the boundaries of the Project site or within the portion of the Project site owned by the particular successor-in-interest.

Section 43. Required Insurance.

City and Developer acknowledge that Developer is not a general contractor; does not have any employees; and will not be completing any of the works of improvement described in this Agreement. Developer shall engage a licensed General Contractor who shall be responsible for all development and construction of the Project and hiring and managing of subcontractors and material suppliers (hereinafter referred to as "**General Contractor**"). Developer shall ensure that the General Contractor maintains all insurance requirements set forth below and it shall be Developer's responsibility to supply to City all appropriate evidence of City required insurance:

A. Minimum Scope and Limits of Insurance. At all times that the General Contractor is designing, engineering, or constructing any improvements that will become public improvements, General Contractor shall take out and maintain, or shall have maintained, insurance policies with coverage at least as broad as follows:

- (1) Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 0001 1207 covering CGL on an "occurrence" basis, including products-completed operations, personal and advertising injury, with limits no less than \$2,000,000 per occurrence. 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 \$4,000,000.

- (2) Automobile Liability: ISO Form Number CA 00 01 covering any auto (Code 1), or if Developer has no owned autos, hired (Code 8), and non-owned autos (Code 9), with a limit no less than \$1,000,000 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 \$1,000,000 per accident for bodily injury or disease. General Contractor's insurance policies shall be "occurrence" policies and not "claims-made" coverage.

General Contractor may maintain an Umbrella policy in conjunction with the insurance policies referenced above. In such case, General Contractor 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.

B. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by City. City may require the General Contractor 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, City may require the General Contractor to provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigations, claim administration, and defense expenses within the retention.

C. Other Insurance Provisions. The policies are to contain, or be endorsed to contain, the following provisions:

(1) General Liability and Automobile Liability Coverages.

- (a) City and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Developer including materials, parts, or equipment furnished in connection with such work or operations; products used by the Developer; or automobiles owned, leased, hired or borrowed by the Developer. General liability coverage can be provided in the form of an endorsement to the Developer'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 City, its officers, officials, employees or volunteers.

- (b) For any claims related to this Agreement, the General Contractor's insurance coverage shall be primary insurance and non-contributory with respect to City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by City and/or its officers, officials, employees, or volunteers shall be in excess of the General Contractor
- (c) Any failure to comply with the reporting provisions of the policies shall not affect coverage provided to City, its officers, officials, employees or volunteers.
- (d) The General Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

D. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

E. Verification of Coverage. Developer shall furnish City with original certificates and amendatory endorsements or copies of General Contractor's policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Developer's obligation to provide them. City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

F. Waiver of Subrogation. Developer shall ensure that General Contractor grants to City and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of said General Contractor may acquire against City and/or its officers, officials, employees, and volunteers by virtue of the payment of any loss under such insurance. Developer shall ensure that General Contractor agrees to obtain endorsements necessary to effect this waiver of subrogation, and agrees that this provision applies regardless of whether or not City has received a waiver of subrogation endorsement from the insurer.

G. Special Risks or Circumstances. City reserves the right to modify the insurance requirements contained in this Agreement, including, without limitation, coverage limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances, including the length of this Agreement's term.

Section 44. Indemnification.

A. Indemnity.

(1) Except to the extent caused by the intentional misconduct or negligent acts, errors or omissions of City or one or more of City's officials, employees, agents, attorneys,

and contractors (collectively, the “**City Affiliated Parties**”) Developer agrees to indemnify, defend and hold harmless City and its elected or appointed officials, officers, employees, agents, representatives, independent contractors and volunteers (collectively the “**Indemnified Parties**”) from and against all claims, demands, actions, injuries, liabilities, losses, costs or damages, direct or indirect, and any and all attorneys’ fees and other expenses which the Indemnified Parties, or any of them, may sustain or incur as a consequence of or in any way related to Developer’s negligence, recklessness, or willful misconduct or its failure to perform or comply with any of its obligations or responsibilities contained in this Agreement, including, without limitation, the design and construction of infrastructure improvements required pursuant to this Agreement or the Entitlements.

(2) Developer’s obligation to indemnify Indemnified Parties for claims arising from Developer’s simple negligence shall not survive the expiration or termination of this Agreement. Developer’s obligation to indemnify Indemnified Parties for claims arising from Developer’s gross negligence or willful misconduct shall, however, survive expiration or termination of this Agreement.

(3) Nothing in this Section 44 shall be construed to mean that Developer shall defend, indemnify, release or hold harmless the Indemnified Parties from any claims of personal injury, death or property damage arising from, or alleged to arise from: (i) maintenance or repair by Indemnified Parties of the infrastructure improvements for which City is responsible; or (ii) the Indemnified Parties’ negligence or willful misconduct.

(4) Following the execution of an Assignment and Assumption Agreement in connection with a transfer concerning less than the entire Property, successor Developers of the resulting portions of the Property shall be severally, but not jointly, liable for “Developer’s” obligations under this Section 44 only to the extent that such obligations relate to their respective portions of the Property and are assumed in the respective Assignment and Assumption Agreement.

B. Attack of Proceedings. To the fullest extent permitted by law, Developer shall defend, indemnify, and hold harmless the Indemnified Parties, and each of them, from any claim, action, or proceeding against the Indemnified Parties, or any of them, to attack, set aside, void, or annul an approval of City of this Agreement, the FEIR, Entitlements, Tentative Map or any other approval required for development of the Project.

C. Effect of Insurance. Developer’s obligation to defend, indemnify and hold the Indemnified Parties, and each of them, harmless under the provisions of this Section is not limited to or restricted by any requirement in this Agreement for Developer to procure and maintain a policy of insurance.

D. Defense of Claim. If any such claim, action, or proceeding is brought against the Indemnified Parties, or any of them, Developer shall, at City’s election, defend City at Developer’s sole expense by counsel satisfactory to City or, upon demand, pay any and all of City’s legal fees should City elect to utilize its own legal counsel.

E. Notice of Claim. City shall promptly notify Developer of any claim, action, or proceeding against the Indemnified Parties, or any of them, relating to the performance, or omission to perform, any term or condition of this Agreement. The Indemnified Parties shall cooperate fully in the defense of such claim, action, or proceeding.

Section 45. California Tort Claims Act.

Notwithstanding any term or condition of this Agreement, the provisions of the California Tort Claims Act (Division 3.6 (commencing at section 810) of Title 1 of the Government Code) are not waived by City and shall apply to any claim against City arising out of any acts or conduct by any Party under the terms and conditions of this Agreement.

Section 46. Agreement is Entire Understanding and Conflict with Other Documents.

A. This Agreement, and the exhibits and attachments hereto, shall constitute the entire understanding and agreement of both Developer and City with respect to the subject matters contained herein; provided however, it is not the Parties' intent to amend or otherwise modify through this Agreement any other document or agreement by and between Developer and City. Likewise, this Agreement does not amend or otherwise modify any Entitlement set forth in another document.

B. In the event of a conflict between this Agreement and any other document setting forth the Entitlements, the terms and requirements of that other document will apply. To the maximum extent possible, the terms of this Agreement and of other documents relating to the Project will be interpreted in a complementary manner.

Section 47. Execution in Counterparts.

This Agreement may be executed in counterparts. Each such counterpart shall be deemed an original, but all such executed counterparts together shall constitute one and the same instrument.

Section 48. Notarized Signatures.

All signatures of representatives of City and Developer approving this Agreement shall be duly acknowledged by a Notary Public commissioned in the State of California.

Section 49. Notices.

Except as otherwise provided herein, all notices under this Agreement will be in writing and will be given by personal delivery; or by registered or certified U.S. mail, postage prepaid, return receipt requested; or by facsimile if transmitted by a machine that produces a transmission report verifying the date and time of transmission and the telephone number to which transmitted, and a confirming hard copy is mailed to the recipient; or by overnight delivery

service that issues a receipt and addressed to the appropriate party as the address set forth below. Notice given (a) by personal delivery will be effective upon delivery, (b) by mail will be effective upon receipt or three (3) calendar days after the postmark date, whichever is earlier; (c) by facsimile will be effective on the date shown on the transmission receipt; and (d) by overnight service will be effective on the date of receipt:

For City:	For Developer:	For Pinnacle Pointe:
City of Hanford	198/43, LLC	Pinnacle Pointe, LLC
Attn: City Manager	Attn: John Kashian	Attn: Rick Telegan
319 N. Douty Street	265 E River Park Circle	5 River Park Place East,
Hanford, CA 93230	Suite 465	Suite 102
Telephone: (559) 585-2516	Fresno, CA 93720	Fresno, CA 93720
Email:	Telephone: (559)437-4812	Telephone: (559) 434-0334
dpyle@ci.hanford.ca.us	Email:	Email:
	jkashian@caddispropertiesllc.com	Fresno3rdM@aol.com

Any notice to be delivered to Developer and Pinnacle Pointe, notifying Developer and Pinnacle Pointe of the date, time and place of a hearing wherein the City will consider a discretionary development application, as referenced in Section 21, shall be delivered to Developer and Pinnacle Pointe by email, not less than forty-eight (48) hours prior to the date and time set for such consideration.

Section 50. Captions.

Headings or captions to the provisions of this Agreement are solely for the convenience of the Parties, are not part of this Agreement, and shall not be used to interpret or determine the validity of this Agreement. Any ambiguity in this Agreement shall not be construed against the drafter, but rather the terms and provisions hereof shall be given a reasonable interpretation as if both Parties had in fact drafted this Agreement.

Section 51. Numbers and Gender.

In this Agreement, the neuter gender includes the feminine and masculine, and the singular includes the plural, the word "person" includes corporations, partnerships, firms or associations, wherever the context so requires.

Section 52. Mandatory and Permissive.

"Shall," "will," and "agrees" are mandatory. "May" is permissive.

Section 53. Attorney Preparation.

Each party hereto represents and warrants that each of them has read, knows, and understands the contents of this Agreement and has executed this document knowingly, willingly, and voluntarily, and has been represented by counsel throughout the negotiations resulting in this Agreement. The Parties intend and agree that the provisions of this Agreement shall be interpreted fairly and evenly by the courts, and shall not be interpreted strictly for or against any Party hereto.

Section 54. Authority.

All Parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement in the names, titles and capacities herein stated and on behalf of any entities, persons, estates or firms represented or purported to be represented by such entity(s), person(s), estate(s) or firm(s) and that all formal requirements necessary or required by any state and/or federal law in order to enter into this Agreement have been fully complied with. Each Party to this Agreement further represents that by entering into this Agreement, such Party is not, and shall not be, in breach of the terms or conditions of any other contract or agreement to which such Party is obligated, which such breach would have a material effect hereon.

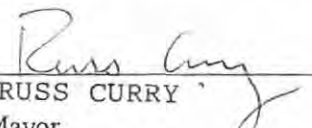
Section 55. Exhibits and Attachments.

The following documents are referred to in this Agreement and are attached hereto and incorporated herein:

1. Exhibit "A" – Legal Description
2. Exhibit "B" - Council Resolution Approving PUD
3. Exhibit "C" –Council Resolution Approving Tentative Map
4. Exhibit "D" – Partial Lacey Abandonment
5. Exhibit "E" – Illustration Utility Poles on Existing Lacey to be Undergrounded
6. Exhibit "F" – Lacey/43 Improvements
7. Exhibit "G" – Remnant Parcels
8. Exhibit "H" – Capital Facilities Fees
9. Exhibit "I" – Assignment and Assumption Agreement

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date and year first above written.

CITY OF HANFORD

By: 
 RUSS CURRY
 Mayor

Date 4/2/15

Attest:

By: 
 JENNIFER GOMEZ
 City Clerk

Date 4-7-15

Approved as to Form:

GRISWOLD, LaSALLE, COBB,
 DOWD & GIN, L.L.P., City Attorney

By: 
 TY N. MIZOTE

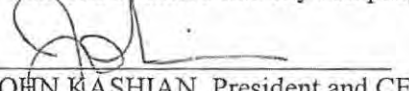
Date 3/27/15

198/43, LLC

a California limited liability company

By: Its Managing Partner,

CADDIS PROPERTIES, LLC,
 a California limited liability company


 JOHN KASHIAN, President and CEO

Date: 9/3/14

Approved as to Form:

POWELL AND POOL, LLP, Attorneys for Developer

By: 
 MICHAEL SLATER

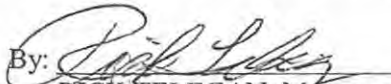
Date: 9/4/14

3.6

LANDOWNER CONSENT:

Pinnacle Pointe, LLC, the current landowner of the Property and member of 198/43 LLC, the Developer, has reviewed and hereby approves, and otherwise consents to the terms and conditions of this Agreement.

PINNACLE POINTE, LLC,
a California limited liability company

By: 
RICK TELEGAN, Manager

Date: SEPTEMBER 3, 2014

By: 
LEE J. KOLLIGIAN, Manager

Date: September 4, 2014

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

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COUNTY OF KINGS

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On April 7, 2015, before me, Jennifer M. Gomez, a notary public, personally appeared RUSS CURRY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

(SEAL)



Notary Public

J. M. Gomez

On September 3, 2014, before me, Steven M. Young, a notary public, personally appeared JOHN KASHIAN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.



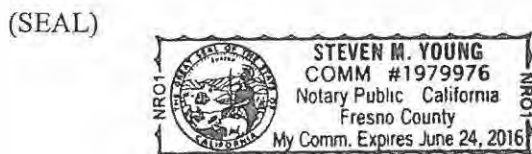
Steven M. Young
Notary Public

STATE OF CALIFORNIA)
)ss
COUNTY OF FRESNO)

On September 3, 2014, before me, Steven M Young, a notary public, personally appeared RICK TELEGAN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.



Steven M. Young
Notary Public

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39

WITNESS my hand and official seal.

 **STEVEN M. YOUNG**
COMM #1979976
Notary Public California
Fresno County
My Comm. Expires June 24, 2016

Steven N. Yang
Notary Public

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Exhibit "A"

The land referred to is situated in the City of Hanford, County of Kings, State of California, and is described as follows:

THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT APPROVED MARCH 31, 1855; EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES BY DEED RECORDED JANUARY 26, 1962, IN BOOK 799 AT PAGE 889, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITH THE LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 570 PAGE 505 OF OFFICIAL RECORDS OF KINGS COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM ANY OF THE ABOVE DESCRIBED LAND LYING SOUTHERLY OF THE NORTHERLY LINE OF THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES BY DEED RECORDED JANUARY 26, 1962, IN BOOK 799, AT PAGE 889, OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF SAID SECTION 32, TOWNSHIP 18 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN AS DESCRIBED IN THAT CERTAIN DEED FROM THE STATE OF CALIFORNIA TO MARY P. SILVA, A WIDOW AND OLIMPIA B. FAGUNDES, AN UNMARRIED WOMAN, AS JOINT TENANTS, RECORDED MAY 18, 1962 IN BOOK 808 AT PAGE 571 OF OFFICIAL RECORDS OF KINGS COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32 WITH THE SOUTHLINE OF THE NORTH 50 FEET OF SAID SECTION 32; THENCE (1), ALONG SAID SOUTH LINE, SOUTH 89°37'22" EAST, A DISTANCE OF 1886.66 FEET; THENCE (2), SOUTH 85°03'33" EAST, A DISTANCE OF 540.44 FEET; THENCE (3) SOUTH 87°49'25" EAST, A DISTANCE OF 159.26 FEET; THENCE (4), SOUTH 4°44'49" WEST, A DISTANCE OF 20.24 FEET; THENCE (5), SOUTHERLY ALONG A TANGENT CURVE CONCAVE WESTERLY WITH A RADIUS OF 602 FEET, THROUGH AN ANGLE OF 6°47'58", AN ARC DISTANCE OF 71.44 FEET TO THE SOUTHERLY BOUNDARY OF THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED DECEMBER 3, 1953 IN BOOK 570 AT PAGE 505 OF OFFICIAL RECORDS OF KINGS COUNTY, CALIFORNIA; THENCE ALONG SIDE SOUTHERLY BOUNDARY, THE FOLLOWING COURSES: (6) FROM A TANGENT WHICH BEARS NORTH 40°44'06" WEST, NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 175 FEET, THROUGH AN ANGLE OF 39°48'41", AN ARC DISTANCE OF 121.60 FEET; (7) NORTH 80°32'47" WEST, A DISTANCE OF 235.69 FEET; (8) NORTH 89°37'22" WEST, A DISTANCE OF 2167.34 FEET; (9) SOUTH 30°23'23" WEST, A DISTANCE OF 87.75 FEET TO THE WEST LINE OF SAID SECTION 32; THENCE (10), ALONG SAID WEST LINE, NORTH 0°18'36" EAST, A DISTANCE OF 128.64 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

ALSO TOGETHER WITH THE RIGHT TO USE THE WELL, PUMP, AND ANY CONNECTING PIPELINE TO IRRIGATE SAID LAND FROM THE LAND OWNED BY ELSIE LAVARIO, A SINGLE WOMAN NOT BEING CONVEYED TO HEREIN.

APN: 016-060-021-000

EXHIBIT "B"
Page 1 of 25

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RESOLUTION 14-39-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
APPROVING PLANNED UNIT DEVELOPMENT NO. 2013-02 A MASTER
PLAN TO ALLOW A COMMERCIAL CENTER WITH APPROXIMATELY
500,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT WITH SHARED
ACCESS, CROSS ACCESS, SHARED PARKING AND COMPREHENSIVE
DESIGN PROGRAM**

At a special meeting of the City Council of the City of Hanford duly called and held on July 24, 2014, at 6:00 p.m., it was moved by Council Member Curry, and seconded by Council Member Jameson, and duly carried, that the following resolution be adopted:

WHEREAS, an application filed by 198/43, LLC for Planned Unit Development No. 2013-02 was presented to the City Council; and

WHEREAS, the proposed project is located at the southwest corner of East Lacey Boulevard and State Route 43. (APN 016-060-021); and,

WHEREAS, the proposed Planned Unit Development 2013-02 was presented to the Planning Commission of the City of Hanford; and,

WHEREAS, the City of Hanford Planning Commission, at its regularly scheduled meeting on July 8, 2014, held a public hearing and received testimony evidence for and against the proposed Planned Unit Development. After closing the public hearing, the Planning Commission, by resolution, recommended to the City Council of the City of Hanford approval of Planned Unit Development 2013-02; and,

WHEREAS, the City Council of the City of Hanford, at a special meeting on July 24, 2014, held a public hearing and received testimony and evidence regarding proposed Planned Unit Development 2013-02; and,

WHEREAS, the City of Hanford reviewed the application for the Planned Unit Development for a 500,000 square foot commercial development to be developed in four phases an appropriate land use for that location and consistent with the Hanford General Plan, as amended and the City of Hanford Municipal Code; and,

WHEREAS, the City of Hanford City Council considered Planned Unit Development 2013-02 at a special meeting on July 24, 2014; and,

WHEREAS, the City of Hanford City Council considered the Planning Commission recommendation, evidence presented in the staff report and testimony presented during the public hearing; and,

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

WHEREAS, on the basis of the application, the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, and the Environmental Impact Report prepared for the HWY 43/198 Commercial Center, the City Council of the City of Hanford hereby makes findings in accordance with Section 15091 of the CEQA Guidelines and as specifically articulated in an appendix to the Final EIR and incorporated herein by this reference; and

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Aesthetics, Biological Resources, Cultural and Historical Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Mineral Resources, Public Facilities, Recreation and Utilities and Service Systems and a Mitigation, Monitoring and Reporting Plan ("MMRP") has been prepared for the Project; and

WHEREAS, the Final Environmental Impact Report also identified unavoidable significant adverse impacts regarding Air Quality, Noise, Greenhouse Gases, Traffic and Farmland Conversion; and

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

WHEREAS, the City Council certified the Final Environmental Impact Report, which included findings and a statement of overriding considerations for the unavoidable significant environmental impacts identified by the Final Environmental Impact Report; and,

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Hanford finds the project to be consistent with the Final Environmental Impact Report (FEIR) (SCH 2012061013) associated with the Hwy 43/198 Commercial Center, and for which said FEIR was certified precedent to its consideration of the Planned Unit Development, consistent with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies.

BE IT FURTHER RESOLVED that the City Council of the City of Hanford hereby approves Planned Unit Development 2013-02 based on the following findings and based on the evidence presented:

1. That the proposed location of the Planned Unit Development is in accordance with the objectives of this title.
2. That the proposed location of the Planned Unit Development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity and will not generate

more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

3. That the proposed Planned Unit Development will comply with Section 17.62.010 as follows:
 - a) The overall density and intensity complies with the goals and objectives in the Planned Commercial zone.
 - b) The design of the project will result in an aesthetically pleasing development with substantial parking, storage and setbacks.
 - c) That adequate access to all parcels has been provided.
 - d) That the project has been designed to minimize impacts to surrounding uses.
 - e) That the timing of development will require the construction of improvements to facilitate adequate circulation and other services to the subject site.
4. That the requirements and standards including but not limited to 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 objectives of this title.
5. That the 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.
6. That an Environmental Impact Report, SCH 2012061013, has been certified by the City Council in accordance with the California Environmental Quality Act.
7. That a mitigation monitoring program and statement of overriding considerations have been adopted for the proposed project and herein incorporated by reference.

BE IT FURTHER RESOLVED that based on the above incorporated findings, the Planned Unit Development 2013-02 is approved by the City Council subject to the following conditions:

1. That the project be developed in substantial compliance with the Site Plan, Attachment 1.
2. That the project shall meet the minimum setbacks as described in the Planned Commercial (PC) zone.
3. That the project be developed to conform with the elevations the Design Program, Attachment 2.
4. That all signs are required to be consistent with the Design Program found in Attachment 2.
5. That no individual monument signs will be permitted.
6. That the Planned Unit Development 2013-02 is subject to all the conditions of approval for Vesting Tentative Parcel Map 2013-05.
7. That the approval of Planned Unit Development 2013-02 shall expire with the expiration of the Development Agreement, if the project is not constructed.

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AYES: Russ Curry, Joleen Jameson, Lou Martinez, Jim Irwin, Gay Bennett

NOES: _____

ABSTAIN: —

ABSENT: _____


Gary Parnett, Mayor

~~Jennifer Gomez, City Clerk~~

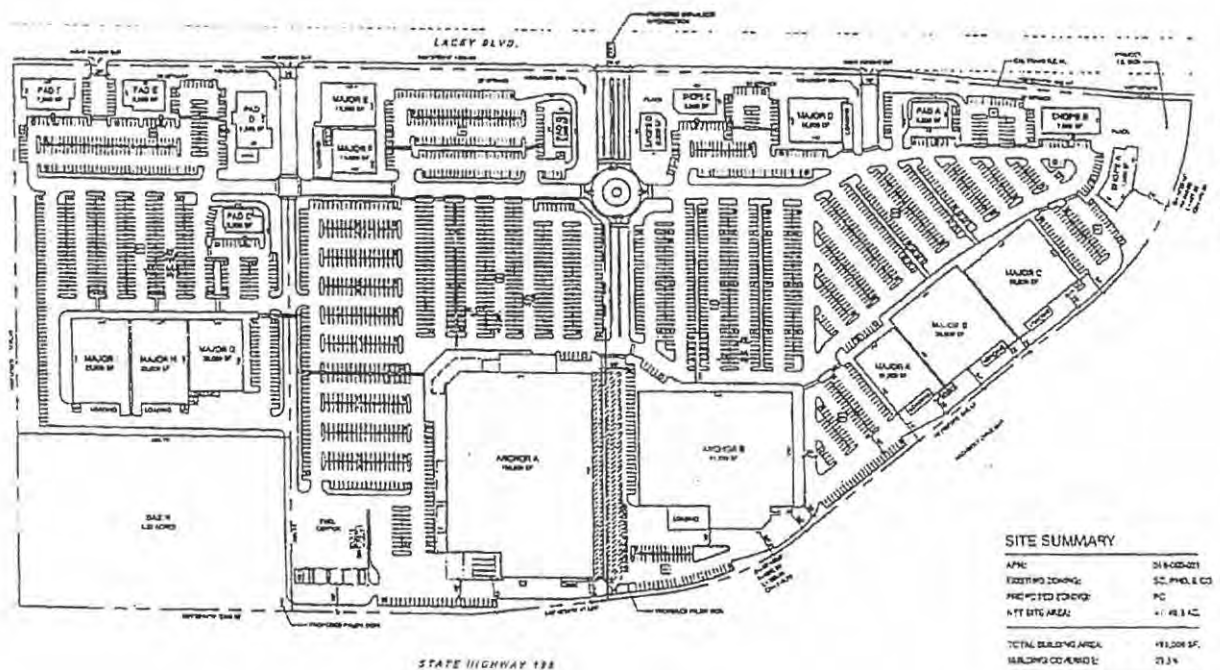
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a special meeting of the City Council of the City of Hanford held on the 24th day of July 2014.

Dated: 07-28-14


Jennifer Gomez, City Clerk

ATTACHMENT 1
SITE PLAN



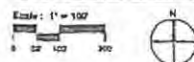
SITE SUMMARY	
APN:	04 8-020-001
EXISTING ZONING:	SC, PMD, & CO
PROPOSED ZONING:	PC
NET SITE AREA:	41.48 AC.
TOTAL BUILDING AREA:	49,008 SF.
BUILDING COVERAGE:	29.2%
PARKING PROVIDED:	2,714 STALLS
PARKING RATIO:	3.2/1,000

HANFORD TOWN CENTER
LACEY BLVD. AND HIGHWAY 43
HANFORD, CALIFORNIA

198-43 LLC

DATE: 11/01/11
DESIGNER: 11/01/11
DRAWN: 11/01/11
CHECKED: 11/01/11
APPROVED: 11/01/11
BY: 11/01/11

SITE PLAN
SCHEME F.2



198-43 LLC, 198-43 LLC
198-43 LLC, 198-43 LLC
198-43 LLC, 198-43 LLC
198-43 LLC, 198-43 LLC



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ATTACHMENT 2
DESIGN PROGRAM

EXHIBIT "B"
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Hanford Marketplace



Hanford Marketplace

SIGN CRITERIA

VERSION 1.2

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Hanford Marketplace

Hanford Town Center Sign Criteria
Prepared by: A-Plus Signs, Inc.
Prepared for: 198/43, LLC

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Site Plan	17

Preferred Sign Vendor:



4379 N. Brawley Ave.
Fresno, CA 93722
Ph: (559) 275-0700
Fax: (559) 275-7482
Email: design@a-plusigns.com

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Hanford Marketplace

General Criteria

Purpose

The Hanford Marketplace sign program has been established for the purpose of assuring a functional, coordinated graphics program that will provide project and tenant identification and traffic control, while encouraging creativity, compatibility and enhancement of the project in the City of Hanford.

Intent

The guidelines of this program are designed to complement architectural elements of the proposed buildings and coordinate the type, placement, and physical dimensions of signs within the shopping center thereby functioning as an integral part of the center.

Approvals and Permits

- A. For purposes of these sign criteria, John Kashian, 198/43, LLC, is the Landlord as it pertains to the administration of the comprehensive sign program for the tenant signs and project signs shown on the attached site plan.
- B. Each Tenant or Lessee will be provided with a copy of the final sign program and criteria as the first step in obtaining signs within the Hanford Marketplace. Compliance with this signage program will be strictly enforced. Any non-conforming or unapproved sign installed by Tenant must be brought into compliance with this comprehensive sign program at Tenant's expense.
- C. These criteria shall not imply that approval by the Planning Division of the City of Hanford will be automatically granted. Tenant is solely responsible for obtaining any and all required approvals from these agencies; obtain all permits and approvals from the City of Hanford Planning Division, and to fully comply with the review procedures set forth by the comprehensive sign program. All amendments to the comprehensive sign program shall be subject to Landlord review and approval and then review by the Planning Division, City of Hanford, as an application for Sign Design Review. The Sign application shall follow the review procedures defined under Section 17.44 of the Hanford Municipal Code.

General Requirements

- A. Each Tenant is required to submit to Landlord for approval before fabrication, at least four (4) copies of detailed design drawings indicating the location, size, copy layout, colors, materials, finishes, illumination and method of attachment.
- B. All building permits for signs and their installation shall be obtained by Tenant or Tenant's representative, at Tenant's sole expense, from the City of Hanford Planning Division prior to installation.
- C. All building signs shall be designed, constructed, installed and maintained at Tenant's sole expense. All signs shall be designed by professionals (e.g., architects, design firms or sign design/sign construction firms).
- D. All signs shall be designed and constructed consistent with this adopted comprehensive sign program for signs and installed with building permits and inspected and finalized by the Planning Division of the City of Hanford.
- E. Tenant shall be responsible for fulfillment of all governmental regulations and specifications, including those of the City of Hanford and the Uniform Electric Code.
- F. All signs shall be designed and constructed consistent with the adopted sign design criteria. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole discretionary right of the Landlord or Landlord's representative.

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Hanford Marketplace

Design Criteria

- A. All signs shall meet or exceed all current applicable codes (i.e., electrical, mechanical, structural, etc).
- B. Signs shall meet all requirements of the State of California and the City of Hanford.
- C. Sign content shall be limited to business identification signs only. Trademarks, products or services shall not be displayed on any permanent signage unless approved by Landlord and the City of Hanford. Tenants may be permitted secondary signage (i.e. "Pharmacy", "Photos" and the like) when it forms part of a recognized corporate logo or slogan. Final review and approval shall be by the Landlord and by the City of Hanford Planning Division.
- D. The choice of copy fonts and colors shall be at the discretion of the Tenant and shall be subject to Landlord approval.
- E. All wire ways, transformers, electrical boxes, wiring, conduit and access doors shall be concealed. All electrical equipment shall be UL approved.
- F. Tenant signs and logos shall be internally illuminated face-lit channel letters flush mounted to the building fascia. Returns and backs to be constructed out of aluminum with a material thickness of .040" or greater. Letter faces to be 3/16" acrylic plastic attached to the letters using 1" trim cap or greater. The color and font to be the Tenants choice, with the Landlord's approval. Any deviation from these requirements is subject to the sole discretion of the Landlord.
- G. All tenant signs attached to building wall or fascia shall be connected by Tenant's sign contractor. All Tenant signs shall be connected to a time clock, with the hours as determined by Landlord for uniform illumination.
- H. All penetrations of the building structure by Tenant's sign contractor required for sign installation shall be neatly sealed and watertight.
- I. All identification labels shall be concealed, except where required by code. An Underwriters Label is required on all electrical signage.
- J. Sign contractor shall repair any damage to buildings and/or common area property caused by their work. Damage to structure that is not repaired by the sign contractor shall become the Tenant's responsibility to correct.
- K. Tenant shall be responsible for the operation of their sign contractor and shall indemnify, defend and hold the Landlord, Landlord's representative, and all parties harmless from damages or liabilities on account thereof.
- L. Sign surfaces that are intended to be flat shall be without oil canning, or other visual deformities.
- N. The general location of wall signs shall be centered vertically and horizontally on the fascias, subject to approval of Landlord. Signs shall not cover or interrupt major architectural features.
- O. All sign illumination shall be LED lighting, unless approved by Landlord.
- P. Sign area shall be calculated using an eight-sided figure that encloses the text and logo area of the sign. Exceptions may be allowed for script, ascenders or descenders.

Building Signs

- A. Number of Signs: In-line tenants may have one sign on main fascia and additional sign on rear fascia. End cap tenants may be permitted a third sign, subject to Landlord's approval.
- B. Size of Signs: The aggregated signage of all attached signs, on an occupancy frontage, shall not exceed 80% of the width of the leased frontage, 80% of the width of the building's architectural feature on which it is installed, and 10% of the leased fascia area, subject to Landlord's approval visually proportional to sign band on which it is installed

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EXHIBIT "B"
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 Hanford Marketplace

Blade Sign

One (1) double sided non-illuminated blade sign flag mounted to building fascia, to be provided by tenant.

Center Identification Sign

One (1) center identification sign, with sign center name, to be provided by the Landlord to provide a positive branding for the center. No tenant names will be permitted on the sign.

Freeway Pylon

Two (2) double sided illuminated multi-tenant freeway pylon signs to be provided by the Landlord. Inclusion on pylon sign is at the discretion of the Landlord and subject to the lease agreement.

Freestanding Sign

Four (4) double sided illuminated multi-tenant freestanding signs to be provided by the Landlord. Inclusion on freestanding sign is at the discretion of the Landlord and subject to the lease agreement.

Administration

The following is a private agreement between Landlord and Tenant.

- A. The amount of hours per day during which the signs will be illuminated shall be determined by Landlord to provide uniformity of lighting.
- B. Landlord reserves the right to hire an independent electrical engineer (at Tenant's sole expense) to inspect the installation of all signs, and reserves the right to require that any discrepancies and/or code violations be corrected at Tenant's expense.
- C. The sign contractor shall carry Workman's Compensation and Public Liability insurance against all damage suffered or performed against any and all persons or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence prior to commencing installation of signs. Landlord shall be provided with insurance certificate naming 198/43, LLC as additionally insured.
- D. At the expiration or early termination of Tenant's lease term, Tenant shall be required to remove their signs, cap off electrical connection, patch the fascia, and paint the entire fascia area to match the surrounding areas at Tenant's expense.
- E. Sign contractors shall be advised (by Tenant) that no substitutes will be accepted whatsoever unless so indicated in specification and approved by Landlord and Tenant. Any deviation from these specifications may result in the rejection of the sign by Tenant and/or Landlord.
- F. In the event any conflict in the interpretation of these guidelines cannot be satisfactorily resolved, the Landlord's decision shall be final and binding upon the Tenant.
- G. Tenant shall maintain its sign in a clean, professional and functioning manner. Any damage, electrical problems, wear and tear, and other breakage pertaining to Tenant signs shall be repaired by Tenant within ten (10) consecutive days from such event.

Prohibited Signs

- A. No sign shall be installed, relocated, or maintained so as to prevent entry into or exit out any door. No sign shall create a safety hazard by obstructing view of pedestrian and vehicular traffic.
- B. No tenant signs of any type shall be located within the parking, landscaping, or site areas of this development.

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EXHIBIT "B"
Page 13 of 25

Hanford Marketplace

- C. No sign shall obstruct access to fire hydrants, fire department connections, or fire department access roads.
- D. Signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries or sales of merchandise or rendering of services from such vehicles are prohibited when such vehicles are located on the shopping center property.
- E. Signs, which audibly advertise, identify, or provide direction to a use or activity, are prohibited.
- F. It is unlawful for any Tenant to exhibit, post, or display or cause to be exhibited, posted, or displayed upon any sign, any content of an obscene, indecent, or of immoral nature or unlawful activity.
- G. Painted wall signs are prohibited.
- H. Cabinet wall signs are prohibited, except for logos which shall be designed, illuminated, and constructed in compliance with this comprehensive sign program and subject to review and approval by the Landlord and the Planning Division of the City of Hanford.
- I. Permanent advertising devices such as attraction boards, posters, banners, and flags are prohibited.
- J. Window signs except for operating hours subject to review and approval by the Landlord or Landlord's representative.

Temporary Signs

Temporary leasing signs or Grand Opening banners will be allowed if consistent with provisions in the City of Hanford Sign Ordinance and will also be the sole, discretionary right of the Landlord to approve or disapprove prior to installation.

Traffic Directory

- A. Traffic control signs shall not be illuminated as per detail (see page 6).
- B. All traffic control signs shall be of uniform design as per detail (see page 6).

Fire Lanes

Fire lanes will be designated by a six-inch red-painted curb with three-inch letters, painted in white, saying "FIRE LANE" in locations dictated by the Fire Department.

Parking

- A. All handicap parking stalls shall be designated with the white international handicap symbol painted on the pavement (see page 6).
- B. Van accessible parking stalls shall be designated by Van Accessible signs (see page 6).
- C. Signs will be posted at each entrance, with one-inch high letters stating "Unauthorized vehicles parking in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities, may be towed away at owner's expense. Towed vehicles may be reclaimed at the City of Hanford Police Department, or by telephoning (559) 585-2335. Blank spaces will be completed with appropriate information as a permanent part of the sign (see page 6).

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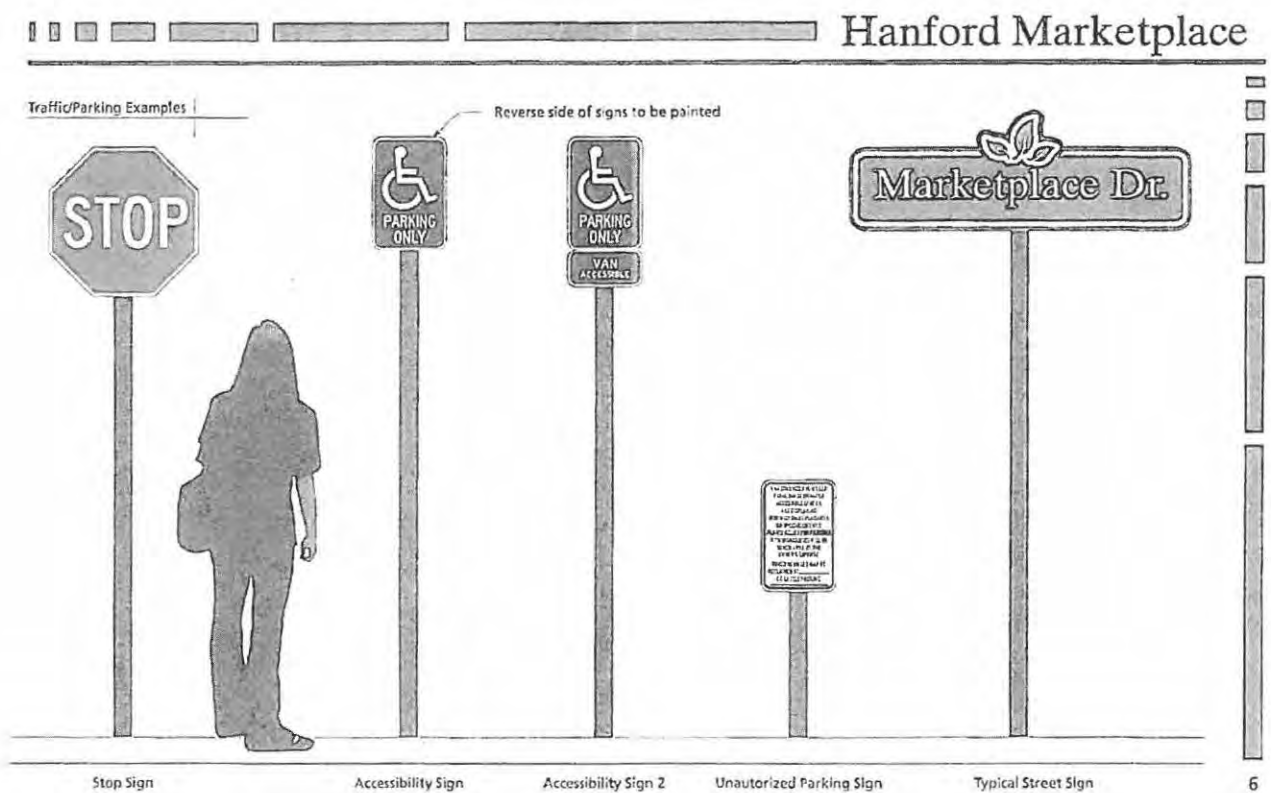
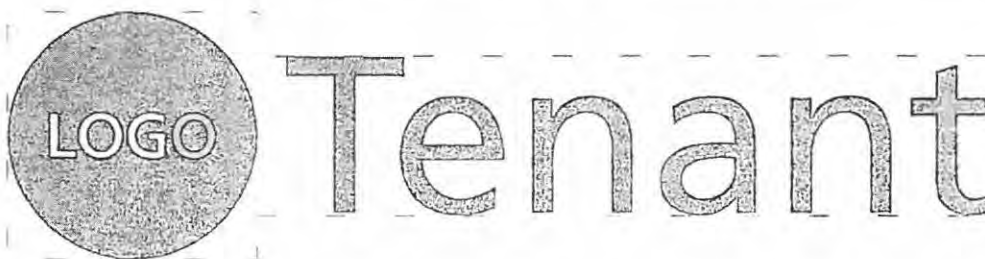


EXHIBIT "B"
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Hanford Marketplace

Signage Dimensions

Max Length: 80% Width of Leased Frontage, or Architectural Feature.



Maximum Size of Signs: The aggregated signage of all attached signs, on an occupancy frontage, shall not exceed 80% of the width of the leased frontage, 80% of the width of the building's architectural feature on which it is installed, and 10% of the leased fascia area, subject to Landlord's approval visually proportional to sign band on which it is installed.

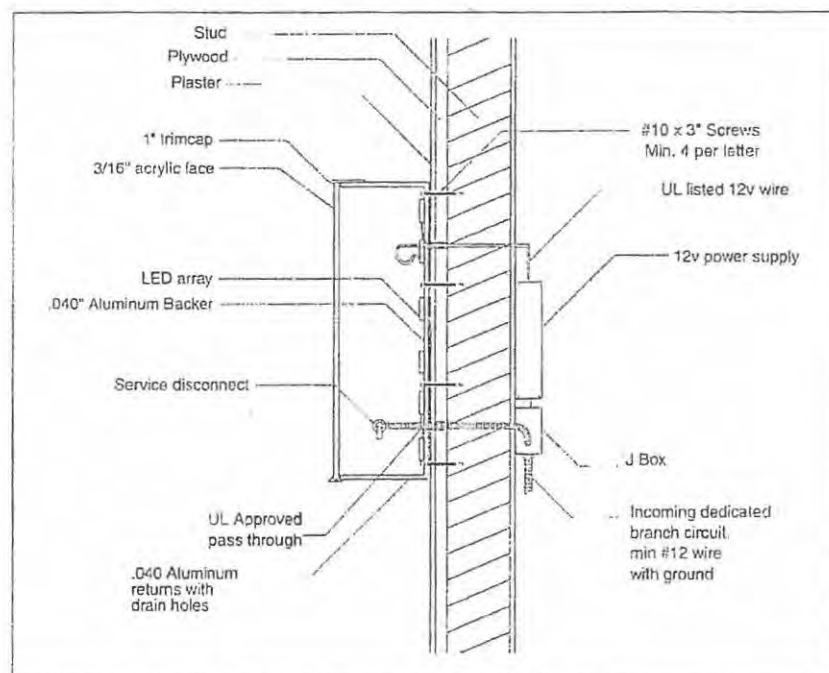
Area is figured using an 8-sided polygon

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Hanford Marketplace

Letter Section
Standard Detail
Face-Lit Flush Mount LED
Channel letter



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EXHIBIT "B"
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Hanford Marketplace

Blade Sign

Description

Double Sided Non-illuminated
Blade Sign - flag mounted
perpendicular to building fascia.

Materials

1/4" aluminum plate
2" aluminum square tube
aluminum skin
white vinyl copy or logo

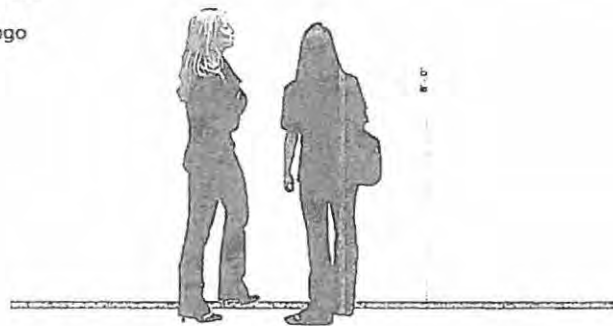
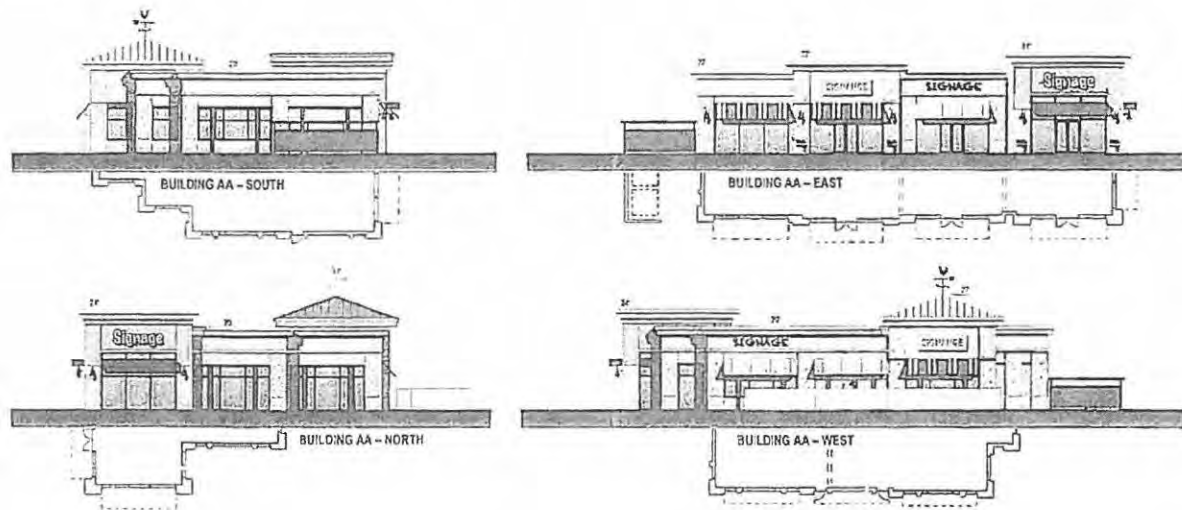


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Hanford Marketplace

Elevation Drawings



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Hanford Marketplace

Elevation Drawings

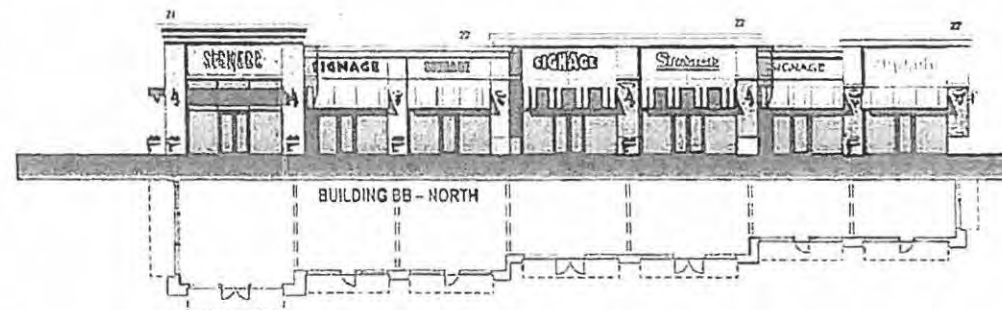
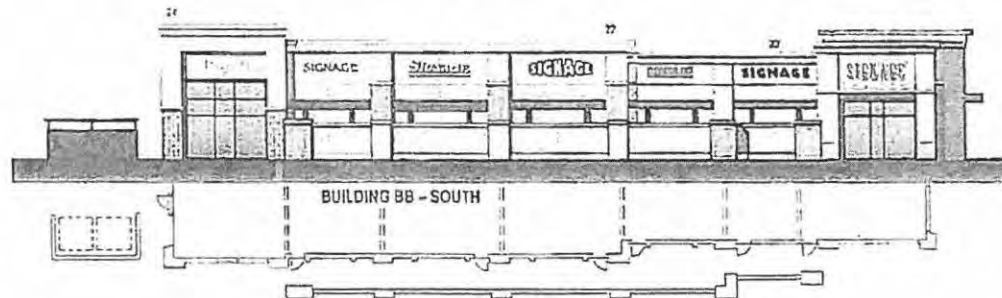
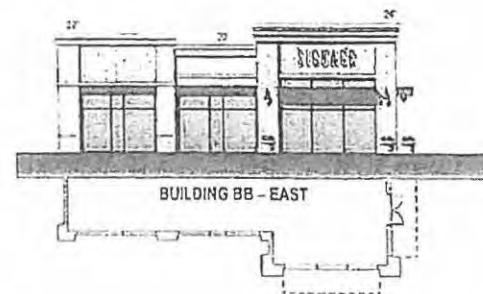


MAJORS A, B, C FRONT ELEVATION



MAJORS A, B, C REAR ELEVATION

Elevation Drawings	
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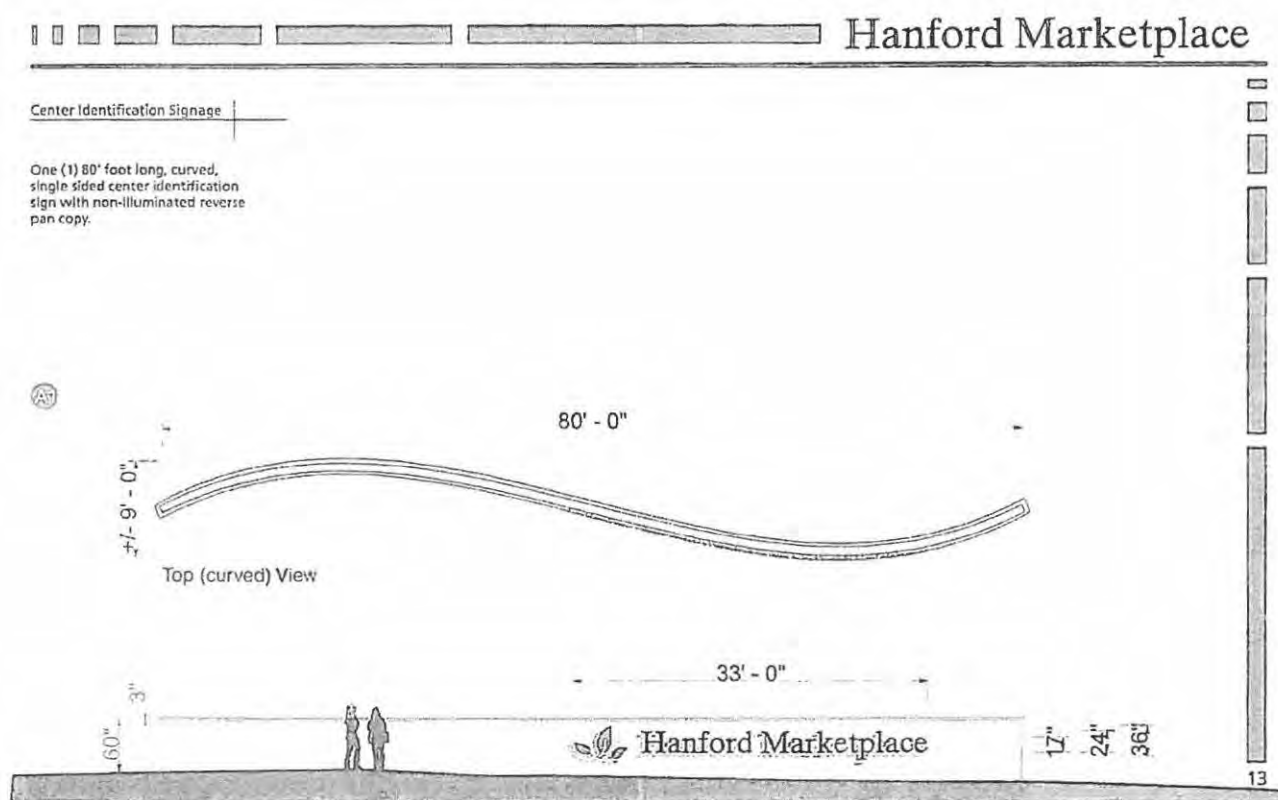


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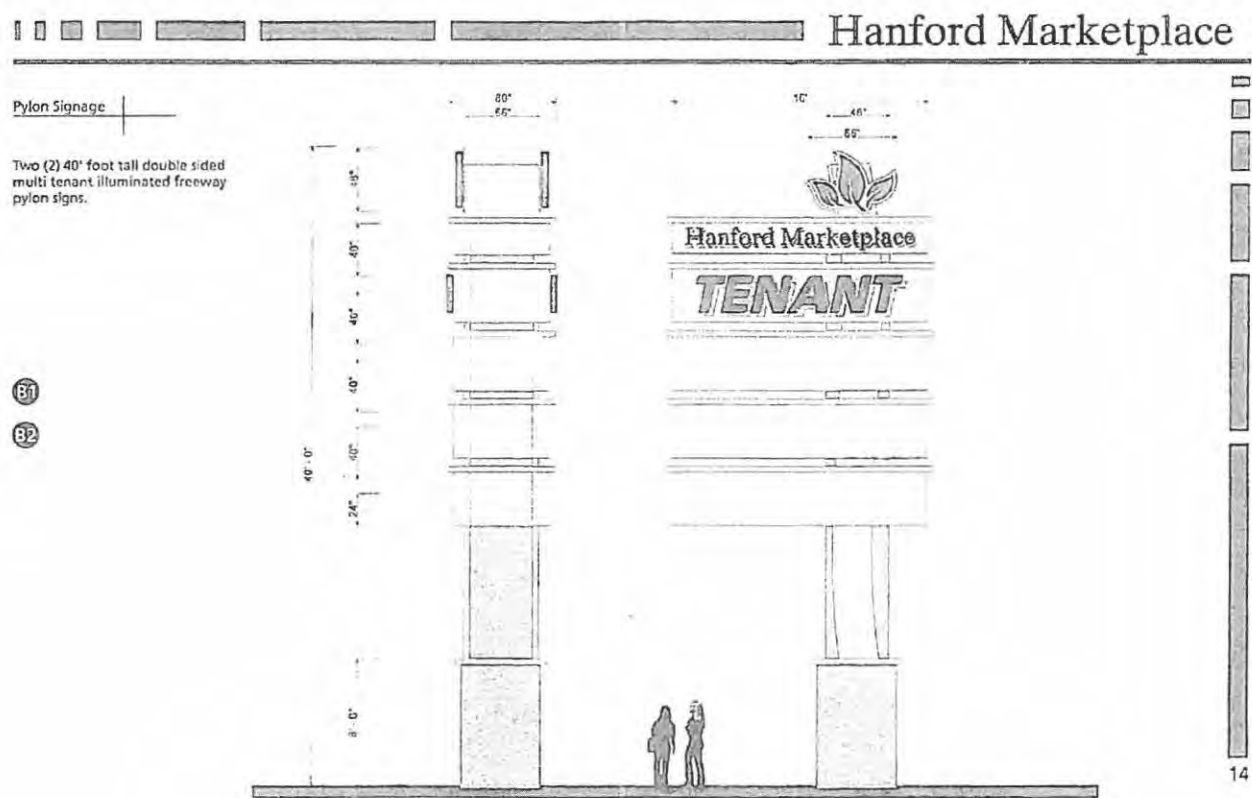
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EXHIBIT "B"
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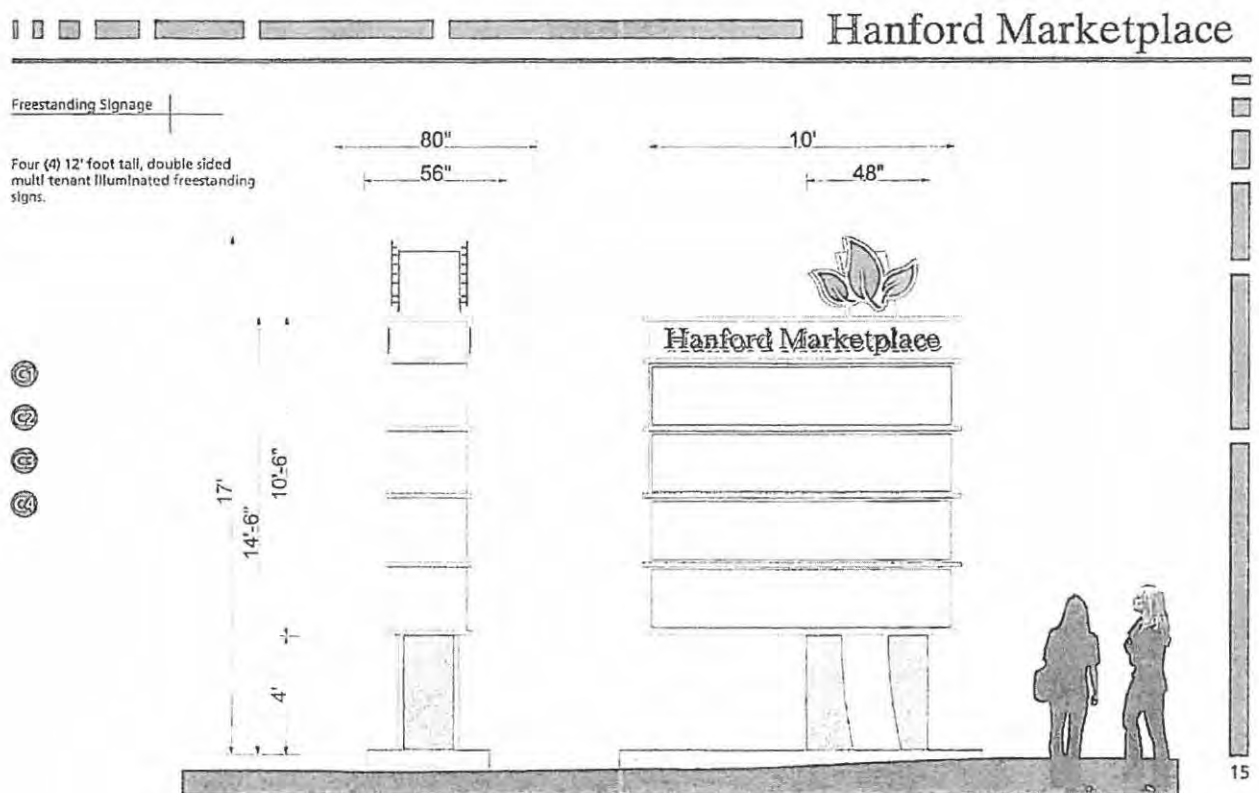
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63.

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 Hanford Marketplace

Address Numbers

12" tall aluminum address numbers painted to contrast the building elevation they are installed on.

- ☒ satin black
☐ satin white

2525

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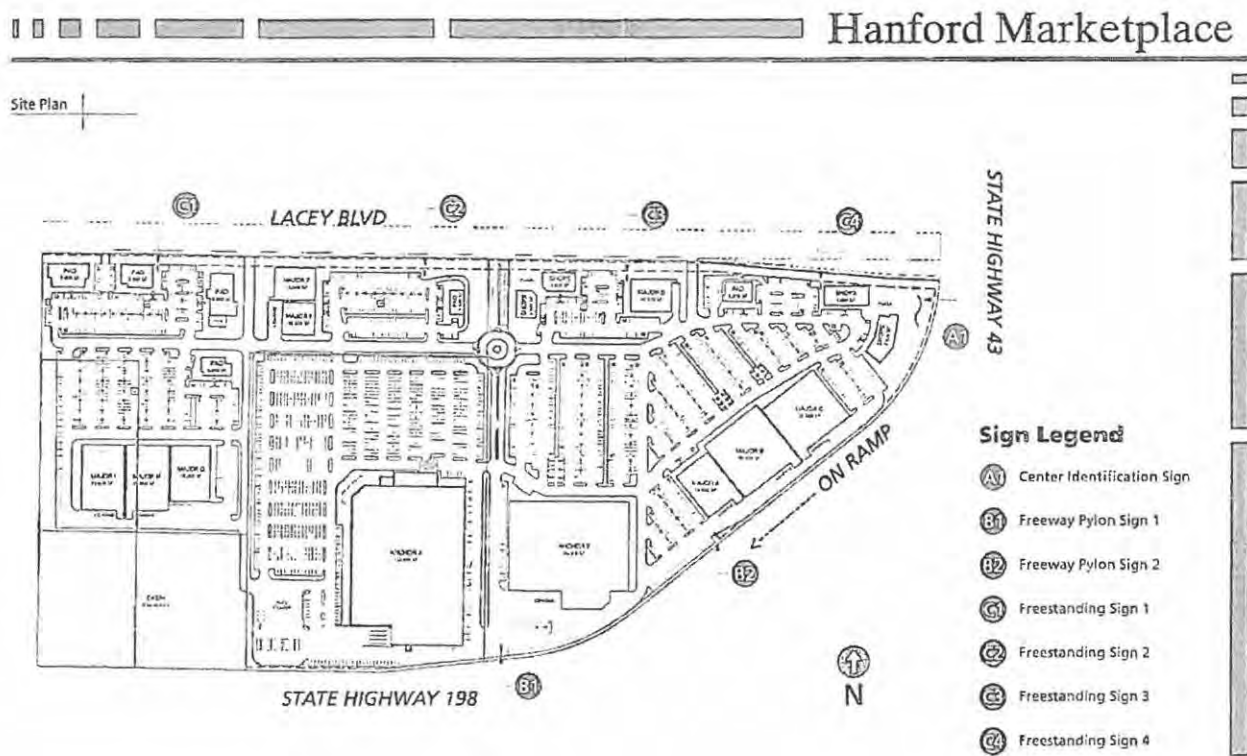


EXHIBIT "C"
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RESOLUTION 14-40-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
APPROVING TENTATIVE PARCEL MAP 2013-05 TO ALLOW THE
SUBDIVISION OF A 58 ACRE PARCEL INTO 27 PARCELS LOCATED AT
THE SOUTHWEST CORNER OF LACEY BOULEVARD AND STATE HWY 43.**

At a special meeting of the City Council of the City of Hanford duly called and held on July 24, 2014, at 6:00 p.m., it was moved by Council Member Martinez, and seconded by Council Member Jameson, and duly carried, that the following resolution be adopted:

WHEREAS, an application filed by 198/43, LLC for Tentative Parcel Map 2013-05 was presented to the City Council; and

WHEREAS, the proposed project is located at the southwest corner of East Lacey Boulevard and State Route 43. (APN 016-060-021); and,

WHEREAS, the proposed Tentative Parcel Map 2013-05 was presented to the Planning Commission of the City of Hanford; and,

WHEREAS, the City of Hanford Planning Commission, at its regularly scheduled meeting on July 8, 2014, held a public hearing and received testimony evidence for and against the proposed project. After closing the public hearing, the Planning Commission, by resolution, recommended to the City Council of the City of Hanford approve Tentative Parcel Map 2013-05; and,

WHEREAS, the City Council of the City of Hanford, at a special meeting on July 24, 2014, held a public hearing and received testimony and evidence regarding proposed Tentative Parcel Map 2013-05; and,

WHEREAS, the City of Hanford reviewed the application for the parcel map to divide a 58 acre parcel into 27 commercial parcels and found the parcel map consistent with the General Plan and Zoning, as amended, and the Hanford Municipal Code; and,

WHEREAS, the City of Hanford City Council considered the Planning Commission recommendation, evidence presented in the staff report and testimony presented during the public hearing; and,

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

WHEREAS, on the basis of the application, the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, and the Environmental Impact Report prepared for the HWY 43/198 Commercial Center, the City Council of the City of Hanford hereby makes findings in accordance with Section 15091 of the

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CEQA Guidelines and as specifically articulated in an appendix to the Final EIR and incorporated herein by this reference; and

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Aesthetics, Biological Resources, Cultural and Historical Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Mineral Resources, Public Facilities, Recreation and Utilities and Service Systems and a Mitigation, Monitoring and Reporting Plan ("MMRP") has been prepared for the Project; and

WHEREAS, the Final Environmental Impact Report also identified unavoidable significant adverse impacts regarding Air Quality, Noise, Greenhouse Gases, Traffic and Farmland Conversion; and

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

WHEREAS, the City Council certified the Final Environmental Impact Report, which included findings and a statement of overriding considerations for the unavoidable significant environmental impacts identified by the Final Environmental Impact Report; and,

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Hanford finds the project to be consistent with the Final Environmental Impact Report (FEIR) (SCH 2012061013) associated with the Hwy 43/198 Commercial Center, and for which said FEIR was certified precedent to its consideration of the Planned Unit Development, consistent with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies.

BE IT FURTHER RESOLVED that the City Council of the City of Hanford hereby approves Tentative Parcel Map 2013-05 based on the following findings and based on the evidence presented:

Findings:

1. The map is being processed in accordance with the Subdivision Map Act.
2. The map is in compliance with the goals and objectives of the General Plan.
3. That the Final Map be recorded in substantial compliance with Attachment 1.
4. That all street and city utility improvements will be constructed to City Public Works Improvement Standards.
5. That the future development will utilize city sewer and water.

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6. Private utility companies have been contacted and have stated that the utilities can be extended from adjacent streets.
7. The site is flat and not located in a flood zone.
8. That an Environmental Impact Report, SCH 2012061013, has been certified by the City Council in accordance with the California Environmental Quality Act.
9. That a mitigation monitoring program and statement of overriding considerations have been adopted for the proposed project and herein incorporated by reference.

BE IT FURTHER RESOLVED that based on the above incorporated findings, the Tentative Parcel Map 2013-05 is approved by the City Council subject to the following conditions:

1. That the development shall conform to all applicable zoning regulations and the requirements and the requirements of the improvement standards of the city and the Subdivision Map Act.
2. That all dedications for road right of way, storm drainage, and other public utility easements be dedicated to the City as part of the recorded map.
3. That all required public improvements are provided for on the map.
4. That the tentative parcel map shall expire upon the expiration of the Development Agreement between the City and 198/43, LLC.
5. That building permits must be obtained from the City Building Division for any structural, plumbing, electrical or mechanical work being done.
6. That the site, as well as the buildings, shall be made accessible and usable by the disabled according to the California Building Code, Chapter 11B.
7. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2013 California Building Code, Chapter 18
8. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
9. That a school impact fee for each square foot of new building area shall be paid when building permits are issued.
10. That any new address or address change shall be assigned by the Building Division.
11. That all construction shall conform to the 2013 Edition, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, and California Energy Code and the City of Hanford Water Efficient Landscape Design and Installation Ordinance.
12. That Kings County Impact fees shall apply to this project.
13. That Developer comply with the City of Hanford Public Works Construction Standards and Specifications requirements. Any deviation from said standards and specifications must be approved by the City Engineer prior to construction.

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14. That an encroachment permit for all work in the right-of-way be obtained from the Public Works Department prior to beginning construction.
15. That development is subject to an engineering review and inspection fee in accordance with City Resolution No. 14-09-R, or any revisions thereof. Subject fee shall be payable prior to approval of improvement plans.

Map and Plan Requirements:

16. That developer submit to the City Engineer, a set of construction plans on 24" X 36" sheets for all required improvements. These plans shall be prepared by a registered civil engineer, and shall include a site plan showing trash enclosure locations and a complete site utility plan showing locations and sizes of sewer, storm drain and water mains, laterals, manholes, meters, valves, hydrants, etc. All plans shall be approved by the City and all other involved agencies before the release of the building permits.
17. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible, (1) electronic, and four (4) blue line copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
18. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible, (1) electronic, and one (1) blue line copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Drainage Requirements:

19. That a drainage/site improvement plan for development be prepared by a registered civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All drainage improvements shall be certified by a registered civil engineer as being constructed to the approved plan.
20. That all project drainage shall be contained in an on site drainage basin located as shown on the tentative parcel map, including street drainage fronting the property. Applicant's engineer shall submit drainage calculations for Public Works Department review and approval prior to issuance of a building permit.
21. That project site be developed in conformance with the approved drainage plan, with minor modifications being approved by the Public Works Department.
22. That applicant is required to comply with the State of California Water Resource Control Board requirements specifically related to the National Pollution Elimination System permit process.
23. That the Storm Drain pipeline utilized for street/site drainage shall be sufficiently sized/oversized to facilitate proper drainage to the on-site drainage basin.

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Street Right-of-Way Dedication & Easement Requirements:

24. That Developer shall dedicate to the City additional street right of way as needed to facilitate widening of Lacey Blvd in conformance with the approved site plan (an ultimate width of 84 feet at the west end of Parcel L, 100 feet along the frontage of Parcel I to the west side of the proposed signalized intersection and 110 feet to SR 43).
25. That all easements for irrigation ditches and/or pipelines be legally abandoned, removed, and/or relocated to the satisfaction of the City Engineer prior to issuance of a Building permit.
26. That an easement for storm drainage purposes be dedicated or otherwise conveyed to the City, to the satisfaction of the City Engineer, to facilitate street drainage to the on-site basin.

Street Requirements:

27. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, site grading and pavement surfacing and all other improvements be installed in accordance with City of Hanford Public Works construction standards and specifications currently in effect.
28. That Lacey Blvd. shall be widened/realigned along development frontage, in conformance with the approved site plan, and as directed by the city engineer. Improvements to include construction of new driveway entrances and deceleration taper(s) in conformance with City standards.
29. That streetlights be installed along the Lacey Blvd. property frontage in conformance with City Standard GE-56. Street lights shall be located as designated by City Engineer.
30. That the street improvements be designed and constructed in accordance with the approved site plan. (Ultimate width of 84 feet at the west end of Parcel L, 100 feet along the frontage of Parcel I to the west side of the proposed signalized intersection and 110 feet to Highway 43).
31. That a traffic signal shall be installed at the main entrance to the shopping center as shown on the approved site plan in conformance with City standards and specifications.
32. That a traffic signal or roundabout shall be installed at the intersection of the realigned Lacey Blvd. and SR 43 per the approved site plan in conformance with City and Caltrans standards.
33. That all drive entrances into development from Lacey Blvd. shall be constructed with easy access curb returns (min. 20 foot radius, unless approved otherwise by city engineer).
34. That developer shall construct all mitigation improvements as outlined in the Final Environmental Impact Report pertaining to transportation required for this project.
35. That all utility poles, vaults, pedestals and other appurtenances located adjacent to and along the development frontage of Lacey Blvd. east of the proposed signalized entrance shall be

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placed underground as necessary to facilitate widening/realignment of said street at developer's own expense.

36. The State of California Department of Transportation ("Caltrans") will require the relocation of the existing intersection of Lacey Boulevard and SR 43 ("Lacey/43 Intersection") to the north and the corresponding realignment of sections of Lacey Boulevard east and west of SR 43. The relocation of the Lacey/43 Intersection and the realignment of Lacey Boulevard shall collectively be referred to hereinafter as "the Lacey/43 Improvements." The Lacey/43 Improvements shall be in addition to any other mitigation measures and conditions that City may establish with respect to the improvement of Lacey Boulevard.
37. Developer shall, at its initial cost and expense, undertake the design and construction work for the Lacey/43 Improvements. Developer will, at least ninety (90) calendar days prior to the commencement of construction of the Lacey/43 Improvements, present to City the final design, specifications, and itemized list of costs for the Lacey/43 Improvements, which will be subject to City's review and approval. Developer will not commence construction of the Lacey/43 Improvements without first obtaining City's approval. Following City's approval of the design, specifications, and itemized list of costs for the Lacey/43 Improvements, Developer will not authorize any change orders for such work unless Developer first obtains the approval of City's Public Works Director. All work shall conform to the mitigation measures identified in the project EIR and shall be built for cumulative impacts now.
38. It shall be the City's obligation to obtain the ROW Property. City may elect to engage a third party right-of-way consultant to obtain the necessary ROW Property. In furtherance of the assemblage of the ROW Property, Developer has deposited with City amounts necessary to begin pre-condemnation proceedings, including obtaining all necessary appraisals supporting any offer to purchase the ROW Property, as required by the California Code of Civil Procedure governing City's power of eminent domain. For purposes of this Agreement, the appraised value of the ROW Property shall be the value identified by the appraisal performed by Simon Company for City. In the event that City is unsuccessful in negotiating the voluntary sale of the ROW Property, City agrees to consider presenting a resolution of necessity to the City Council, the adoption of which is the sole and absolute discretion of the Hanford City Council, in order to acquire the ROW Property through its power of eminent domain.
39. Following completion of the Lacey/43 Improvements and dedication of the same to City and other government agencies having jurisdiction over the ROW Property, Developer will submit a final invoice, requesting payment from City for all unpaid and reimbursable costs and expenses with true and correct copies of the Supporting Material relating to the Lacey/43 Improvement work. Within thirty (30) calendar days of City's receipt thereof, and all required Supporting Material, City will pay to Developer the sum of: (i) Developer's Final Invoice; (ii) change orders approved by City pursuant to Subsection B above; and (iii) fifteen percent (15%) of the sum of Developer's Monthly Invoices, Developer's Final Invoice, and change orders, if any. The fifteen percent (15%) payment component shall compensate Developer for its engineering fees, permit fees, construction surveying, geotechnical fees, and all other non-construction costs associated with the Lacey/43

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Improvements. City will also reimburse Developer for twenty-five percent (25%) of Developer's cost to install the traffic signal at the Project's primary entrance ("Lacey/Entry Traffic Signal"); Developer will invoice City separately for such work, which will be accompanied by Supporting Material. Developer will not be entitled to any mark-up of the costs associated with the Lacey/Entry Traffic Signal. Reimbursement will be limited to the cost of the following improvements: curb and gutter, pavement, striping, signal work required at Lacey Boulevard, earthwork for roadway construction, and median curb for a standard 84 foot wide ROW at the west end, a 100 foot ROW transition from the 84 foot ROW to the west side of the signal at the Project's main entrance, a 110 foot ROW from just west of said signal to SR 43, and streets lights, to the extent required, on the north side of the realigned Lacey Boulevard. Reimbursement work will also include the pavement and grading on the east side of SR 43 to connect Lacey Boulevard back to the existing alignment. No reimbursement will be made hereunder for utility relocations, drive approaches on the south side of the realigned Lacey Boulevard, sidewalk on the south side of Lacey Boulevard, paving outside of above noted ROW design standards, landscape and hardscape in median islands, including conduits, and any other work not collected for in City's impact fee program.

40. That prior to opening day of the first phase of development, the intersection of SR 198 and Fourth Street shall have Stop Signs installed on the westbound approach on Fourth Street at Developer's expense.
41. That prior to opening day of the third phase of development, the intersection of Lacey Boulevard and 9-1/4 Avenue shall be widened to provide one left turn lane and one right turn lane on the southbound approach. New lanes shall provide a minimum of 100 feet of vehicle storage. Improvements are subject to reimbursement per the City's Transportation Impact Fee program.
42. That prior to opening day of third phase of development, the intersection of Lacey Boulevard and 9th Avenue shall be widened to provide one left turn lane and one right turn lane on the northbound approach. New lanes shall provide a minimum of 100 feet of vehicle storage. Improvements are subject to reimbursement per the City's Transportation Impact Fee program.
43. A public transit stop shall be constructed along the Lacey Blvd. development frontage per the approved site plan as per the project EIR.

Soil Requirements:

44. That a Preliminary Soils Report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to approval of development improvement plans.
45. That a final soils report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to acceptance of development improvements by the City or issuance of building permits or whichever comes first.

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

Sanitary Sewer Requirements:

47. That developer shall furnish, install and maintain a grease trap assembly on all sewer laterals receiving process water from food preparation businesses as applicable. Subject grease trap assembly shall be approved by the City Utility Superintendent prior to installation.
48. That developer shall extend a minimum 10 inch diameter sanitary sewer main along the development frontage per the City's Sewer Master Plan.
49. That ALL proposed Sewer laterals to the development parcels shall be installed prior to construction of Lacey Blvd. paving improvements.
50. That the Developer upsize the existing 8 inch diameter sewer main from Sierra Drive, west of this development, to a 10 inch diameter sewer line. The existing 8 inch diameter main along the development frontage is to be abandoned per City Standards and Specifications. Developer shall be entitled to a reimbursement by the City for the costs associated with the replacement of said 8 inch diameter sewer main and appurtenances. Developer shall submit competitively bid costs for City review/approval prior to commencing work per City Specifications.
51. That developer shall construct all mitigation improvements as outlined in the Final Environmental Impact Report pertaining to sanitary sewers approved with this project.
52. That prior to opening day of the second phase of development, developer shall upgrade the Sanitary Sewer Lift Station at Lacey Blvd. and 9-1/4 Avenue per the requirements of the EIR.

Water System Requirements:

53. That the developer shall install a minimum 12 inch diameter water main and appurtenances along the SR 43 frontage of the Development in conformance with City Water Master Plan requirements. A fire hydrant or blow-off assembly shall be installed at the end of the main line.
54. That the developer shall furnish and install appropriate cross connection/ backflow preventer assemblies for all services provided, including fire service lines.
55. That all backflow preventer assemblies shall be tested and approved prior to being placed in service by a certified technician with a copy of test results being provided to the City Utility Department.
56. That ALL proposed Water services to the development parcels shall be installed prior to construction of Lacey Blvd. paving improvements

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Development Impact Fees:

Refuse Requirements:

THEREFORE, BE IT RESOLVED, that the City Council of the City of Hanford hereby approves Tentative Parcel Map 2013-05. Passed and adopted at a special meeting of the City Council of the City of Hanford duly called and held on July 24, 2014, by the following vote:

ABSENT: _____


Gary Pannett, Mayor


Jennifer Gomez, City Clerk

I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a special meeting of the City Council of the City of Hanford held on the 24th day of July 2014.


Jennifer Gomez, City Clerk

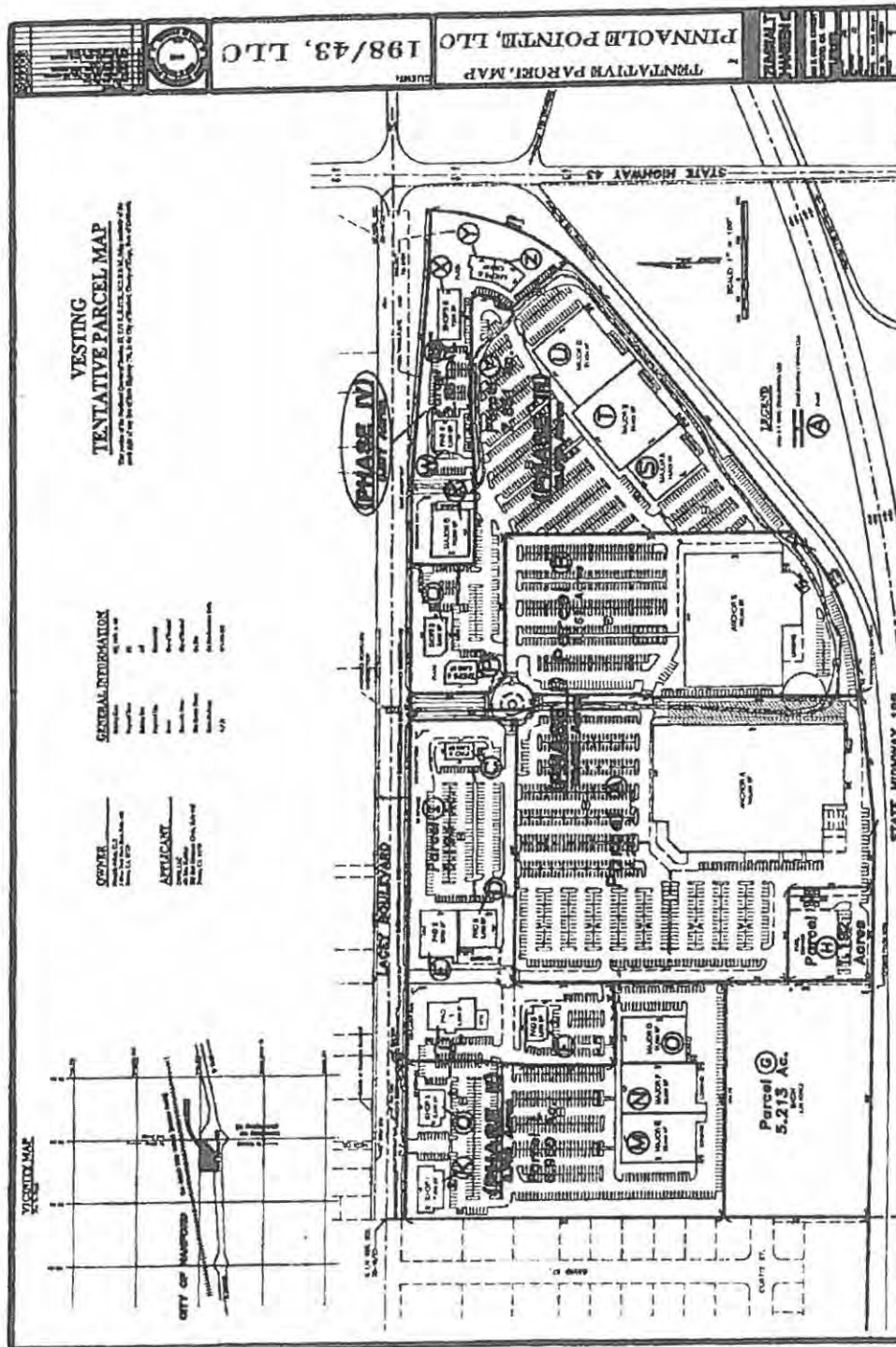
EXHIBIT "C"
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ATTACHMENT I

EXHIBIT "C"
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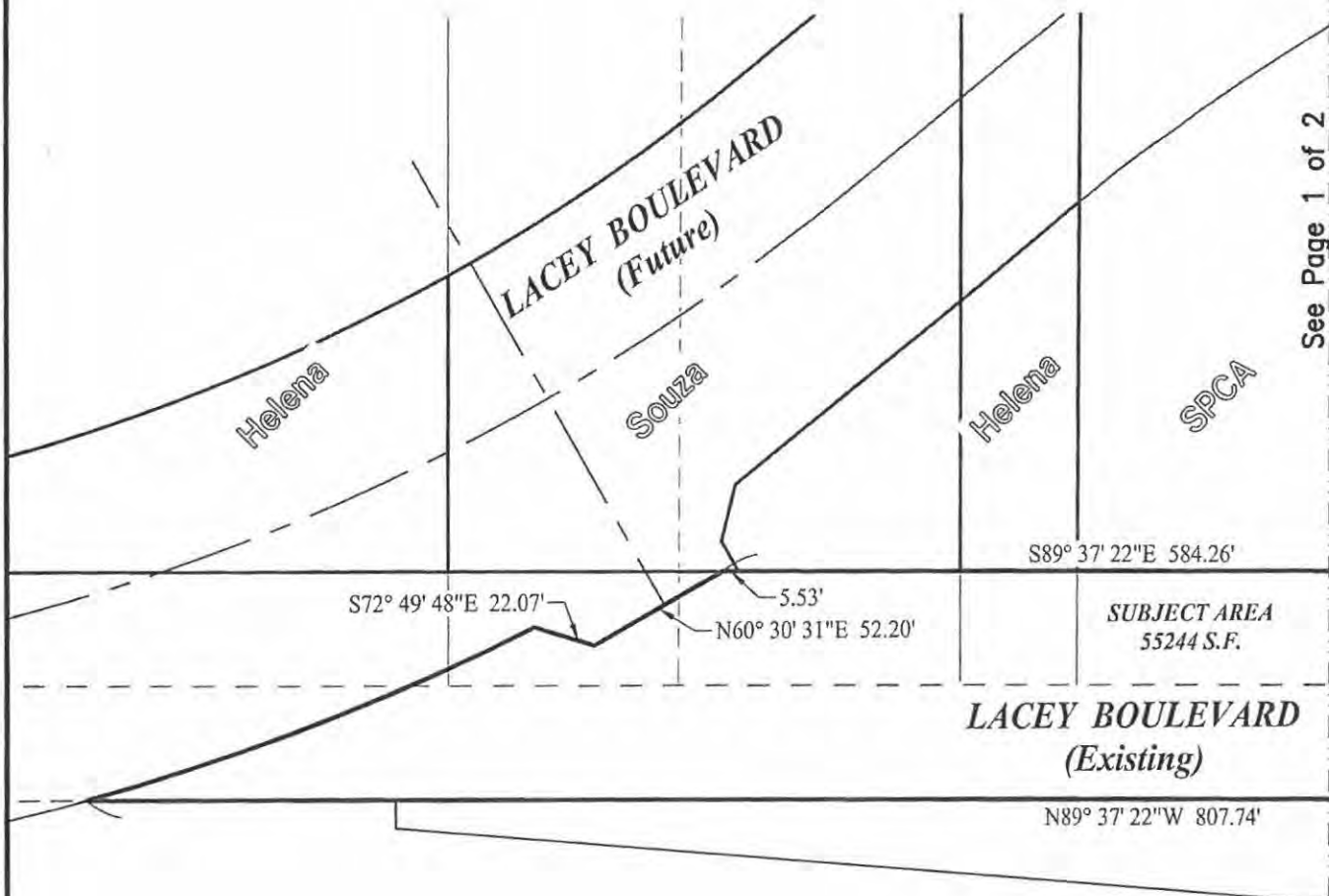




SCALE 1" = 60'

EXHIBIT D-1

BOUNDARY PER PRELIMINARY TITLE REPORT
BY CHICAGO TITLE COMPANY #042315075
DATED NOVEMBER 26, 2013.



See Page 1 of 2

CIVIL ENGINEERS

**ZUMWALT
HANSEN &**

LAND SURVEYORS

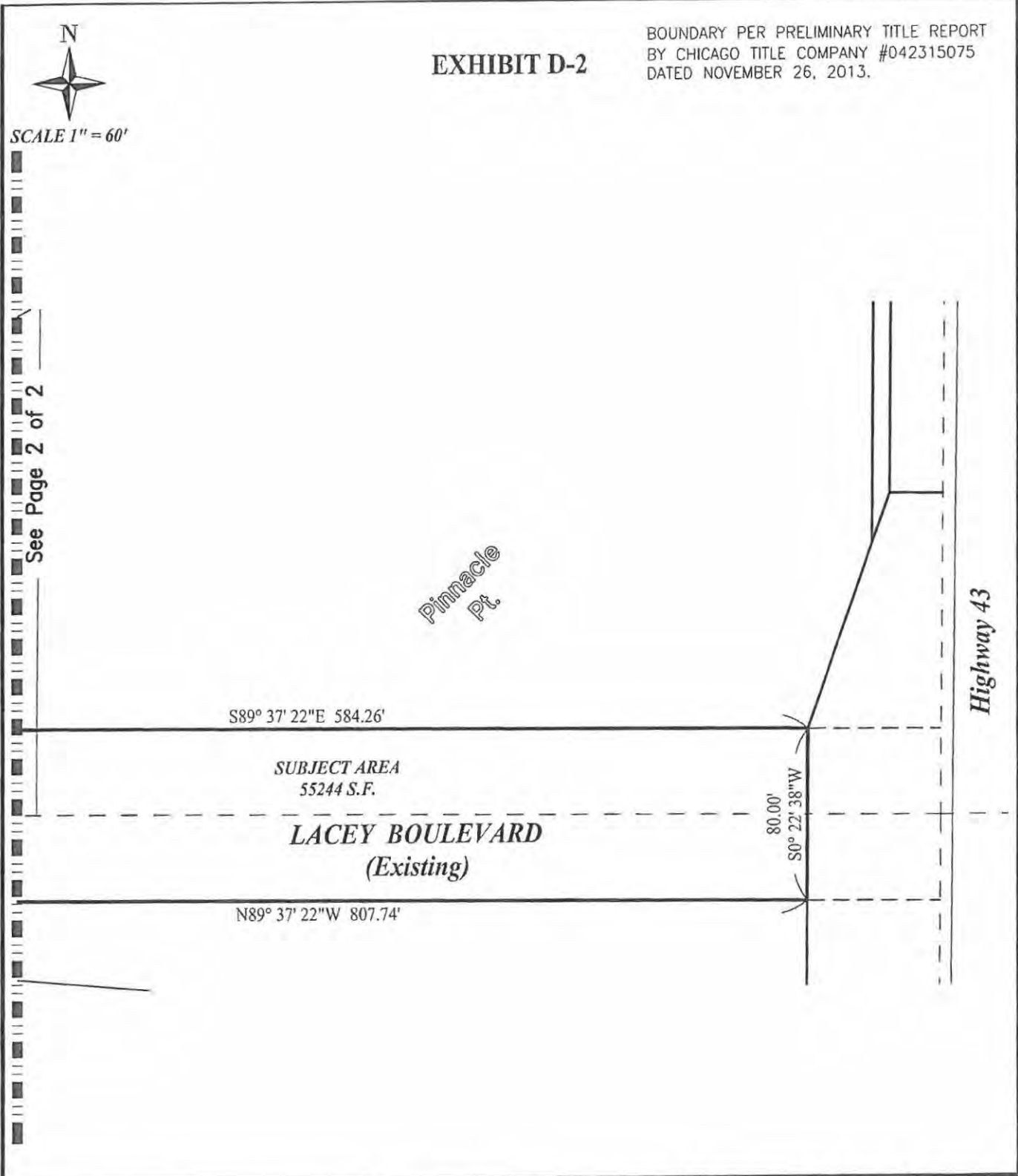
609 N. Irwin St.
Hanford, CA 93232
Office: (559) 582-1056
Fax: (559) 584-4143

Partial Lacey Boulevard Abandonment & Relinquishment Exhibit

Job No. 0632322
Drawn By: JTB
Checked By: JZ
Indexed By:
Date: 06/19/2014

Sheet No.

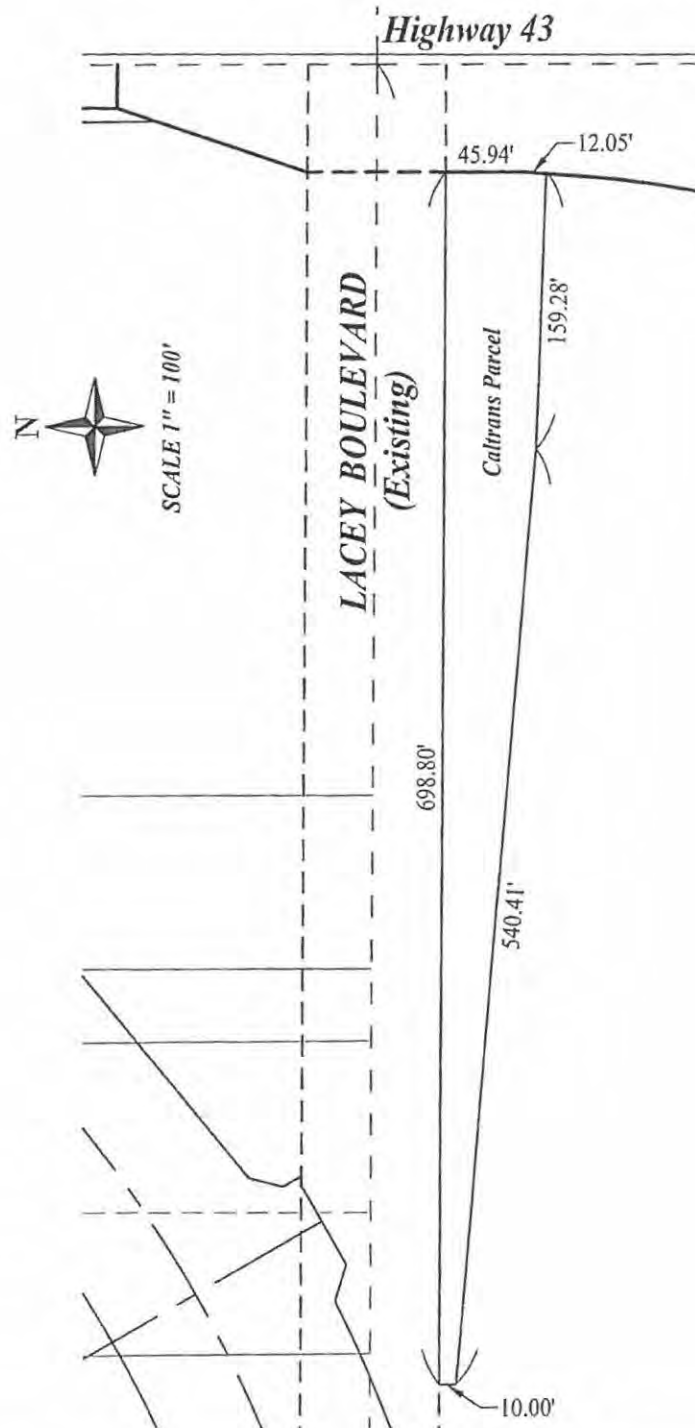
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CIVIL ENGINEERS ZUMWALT HANSEN & LAND SURVEYORS 609 N. Irwin St. Hanford, CA 93232 Office: (559) 582-1056 Fax: (559) 584-4143	Partial Lacey Boulevard Abandonment & Relinquishment Exhibit	Job No. 0632322 Drawn By: JTB Checked By: JZ Indexed By: Date: 06/19/2014	Sheet No. 2 of 3
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EXHIBIT D-3

BOUNDARY PER PRELIMINARY TITLE REPORT
BY CHICAGO TITLE COMPANY #042315075
DATED NOVEMBER 26, 2013.



CIVIL ENGINEERS
**ZUMWALT
HANSEN & ASSOCIATES**
LAND SURVEYORS

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Partial Lacey Boulevard
Abandonment & Relinquishment
Exhibit

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BOUNDARY PER PRELIMINARY TITLE REPORT
BY CHICAGO TITLE COMPANY #042315075
DATED NOVEMBER 26, 2013.



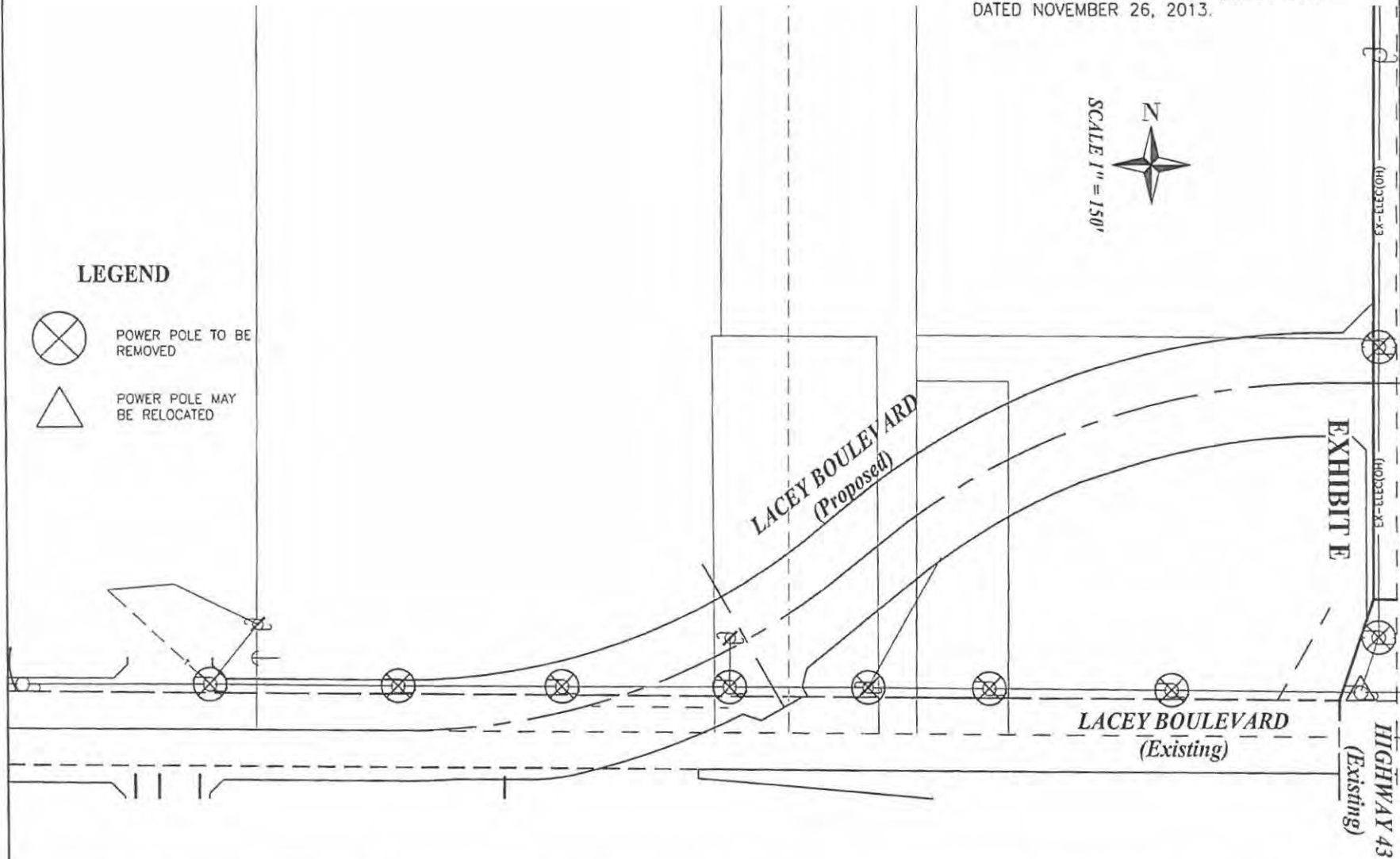
LEGEND



POWER POLE TO BE
REMOVED



POWER POLE MAY
BE RELOCATED



CIVIL ENGINEERS

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Lacey Boulevard Power Pole Removal and Power Line Undergrounding Exhibit

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SCALE 1" = 200'

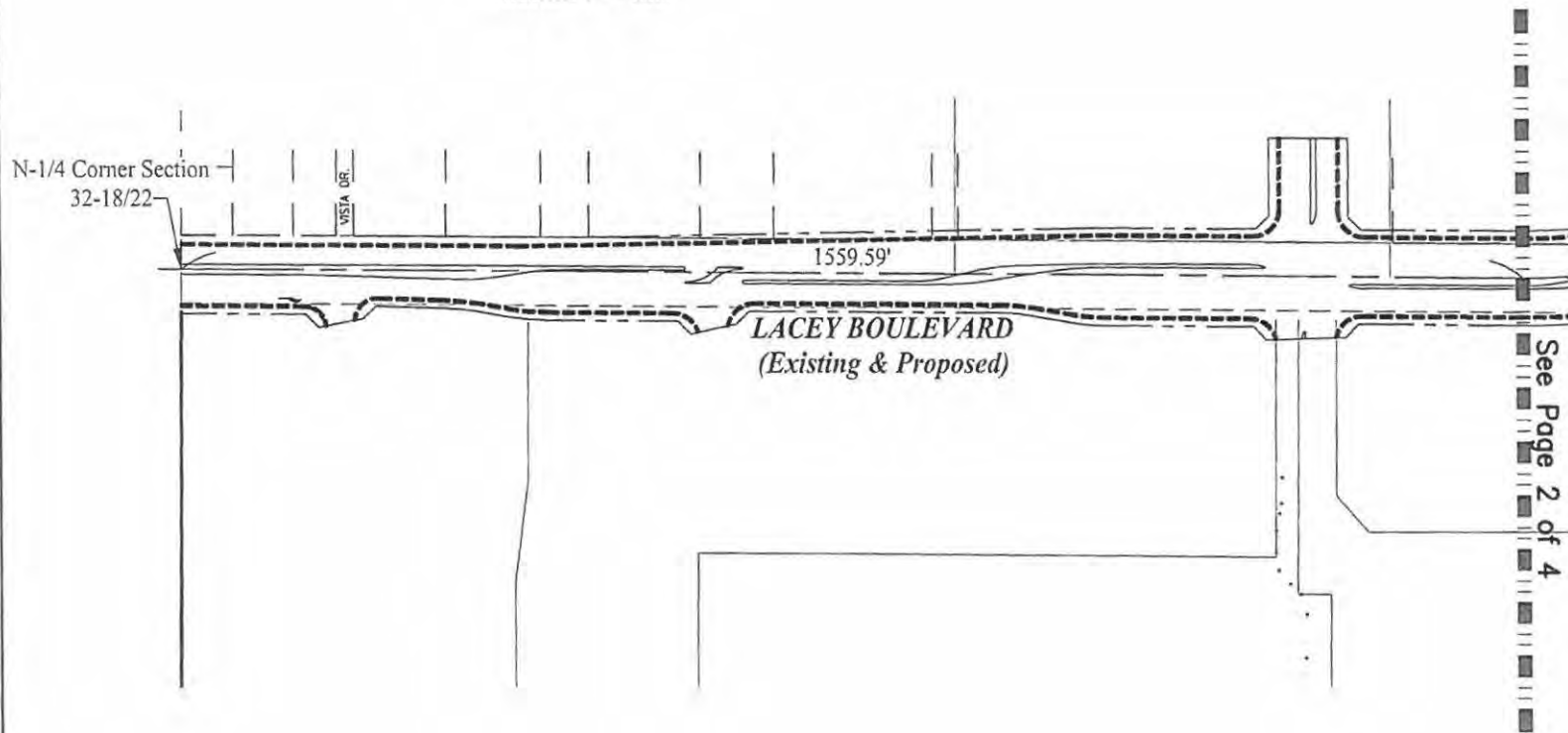


EXHIBIT F-1

CIVIL ENGINEERS
**ZUMWALT
HANSEN INC.**
LAND SURVEYORS

609 N. Irwin St.
Hanford, CA 93232
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Lacey Boulevard / Highway 43
Improvements Exhibit

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Date: 06/19/14

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SCALE 1" = 200'

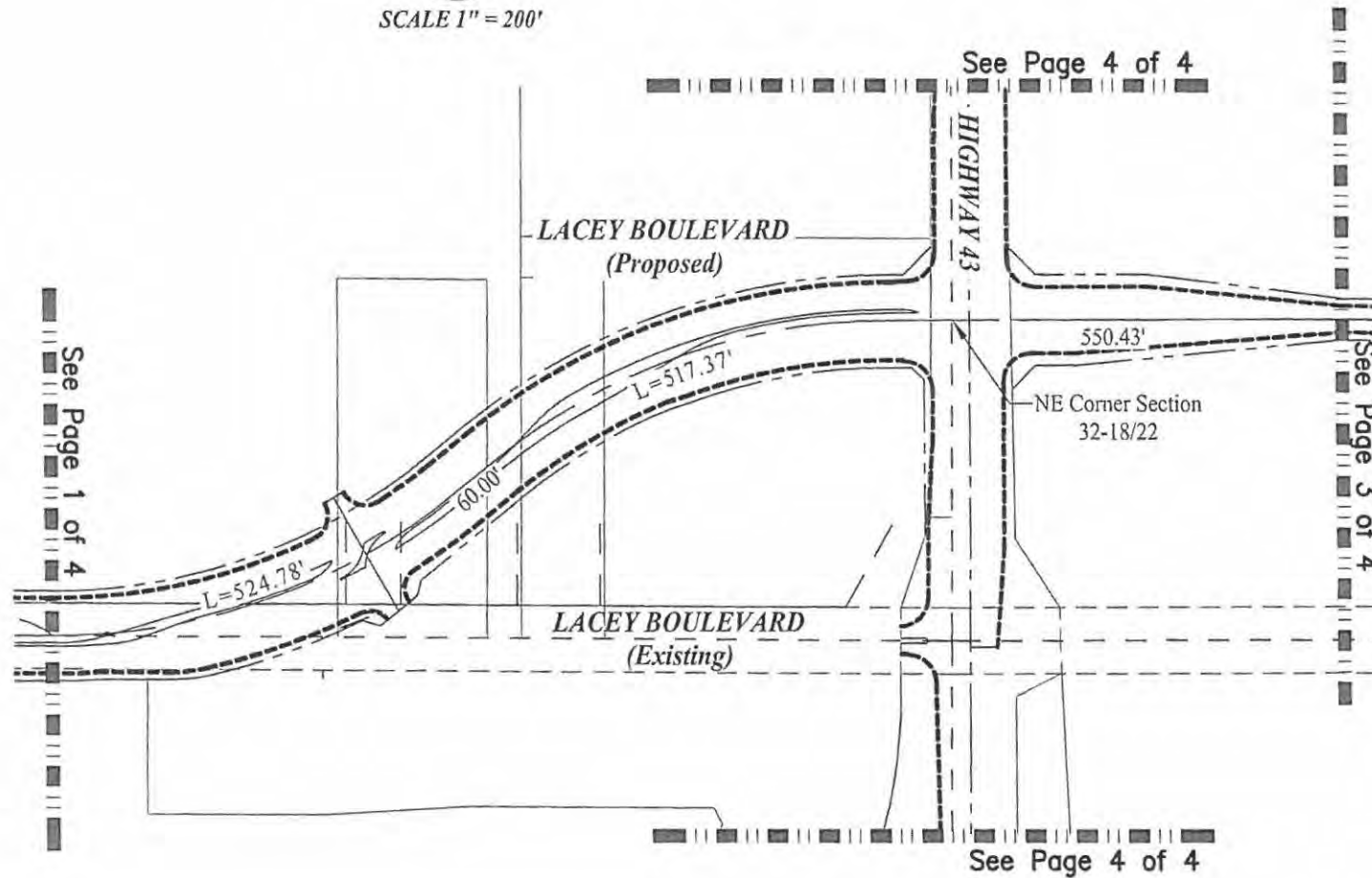


EXHIBIT F-2

CIVIL ENGINEERS
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Lacey Boulevard / Highway 43
Improvements Exhibit

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Date: 06/19/14

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SCALE 1" = 200'

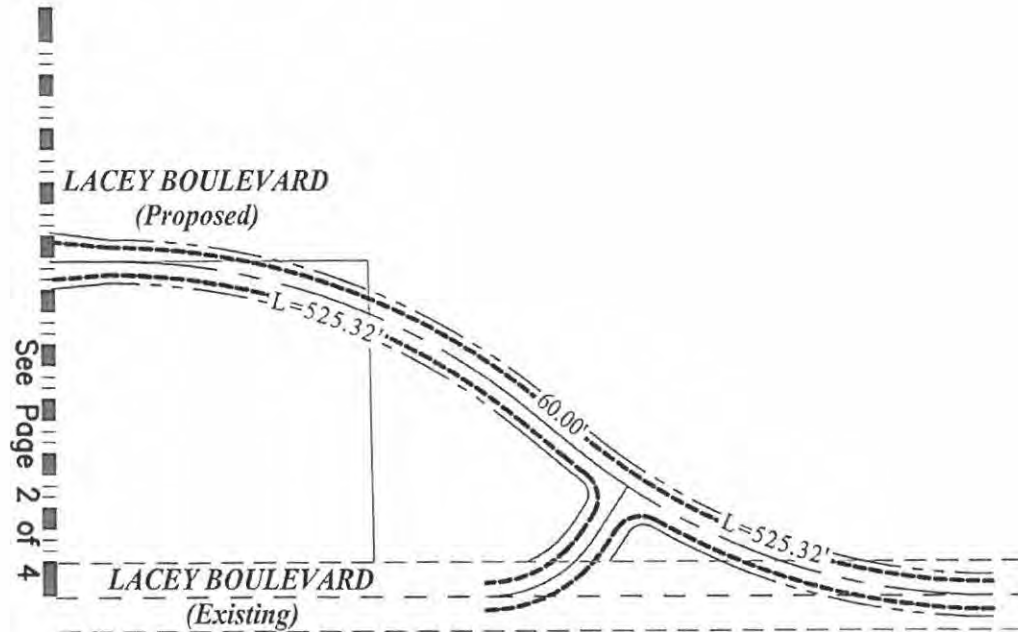


EXHIBIT F-3

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**Lacey Boulevard / Highway 43
Improvements Exhibit**

Job No. 0632322

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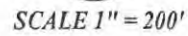
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Date: 06/19/14

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LACEY BOULEVARD
(Proposed)

 $L = 517.37'$

HIGHWAY 43

Southern Pacific

EXHIBIT F-4 *Railroad*

LACEY BOULEVARD
(Existing)

Approximate Centerline
of Highway 43

NE Corner Section
32-18/22

550.431

See Page 3 of 4

LAND SURVEYORS

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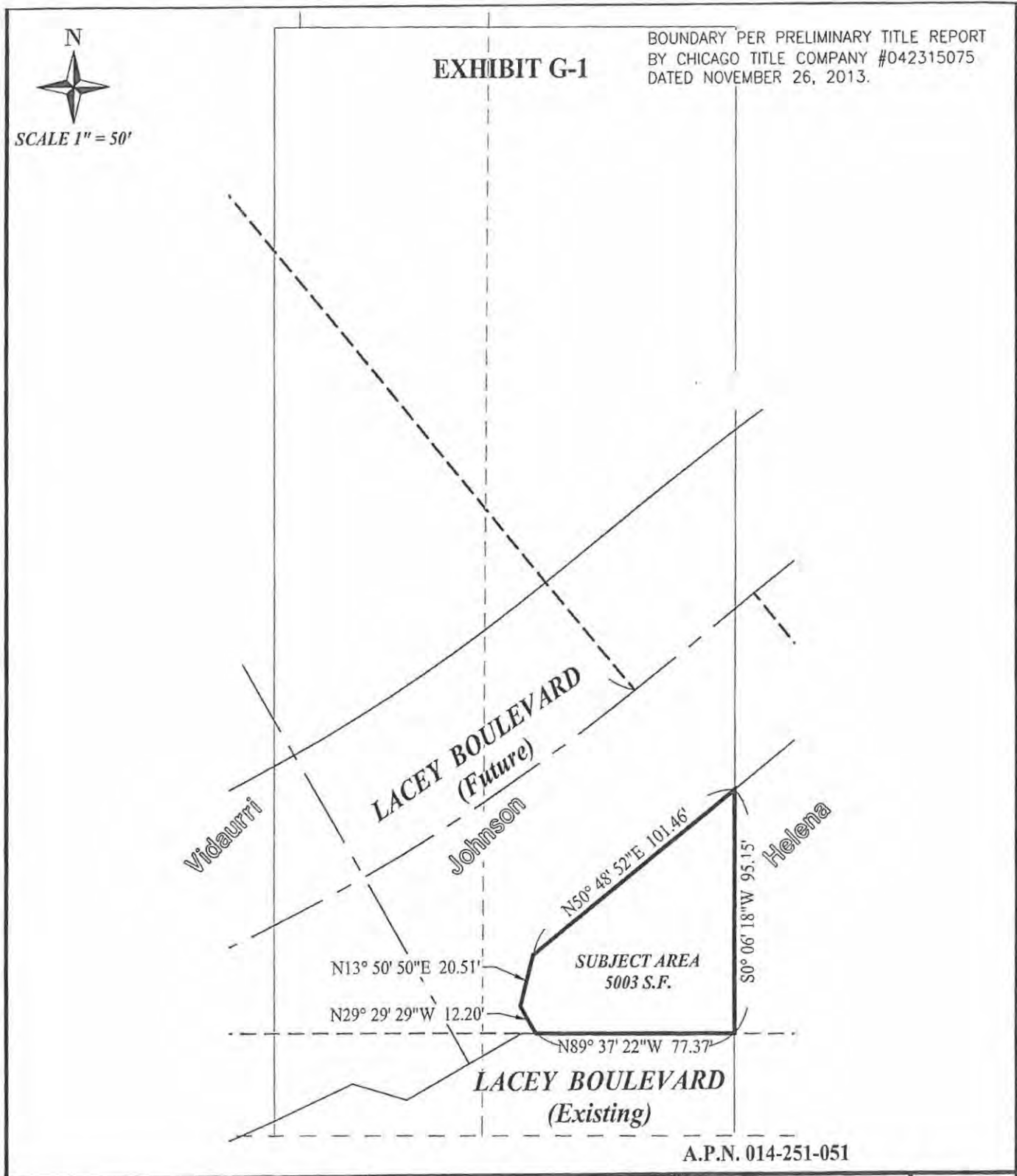
Lacey Boulevard / Highway 43 Improvements Exhibit

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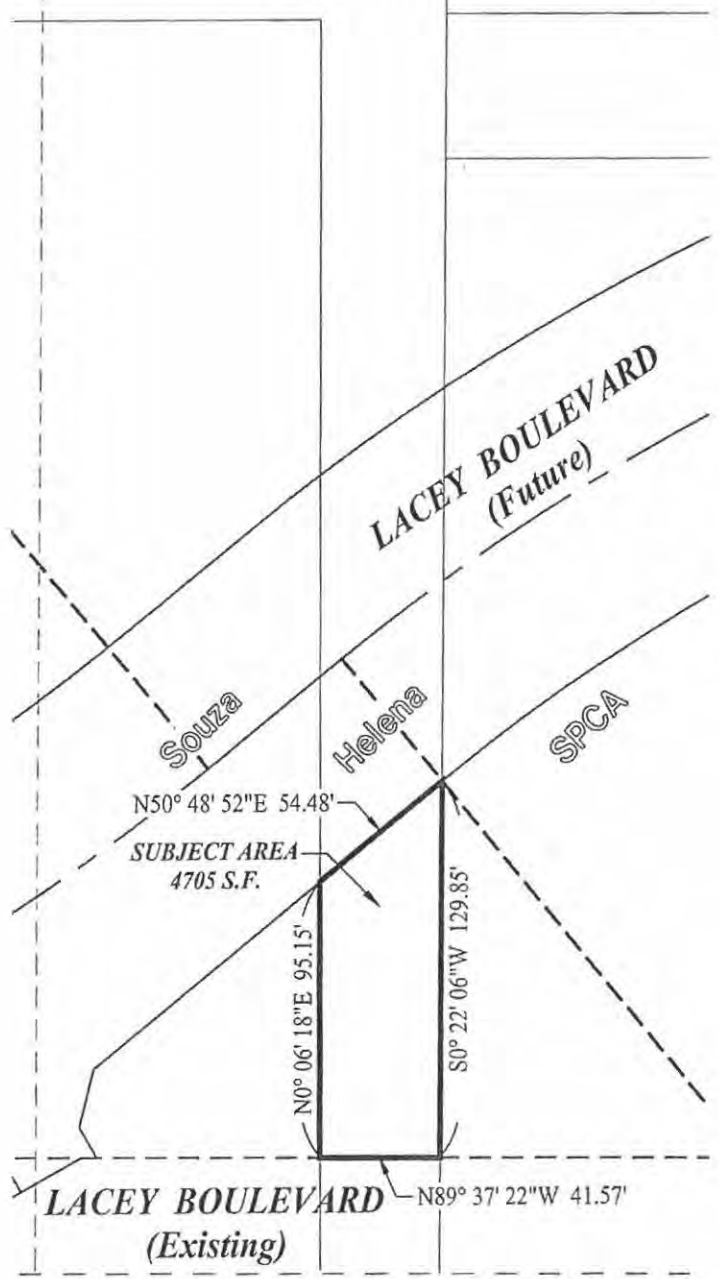
CIVIL ENGINEERS ZUMWALT HANSEN & ASSOCIATES LAND SURVEYORS 609 N. Irwin St. Hanford, CA 93232 Office: (559) 582-1056 Fax: (559) 584-4143	Remnant Parcels Exhibit	Job No. 0632322 Drawn By: JTB Checked By: JZ Indexed By: Date: 06/19/2014	Sheet No. 1 of 3
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EXHIBIT G-2

BOUNDARY PER PRELIMINARY TITLE REPORT
BY CHICAGO TITLE COMPANY #042315073
DATED NOVEMBER 26, 2013.



A.P.N. 014-251-049

CIVIL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

609 N. Irwin St.
Hanford, CA 93232
Office: (559) 582-1056
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Remnant Parcels
Exhibit

Job No. 0632322
Drawn By: JTB
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Indexed By:
Date: 06/19/2014

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2 of 3

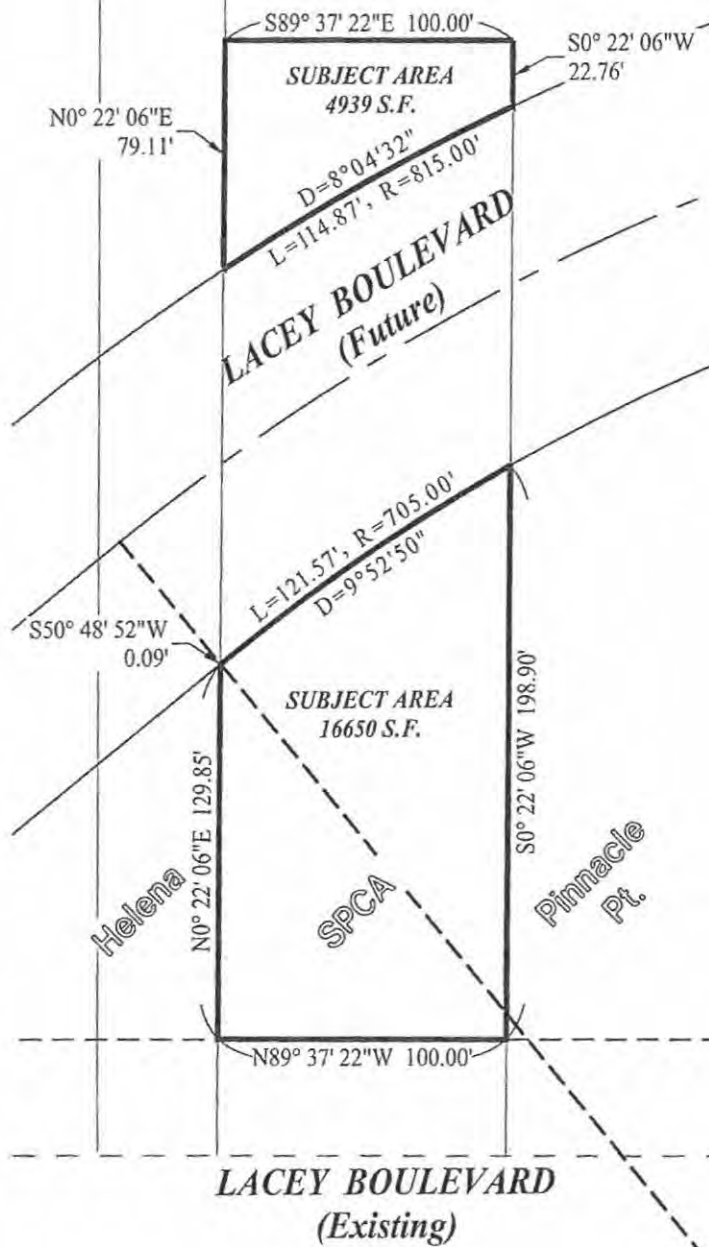
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SCALE 1" = 60'

EXHIBIT G-3

BOUNDARY PER PRELIMINARY TITLE REPORT
BY CHICAGO TITLE COMPANY #042315065
DATED NOVEMBER 26, 2013.



A.P.N. 014-251-023

CIVIL ENGINEERS

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Remnant Parcels
Exhibit

Job No. 0632322

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Date: 06/19/2014

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Exhibit "H" – Capital Facilities Fees

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Costco Parcels:

Fire Impact Fee:	\$0.1923 / SF	
Police Impact Fee:	\$0.3671 / SF	
Water Impact Fee:	\$0.8542 / SF	
Wastewater Impact Fee:	\$0.9365 / SF	
9 th Avenue Benefit District Fee:	\$1,337.60 / AC	
Traffic Impact Fee:	\$7,816.37 / 1,000 SF	
Refuse and Recycling Impact Fee:	Rear-load refuse truck	\$73.02/cu.yd./week
	Rear-load dumpster cost:	1cu.yd. = \$341.66
		2cu.yd. = \$409.48;
		3cu.yd. = \$502.75

Total Refuse and Recycling Development Impact Fee is contingent on projected service needs.

Developer Parcels:

Fire Impact Fee:	\$0.5688 / SF	
Police Impact Fee:	\$0.3671 / SF	
Water Impact Fee:	\$1.0372 / SF	
Wastewater Impact Fee:	\$1.1372 / SF	
9 th Avenue Benefit District Fee:	\$1,337.60 / AC	
Traffic Impact Fee:	\$11,018.41 / 1,000 SF	
Refuse and Recycling Impact Fee:	Rear-load refuse truck	\$73.02/cu.yd./week
	Rear-load dumpster cost:	1cu.yd. = \$341.66
		2cu.yd. = \$409.48;
		3cu.yd. = \$502.75

Total Refuse and Recycling Development Impact Fee is contingent on projected service needs.

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RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

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

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

OFFICIAL BUSINESS
Document entitled to free recording Government
Code Section 6103

This document is being signed in counterpart and is
considered as one original

ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT ("Agreement") is entered into as of _____, 2014 ("Effective Date"), by and among CITY OF HANFORD, a California municipal corporation, hereinafter referred to as "City," and 198/43, LLC, a California limited liability company, hereinafter referred to as "Assignor," and _____, hereinafter referred to as "Assignee"

RECITALS

1. On August __, 2014, City and Developer entered into that certain agreement entitled "Development Agreement By and Between The City of Hanford and 198/43, LLC" relative to the fifty-eight (58) acre planned unit development ("PUD") at Lacey Boulevard, State Route 43 and Highway 198 ("Development Agreement"). Pursuant to the Development Agreement, Developer agreed to develop certain property more particularly described on Exhibit A attached to the Development Agreement ("Subject Property"), subject to certain conditions and obligations as set forth in the Development Agreement. The Development Agreement was recorded against the Subject Property in the Official Records of Kings County on _____, 2014, as Instrument No. 2014-_____.
2. Concurrently herewith, Assignee is purchasing from Developer an approximate _____ acre portion of the Subject Property know as Parcel __ of Tentative Map _____ located approximately in the middle of the PUD and more particularly described on Exhibit A attached hereto ("Assigned Commercial Unit").

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3. Developer desires to assign and Assignee desires to assume certain of Developer's right, title, interest, burdens and obligations under the Development Agreement with respect to and as related to the Assigned Commercial Unit, as more particularly set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Developer and Assignee agree as follows:

1. Assignment of Development Agreement. Except as set forth in Section 3 below, Developer hereby assigns, effective as of the Effective Date, all of the rights, title, interest, burdens and obligations (collectively, "Rights and Obligations") of Developer under the Development Agreement with respect to the Assigned Commercial Unit. Except as expressly assigned to Assignee hereby Developer retains all the Rights and Obligations under the Development Agreement with respect to all other property within the Subject Property to the extent owned by Developer or to the extent the Rights or Obligations were not assigned to or assumed by Developer's transferee and to the extent that the Rights and Obligations are in respect to Public Improvements and other work and conditions of approval to be undertaken and satisfied, or are attributable or assessable to land, beyond the boundaries of the Assigned Commercial Unit.
2. Assumption of Development Agreement. Except as set forth in Section 3 below, Assignee hereby assumes, effective as of the Effective Date, all of said Rights and Obligations of Developer under the Development Agreement with respect to the Assigned Commercial Unit, and agrees to observe and fully perform all of the duties and obligations under the Development Agreement assumed by Assignee hereunder with respect to the Assigned Commercial Unit. The parties intend hereby that, as of the Effective Date, Assignee shall accede to the assigned and assumed Rights and Obligations for the Assigned Commercial Unit.
3. Obligations Retained by Developer. Notwithstanding the provisions of Sections 1 and 2 above, Developer is not assigning and Assignee is not assuming the following Rights and Obligations of Developer with respect to the Assigned Commercial Unit pursuant to the below-referenced provisions of the Development Agreement and, as between Developer and Assignee, Developer shall retain 100% of such Rights and Obligations under the Development Agreement (collectively, the "Retained Obligations") and all other Rights and Obligations not assigned hereby or by assignment to other Commercial Units or Developers:

(a)

(b)

3. Developer desires to assign and Assignee desires to assume certain of Developer's right, title, interest, burdens and obligations under the Development Agreement with respect to and as related to the Assigned Commercial Unit, as more particularly set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Developer and Assignee agree as follows:

1. Assignment of Development Agreement. Except as set forth in Section 3 below, Developer hereby assigns, effective as of the Effective Date, all of the rights, title, interest, burdens and obligations (collectively, "Rights and Obligations") of Developer under the Development Agreement with respect to the Assigned Commercial Unit. Except as expressly assigned to Assignee hereby Developer retains all the Rights and Obligations under the Development Agreement with respect to all other property within the Subject Property to the extent owned by Developer or to the extent the Rights or Obligations were not assigned to or assumed by Developer's transferee and to the extent that the Rights and Obligations are in respect to Public Improvements and other work and conditions of approval to be undertaken and satisfied, or are attributable or assessable to land, beyond the boundaries of the Assigned Commercial Unit.
2. Assumption of Development Agreement. Except as set forth in Section 3 below, Assignee hereby assumes, effective as of the Effective Date, all of said Rights and Obligations of Developer under the Development Agreement with respect to the Assigned Commercial Unit, and agrees to observe and fully perform all of the duties and obligations under the Development Agreement assumed by Assignee hereunder with respect to the Assigned Commercial Unit. The parties intend hereby that, as of the Effective Date, Assignee shall accede to the assigned and assumed Rights and Obligations for the Assigned Commercial Unit.
3. Obligations Retained by Developer. Notwithstanding the provisions of Sections 1 and 2 above, Developer is not assigning and Assignee is not assuming the following Rights and Obligations of Developer with respect to the Assigned Commercial Unit pursuant to the below-referenced provisions of the Development Agreement and, as between Developer and Assignee, Developer shall retain 100% of such Rights and Obligations under the Development Agreement (collectively, the "Retained Obligations") and all other Rights and Obligations not assigned hereby or by assignment to other Commercial Units or Developers:

(a)

(b)

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(c)

(d)

(e)

(f)

(g)

(h) All Rights and Obligations with respect to any of the Subject Property other than the Assigned Commercial Unit and as otherwise assigned and/or assumed of record by other assignees upon conveyance of other parcels of the Subject Property.

4. Indemnification.

4.1 Developer Indemnity. Except to the extent assumed by Assignee hereunder, Developer agrees to indemnify, defend (with counsel reasonably acceptable to Assignee) and hold Assignee, its officers, directors, members, partners, employees, agents, representatives, successors and assigns harmless from and against any costs (including, without limitation, reasonable attorneys' fees and costs), claims, damages or causes of action arising out of or resulting (a) from the failure of Developer or any entity controlled by, controlling or under common control with Developer to comply with or perform the covenants, conditions, agreements, duties and obligations of Developer under the Development Agreement, (b) in connection with any claims for indemnification by the City under Section 44 of the Development Agreement, or (c) with respect to the Retained Obligations and arising at any time.

4.2 Assignee Indemnity. Assignee agrees to indemnify, defend (with counsel reasonably acceptable to Developer) and hold Developer, its officers, directors, members, partners, employees, agents, representatives, successors and assigns harmless from and against any costs (including, without limitation, reasonable attorneys' fees and costs), claims, damages or causes of action arising out of or resulting from the failure of Assignee to comply with or perform the covenants, conditions, agreements, duties and obligations under the Development Agreement assumed by Assignee pursuant hereto or in connection with any claims for indemnification by the City under Section 44 of the Development Agreement, to the extent the same are with respect to the Assigned Commercial Unit, arise on and after the Effective Date and prior to receipt of Final Inspection for the Assigned Commercial Unit, and are not among the Retained Obligations.

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4.3 Limitations. The exception provided in Section 4.1 above and Assignee's obligation to indemnify Developer shall terminate upon Assignee's receipt of a Final from City.

5. Consent of City to Assignment and Assumption. The City hereby consents to the assignment to and assumption by Assignee of the Development Agreement upon the terms set forth in this Agreement, including, without limitation and notwithstanding that the provisions of the Development Agreement may run with the land pursuant to Section 41 of the Development Agreement and Assignee's title to the Assigned Commercial Unit may be subject thereto, Assignee does not assume and will not be responsible for the Retained Obligations, Developer is not released therefrom but shall continue, pursuant to Section 3 of this Agreement to be responsible for the Retained Obligations with respect to the Assigned Commercial Unit, and City shall not look to Assignee or the Assigned Commercial Unit for performance and observance of the Retained Obligations or Rights and Obligations assigned to and/or assumed by transferees of other parcels of the Subject Property.

6. Notices. The notice address described in Section 49 of the Development Agreement for the Developer and Assignee shall be:

To Developer:

198/43, LLC
Attn: John Kashian
265 E River Park Circle Suite 465
Fresno, CA 93720
Facsimile: (559)437-4812
Email: jkashian@caddispropertiesllc.com

With a copy to:

Michael P. Slater
Powell & Pool, LLP
7522 N. Colonial Avenue, Suite 100
Fresno, CA 93711
Facsimile: (559) 228-6818
Email: mslater@powellandpool.com

To Assignee:

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With a copy to:

7. Representations.

7.1 Status. Assignee is a corporation duly organized, validly existing and in good standing under the laws of the State of Washington, and duly qualified to do business in the State of California. Developer is a limited liability company duly organized, validly existing and in good standing under the laws of the State of California.

7.2 Authority. This Agreement is duly authorized, executed and delivered and shall be the legal, valid and binding obligation of each of the parties hereto. Developer and Assignee each represent and warrant that the person signing this Agreement on behalf of such party has full power and authority to execute this Agreement on such party's behalf.

8. Miscellaneous.

8.1 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

8.2 Successor and Assigns. All of the covenants, terms and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

8.3 Attorneys' Fees. If any party hereto brings or commences any legal action or proceeding to enforce any of the terms of this Agreement (or for damages by reason of an alleged breach of this Agreement), the prevailing party in such action shall be entitled to recover from the non-prevailing party all costs and expenses of litigation, including reasonable attorneys' fees.

8.4 Incorporation of Exhibits. Each exhibit attached to and referred to in this Agreement is hereby incorporated by reference as though set forth in full where referred to herein.

8.5 Counterparts. This Agreement may be signed in counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one instrument.

[Signatures on following page]

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IN WITNESS HEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

ASSIGNOR:

198/43, LLC
a California limited liability company

By: Its Managing Partner,
CADDIS PROPERTIES, LLC,

JOHN KASHIAN, President and CEO

Date: _____

ASSIGNEE:

By: _____

Name: _____

Title: _____

Date: _____

CONSENT TO ASSIGNMENT AND ASSUMPTION

CITY OF HANFORD

By: _____

GARY PANNETT, Mayor

Date: _____

ATTEST:

By: _____

JENNIFER GOMEZ, City Clerk

Date _____

APPROVED AS TO FORM:

GRISWOLD, LaSALLE, COBB, DOWD & GIN,
L.L.P., City Attorney

By: _____

TY N. MIZOTE, City Attorney

Date _____

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EXHIBIT A
LEGAL DESCRIPTION OF ASSIGNED PROPERTY

END OF DOCUMENT



Warrant Register

Check Date Range: 9/1/2024 - 9/30/2024

Report Date: 10/1/2024

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0001 GENERAL FUND	140910 REVOLVING POSTAGE	9/25/2024	179831	QUADIENT FINANCE USA INC	\$3,000.00	2024-08	POSTAGE REPLENISHMENT Acc
	DIVISION/ORG TOTAL 0001 - GENERAL FUND				\$3,000.00		
0240 LAD 90-1 T606 PINECASTLE	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,138.20	4978	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,138.20	5036	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,138.20	5094	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0240 - LAD 90-1 T606 PINECASTLE				\$3,414.60		
0241 LAD 90-2 T610 PARK MONTEREY	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$144.90	4979	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$144.90	5037	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$144.90	5095	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0241 - LAD 90-2 T610 PARK MONTEREY				\$434.70		
0242 LAD 90-3 T595 MANSIONETTE 7/8	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$275.94	4979	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$275.94	5037	2024-08 CLEAN CUT LANDSCA

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0242 LAD 90-3 T595 MANSIONETTE 7/8	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$275.94	5095	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0242 - LAD 90-3 T595 MANSIONETTE 7/8						\$827.82
0243 LAD 90-4 T619 HYDE PARK	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$22.73	4982	2024-07 CLEAN CUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$22.73	5040	2024-08 CLEAN CUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$22.73	5098	2024-09 CLEAN CUT LANDSCAP
	DIVISION/ORG TOTAL 0243 - LAD 90-4 T619 HYDE PARK						\$68.19
0244 LAD 91-1 T641 SIERRA VISTA	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$206.94	4982	2024-07 CLEAN CUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$206.94	5040	2024-08 CLEAN CUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$206.94	5098	2024-09 CLEAN CUT LANDSCAP
	DIVISION/ORG TOTAL 0244 - LAD 91-1 T641 SIERRA VISTA						\$620.82
0245 LAD 92-1 PORTOFINO	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$322.01	4978	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$322.01	5036	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$322.01	5094	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0245 - LAD 92-1 PORTOFINO						\$966.03
0246 LAD 92-2 CIELO EN TIERRA	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$197.15	4979	2024-07 CLEAN CUT LANDSCA

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0246 LAD 92-2 CIELO EN TIERRA	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$197.15	5037	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$197.15	5095	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0246 - LAD 92-2 CIELO EN TIERRA				\$591.45		
0247 LAD 93-1 T634 VINTAGE ESTATES	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$285.26	4979	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$285.26	5037	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$285.26	5095	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0247 - LAD 93-1 T634 VINTAGE ESTATES				\$855.78		
0248 LAD 93-2 T673 WALNUT FOREST	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$271.47	4982	2024-07 CLEAN CUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$271.47	5040	2024-08 CLEAN CUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$271.47	5098	2024-09 CLEAN CUT LANDSCAP
	DIVISION/ORG TOTAL 0248 - LAD 93-2 T673 WALNUT FOREST				\$814.41		
0249 LAD 94-1 T712 GATEWAY ESTATES	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$137.51	4978	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$137.51	5036	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$137.51	5094	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0249 - LAD 94-1 T712 GATEWAY ESTATES				\$412.53		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0250 LAD 94-2 T708 STONECREST	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$2,921.57	4978	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$2,921.57	5036	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$2,921.57	5094	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0250 - LAD 94-2 T708 STONECREST				\$8,764.71		
0251 LAD 94-3 T696 QUAIL RUN	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,789.97	4978	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,789.97	5036	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,789.97	5094	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0251 - LAD 94-3 T696 QUAIL RUN				\$5,369.91		
0252 LAD 97-1 T711 ROSEWOOD ESTATES	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$100.49	4982	2024-07 CLEAN CUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$100.49	5040	2024-08 CLEAN CUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$100.49	5098	2024-09 CLEAN CUT LANDSCAP
	DIVISION/ORG TOTAL 0252 - LAD 97-1 T711 ROSEWOOD ESTATES				\$301.47		
0253 LAD 97-2 T742 SUMMERFIELD	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$78.12	4978	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$78.12	5036	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$78.12	5094	2024-09 CLEAN CUT LANDSCA

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0253	DIVISION/ORG TOTAL 0253 - LAD 97-2 T742 SUMMERFIELD				\$234.36		
0254 LAD 97-3 T743 COUNTRY CROSSING	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$740.32	4982	2024-07 CLEANCUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$740.32	5040	2024-08 CLEANCUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$740.32	5098	2024-09 CLEANCUT LANDSCAP
	DIVISION/ORG TOTAL 0254 - LAD 97-3 T743 COUNTRY CROSSING				\$2,220.96		
0255 LAD 98-1 T747 CRYSTAL SPRINGS	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$242.51	4978	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$242.51	5036	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$242.51	5094	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0255 - LAD 98-1 T747 CRYSTAL SPRINGS				\$727.53		
0256 LAD 98-2 T759 MOUNTAIN VIEW	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$494.31	4982	2024-07 CLEANCUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$494.31	5040	2024-08 CLEANCUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$494.31	5098	2024-09 CLEANCUT LANDSCAP
	DIVISION/ORG TOTAL 0256 - LAD 98-2 T759 MOUNTAIN VIEW				\$1,482.93		
0257 LAD 01-1 T680 PACIFIC GROVE	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$204.15	4979	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$204.15	5037	2024-08 CLEAN CUT LANDSCA

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0257 LAD 01-1 T680 PACIFIC GROVE	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$204.15	5095	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0257 - LAD 01-1 T680 PACIFIC GROVE				\$612.45		
0258 LAD 01-2 T770 CAMBRIDGE HOMES	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$591.78	4979	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$591.78	5037	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$591.78	5095	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0258 - LAD 01-2 T770 CAMBRIDGE HOMES				\$1,775.34		
0259 LAD 01-3 T771 POPPY HILL	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$197.94	4978	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$197.94	5036	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$197.94	5094	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0259 - LAD 01-3 T771 POPPY HILL				\$593.82		
0260 LAD 01-4 T769 SILVER OAKS	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$4,007.00	4980	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$4,007.00	5038	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$4,007.00	5096	CLEAN CUT LANDSCAPING LAD
	DIVISION/ORG TOTAL 0260 - LAD 01-4 T769 SILVER OAKS				\$12,021.00		
0261 LAD 02-1 T776 ASHTON PARK	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,019.56	4982	2024-07 CLEAN CUT LANDSCAP

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0261 LAD 02-1 T776 ASHTON PARK	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,019.56	5040	2024-08 CLEAN CUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,019.56	5098	2024-09 CLEAN CUT LANDSCAP
	DIVISION/ORG TOTAL 0261 - LAD 02-1 T776 ASHTON PARK				\$3,058.68		
0262 LAD 03-1 T789 LE PARC/RR	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$514.55	4979	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$514.55	5037	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$514.55	5095	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0262 - LAD 03-1 T789 LE PARC/RR				\$1,543.65		
0263 LAD 04-1 T810 SIDONIA I & II	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$343.45	4982	2024-07 CLEAN CUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$343.45	5040	2024-08 CLEAN CUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$343.45	5098	2024-09 CLEAN CUT LANDSCAP
	DIVISION/ORG TOTAL 0263 - LAD 04-1 T810 SIDONIA I & II				\$1,030.35		
0264 LAD 04-2 T799 CAMBRIDGE/PINNAC	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,072.24	4979	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,072.24	5037	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,072.24	5095	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0264 - LAD 04-2 T799 CAMBRIDGE/PINNAC				\$3,216.72		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0265 LAD 04-3 T795 CAMBRIDGE/VINEYA	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$2,818.49	4979	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$2,818.49	5037	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$2,818.49	5095	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0265 - LAD 04-3 T795 CAMBRIDGE/VINEYA				\$8,455.47		
0266 LAD 04-4 T802 SIERRA HEIGHTS	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$269.59	4978	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$269.59	5036	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$269.59	5094	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0266 - LAD 04-4 T802 SIERRA HEIGHTS				\$808.77		
0267 LAD 05-1 MISSION PARK/BASIN	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$92.70	4978	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$92.70	5036	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$92.70	5094	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0267 - LAD 05-1 MISSION PARK/BASIN				\$278.10		
0268 LAD 05-2 T835 COPPER VALLEY	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$741.32	4979	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$741.32	5037	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$741.32	5095	2024-09 CLEAN CUT LANDSCA

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0268	DIVISION/ORG TOTAL 0268 - LAD 05-2 T835 COPPER VALLEY				\$2,223.96		
0269 LAD 06-1 T794 QUAIL PARK	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,463.11	4978	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,463.11	5036	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,463.11	5094	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0269 - LAD 06-1 T794 QUAIL PARK				\$4,389.33		
0270 LAD 09-1 T877 VICTORY ESTATES	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$118.89	4979	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$118.89	5037	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$118.89	5095	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0270 - LAD 09-1 T877 VICTORY ESTATES				\$356.67		
0271 LAD 09-2 T843 INDEP/LENNAR	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,642.55	4982	2024-07 CLEAN CUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,642.55	5040	2024-08 CLEAN CUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,642.55	5098	2024-09 CLEAN CUT LANDSCAP
	DIVISION/ORG TOTAL 0271 - LAD 09-2 T843 INDEP/LENNAR				\$4,927.65		
0272 LAD 07-2 T811 S GATE/GREENBRIE	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$92.64	4982	2024-07 CLEAN CUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$92.64	5040	2024-08 CLEAN CUT LANDSCAP

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0272 LAD 07-2 T811 S GATE/GREENBRIE	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$92.64	5098	2024-09 CLEAN CUT LANDSCAP
	DIVISION/ORG TOTAL 0272 - LAD 07-2 T811 S GATE/GREENBRIE				\$277.92		
0273 LAD 14-1 T843 INDEP III & IV	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,221.05	4982	2024-07 CLEAN CUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,221.05	5040	2024-08 CLEAN CUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,221.05	5098	2024-09 CLEAN CUT LANDSCAP
	DIVISION/ORG TOTAL 0273 - LAD 14-1 T843 INDEP III & IV				\$3,663.15		
0274 LAD 15-1 T887 SILVER OAKS III	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$3,126.00	4980	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$3,126.00	5038	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$3,126.00	5096	CLEAN CUT LANDSCAPING LAD
	DIVISION/ORG TOTAL 0274 - LAD 15-1 T887 SILVER OAKS III				\$9,378.00		
0275 LAD 15-2 T823 GREENS II	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$275.79	4978	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$275.79	5036	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$275.79	5094	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0275 - LAD 15-2 T823 GREENS II				\$827.37		
0276 LAD 16-1 T917 WOODSIDE	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$2,716.79	4980	2024-07 CLEAN CUT LANDSCA

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0276 LAD 16-1 T917 WOODSIDE	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$2,716.79	5038	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$2,716.79	5096	CLEAN CUT LANDSCAPING LAD
	DIVISION/ORG TOTAL 0276 - LAD 16-1 T917 WOODSIDE				\$8,150.37		
0277 LAD 16-2 T914 MYNDERUP	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$972.87	4982	2024-07 CLEAN CUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$972.87	5040	2024-08 CLEAN CUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$972.87	5098	2024-09 CLEAN CUT LANDSCAP
	DIVISION/ORG TOTAL 0277 - LAD 16-2 T914 MYNDERUP				\$2,918.61		
0278 LAD 18-1 T918-9 BELLA V/BONTER	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$5,899.76	4980	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$5,899.76	5038	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$5,899.76	5096	CLEAN CUT LANDSCAPING LAD
	DIVISION/ORG TOTAL 0278 - LAD 18-1 T918-9 BELLA V/BONTER				\$17,699.28		
0279 LAD 19-1 T916 PACIFIC GROVE II	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$204.15	4979	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$204.15	5037	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$204.15	5095	2024-09 CLEAN CUT LANDSCA
	DIVISION/ORG TOTAL 0279 - LAD 19-1 T916 PACIFIC GROVE II				\$612.45		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0281 LAD 20-1 T929 WOODSIDE	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,492.88	4980	2024-07 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,492.88	5038	2024-08 CLEAN CUT LANDSCA
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,492.88	5096	CLEAN CUT LANDSCAPING LAD
	DIVISION/ORG TOTAL 0281 - LAD 20-1 T929 WOODSIDE				\$4,478.64		
0283 CFD 22-1 LIVE OAK	755000 OTHER CONTRACTUAL SERVICE	9/6/2024	179473	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$3,712.00	4982	2024-07 CLEANCUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$3,712.00	5040	2024-08 CLEANCUT LANDSCAP
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$3,712.00	5098	2024-09 CLEANCUT LANDSCAP
	DIVISION/ORG TOTAL 0283 - CFD 22-1 LIVE OAK				\$11,136.00		
0306 REFUSE OPERATIONS FUND	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179620	ONE TIME VENDOR	\$12.88	72053	UB 10266920 2021 NEILL WA
	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179620	ONE TIME VENDOR	\$2.12	72053	UB 10266920 2021 NEILL WA
	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179620	ONE TIME VENDOR	\$2.58	72057	UB 10266920 2021 NEILL WA
	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179620	ONE TIME VENDOR	\$0.42	72057	UB 10266920 2021 NEILL WA
	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179621	ONE TIME VENDOR	\$25.76	72054	UB 12107997 2631 CLARIDGE
	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179621	ONE TIME VENDOR	\$4.23	72054	UB 12107997 2631 CLARIDGE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0306 REFUSE OPERATIONS FUND	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179622	ONE TIME VENDOR	\$25.76	71801	UB 12104546 1377 SEMILLON
	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179622	ONE TIME VENDOR	\$4.23	71801	UB 12104546 1377 SEMILLON
	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179623	ONE TIME VENDOR	\$1.17	71802	UB 09028344 1768 SUMMER B
	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179624	ONE TIME VENDOR	\$25.76	72184	UB 09235700 110 MYRTLE ST
	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179624	ONE TIME VENDOR	\$4.23	72184	UB 09235700 110 MYRTLE ST
	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179631	ONE TIME VENDOR	\$2.58	72056	UB 14101307 964 OGDEN ST
	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179631	ONE TIME VENDOR	\$0.42	72056	UB 14101307 964 OGDEN ST
	112300 CONSUMER ACCTS RECEIVABLE	9/25/2024	179806	ONE TIME VENDOR	\$2.18	72368	UB 11961410 558 SAFFRON S
	112300 CONSUMER ACCTS RECEIVABLE	9/25/2024	179812	ONE TIME VENDOR	\$13.74	72484	UB 09237800 215 MYRTLE
	112300 CONSUMER ACCTS RECEIVABLE	9/25/2024	179812	ONE TIME VENDOR	\$2.26	72484	UB 09237800 215 MYRTLE
	112300 CONSUMER ACCTS RECEIVABLE	9/25/2024	179814	ONE TIME VENDOR	\$14.60	72726	UB 08314200 1122 WHITMORE
	112300 CONSUMER ACCTS RECEIVABLE	9/25/2024	179814	ONE TIME VENDOR	\$2.40	72726	UB 08314200 1122 WHITMORE
	DIVISION/ORG TOTAL 0306 - REFUSE OPERATIONS FUND				\$147.32		
03401340 BUILDING SAFETY	730000 UNIFORM EXPENSE	9/11/2024	179591	JASON ALLEN BRANDON DBA	\$214.46	40493	FY25 SAFETY SHOES - RAPP,

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
03401340 BUILDING SAFETY	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$103.52	181292063-0	PHONE SERVICE 08/23-09/22
	744000 OFFICE EXPENSE MISC	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$300.07	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	744000 OFFICE EXPENSE MISC	9/25/2024	179804	OFFICE DEPOT (CONTRACT)	\$50.32	32137026	2024-08 OFFICE SUPPLIES-
	749500 PROF AND SPEC SERVICES	9/11/2024	179648	ROD CARSEY	\$4,002.31	24-08	2024-08 PLAN REVIEW SERVI
	749500 PROF AND SPEC SERVICES	9/25/2024	179759	JASON ADISON SMITH CONSULTING	\$6,935.00	PC 7186	2024-08 PLAN REVIEW SERVI
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179506	ALTA LANGUAGE SERVICES INC	\$66.00	IS738350	BILINGUAK TEST-JOSE MUNGU
	777000 TRAINING/TRAVEL/MEETIN G	9/11/2024	179523	CALIF BUILDING OFFICIALS	\$2,015.00	17913	TRAINING/BLDG OFFICIAL, I
	777000 TRAINING/TRAVEL/MEETIN G	9/25/2024	179718	CALIF BUILDING OFFICIALS	\$155.00	17961	TRAINING - CHRYSTINA ARMS
	DIVISION/ORG TOTAL 03401340 - BUILDING SAFETY				\$13,841.68		
0390 WATER OPERATIONS FUND	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179620	ONE TIME VENDOR	\$210.48	72057	UB 10266920 2021 NEILL WA
	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179621	ONE TIME VENDOR	\$163.26	72058	UB 12107997 2631 CLARIDGE
	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179622	ONE TIME VENDOR	\$21.19	71804	UB 12104546 1377 SEMILLON
	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179623	ONE TIME VENDOR	\$127.16	71805	UB 09028344 1768 SUMMER B
	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179624	ONE TIME VENDOR	\$773.67	72184	UB 09235700 110 MYRTLE ST

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0390 WATER OPERATIONS FUND	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179627	ONE TIME VENDOR	\$88.99	72055	UB 12103802 2231 MADELINE
	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179631	ONE TIME VENDOR	\$1,001.80	72056	UB 14101307 964 OGDEN ST
	112300 CONSUMER ACCTS RECEIVABLE	9/11/2024	179633	ONE TIME VENDOR	\$47.56	71803	UB 08360930 114 -A W CAME
	112300 CONSUMER ACCTS RECEIVABLE	9/25/2024	179806	ONE TIME VENDOR	\$46.62	72369	UB 11961410 558 SAFFRON S
	112300 CONSUMER ACCTS RECEIVABLE	9/25/2024	179807	ONE TIME VENDOR	\$28.59	72483	UB 14001118 508 A&B IVY S
	112300 CONSUMER ACCTS RECEIVABLE	9/25/2024	179809	ONE TIME VENDOR	\$980.00	72480	UB 09968442 18 Fire Hydra
	112300 CONSUMER ACCTS RECEIVABLE	9/25/2024	179810	ONE TIME VENDOR	\$235.20	72289	UB 08325800 1510 MIDDLETO
	112300 CONSUMER ACCTS RECEIVABLE	9/25/2024	179811	ONE TIME VENDOR	\$128.65	72290	UB 09440643 909 GLADYS WA
	112300 CONSUMER ACCTS RECEIVABLE	9/25/2024	179812	ONE TIME VENDOR	\$1,474.38	72484	UB 09237800 215 MYRTLE
	112300 CONSUMER ACCTS RECEIVABLE	9/25/2024	179813	ONE TIME VENDOR	\$233.06	72481	UB 12103800 2215 MADELINE
	112300 CONSUMER ACCTS RECEIVABLE	9/25/2024	179814	ONE TIME VENDOR	\$183.03	72726	UB 08314200 1122 WHITMORE
	112300 CONSUMER ACCTS RECEIVABLE	9/25/2024	179815	ONE TIME VENDOR	\$885.92	72482	UB 09968409 51 Fire Hydra
DIVISION/ORG TOTAL 0390 - WATER OPERATIONS FUND					\$6,629.56		
0400 CITY PAYROLL REVOL FUND	205704 INSUR-P/R DED LIFE	9/6/2024	179453	COLONIAL LIFE & ACCIDENT INSURANCE CO	\$40.94	6978110	PAYROLL DEDUCTIONS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0400 CITY PAYROLL REVOL FUND	205704 INSUR-P/R DED LIFE	9/20/2024	179686	COLONIAL LIFE & ACCIDENT INSURANCE CO	\$40.94	6978111	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	9/6/2024	179455	G E M A 1121211070	\$780.00	290124	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	9/6/2024	179456	H M E A 0000129193	\$13.00	291134	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	9/6/2024	179457	H P O A 3242162141	\$3,420.00	292135	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	9/6/2024	179458	I A F F, LOCAL 3898 A/C#9129026	\$1,943.00	293124	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	9/6/2024	179461	S E I U LOCAL 521	\$2,487.94	295140	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	9/20/2024	179688	G E M A 1121211070	\$780.00	290125	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	9/20/2024	179689	H M E A 0000129193	\$13.00	291135	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	9/20/2024	179690	H P O A 3242162141	\$3,420.00	292136	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	9/20/2024	179691	I A F F, LOCAL 3898 A/C#9129026	\$2,010.00	293125	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	9/20/2024	179694	S E I U LOCAL 521	\$2,473.68	295141	PAYROLL DEDUCTIONS
	206300 EMPLOYEES ATTACHMENT PAY	9/6/2024	179454	EMPLOYMENT DEVELOPMENT DEPT	\$73.73	28812	PAYROLL DEDUCTIONS
	206300 EMPLOYEES ATTACHMENT PAY	9/6/2024	179459	KINGS COUNTY SHERIFF'S OFFICE	\$626.23	628170	PAYROLL DEDUCTIONS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0400 CITY PAYROLL REVOL FUND	206300 EMPLOYEES ATTACHMENT PAY	9/20/2024	179687	EMPLOYMENT DEVELOPMENT DEPT	\$73.73	28813	PAYROLL DEDUCTIONS
	206300 EMPLOYEES ATTACHMENT PAY	9/20/2024	179692	KINGS COUNTY SHERIFF'S OFFICE	\$628.19	628171	PAYROLL DEDUCTIONS
	207400 TRANSAMERICA	9/6/2024	179463	TRANSAMERICA LIFE INSURANCE CO	\$548.46	296124	PAYROLL DEDUCTIONS
	207400 TRANSAMERICA	9/20/2024	179696	TRANSAMERICA LIFE INSURANCE CO	\$548.46	296125	PAYROLL DEDUCTIONS
	207700 LEGAL SHIELD	9/6/2024	179460	PRE PAID LEGAL SERVICE, INC	\$291.64	294124	PAYROLL DEDUCTIONS
	207700 LEGAL SHIELD	9/20/2024	179693	PRE PAID LEGAL SERVICE, INC	\$291.64	294125	PAYROLL DEDUCTIONS
	210000 SYMETRA-DISAB	9/6/2024	179462	SYMETRA LIFE INSURANCE CO	\$2,651.76	3426463	PAYROLL DEDUCTIONS
	210000 SYMETRA-DISAB	9/20/2024	179695	SYMETRA LIFE INSURANCE CO	\$2,639.04	3426464	PAYROLL DEDUCTIONS
	210100 VOYA	9/6/2024	179464	RELIASTAR LIFE INSURANCE CO	\$1,092.78	3426563	PAYROLL DEDUCTIONS
	210100 VOYA	9/20/2024	179697	RELIASTAR LIFE INSURANCE CO	\$1,092.78	3426564	PAYROLL DEDUCTIONS
DIVISION/ORG TOTAL 0400 - CITY PAYROLL REVOL FUND					\$27,980.94		
0405 MEDICAL FUND	749600 GRP INSUR ADM EXPENSE	9/6/2024	179465	FRANK ALVISO	\$119.00	1142851	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179466	FRANKIE BERNAL	\$119.00	4320522	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179468	RICHARD BUTTS	\$119.00	1142951	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179469	JOHN M CAIN	\$119.00	1143151	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179470	NICHOLAS CARDARAS	\$119.00	1143251	RETIREE INSURANCE-CITY CO

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0405 MEDICAL FUND	749600 GRP INSUR ADM EXPENSE	9/6/2024	179471	TERRY CARR	\$119.00	1143351	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179472	JERRY CHOW	\$119.00	1143751	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179474	SIDNEY DAVIS	\$119.00	4894018	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179475	BRIAN DECUIR	\$119.00	1143851	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179476	MARK DILLON	\$119.00	1142651	RETIREE INSURANCE- CITY C
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179477	DOLORES GALLEGOS	\$119.00	1143951	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179478	DAVID E GARCIA	\$119.00	1144051	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179479	JOHN L GOMES	\$119.00	1144151	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179480	DON GREEN	\$119.00	1144251	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179481	CATHY GREGORY	\$119.00	1144351	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179482	ROBERT HERNANDEZ	\$119.00	1144451	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179484	TIMOTHY L IERONIMO	\$119.00	1144651	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179485	CHRIS JORDAN	\$119.00	1144751	RETIREE INSURANCE-CITY CO

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0405 MEDICAL FUND	749600 GRP INSUR ADM EXPENSE	9/6/2024	179486	ARTHUR KNIGHT	\$119.00	1144851	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179487	JOHN LOBOA	\$119.00	1144951	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179488	GLORIA LOPEZ	\$119.00	1145151	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179489	MARY MATA	\$119.00	1145251	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179490	MANUEL MEDRANO	\$119.00	1145451	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179491	PETER M MOES	\$119.00	1145651	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179492	LUIS M NAVARRO	\$119.00	1145751	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179493	JOE H RAMSEY	\$119.00	1145851	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179494	DAVID REBELO	\$119.00	1145950	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179495	JERRY REED	\$119.00	1146051	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179496	JAN REYNOLDS	\$119.00	1146151	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179497	SCOTT, DAVID	\$119.00	1146251	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/6/2024	179498	GEORGE SEPEDA	\$119.00	1146451	RETIREE INSURANCE-CITY CO

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0405 MEDICAL FUND	749600 GRP INSUR ADM EXPENSE	9/6/2024	179501	WES YEARY	\$119.00	1146551	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/11/2024	179519	BENISTAR / HARTFORD-6795	\$238.00	10012024	2024-10 RETIREE INSURANCE
	749600 GRP INSUR ADM EXPENSE	9/11/2024	179555	DOLORES GALLEGOS	\$119.00	1143946	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	9/11/2024	179593	LANE HEALTH INC	\$225.00	994865	2024-08 HSA ADMIN FEES
	749600 GRP INSUR ADM EXPENSE	9/11/2024	179593	LANE HEALTH INC	\$257.50	1015760	2024-09 HSA ADMIN FEES
	DIVISION/ORG TOTAL 0405 - MEDICAL FUND				\$4,647.50		
0511 MISC CASH DEP TRUST FUND	300110 REC-AUDITORIUM DEP TRUST	9/11/2024	179625	ONE TIME VENDOR	\$250.00	2004782	CIVIC DEPOSIT REFUND
	300110 REC-AUDITORIUM DEP TRUST	9/11/2024	179628	ONE TIME VENDOR	\$1,250.00	2004781	CIVIC GROUNDS DEPOSIT REF
	300110 REC-AUDITORIUM DEP TRUST	9/11/2024	179629	ONE TIME VENDOR	\$250.00	2004757.002	FACILITIES DEPOSIT REFUND
	300110 REC-AUDITORIUM DEP TRUST	9/11/2024	179630	ONE TIME VENDOR	\$250.00	2004783	CIVIC DEPOSIT REFUND
	300110 REC-AUDITORIUM DEP TRUST	9/11/2024	179632	ONE TIME VENDOR	\$250.00	2004772	CIVIC AUDITORIUM DEPOSIT
	300500 KC-EL RANCHO DEBT SERVICE	9/11/2024	179589	KINGS CO PUBLIC WORKS	\$3,200.98	2024-08	DEBT SVC COLL AUG FOR EL
	300566 GRANT-PASS THRU	9/6/2024	179499	STARDUST KTHA LLC	\$150,075.90	6920655	GRANT PASS THRU FROM STAT
	DIVISION/ORG TOTAL 0511 - MISC CASH DEP TRUST FUND				\$155,526.88		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
11000000 CITY COUNCIL	732000 COMMUNICATIONS	9/6/2024	179500	T-MOBILE USA INC	\$69.66	997828401 2024-08	2024-08 ACCT 997828401 PH
	749500 PROF AND SPEC SERVICES	9/11/2024	179617	NIELSON MERKSAMER PARRINELLO	\$6,000.00	278605	BPO/LEGISLATIVE ADVOCACY
	756000 ADVERTISING & PUBLIC REL	9/11/2024	179635	PRE-SORT CENTER OF STOCKTON INC	\$4,289.34	410104801	MEASURE H INSERTS
	777001 TRAVEL-DISTRICT A	9/25/2024	179827	TRAVIS PADEN	\$173.75	TRV 2024 10/15-18	TRV LONG BEACH 2024 10/15
	777003 TRAVEL-DISTRICT C	9/25/2024	179734	CURTIS MARTIN DEVINE	\$173.75	TRV 2024 10/15-18	TRV LONG BEACH 2024 10/15
	DIVISION/ORG TOTAL 11000000 - CITY COUNCIL				\$10,706.50		
11100000 CITY MANAGER-CITY CLERK	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$90.58	181292063-0	PHONE SERVICE 08/23-09/22
	744000 OFFICE EXPENSE MISC	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$31.87	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	744000 OFFICE EXPENSE MISC	9/25/2024	179804	OFFICE DEPOT (CONTRACT)	\$210.25	32137026	2024-08 OFFICE SUPPLIES-
	749500 PROF AND SPEC SERVICES	9/11/2024	179568	HAWK ON HAND	\$2,952.52	HAN1455	2024-08 PEST ABATEMENT
	777000 TRAINING/TRAVEL/MEETIN G	9/25/2024	179725	MARIO CIFUENTEZ	\$320.00	TRV 2024 09/20-25	TRV PITTSBURGH 2024 09/20
	DIVISION/ORG TOTAL 11100000 - CITY MANAGER-CITY CLERK				\$3,605.22		
11102020 AIRPORT OPERATIONS	732000 COMMUNICATIONS	9/11/2024	179674	UNWIRED BROADBAND INC	\$79.99	INV02095409	2024-09 INTERNET SERVICE
	743300 FUEL AND LUBE MAINTENANCE	9/11/2024	179510	WORLD FUEL SERVICES DBA	\$35,011.27	1047227	BPO/FUEL AND LUBE
	743300 FUEL AND LUBE MAINTENANCE	9/11/2024	179516	W BANKS MOORE, INC CUST#01833	\$110.00	INV508887	2024-09 FUEL AND PUMP INS
	743300 FUEL AND LUBE MAINTENANCE	9/25/2024	179837	SAN JOAQUIN VALLEY AIR POLLUTION	\$42.00	C363360	FY24-25 ANNUAL PERMIT TO

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
11102020 AIRPORT OPERATIONS	749500 PROF AND SPEC SERVICES	9/11/2024	179606	MATSON ALARM COMPANY, INC	\$30.00	5088861	2024-09 ALARM SERVICE
	749500 PROF AND SPEC SERVICES	9/11/2024	179606	MATSON ALARM COMPANY, INC	\$30.00	4967415	2024-08 ALARM SERVICE
	749500 PROF AND SPEC SERVICES	9/25/2024	179742	ERIC DODD	\$1,147.30	4128	REPAIR POWER TO FBO BUILD
	749500 PROF AND SPEC SERVICES	9/25/2024	179867	GEIL ENTERPRISES, INC	\$112.00	451751	2024-09 FIRE EQUIPMENT AN
	749500 PROF AND SPEC SERVICES	9/25/2024	179867	GEIL ENTERPRISES, INC	\$2,700.00	451750	FIRE EQUIPMENT AND MONITO
	DIVISION/ORG TOTAL 11102020 - AIRPORT OPERATIONS				\$39,262.56		
11110000 HUMAN RESOURCES	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$51.76	181292063-0	PHONE SERVICE 08/23-09/22
	745500 POSTAGE AND FREIGHT	9/11/2024	179671	UNITED PARCEL SERVICE	\$78.67	0000F7476V334	SHIPPING FEES
	749501 LIVE SCAN	9/11/2024	179639	PLEXUS GLOBAL LLC	\$294.00	17630	BPO/RANDOM DRUG SCREENING
	749501 LIVE SCAN	9/25/2024	179772	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$60.00	249429	DRUGSCREEN8/2024
	749501 LIVE SCAN	9/25/2024	179774	KINGS MEDICAL CENTERS	\$840.00	250404	PHYSICALS & URINE DRUG SC
	749503 WELLNESS	9/11/2024	179563	HALCYON BEHAVIORAL, LLC	\$603.98	16815	2024-09 EAP SERVICES
	749503 WELLNESS	9/11/2024	179563	HALCYON BEHAVIORAL, LLC	\$100.00	16816	2024-09 WELLNESS PROGRAM
	753200 PASSPORT EXPENSE	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$64.11	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	DIVISION/ORG TOTAL 11110000 - HUMAN RESOURCES				\$2,092.52		
12010000 FINANCE-ACCOUNTING	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$103.52	181292063-0	PHONE SERVICE 08/23-09/22
	749500 PROF AND SPEC SERVICES	9/11/2024	179528	CLEARGOV INC	\$8,050.00	2024-14983	CAPITAL/PERSONNEL BUDGETI

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12010000 FINANCE-ACCOUNTING	749500 PROF AND SPEC SERVICES	9/11/2024	179528	CLEARGOV INC	\$27,235.00	2024-14984	OPERATIONAL BUDGETING/TRA
	749500 PROF AND SPEC SERVICES	9/11/2024	179551	EIDE BAILLY LLP	\$4,587.00	EI01728695	CONSULTING SERVICES FOR Y
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179509	ARC FRESNO/MADERA COUNTIES, THE	\$67.80	13785	2024-08 SHREDDING SERVICE
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$7.81	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	777000 TRAINING/TRAVEL/MEETIN G	9/11/2024	179553	ENTERPRISE RENT A CAR	\$106.07	36851564	2024-08 CAR RENTAL
	DIVISION/ORG TOTAL 12010000 - FINANCE-ACCOUNTING				\$40,157.20		
12100000 FINANCE-UTILITY BILLING	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$9.44	5031456355	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$9.44	5031453253	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$9.44	5031462397	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$9.44	5031465583	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$9.44	5031459654	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	9/6/2024	179500	T-MOBILE USA INC	\$106.85	995770698 2024-08	2024-08 ACCT 995770698 iP
	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$77.64	181292063-0	PHONE SERVICE 08/23-09/22
	744000 OFFICE EXPENSE MISC	9/25/2024	179804	OFFICE DEPOT (CONTRACT)	\$96.14	32137026	2024-08 OFFICE SUPPLIES-
	745500 POSTAGE AND FREIGHT	9/11/2024	179646	QUADIENT LEASING USA INC	\$1,369.17	Q1473559	CUSTOMER 00894925 MAIL MA
	745500 POSTAGE AND FREIGHT	9/25/2024	179826	PRE-SORT CENTER OF STOCKTON INC	\$13,438.38	410104938	BPO/UBS & FINANCE PRINTIN
	745500 POSTAGE AND FREIGHT	9/25/2024	179826	PRE-SORT CENTER OF STOCKTON INC	\$1,585.55	410105042	BPO/UBS & FINANCE PRINTIN

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12100000 FINANCE-UTILITY BILLING	747000 PRINTING	9/25/2024	179826	PRE-SORT CENTER OF STOCKTON INC	\$1,526.71	410104938	BPO/UBS & FINANCE PRINTIN
	747000 PRINTING	9/25/2024	179826	PRE-SORT CENTER OF STOCKTON INC	\$317.69	410105042	BPO/UBS & FINANCE PRINTIN
	749500 PROF AND SPEC SERVICES	9/11/2024	179556	GARDA CL WEST INC	\$1,298.96	10790156	BPO/TRANSPORT TO WELLS FA
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179635	PRE-SORT CENTER OF STOCKTON INC	\$46.88	410104846	BPO/UBS & FINANCE PRINTIN
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179635	PRE-SORT CENTER OF STOCKTON INC	\$4,539.89	410104802	BPO/UBS & FINANCE PRINTIN
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179635	PRE-SORT CENTER OF STOCKTON INC	\$47.40	410104740	BPO/UBS & FINANCE PRINTIN
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179826	PRE-SORT CENTER OF STOCKTON INC	\$35.78	410104956	BPO/UBS & FINANCE PRINTIN
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179826	PRE-SORT CENTER OF STOCKTON INC	\$61.15	410105064	BPO/UBS & FINANCE PRINTIN
DIVISION/ORG TOTAL 12100000 - FINANCE-UTILITY BILLING					\$24,595.39		
13000000 CITY ATTORNEY/LEGAL SVCS	745500 POSTAGE AND FREIGHT	9/11/2024	179671	UNITED PARCEL SERVICE	\$36.13	0000F7476V334	SHIPPING FEES
	745500 POSTAGE AND FREIGHT	9/25/2024	179862	UNITED PARCEL SERVICE	\$108.99	0000F7476V354	SHIPPING FEES
	749000 CONTRACTED LEGAL SERVICES	9/25/2024	179746	GRISWOLD, LASALLE, COBB, DOWD & GIN	\$54,955.90	2024-08	2024-08 LEGAL SVC
	751800 SPECIAL LEGAL SERVICES	9/11/2024	179661	STENO AGENCY, INC.	\$925.40	1160395	DEPOSITION - BAEU LEBLANC
	751800 SPECIAL LEGAL SERVICES	9/11/2024	179661	STENO AGENCY, INC.	\$893.00	1133358	DEPOSITION - N. THALER CA
	751800 SPECIAL LEGAL SERVICES	9/11/2024	179661	STENO AGENCY, INC.	\$822.30	1146381	DEPOSITION - FARR AJIR CA
	751800 SPECIAL LEGAL SERVICES	9/11/2024	179661	STENO AGENCY, INC.	\$4,085.30	1142553	DEPOSITION - LORI D. WINS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
13000000 CITY ATTORNEY/LEGAL SVCS	751800 SPECIAL LEGAL SERVICES	9/25/2024	179746	GRISWOLD, LASALLE, COBB, DOWD & GIN	\$879.77	2024-08	2024-08 LEGAL SVC
	751800 SPECIAL LEGAL SERVICES	9/25/2024	179850	SWEET JAMES, LLP	\$7,873,944.38	72739	SWEET JAMES LLP IN TRUST
	751800 SPECIAL LEGAL SERVICES	9/25/2024	179851	SWEET JAMES, LLP	\$9,627,873.11	72740	SWEET JAMES LLP IN TRUST
	751900 LIABILITY RISK MANAGEMENT	9/25/2024	179746	GRISWOLD, LASALLE, COBB, DOWD & GIN	\$133,935.79	2024-08	2024-08 LEGAL SVC
	DIVISION/ORG TOTAL 13000000 - CITY ATTORNEY/LEGAL SVCS				\$17,698,460.07		
13090000 LIABILITY INSURANCE	733000 LIABILITY INSURANCE	9/11/2024	179557	GEORGE HILLS COMPANY INC	\$4,205.83	INV1029555	2024-09 CLAIMS MGMT FLAT
	733800 SPECIAL-LITIGATION EXPENS	9/11/2024	179597	LIEBERT CASSIDY WHITMORE	\$360.00	275534	MATTER No. HA040-00001 LE
	733800 SPECIAL-LITIGATION EXPENS	9/11/2024	179597	LIEBERT CASSIDY WHITMORE	\$265.50	276134	MATTER No. HA040-00017 LE
	733800 SPECIAL-LITIGATION EXPENS	9/11/2024	179597	LIEBERT CASSIDY WHITMORE	\$7,020.00	276177	MATTER No. HA040-00020 LE
	733800 SPECIAL-LITIGATION EXPENS	9/11/2024	179597	LIEBERT CASSIDY WHITMORE	\$2,286.00	276188	MATTER No. HA040-00021 L
	733800 SPECIAL-LITIGATION EXPENS	9/11/2024	179597	LIEBERT CASSIDY WHITMORE	\$1,147.50	276199	MATTER No. HA040-00022 LE
	733800 SPECIAL-LITIGATION EXPENS	9/11/2024	179597	LIEBERT CASSIDY WHITMORE	\$7,830.10	276209	MATTER No. HA040-00023 LE
	733800 SPECIAL-LITIGATION EXPENS	9/11/2024	179644	PUBLIC SAFETY CONSULTING, INC.	\$20,253.75	008/24	HUMAN RESOURCES INVESTIGA
	DIVISION/ORG TOTAL 13090000 - LIABILITY INSURANCE				\$43,368.68		
13100000 WORKERS' COMPENSATION	707169 WORKERS' COMP INSURANCE	9/11/2024	179521	PRIME ACTUARIAL CONSULTING LLC DBA	\$2,500.00	30788	WORKERS' COMP & LIABILITY
	733000 LIABILITY INSURANCE	9/11/2024	179521	PRIME ACTUARIAL CONSULTING LLC DBA	\$2,500.00	30788	WORKERS' COMP & LIABILITY

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
13100000	DIVISION/ORG TOTAL 13100000 - WORKERS' COMPENSATION				\$5,000.00		
13150000 I T S INFORMATIONAL TECH SERV	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$64.70	181292063-0	PHONE SERVICE 08/23-09/22
	743000 COMPUTER MAINTENANCE	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$1,414.67	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	749500 PROF AND SPEC SERVICES	9/11/2024	179529	COMCAST BUSINESS	\$6,033.95	216199056	2024-08 ETHERNET SERVICES
	749500 PROF AND SPEC SERVICES	9/11/2024	179535	COMCAST BUSINESS	\$384.27	216198597	2024-08 CITY WIDE INTERNE
	777000 TRAINING/TRAVEL/MEETIN G	9/11/2024	179664	CHRISTOPHER TAVAREZ	\$189.00	TRV 2024 09/22-25	TRV/ MONTEREY 2024 09/22-
	778500 UTILITIES-GAS	9/11/2024	1330	SOUTHERN CALIF GAS CO	\$15.78	2024-08	2024-08 GAS SERVICES
	800121 COMPUTER/MDT/MONITOR	9/11/2024	179542	DELL MARKETING LP	\$1,451.61	10770162050	DELL THUNDERBOLT DOCK/LAT
	800121 COMPUTER/MDT/MONITOR	9/25/2024	179732	DELL MARKETING LP	\$19,135.68	10771917408	FY25 COMPUTER REPLACEMENT
	DIVISION/ORG TOTAL 13150000 - I T S INFORMATIONAL TECH SERV				\$28,689.66		
14110000 PLANNING OPERATIONS	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$64.70	181292063-0	PHONE SERVICE 08/23-09/22
	744000 OFFICE EXPENSE MISC	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$22.44	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	744000 OFFICE EXPENSE MISC	9/25/2024	179804	OFFICE DEPOT (CONTRACT)	\$50.32	32137026	2024-08 OFFICE SUPPLIES-
	749500 PROF AND SPEC SERVICES	9/25/2024	179698	4CREEKS INC	\$6,000.00	4C005322	Court House LLA Project
	DIVISION/ORG TOTAL 14110000 - PLANNING OPERATIONS				\$6,137.46		
14120000 CODE COMPLIANCE	730000 UNIFORM EXPENSE	9/11/2024	179682	VESTIS GROUP, INC.	\$9.30	5031450092	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/11/2024	179682	VESTIS GROUP, INC.	\$9.30	5031456341	BPO/ACCT 2322940000 UNIFO

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
14120000 CODE COMPLIANCE	730000 UNIFORM EXPENSE	9/11/2024	179682	VESTIS GROUP, INC.	\$9.30	5031453239	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179714	BOOT BARN	\$216.14	INV00402424	FY25 SAFETY SHOES/GAVINO
	730000 UNIFORM EXPENSE	9/25/2024	179873	VESTIS GROUP, INC.	\$9.30	5031462381	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179873	VESTIS GROUP, INC.	\$9.30	5031465569	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179873	VESTIS GROUP, INC.	\$9.30	5031459640	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	9/6/2024	179500	T-MOBILE USA INC	\$145.97	995871713 2024-08	2024-08 ACCT 995871713 CO
	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$64.70	181292063-0	PHONE SERVICE 08/23-09/22
	744000 OFFICE EXPENSE MISC	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$132.10	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	744000 OFFICE EXPENSE MISC	9/25/2024	179804	OFFICE DEPOT (CONTRACT)	\$50.33	32137026	2024-08 OFFICE SUPPLIES-
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179657	THE SHERWIN WILLIAMS COMPANY	\$417.96	62925191280724	PAINT PUMP REPAIR
	DIVISION/ORG TOTAL 14120000 - CODE COMPLIANCE				\$1,083.00		
14130000 CITY HFD PUBLIC HSG AUTH	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$38.82	181292063-0	PHONE SERVICE 08/23-09/22
	744000 OFFICE EXPENSE MISC	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$76.22	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	744000 OFFICE EXPENSE MISC	9/25/2024	179804	OFFICE DEPOT (CONTRACT)	\$50.33	32137026	2024-08 OFFICE SUPPLIES-
	749500 PROF AND SPEC SERVICES	9/11/2024	179554	G M S, INC	\$478.25	801082024	2024-08 GMS LICENSE/SERVI
	749500 PROF AND SPEC SERVICES	9/25/2024	179771	KINGS CO RECORDER	\$20.00	24-10105	RECORDING RELEASE OF AGRE
	749500 PROF AND SPEC SERVICES	9/25/2024	179771	KINGS CO RECORDER	\$20.00	24-10160	RECORDING RELEASE AGREEME

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
14130000 CITY HFD PUBLIC HSG AUTH	749500 PROF AND SPEC SERVICES	9/25/2024	179771	KINGS CO RECORDER	\$40.00	24-8802	RECORDING RECONVEYANCE
	DIVISION/ORG TOTAL 14130000 - CITY HFD PUBLIC HSG AUTH				\$723.62		
14310000 CENTRAL PARKING & IMPRV OPER	749500 PROF AND SPEC SERVICES	9/11/2024	179568	HAWK ON HAND	\$647.48	HAN1455	2024-08 PEST ABATEMENT
	DIVISION/ORG TOTAL 14310000 - CENTRAL PARKING & IMPRV OPER				\$647.48		
14500200 CDBG ENTITLEMENT	792303 KINGS COMM ON AGING	9/11/2024	179586	KINGS CO COMMISSION ON AGING	\$17,000.00	4559	BPO: K.C. COMMISSION ON A
	792309 HOUSING REHABILITATION	9/11/2024	179562	JUAN HIGAREDA DBA	\$8,550.00	31097	ERP - PAINT PROGRAM - HC
	792309 HOUSING REHABILITATION	9/11/2024	179562	JUAN HIGAREDA DBA	\$5,900.00	31098	ERP - PAINT PROGRAM - HC
	792309 HOUSING REHABILITATION	9/25/2024	179722	CENTEC CONSTRUCTION INC	\$780.00	21186	ERP: LEAD BASED PAINT REM
	792309 HOUSING REHABILITATION	9/25/2024	179762	JESUS S SUSTAITA	\$550.00	22700	LEAD CLEARANCE - 222 E. 2
	792309 HOUSING REHABILITATION	9/25/2024	179762	JESUS S SUSTAITA	\$500.00	22704	Lead Clearance - 314 W. M
	DIVISION/ORG TOTAL 14500200 - CDBG ENTITLEMENT				\$33,280.00		
15110000 POLICE-SUPPORT SERVICE	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$963.19	181292063-0	PHONE SERVICE 08/23-09/22
	732000 COMMUNICATIONS	9/25/2024	179852	T-MOBILE USA INC	\$341.42	974492819 2024-08	2024-08 cellphone payoff
	732000 COMMUNICATIONS	9/25/2024	179870	VERIZON WIRELESS	\$3,122.99	9973446621	2024-08 ACCT 472560080-00
	749500 PROF AND SPEC SERVICES	9/6/2024	1325	COMCAST CABLE COMMUNICATIONS, INC	\$259.95	0704471 08/24	2024-08 ACCT 8155 50 039

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15110000 POLICE-SUPPORT SERVICE	749500 PROF AND SPEC SERVICES	9/6/2024	1326	COMCAST CABLE COMMUNICATIONS, INC	\$199.95	0695141 08/24	2024-08 ACCT 8155 50 039
	749500 PROF AND SPEC SERVICES	9/11/2024	179530	COMCAST BUSINESS	\$245.70	216199764	2024-08 CALNET PD
	749500 PROF AND SPEC SERVICES	9/11/2024	179531	COMCAST BUSINESS	\$291.79	216198583	2024-08 PD-PAL BUILDING
	749500 PROF AND SPEC SERVICES	9/11/2024	179534	COMCAST BUSINESS	\$240.57	216198320	2024-08 PD-POP/INVESTIGAT
	749500 PROF AND SPEC SERVICES	9/11/2024	179537	COMCAST CABLE COMMUNICATIONS, INC	\$22.74	0146699 09/24	2024-09 ACCT 8155 50 039
	749500 PROF AND SPEC SERVICES	9/11/2024	179678	GEIL ENTERPRISES, INC	\$327.82	451666	JANOTORIAL SERVICES PD
	749500 PROF AND SPEC SERVICES	9/25/2024	179719	CALIFORNIA FORENSIC INSTITUTE	\$500.00	977	BPO/WELLNESS CHECKS
	749500 PROF AND SPEC SERVICES	9/25/2024	179719	CALIFORNIA FORENSIC INSTITUTE	\$700.00	976	BPO/WELLNESS CHECKS
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179565	C & J TOWING	\$532.00	15923	EVIDENCE TOW
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179653	SAN DIEGO POLICE EQUIP CO	\$1,600.09	662749	DEPARTMENT AMMO
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179681	VESTIS GROUP, INC.	\$129.70	2580418321	BPO/PD & FIRE FLOOR MATS
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179681	VESTIS GROUP, INC.	\$35.00	2580421677	BPO/PD & FIRE FLOOR MATS
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179681	VESTIS GROUP, INC.	\$129.70	2580425029	BPO/PD & FIRE FLOOR MATS

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15110000 POLICE-SUPPORT SERVICE	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$175.47	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179727	COOK'S COMMUNICATIONS CORP	\$470.00	158154	DISPATCH
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179727	COOK'S COMMUNICATIONS CORP	\$187.00	158376	PATROL CAR PORT
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179872	VESTIS GROUP, INC.	\$35.00	2580428364	BPO/PD & FIRE FLOOR MATS
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179872	VESTIS GROUP, INC.	\$129.70	2580431549	BPO/PD & FIRE FLOOR MATS
	760200 SNIPER EXPENSES	9/11/2024	179643	PROFORCE LAW ENFORCEMENT	\$1,791.14	556817	RIFLE FOR SNIPERS
	777000 TRAINING/TRAVEL/MEE TIN G	9/11/2024	179504	CHAD ALLEN	\$333.00	TRV 2024 10/06-10	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEE TIN G	9/11/2024	179517	CHRISTIFER BARKER	\$333.00	TRV 2024 10/06-10	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEE TIN G	9/11/2024	179538	JARRED COTTA	\$333.00	TRV 2024 10/06-10	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEE TIN G	9/11/2024	179540	SEAN-PAUL CRAIN	\$340.00	TRV 2024 09/23-27	TRV MADERA 2024 09/23-27
	777000 TRAINING/TRAVEL/MEE TIN G	9/11/2024	179544	RAYMOND DIAS	\$333.00	TRV 2024 10/06-10	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEE TIN G	9/11/2024	179553	ENTERPRISE RENT A CAR	\$2,212.06	36851564	2024-08 CAR RENTAL
	777000 TRAINING/TRAVEL/MEE TIN G	9/11/2024	179560	JASON GUSTIN	\$333.00	TRV 2024 10/06-10	TRV S LAKE TAHOE 2024 10/

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15110000 POLICE-SUPPORT SERVICE	777000 TRAINING/TRAVEL/MEETING	9/11/2024	179571	STEPHANIE HERNANDEZ	\$333.00	TRV 2024 10/06-10	TRV S.LAKETAHOE 2024 10/0
	777000 TRAINING/TRAVEL/MEETING	9/11/2024	179573	STEPHANIE HUDDLESTON	\$333.00	TRV 2024 10/06-10	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETING	9/11/2024	179582	GABRIEL JIMENEZ	\$333.00	TRV 2024 10/06-10	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETING	9/11/2024	179600	JAMES LUTZ	\$333.00	TRV 2024 10/06-10	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETING	9/11/2024	179601	JAMES LUTZ	\$407.00	TRV 2024 09/08-13	TRV SANDIEGO 2024 09/08-1
	777000 TRAINING/TRAVEL/MEETING	9/11/2024	179604	FRANK J MARTINEZ	\$333.00	TRV 2024 10/06-10	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETING	9/11/2024	179610	BRENT MCCREARY	\$333.00	TRV 2024 10/06-10	TRV S.LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETING	9/11/2024	179640	BRANDON PONTECORVO	\$340.00	TRV 2024 09/23-27	TRV MADERA 2024 09/23-27
	777000 TRAINING/TRAVEL/MEETING	9/11/2024	179655	SANTA ROSA JR COLLEGE	\$446.00	AR25-00172	REG SANTA ROSA7/29-8/9/24
	777000 TRAINING/TRAVEL/MEETING	9/11/2024	179667	RYAN TOMEY	\$333.00	TRV 2024 10/06-10	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETING	9/11/2024	179679	JUSTIN VALLIN	\$333.00	TRV 2024 10/06-10	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179701	EDGAR AGUAYO	\$85.00	TRV 2024 09/23-27	TRV CLOVIS 2024 09/23-27
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179703	CHAD ALLEN	\$54.00	TRV OCT. 2024	TRV S LAKE TAHOE 2024 10/

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15110000 POLICE-SUPPORT SERVICE	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179711	CHRISTIFER BARKER	\$241.50	TRV 2024 09/29-10/02	TRV FLSM 2024 09/29-10/02
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179712	CHRISTIFER BARKER	\$54.00	TRV OCT. 2024	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179716	BURSIAGA, DOMINGO, JR.	\$473.00	TRV 2024 10/06-11	TRV SD 2024 10/06-11
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179728	JARRED COTTA	\$54.00	TRV OCT. 2024	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179735	RAYMOND DIAS	\$54.00	TRV OCT. 2024	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179747	JASON GUSTIN	\$54.00	TRV OCT. 2024	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179757	STEPHANIE HUDDLESTON	\$54.00	TRV OCT. 2024	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179764	GABRIEL JIMENEZ	\$54.00	TRV OCT. 2024	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179785	JAMES LUTZ	\$54.00	TRV OCT. 2024	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179788	FRANK J MARTINEZ	\$241.50	TRV 2024 09/25-28	TRV FOLSOM 2024 09/25-28
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179789	FRANK J MARTINEZ	\$54.00	TRV OCT. 2024	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179793	BRENT MCCREARY	\$54.00	TRV OCT. 2024	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179796	MICHAEL CRAWMER	\$69.00	TRV 2024 09/24-26	TRV CLOVIS 2024 09/24-26

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15110000 POLICE-SUPPORT SERVICE	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179817	JORGE OROSCO	\$85.00	TRV 2024 09/23-27	TRV CLOVIS 2024 09/23-27
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179818	JORGE OROSCO	\$225.00	TRV 2024 10/21-25	TRV CLOVIS 2024 10/14-25
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179819	JORGE OROSCO	\$225.00	TRV 2024 10/14-18	TRV CLOVIS 2024 10/14-25
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179832	JOSHUA W RAGSDALE	\$473.00	TRV 2024 10/06-11	TRV SD 2024 10/06-11
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179844	KAYLA DANYL SMITH	\$506.00	TRV 2024 10/06-11	TRV MONTEREY 2024 10/06-1
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179845	KAYLA DANYL SMITH	\$506.00	TRV 2024 10/13-18	TRV MONTEREY 2024 10/13-1
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179856	DANIEL TODD	\$322.50	TRV 2024 10/01-04	TRV LA 2024 10/01-04
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179857	DANIEL TODD	\$150.50	TRV 2024 09/29-10/04	TRV LA 2024 09/29-10/04
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179858	RYAN TOMEY	\$54.00	TRV OCT. 2024	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179868	JUSTIN VALLIN	\$54.00	TRV OCT. 2024	TRV S LAKE TAHOE 2024 10/
	778500 UTILITIES-GAS	9/11/2024	1330	SOUTHERN CALIF GAS CO	\$87.60	2024-08	2024-08 GAS SERVICES
DIVISION/ORG TOTAL 15110000 - POLICE-SUPPORT SERVICE					\$24,843.58		
15121000 POLICE-RECORDS	744000 OFFICE EXPENSE MISC	9/25/2024	179804	OFFICE DEPOT (CONTRACT)	\$252.61	32137026	2024-08 OFFICE SUPPLIES-
	745500 POSTAGE AND FREIGHT	9/11/2024	179645	QUADIENT FINANCE USA INC	\$300.00	2024-0825	2024-08 POSTAGE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15121000 POLICE-RECORDS	749500 PROF AND SPEC SERVICES	9/25/2024	179842	STERICYCLE, INC.	\$181.64	8008229201	2024-08 DOCUMENT SHREDDIN
	777000 TRAINING/TRAVEL/MEETIN G	9/11/2024	179574	KERI HUNTER	\$333.00	TRV 2024 10/06-10	TRV SLAKE TAHOE 2024 10/0
	777000 TRAINING/TRAVEL/MEETIN G	9/11/2024	179602	JIMMY MACIAS	\$185.00	TRV 2024 10/01-03	TRV THOUSANDOAKS 2024 10/
	777000 TRAINING/TRAVEL/MEETIN G	9/25/2024	179758	KERI HUNTER	\$54.00	TRV OCT. 2024	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETIN G	9/25/2024	179786	JIMMY MACIAS	\$30.00	TRV OCT. 2024	TRV THOUSAND OAK 2024 10/
	DIVISION/ORG TOTAL 15121000 - POLICE-RECORDS				\$1,336.25		
15122000 POLICE- COMMUNICATIONS	777000 TRAINING/TRAVEL/MEETIN G	9/11/2024	179559	CAMBRIA GOMEZ	\$333.00	TRV 2024 10/06-10	TRV SLAKE TAHOE 2024 10/0
	777000 TRAINING/TRAVEL/MEETIN G	9/25/2024	179744	CAMBRIA GOMEZ	\$54.00	TRV OCT. 2024	TRV S LAKE TAHOE 2024 10/
	777000 TRAINING/TRAVEL/MEETIN G	9/25/2024	179754	STEPHANIE HERNANDEZ	\$54.00	TRV OCT. 2024	TRV S LAKE TAHOE 2024 10/
	DIVISION/ORG TOTAL 15122000 - POLICE-COMMUNICATIONS				\$441.00		
15130000 POLICE-OPERATIONS	741300 SOFTWARE MAINTENANCE	9/11/2024	179575	INTELLIGENT VIDEO SOLUTIONS LLC	\$2,160.00	2405101229MK-NP	INTERVIEW CLOUD
	741300 SOFTWARE MAINTENANCE	9/25/2024	179875	THOMSON REUTERS- WEST OR WEST	\$593.75	850694717	BPO/SOFTWARE MAINTENANCE
	749500 PROF AND SPEC SERVICES	9/11/2024	179565	C & J TOWING	\$337.00	15898	PD TOW SERVICE
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$963.09	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	DIVISION/ORG TOTAL 15130000 - POLICE-OPERATIONS				\$4,053.84		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15180000 POLICE-ANIMAL CONTROL	749500 PROF AND SPEC SERVICES	9/11/2024	179566	HANFORD VETERINARY HOSPITAL, INC	\$381.86	1276879	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	9/11/2024	179566	HANFORD VETERINARY HOSPITAL, INC	\$94.50	1275717	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	9/11/2024	179566	HANFORD VETERINARY HOSPITAL, INC	\$203.25	1276997	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	9/11/2024	179566	HANFORD VETERINARY HOSPITAL, INC	\$203.25	1276999	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	9/11/2024	179566	HANFORD VETERINARY HOSPITAL, INC	\$52.50	1277231	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	9/11/2024	179566	HANFORD VETERINARY HOSPITAL, INC	\$181.51	1277549	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	9/11/2024	179566	HANFORD VETERINARY HOSPITAL, INC	\$55.25	1277550	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	9/25/2024	179751	HANFORD VETERINARY HOSPITAL, INC	\$129.75	1277749	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	9/25/2024	179751	HANFORD VETERINARY HOSPITAL, INC	\$97.20	1277840	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	9/25/2024	179751	HANFORD VETERINARY HOSPITAL, INC	\$126.00	1278033	BPO ANIMAL CONTROL VET SE
DIVISION/ORG TOTAL 15180000 - POLICE-ANIMAL CONTROL					\$1,525.07		
15200000 POLICE-CANINE	745000 PUBLICATIONS AND DUES	9/11/2024	179550	EDEN K9 CONSULTING & TRAINING CORP	\$522.00	SI-2449	K9 KATS
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$79.68	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	DIVISION/ORG TOTAL 15200000 - POLICE-CANINE				\$601.68		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
16100000 FIRE- ADMIN/SUPPRESSION	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$297.62	181292063-0	PHONE SERVICE 08/23-09/22
	741200 EQUIPMENT MAINTENANCE	9/25/2024	179824	PACE SUPPLY CORP	\$3,677.30	199807172	FIRE HYDRANT PARTS
	741400 BUILDING MTCE INTERNAL CO	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$154.44	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	743100 COMPUTER REPLACEMNT RSRV	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$139.41	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	744000 OFFICE EXPENSE MISC	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$532.80	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	749500 PROF AND SPEC SERVICES	9/11/2024	179681	VESTIS GROUP, INC.	\$100.58	2580418317	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	9/11/2024	179681	VESTIS GROUP, INC.	\$107.48	2580418324	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	9/11/2024	179681	VESTIS GROUP, INC.	\$109.03	2580420878	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	9/11/2024	179681	VESTIS GROUP, INC.	\$50.00	2580421678	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	9/11/2024	179681	VESTIS GROUP, INC.	\$116.62	2580421673	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	9/25/2024	179849	DAVID D SUMAYA	\$1,600.00	662749	FIRE HYDRANT REPAIR PROJE
	749500 PROF AND SPEC SERVICES	9/25/2024	179872	VESTIS GROUP, INC.	\$107.48	2580425032	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	9/25/2024	179872	VESTIS GROUP, INC.	\$100.58	2580425025	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	9/25/2024	179872	VESTIS GROUP, INC.	\$50.00	2580401603	BPO/PD & FIRE FLOOR MATS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
16100000 FIRE- ADMIN/SUPPRESSIO N	749500 PROF AND SPEC SERVICES	9/25/2024	179872	VESTIS GROUP, INC.	\$116.62	2580401598	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	9/25/2024	179872	VESTIS GROUP, INC.	\$109.03	2580427578	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	9/25/2024	179872	VESTIS GROUP, INC.	\$50.00	2580428365	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	9/25/2024	179872	VESTIS GROUP, INC.	\$116.62	2580428360	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	9/25/2024	179872	VESTIS GROUP, INC.	\$107.48	2580431552	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	9/25/2024	179872	VESTIS GROUP, INC.	\$100.58	2580431545	BPO/PD & FIRE FLOOR MATS
	749502 TUITION	9/11/2024	179607	MATTHEW MARTINEZ	\$1,000.00	CY24 Q3	AUGUST24TUITIONREIMBMATT H
	760000 SPECIAL DEPARTMENTAL EXP	9/6/2024	179483	HOME DEPOT U S A INC-DEPT 32 2540194606	\$22.76	2024-07	2024-07 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179595	LAWRENCE TRACTOR CO	\$44.50	690050	BPO/PARTS & SERVICES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$1,001.97	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179753	HD SUPPLY, INC.	\$79.88	821610763	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179756	HOME DEPOT U S A INC-DEPT 32 2540194606	\$293.54	2024-08	2024-08 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179784	LOWE'S	\$28.98	2024-08	2024-08 CONSOLIDATED FOR

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
16100000 FIRE-ADMIN/SUPPRESSION	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179730	DANIEL CHRISTOPHER PERKINS	\$216.50	TRV 2024 10/14-17	TRV ORANGE COUNTY 2024 10
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179794	TOM MCKEAN	\$216.50	TRV 2024 10/14-17	TRV ORANGE COUNTY 2024 10
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179801	MOSES NEAL	\$216.50	TRV 2024 10/14-17	TRV ORANGE COUNTY 2024 10
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179835	MATTHEW ROWE	\$216.50	TRV 2024 10/14-17	TRV ORANGE COUNTY 2024 10
	777000 TRAINING/TRAVEL/MEETING	9/25/2024	179860	JARED TURNER	\$215.00	TRV 2024 10/15-17	TRV SAN DIEGO 2024 10/15-
	778500 UTILITIES-GAS	9/11/2024	1330	SOUTHERN CALIF GAS CO	\$255.46	2024-08	2024-08 GAS SERVICES
	DIVISION/ORG TOTAL 16100000 - FIRE-ADMIN/SUPPRESSION				\$11,551.76		
16110000 FIRE-FIRE PREVENTION	730000 UNIFORM EXPENSE	9/25/2024	179729	DAN JENNINGS	\$200.00	41252	JENNINGS D. SAFETY SHOE R
	744000 OFFICE EXPENSE MISC	9/11/2024	179660	STAPLES DEPT11-0007061138	\$56.82	7002026181	BUISNESS CARDS
	749500 PROF AND SPEC SERVICES	9/11/2024	179581	JERRY MATOS	\$950.00	3096	APN - 018-242-067 WEED AB
	749500 PROF AND SPEC SERVICES	9/11/2024	179581	JERRY MATOS	\$420.00	3097	APN 011-030-012 WEED ABAT
	749500 PROF AND SPEC SERVICES	9/11/2024	179581	JERRY MATOS	\$210.00	3101	APN 016-011-008 WEED ABAT
	749500 PROF AND SPEC SERVICES	9/11/2024	179581	JERRY MATOS	\$240.00	3098	APN 012-370-001 WEED ABAT
	749500 PROF AND SPEC SERVICES	9/11/2024	179581	JERRY MATOS	\$285.00	3099	APN 011-380-031 WEED ABAT

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
16110000 FIRE-FIRE PREVENTION	749500 PROF AND SPEC SERVICES	9/11/2024	179581	JERRY MATOS	\$555.00	3095	APN 018-242-042 WEED ABAT
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$26.25	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179784	LOWE'S	\$428.51	2024-08	2024-08 CONSOLIDATED FOR
	777000 TRAINING/TRAVEL/MEETIN G	9/25/2024	179723	CHAMBERLAND, NIKKIE	\$387.00	TRV 2024 09/29-10/03	TRV SAC 2024 09/29-10/03
	DIVISION/ORG TOTAL 16110000 - FIRE-FIRE PREVENTION				\$3,758.58		
17100000 PARKS & COMM SERV-ADMIN	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$51.76	181292063-0	PHONE SERVICE 08/23-09/22
	744000 OFFICE EXPENSE MISC	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$534.53	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	777000 TRAINING/TRAVEL/MEETIN G	9/25/2024	179702	BRADLEY ALBERT	\$523.91	TRV 2024 10/06-10	TRV ATLANTA,GA 2024 10/06
	DIVISION/ORG TOTAL 17100000 - PARKS & COMM SERV-ADMIN				\$1,110.20		
17110000 PARKS & COMM SERV-SPORTS	749500 PROF AND SPEC SERVICES	9/11/2024	179512	CECELIA AVILA	\$48.00	71856	SB SERVICES 08/27
	749500 PROF AND SPEC SERVICES	9/11/2024	179520	EMILY BENNETT	\$256.00	71863	SB SERVICES 08/19,20,22,2
	749500 PROF AND SPEC SERVICES	9/11/2024	179526	JESSE CHAVARRIA	\$448.00	71873	SB SERVICES 08/19,20,22,2
	749500 PROF AND SPEC SERVICES	9/11/2024	179541	DANIEL MOLANO	\$96.00	71866	SB SERVICES 08/20,27
	749500 PROF AND SPEC SERVICES	9/11/2024	179545	LELAND DIHEL	\$224.00	71867	SB SERVICES 08/24
	749500 PROF AND SPEC SERVICES	9/11/2024	179547	TERRY GENE DUNCIL	\$96.00	71879	SB SERVICES 08/19,26

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17110000 PARKS & COMM SERV-SPORTS	749500 PROF AND SPEC SERVICES	9/11/2024	179548	CATHY L DUNCIL	\$48.00	71878	SB SERVICES 08/19,26
	749500 PROF AND SPEC SERVICES	9/11/2024	179558	GILBERT ESCALANTE	\$256.00	71861	SB SERVICES 08/20,27,29
	749500 PROF AND SPEC SERVICES	9/11/2024	179580	JARROD KING	\$768.00	71872	SB SERVICES 08/22,23,29,3
	749500 PROF AND SPEC SERVICES	9/11/2024	179585	KEKOA JAMES BARNES	\$48.00	71864	SB SERVICES 08/19,26
	749500 PROF AND SPEC SERVICES	9/11/2024	179596	RODNEY LAWRENCE	\$96.00	71862	SB SERVICES 08/19,26
	749500 PROF AND SPEC SERVICES	9/11/2024	179605	JOSEPH MARTINEZ	\$192.00	71870	SB SERVICES 08/20,27
	749500 PROF AND SPEC SERVICES	9/11/2024	179612	MONTOYA, ROBERT J	\$320.00	71857	SB SERVICES 08/20,22,27&2
	749500 PROF AND SPEC SERVICES	9/11/2024	179642	PRADO, SAL	\$1,026.00	71875	SB SERVICES 08/19,20,22,2
	749500 PROF AND SPEC SERVICES	9/11/2024	179666	TIMOTHY MC WEBSTER JR	\$1,568.00	71881	SB SERVICES 08/19,20,23-2
	749500 PROF AND SPEC SERVICES	9/11/2024	179669	TROY HALL	\$400.00	71880	SB SERVICES 08/24,25
	749500 PROF AND SPEC SERVICES	9/11/2024	179675	FILEMON VALDEZ	\$160.00	71874	SB SERVICES 08/20,22,27,2
	749500 PROF AND SPEC SERVICES	9/11/2024	179676	HANNA VALDEZ	\$48.00	71869	SB SERVICES 08/27
	749500 PROF AND SPEC SERVICES	9/11/2024	179677	LETICIA G VALDEZ	\$48.00	71876	SB SERVICES 08/20

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17110000 PARKS & COMM SERV-SPORTS	749500 PROF AND SPEC SERVICES	9/25/2024	179707	CECELIA AVILA	\$144.00	72382	SB SERVICES 08/27, 09/03,
	749500 PROF AND SPEC SERVICES	9/25/2024	179713	EMILY BENNETT	\$208.00	72383	SB SERVICES 09/03,05,09,1
	749500 PROF AND SPEC SERVICES	9/25/2024	179724	JESSE CHAVARRIA	\$512.00	72387	SB SERVICES 09/02,03,05,0
	749500 PROF AND SPEC SERVICES	9/25/2024	179736	TERRY GENE DUNCIL	\$128.00	72396	SB SERVICES 09/02,09
	749500 PROF AND SPEC SERVICES	9/25/2024	179737	CATHY L DUNCIL	\$64.00	72381	SB SERVICES 09/02,09
	749500 PROF AND SPEC SERVICES	9/25/2024	179743	GILBERT ESCALANTE	\$192.00	72385	SB SERVICES 09/03,10
	749500 PROF AND SPEC SERVICES	9/25/2024	179766	KEKOA JAMES BARNES	\$48.00	72389	SB SERVICES 09/02,09
	749500 PROF AND SPEC SERVICES	9/25/2024	179780	RODNEY LAWRENCE	\$96.00	72394	SB SERVICES 09/02,09
	749500 PROF AND SPEC SERVICES	9/25/2024	179790	JOSEPH MARTINEZ	\$192.00	72388	SB SERVICES 09/03,10
	749500 PROF AND SPEC SERVICES	9/25/2024	179798	MONTOYA, ROBERT J	\$320.00	72391	SB SERVICES 09/03,05,10,1
	749500 PROF AND SPEC SERVICES	9/25/2024	179829	PRADO, SAL	\$1,026.00	72395	SB SERVICES 09/02,03,05,0
	749500 PROF AND SPEC SERVICES	9/25/2024	179855	TIMOTHY MC WEBSTER JR	\$1,512.00	72398	SB SERVICES 09/02-06,09-1
	749500 PROF AND SPEC SERVICES	9/25/2024	179859	TROY HALL	\$264.00	72399	SB SERVICES 09/14,15

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17110000 PARKS & COMM SERV-SPORTS	749500 PROF AND SPEC SERVICES	9/25/2024	179865	FILEMON VALDEZ	\$208.00	72384	SB SERVICES 09/02,03,05,1
	749500 PROF AND SPEC SERVICES	9/25/2024	179866	HANNA VALDEZ	\$96.00	72386	SB SERVICES 09/03,10
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179756	HOME DEPOT U S A INC-DEPT 32 2540194606	\$877.73	2024-08	2024-08 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179805	OD SPORTS ACQUISITION, INC.	\$11,266.51	INV206283	SOFTBALL COMPLEX FENCING
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179839	SANCHEZ FEED & SEED, INC	\$547.40	140225	FIELD MARKER CHALKING SB
	767500 SOFTBALL COMPLEX EXPENSES	9/25/2024	179756	HOME DEPOT U S A INC-DEPT 32 2540194606	\$1,607.68	2024-08	2024-08 CONSOLIDATED FOR
	DIVISION/ORG TOTAL 17110000 - PARKS & COMM SERV-SPORTS				\$25,455.32		
17140000 PARKS & COMM SER- AQUATIC/SKATE	749500 PROF AND SPEC SERVICES	9/11/2024	179606	MATSON ALARM COMPANY, INC	\$24.50	5088861	2024-09 ALARM SERVICE
	749500 PROF AND SPEC SERVICES	9/11/2024	179606	MATSON ALARM COMPANY, INC	\$24.50	4967415	2024-08 ALARM SERVICE
	DIVISION/ORG TOTAL 17140000 - PARKS & COMM SER-AQUATIC/SKATE				\$49.00		
17160000 PARKS & COMM SERV-FACILITIES	447220 FM-FACILITIES-OTHER RENTS	9/11/2024	179626	ONE TIME VENDOR	\$45.00	2004743.002	PARK SHELTER REFUND
	447220 FM-FACILITIES-OTHER RENTS	9/25/2024	179808	ONE TIME VENDOR	\$45.00	2004785	PARK SHELTER REFUND (DOUB
	447220 FM-FACILITIES-OTHER RENTS	9/25/2024	179816	ONE TIME VENDOR	\$45.00	2004786	PARK SHELTER REFUND (DOUB
	749500 PROF AND SPEC SERVICES	9/11/2024	179533	COMCAST BUSINESS	\$182.34	216198317	2024-08 PARKS & COMMUNITY

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17160000 PARKS & COMM SERV-FACILITIES	749500 PROF AND SPEC SERVICES	9/11/2024	179536	COMCAST BUSINESS	\$148.38	216198321	2024-08 CIVIC AUD.
	749500 PROF AND SPEC SERVICES	9/25/2024	179706	AMERICAN INCORPORATED	\$684.65	7177501	PLUNGE REPAIR FILTERS
	749500 PROF AND SPEC SERVICES	9/25/2024	179721	CALIFITNESS INC	\$295.00	40975	LF GYM MAINTENANCE
	760000 SPECIAL DEPARTMENTAL EXP	9/6/2024	179483	HOME DEPOT U S A INC-DEPT 32 2540194606	\$38.51	2024-07	2024-07 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179680	VESTIS GROUP, INC.	\$75.42	5031456335	BPO/LONGFIELD TOWELS
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$63.41	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179871	VESTIS GROUP, INC.	\$75.42	5031462378	BPO/LONGFIELD TOWELS
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179598	LINCOLN EQUIPMENT INC	\$749.14	Q2028498	BPO CHEMICALS FOR PLUNGE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179598	LINCOLN EQUIPMENT INC	\$337.14	Q2028604	BPO CHEMICALS FOR PLUNGE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179756	HOME DEPOT U S A INC-DEPT 32 2540194606	\$664.10	2024-08	2024-08 CONSOLIDATED FOR
	778500 UTILITIES-GAS	9/11/2024	1330	SOUTHERN CALIF GAS CO	\$30.57	2024-08	2024-08 GAS SERVICES
	DIVISION/ORG TOTAL 17160000 - PARKS & COMM SERV-FACILITIES				\$3,479.08		
17190000 PARKS & COMM SER- YOUTH SERVICE	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$38.82	181292063-0	PHONE SERVICE 08/23-09/22
	749500 PROF AND SPEC SERVICES	9/11/2024	179525	CALIFITNESS INC	\$295.00	40864	2024-08 MT SERVICE-LF

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17190000 PARKS & COMM SER- YOUTH SERVICE	749500 PROF AND SPEC SERVICES	9/11/2024	179561	ROSAEMA S GUZMAN	\$189.00	2024-08	2024-08 ZUMBA CLASS INSTR
	749500 PROF AND SPEC SERVICES	9/11/2024	179609	VANESSA MCBRIDE	\$60.00	71826	YOGA INSTRUCTION 08/3,27&
	749500 PROF AND SPEC SERVICES	9/11/2024	179649	CINDY LYNN RODRIGUEZ	\$396.00	2024-08	BPO/SENIOR AEROBICS-WTR A
	749500 PROF AND SPEC SERVICES	9/25/2024	179748	ROSAEMA S GUZMAN	\$168.00	2024-09	2024-09 ZUMBA CLASS INSTR
	749500 PROF AND SPEC SERVICES	9/25/2024	179792	VANESSA MCBRIDE	\$40.00	72672	YOGA INSTRUCTOR-SEP 2024
	749500 PROF AND SPEC SERVICES	9/25/2024	179820	P.A.T.Y.'S STUDIO	\$80.00	09172024	PATY DANCE STUDIO SERVICE
	749500 PROF AND SPEC SERVICES	9/25/2024	179834	CINDY LYNN RODRIGUEZ	\$506.00	2024-09	WTR AEROBICS CLASS INSTRU
	760000 SPECIAL DEPARTMENTAL EXP	9/6/2024	179483	HOME DEPOT U S A INC-DEPT 32 2540194606	\$37.99	2024-07	2024-07 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$19.29	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179756	HOME DEPOT U S A INC-DEPT 32 2540194606	\$24.52	2024-08	2024-08 CONSOLIDATED FOR
	767603 B&GC 03 PROFESS SVC PROP6	9/11/2024	179579	DBA: JANITORIAL INC.	\$760.00	451385	2024-08 JANITORIAL SERVICES
	767603 B&GC 03 PROFESS SVC PROP6	9/11/2024	179579	DBA: JANITORIAL INC.	\$760.00	450469	2024-07 MNTHLY JANITORIAL
	768000 CONCESSION SUPPLIES	9/11/2024	179658	SMART & FINAL CORP	\$964.50	2024-08	CAMP CONCESSION
DIVISION/ORG TOTAL 17190000 - PARKS & COMM SER-YOUTH SERVICE					\$4,339.12		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17210000 PARKS & COMM SERV-COMM PROM/EV	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$12.94	181292063-0	PHONE SERVICE 08/23-09/22
	756000 ADVERTISING & PUBLIC REL	9/11/2024	179564	SANTA MARIA CALIFORNIA NEWS MEDIA INC	\$400.00	08241044	2024-08 FRONT PAGE ADD AG
	761100 RENAISSANCE FAIRE EXPENSE	9/11/2024	179577	J H TACKETT INC	\$916.19	810773	REN FAIR BANNER
	761100 RENAISSANCE FAIRE EXPENSE	9/11/2024	179577	J H TACKETT INC	\$201.96	810846	REN FAIR PRINTING SERV
	761100 RENAISSANCE FAIRE EXPENSE	9/25/2024	179791	GEORGE MCARTHUR	\$1,400.00	72676	Renaissance Faire Enterta
	761110 ICE RINK EXPENSES	9/11/2024	1330	SOUTHERN CALIF GAS CO	\$15.78	2024-08	2024-08 GAS SERVICES
	761110 ICE RINK EXPENSES	9/25/2024	179763	JILL CAVIEZEL	\$1,500.00	001	AUGUST CONSULT SERVICES
	761110 ICE RINK EXPENSES	9/25/2024	179847	VELASA SPORTS, INC.	\$5,951.22	INV002567	WINTER WONDERLAND SKATE S
	DIVISION/ORG TOTAL 17210000 - PARKS & COMM SERV-COMM PROM/EV				\$10,398.09		
17220000 PARKS & COMM SERV-PARKS	730000 UNIFORM EXPENSE	9/11/2024	179591	JASON ALLEN BRANDON DBA	\$225.00	40496	FY25 SAFETY SHOES - BARBA
	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$40.90	5031456353	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$40.90	5031453251	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179714	BOOT BARN	\$222.94	INV00402421	FY25 SAFETY SHOES/DONNIE
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$40.90	5031462393	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$40.90	5031465581	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$40.90	5031459652	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	9/6/2024	179500	T-MOBILE USA INC	\$466.02	992424539 2024-08	2024-08 ACCT#992424539 P&

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17220000 PARKS & COMM SERV-PARKS	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$25.88	181292063-0	PHONE SERVICE 08/23-09/22
	749500 PROF AND SPEC SERVICES	9/11/2024	179527	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$145.00	5039	EXTRA WORK - PARKS
	749500 PROF AND SPEC SERVICES	9/11/2024	179587	PHILLIP J GAPEN	\$8.58	9557	BPO LOCKSMITH SERVICES
	749500 PROF AND SPEC SERVICES	9/11/2024	179587	PHILLIP J GAPEN	\$13.67	9549	BPO LOCKSMITH SERVICES
	749500 PROF AND SPEC SERVICES	9/25/2024	179761	J H TACKETT INC	\$541.57	810794	PARKS UNIFORMS
	749500 PROF AND SPEC SERVICES	9/25/2024	179768	KINGS CO GLASS	\$239.71	I081963	GLASS REPAIR FOR FREDDY F
	749500 PROF AND SPEC SERVICES	9/25/2024	179773	KINGS MEDICAL CENTERS	\$95.00	250660	PHYSICAL EXAMS DOT
	749502 TUITION	9/11/2024	179684	LEVI E WINEBRENNER	\$1,364.00	TUITION-MGT312T	TUITION REIMBURSEMENT
	749502 TUITION	9/11/2024	179685	LEVI E WINEBRENNER	\$2,728.00	CY24 Q3	AUG2024TUITIONREIMBURSEM E
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179726	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$145.00	5097	EXTRA WORK PINOEER TO MIL
	760000 SPECIAL DEPARTMENTAL EXP	9/6/2024	179483	HOME DEPOT U S A INC-DEPT 32 2540194606	\$789.12	2024-07	2024-07 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179524	CALIF TURF EQUIPMENT & SUPPLY INC	\$189.44	646420	EQUIPMENT RENTAL
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179524	CALIF TURF EQUIPMENT & SUPPLY INC	\$189.44	647385	EQUIPMENT RENTAL
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179524	CALIF TURF EQUIPMENT & SUPPLY INC	\$598.55	647815	OVERSEED FOR CIVIC

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17220000 PARKS & COMM SERV-PARKS	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179524	CALIF TURF EQUIPMENT & SUPPLY INC	\$1,282.60	647814	OVERSEED OF CIVIC
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179588	KINGS CO PIPE & SUPPLY	\$1.06	2023453	BPO/IRRIGATION SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179588	KINGS CO PIPE & SUPPLY	\$8.87	2022797	BPO/IRRIGATION SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179594	SCHAUB RENTAL AND SALES INC	\$857.98	29222	BPO/PARKS EQUIPMENT PARTS
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179636	PARK ASSOCIATES, INC	\$484.87	IN24-1693	PLAYGROUND REPAIR PARTS
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179662	STONEYS CONCRETE LLC	\$60.64	797205	FILL DIRT-PARKS.
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179720	CALIF TURF EQUIPMENT & SUPPLY INC	\$189.44	648084	EQUIPMENT RENTAL
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179720	CALIF TURF EQUIPMENT & SUPPLY INC	\$189.44	649043	EQUIPMENT RENTAL
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179740	EWING IRRIGATION PROD INC	\$470.38	23238491	IRRIGATION SUPPLIES AND MA
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179756	HOME DEPOT U S A INC-DEPT 32 2540194606	\$469.34	2024-08	2024-08 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179770	KINGS CO PIPE & SUPPLY	\$1.21	2023245	BPO/IRRIGATION SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179778	SCHAUB RENTAL AND SALES INC	\$252.04	29069	BPO/PARKS EQUIPMENT PARTS
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179778	SCHAUB RENTAL AND SALES INC	\$64.33	29348	BPO/PARKS EQUIPMENT PARTS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17220000 PARKS & COMM SERV-PARKS	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179876	WEST VALLEY SUPPLY INC	\$179.91	116287	BPO/SUPPLIES, PART, AND M
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179598	LINCOLN EQUIPMENT INC	\$499.43	Q2028498	BPO CHEMICALS FOR PLUNGE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179598	LINCOLN EQUIPMENT INC	\$224.76	Q2028604	BPO CHEMICALS FOR PLUNGE
	778000 UTILITIES-ELECTRICITY	9/25/2024	179821	P G & E	(\$55.17)	6276476966-CR	CA CLIMATE CREDIT
	778000 UTILITIES-ELECTRICITY	9/25/2024	179821	P G & E	\$10.51	6276476966-04/24	SWR LFT STA#1 / 10514 IND
	778000 UTILITIES-ELECTRICITY	9/25/2024	179821	P G & E	\$9.53	6276476966-05/24	SWR LFT STA#1 / 10514 IND
	778000 UTILITIES-ELECTRICITY	9/25/2024	179821	P G & E	\$9.85	6276476966-06/24	SWR LFT STA#1 / 10514 IND
	778000 UTILITIES-ELECTRICITY	9/25/2024	179821	P G & E	\$10.51	6276476966-07/24	SWR LFT STA#1 / 10514 IND
	778000 UTILITIES-ELECTRICITY	9/25/2024	179821	P G & E	\$9.53	6276476966-08/24	SWR LFT STA#1 / 10514 IND
	778000 UTILITIES-ELECTRICITY	9/25/2024	179821	P G & E	\$9.85	6276476966-09/24	SWR LFT STA#1 / 10514 IND
	823649 COMPREHENSIVE ACTV TRANS	9/11/2024	179507	ALTA PLANNING AND DESIGN INC	\$10,045.00	304.0002023.104-13	ACTIVE TRANSPORTATION PLA
	823649 COMPREHENSIVE ACTV TRANS	9/25/2024	179704	ALTA PLANNING AND DESIGN INC	\$14,208.75	304.0002023.104-14	2024-08 ACTIVE TRANSPORTA
	DIVISION/ORG TOTAL 17220000 - PARKS & COMM SERV-PARKS				\$37,686.08		
17502091 INTERMODAL FACILITY OPER	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179606	MATSON ALARM COMPANY, INC	\$49.00	5088861	2024-09 ALARM SERVICE
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179606	MATSON ALARM COMPANY, INC	\$49.00	4967415	2024-08 ALARM SERVICE
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179638	PEST CONTROL NOW INC	\$35.00	44414029	2024-08 PEST CONTROL SVC

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17502091 INTERMODAL FACILITY OPER	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179668	TOTAL FILTRATION SERVICES, INC	\$0.00	2712442-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179668	TOTAL FILTRATION SERVICES, INC	\$0.00	2712428-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179668	TOTAL FILTRATION SERVICES, INC	\$0.00	2712441-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179680	VESTIS GROUP, INC.	\$14.00	5031453245	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179680	VESTIS GROUP, INC.	\$44.81	5031456347	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179871	VESTIS GROUP, INC.	\$14.00	5031459646	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179871	VESTIS GROUP, INC.	\$14.00	5031465568	BPO/WWTP & BLG MAINT FLOO
	DIVISION/ORG TOTAL 17502091 - INTERMODAL FACILITY OPER				\$219.81		
17502100 BUILDING MAINTENANCE	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$25.59	5031456354	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$25.59	5031453252	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179714	BOOT BARN	\$224.32	INV00402420	FY25 SAFETY SHOES/CURTIS
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$28.09	5031462394	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$25.59	5031465582	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$41.59	5031459653	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$38.82	181292063-0	PHONE SERVICE 08/23-09/22
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179508	AMERICAN INCORPORATED	\$1,127.97	7178015	REPAIR AIRPORT OFFICE AC

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17502100 BUILDING MAINTENANCE	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179583	JONES-WALBAUM CORPORATION	\$394.76	759782	EXTENDED CLOUD STORAGE FO
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179606	MATSON ALARM COMPANY, INC	\$312.00	5088861	2024-09 ALARM SERVICE
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179606	MATSON ALARM COMPANY, INC	\$312.00	4967415	2024-08 ALARM SERVICE
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179638	PEST CONTROL NOW INC	\$390.00	44414029	2024-08 PEST CONTROL SVC
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179668	TOTAL FILTRATION SERVICES, INC	\$384.89	2712442-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179668	TOTAL FILTRATION SERVICES, INC	\$110.39	2712428-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179668	TOTAL FILTRATION SERVICES, INC	\$403.19	2712441-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179678	GEIL ENTERPRISES, INC	\$229.30	451526	CHECK FAULTY ALARM ZONE
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179680	VESTIS GROUP, INC.	\$62.71	5031453238	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179680	VESTIS GROUP, INC.	\$57.72	5031459651	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179706	AMERICAN INCORPORATED	\$909.68	7177498	REPAIR AC #2
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179706	AMERICAN INCORPORATED	\$849.17	7177500	REPAIR ROOF AC UNIT
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179706	AMERICAN INCORPORATED	\$808.10	7177499	REPAIR AC #1 AND #2 COE P

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17502100 BUILDING MAINTENANCE	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179836	RUCKSTELL CALIF SALES CO	\$1,845.15	716743	REAR CAMERA INSTALL FOR B
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179867	GEIL ENTERPRISES, INC	\$176.38	453556	REPLACE DEFECTIVE ALARM B
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179867	GEIL ENTERPRISES, INC	\$0.00	451751	2024-09 FIRE EQUIPMENT AN
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179867	GEIL ENTERPRISES, INC	\$0.00	451750	FIRE EQUIPMENT AND MONITO
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179871	VESTIS GROUP, INC.	\$62.71	5031434388	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179871	VESTIS GROUP, INC.	\$57.72	5031466004	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179871	VESTIS GROUP, INC.	\$62.71	5031466003	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179871	VESTIS GROUP, INC.	\$62.71	5031459639	BPO/WWTP & BLG MAINT FLOO
	758000 RENTS AND LEASES-EQUIP	9/25/2024	179863	UNITED RENTALS NORTH AMERICA INC	\$894.31	238382209-01	LIFT RENTAL FOR CIVIC AUD
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179567	HARBOR FREIGHT TOOLS	\$33.20	40d03f30	BPO/SUPPLIES/TOOLS NEEDED
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179569	HD SUPPLY, INC.	\$4.21	822101937	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179569	HD SUPPLY, INC.	\$19.73	823031992	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179569	HD SUPPLY, INC.	\$138.35	821102019	BPO/HOME DEPOT SUPPLIES

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17502100 BUILDING MAINTENANCE	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179569	HD SUPPLY, INC.	\$17.05	821325735	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179569	HD SUPPLY, INC.	\$44.95	821325883	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179588	KINGS CO PIPE & SUPPLY	\$79.42	2023616	BPO/PIPES & SUPPLIES NEED
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179588	KINGS CO PIPE & SUPPLY	\$71.25	2023550	BPO/PIPES & SUPPLIES NEED
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179588	KINGS CO PIPE & SUPPLY	\$5.94	536737	BPO/PIPES & SUPPLIES NEED
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179657	THE SHERWIN WILLIAMS COMPANY	\$12.75	20761188570924	BPO/PAINT & SUPPLIES NEED
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179657	THE SHERWIN WILLIAMS COMPANY	\$52.08	03148191400924	BPO/PAINT & SUPPLIES NEED
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179755	HOLT LUMBER INC	\$5.94	536737	BPO/REPAIR SUPPLIES SPRTS
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179770	KINGS CO PIPE & SUPPLY	\$5.62	2023979	WAX RING
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179770	KINGS CO PIPE & SUPPLY	\$23.42	2024056	BPO/PIPES & SUPPLIES NEED
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179795	CONSOLIDATED ELEC DIST, INC	\$169.11	2877-1040550	BPO/ELECTRICAL SERVICES R
	778500 UTILITIES-GAS	9/11/2024	1330	SOUTHERN CALIF GAS CO	\$195.93	2024-08	2024-08 GAS SERVICES
DIVISION/ORG TOTAL 17502100 - BUILDING MAINTENANCE					\$10,802.11		
17502102 BLDG (CITY) RESERVES	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179546	MICHAEL HARRIS	\$1,476.80	S00030432	NEW WASHING MACHINE TO RE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17502102 BLDG (CITY) RESERVES	824606 CIVIC AUD BLINDS REPL PRJ	9/25/2024	179879	Z BLINDS COMPANY, INC.	\$14,950.00	74300	CIVIC AUDITORIUM BLINDS R
	DIVISION/ORG TOTAL 17502102 - BLDG (CITY) RESERVES				\$16,426.80		
17502131 COURTHOUSE SQUARE FACIL	749500 PROF AND SPEC SERVICES	9/11/2024	179606	MATSON ALARM COMPANY, INC	\$104.00	5088861	2024-09 ALARM SERVICE
	749500 PROF AND SPEC SERVICES	9/11/2024	179606	MATSON ALARM COMPANY, INC	\$104.00	4967415	2024-08 ALARM SERVICE
	749500 PROF AND SPEC SERVICES	9/11/2024	179638	PEST CONTROL NOW INC	\$35.00	44414029	2024-08 PEST CONTROL SVC
	749500 PROF AND SPEC SERVICES	9/25/2024	179752	CITY OF HANFORD	\$1,675.00	INV-00018156	113 COURT ST/LOT LINE ADJ
	778500 UTILITIES-GAS	9/11/2024	1330	SOUTHERN CALIF GAS CO	\$45.63	2024-08	2024-08 GAS SERVICES
	DIVISION/ORG TOTAL 17502131 - COURTHOUSE SQUARE FACIL				\$1,963.63		
20100000 PW- ADMINISTRATION & ENGR	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$8.28	5031456344	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$8.28	5031453242	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$8.28	5031462386	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$8.28	5031465574	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$8.28	5031459643	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	9/6/2024	179500	T-MOBILE USA INC	\$93.45	993747413 2024-08	2024-08 ACCT 993747413/PU
	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$232.92	181292063-0	PHONE SERVICE 08/23-09/22
	744000 OFFICE EXPENSE MISC	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$169.59	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	744000 OFFICE EXPENSE MISC	9/25/2024	179804	OFFICE DEPOT (CONTRACT)	\$202.54	32137026	2024-08 OFFICE SUPPLIES-

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20100000 PW- ADMINISTRATION & ENGR	749500 PROF AND SPEC SERVICES	9/25/2024	179797	MICHAEL SUTHERLAND & ASSN	\$300.00	232737-8	HANFORD TRACT NO. 881 UNI
	749500 PROF AND SPEC SERVICES	9/25/2024	179797	MICHAEL SUTHERLAND & ASSN	\$300.00	202699-4	HANFORD TRACT 927 REVIEW
	749500 PROF AND SPEC SERVICES	9/25/2024	179797	MICHAEL SUTHERLAND & ASSN	\$225.00	232737-9	HANFORD TRACT NO. 881 UNI
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179842	STERICYCLE, INC.	\$109.84	8008227918	2024-08 DOCUMENT SHREDDIN
	DIVISION/ORG TOTAL 20100000 - PW-ADMINISTRATION & ENGR				\$1,674.74		
20110000 PW-STREET MAINTENANCE	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$37.38	5031456345	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$37.38	5031453243	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$37.38	5031462387	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$37.38	5031465575	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$37.38	5031459644	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$25.88	181292063-0	PHONE SERVICE 08/23-09/22
	760000 SPECIAL DEPARTMENTAL EXP	9/6/2024	179483	HOME DEPOT U S A INC-DEPT 32 2540194606	\$225.59	2024-07	2024-07 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179549	ECONOLITE PRODUCTS INC	\$23,526.89	INV225611	VISION CAMERAS/BRACKETS/C
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179584	K R C SAFETY CO INC	\$49.05	65282	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179584	K R C SAFETY CO INC	\$252.20	65305	BPO/PARTS & SUPPLIES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20110000 PW-STREET MAINTENANCE	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$140.86	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179731	EDPO, LLC	\$14.76	75566346	BPO/PROPANE
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179765	K R C SAFETY CO INC	\$519.29	65519	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179784	LOWE'S	\$573.83	2024-08	2024-08 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179799	MORGAN & SLATES	\$297.25	1805633	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179841	THE SHERWIN WILLIAMS COMPANY	\$12.08	05150191400924	BPO/PAINT
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179862	UNITED PARCEL SERVICE	\$100.31	0000F7476V354	SHIPPING FEES
	772000 STREET CONST & MAINT MTRL	9/11/2024	179603	MARTIN MARIETTA MATERIALS INC	\$444.78	43504619	BPO/MATERIAL/ASPHALT
	772000 STREET CONST & MAINT MTRL	9/11/2024	179603	MARTIN MARIETTA MATERIALS INC	\$938.28	43519554	BPO/MATERIAL/ASPHALT
	772000 STREET CONST & MAINT MTRL	9/11/2024	179603	MARTIN MARIETTA MATERIALS INC	\$687.34	43533244	BPO/MATERIAL/ASPHALT
	772000 STREET CONST & MAINT MTRL	9/25/2024	179739	ENNIS PAINT INC	\$14,495.49	466398	BPO/PAINT & MATERIALS
	772000 STREET CONST & MAINT MTRL	9/25/2024	179739	ENNIS PAINT INC	\$8,043.75	466621	BPO/PAINT & MATERIALS
	772000 STREET CONST & MAINT MTRL	9/25/2024	179787	MARTIN MARIETTA MATERIALS INC	\$347.80	43724421	BPO/MATERIAL/ASPHALT

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20110000 PW-STREET MAINTENANCE	772000 STREET CONST & MAINT MTRL	9/25/2024	179848	STANDARD EMULSIONS INC	\$249.98	3866	BPO/EMULSION
	778000 UTILITIES-ELECTRICITY	9/25/2024	179823	P G & E	\$291.60	6899346425-09/24	STREET LIGHTING / CORNW-I
	DIVISION/ORG TOTAL 20110000 - PW-STREET MAINTENANCE				\$51,423.91		
20310000 REFUSE OPERATIONS	730000 UNIFORM EXPENSE	9/6/2024	179467	BOOT BARN	\$217.14	INV00386197	FY25 SAFETY SHOES/CRISTIA
	730000 UNIFORM EXPENSE	9/11/2024	179591	JASON ALLEN BRANDON DBA	\$219.83	40488	FY25 SAFETY SHOES - LOYA,
	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$114.43	5031456346	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$143.70	5031453244	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179714	BOOT BARN	\$225.00	INV00402423	FY25 SAFETY SHOES/STEVE M
	730000 UNIFORM EXPENSE	9/25/2024	179714	BOOT BARN	\$225.00	INV00402419	FY25 SAFETY SHOES/ALEXAND
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$146.72	5031462388	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$147.44	5031465576	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$185.12	5031459645	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179877	WORKINGMAN'S STORE INC	\$78.29	135989	JACKET/RODRIGUEZ STEVE
	732000 COMMUNICATIONS	9/6/2024	179500	T-MOBILE USA INC	\$649.63	993747413 2024-08	2024-08 ACCT 993747413/PU
	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$51.76	181292063-0	PHONE SERVICE 08/23-09/22
	741200 EQUIPMENT MAINTENANCE	9/11/2024	179503	AIRGAS, INC	\$67.05	9153506785	BPO/EQUIPMENT MAINTENANCE
	749500 PROF AND SPEC SERVICES	9/25/2024	179773	KINGS MEDICAL CENTERS	\$380.00	250660	PHYSICAL EXAMS DOT

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20310000 REFUSE OPERATIONS	755000 OTHER CONTRACTUAL SERVICE	9/25/2024	179776	KINGS WASTE & RECYCLE AUTHORITY	\$208,717.14	2024-08	2024-08 TIPPING FEES
	760000 SPECIAL DEPARTMENTAL EXP	9/6/2024	179483	HOME DEPOT U S A INC-DEPT 32 2540194606	\$71.64	2024-07	2024-07 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179756	HOME DEPOT U S A INC-DEPT 32 2540194606	\$312.80	2024-08	2024-08 CONSOLIDATED FOR
	824001 COMMERCIAL/RECYCLE DUMPST	9/25/2024	179874	WASTEQUIP MANUFACTURING COMPANY LLC	\$37,036.38	20INV000625064	BPO/ REFUSE CONTAINERS (R
	DIVISION/ORG TOTAL 20310000 - REFUSE OPERATIONS				\$248,989.07		
20320000 REFUSE STREET CLEANING	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$3.52	5031456348	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$3.52	5031453246	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$3.52	5031462389	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$3.52	5031465577	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$3.52	5031459647	BPO/ACCT 2322940000 UNIFO
	749500 PROF AND SPEC SERVICES	9/11/2024	179652	S C A OF CA, LLC	\$83,181.79	2024-007335	COH STREET SWEEPING SERVI
	DIVISION/ORG TOTAL 20320000 - REFUSE STREET CLEANING				\$83,199.39		
20400000 FLEET MAINTENANCE OPER	730000 UNIFORM EXPENSE	9/11/2024	179591	JASON ALLEN BRANDON DBA	\$225.00	40494	FY25 SAFETY SHOES - AVILA
	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$61.82	5031456349	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/11/2024	179682	VESTIS GROUP, INC.	\$45.82	5031453247	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179714	BOOT BARN	\$178.56	INV00402417	FY25 SAFETY SHOES/KHALIFE
	730000 UNIFORM EXPENSE	9/25/2024	179714	BOOT BARN	\$222.00	INV00402418	FY25 SAFETY SHOES/GUSTAVO

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20400000 FLEET MAINTENANCE OPER	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$45.82	5031462390	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$45.82	5031465578	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$48.32	5031459648	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$25.88	181292063-0	PHONE SERVICE 08/23-09/22
	743300 FUEL AND LUBE MAINTENANCE	9/11/2024	179576	J C LANSDOWNE DIST INC	\$1,490.78	257646	BPO/FUEL SERVICES
	743300 FUEL AND LUBE MAINTENANCE	9/11/2024	179590	KINGS PETROLEUM LLC	\$31,603.98	356445	BPO/FUEL SERVICES
	743300 FUEL AND LUBE MAINTENANCE	9/11/2024	179650	ROE OIL COMPANY	\$99.89	264201CT	BPO/FUEL COSTS
	743300 FUEL AND LUBE MAINTENANCE	9/25/2024	179760	J C LANSDOWNE DIST INC	\$994.87	259318	BPO/FUEL SERVICES
	743300 FUEL AND LUBE MAINTENANCE	9/25/2024	179760	J C LANSDOWNE DIST INC	\$2,281.87	259848	BPO/FUEL SERVICES
	743300 FUEL AND LUBE MAINTENANCE	9/25/2024	179775	KINGS PETROLEUM LLC	\$27,010.33	360159	BPO/FUEL SERVICES
	743300 FUEL AND LUBE MAINTENANCE	9/25/2024	179869	VAN DE POL ENTERPRISES	\$710.44	0513360-IN	BPO/FUEL SERVICES
	743400 TIRES AND TUBES	9/11/2024	179515	BADASCI TIRE CO, INC	\$1,310.35	196329	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	9/11/2024	179515	BADASCI TIRE CO, INC	\$327.11	196259	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	9/11/2024	179515	BADASCI TIRE CO, INC	\$568.34	196396	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	9/11/2024	179515	BADASCI TIRE CO, INC	\$1,948.69	196506	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	9/11/2024	179543	DELRAY TIRE & RETREADING, INC	\$618.54	750062390	BPO/TIRES AND TUBES

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20400000 FLEET MAINTENANCE OPER	743400 TIRES AND TUBES	9/11/2024	179543	DELRAY TIRE & RETREADING, INC	\$256.76	750062389	BPO/TIRES AND TUBES
	743400 TIRES AND TUBES	9/11/2024	179543	DELRAY TIRE & RETREADING, INC	\$974.79	750062560	BPO/TIRES AND TUBES
	743400 TIRES AND TUBES	9/11/2024	179543	DELRAY TIRE & RETREADING, INC	\$713.07	750062523	BPO/TIRES AND TUBES
	743400 TIRES AND TUBES	9/25/2024	179709	BADASCI TIRE CO, INC	\$3,550.07	196563	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	9/25/2024	179709	BADASCI TIRE CO, INC	\$423.13	196609	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	9/25/2024	179709	BADASCI TIRE CO, INC	\$2,620.69	196704	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	9/25/2024	179733	DELRAY TIRE & RETREADING, INC	\$309.77	750062350	BPO/TIRES AND TUBES
	743400 TIRES AND TUBES	9/25/2024	179733	DELRAY TIRE & RETREADING, INC	\$620.77	750062349	BPO/TIRES AND TUBES
	743400 TIRES AND TUBES	9/25/2024	179733	DELRAY TIRE & RETREADING, INC	\$584.28	750062692	BPO/TIRES AND TUBES
	749500 PROF AND SPEC SERVICES	9/11/2024	179516	W BANKS MOORE, INC CUST#01833	\$110.00	INV509032	2024-09 VEHICLE PARTS AND
	749500 PROF AND SPEC SERVICES	9/11/2024	179572	HERWALDT AUTOMOTIVE GROUP INC	\$63.00	34929	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	9/11/2024	179611	CAR WASH PARTNERS LLC	\$1,075.00	226721	2024-08 CAR WASHES
	749500 PROF AND SPEC SERVICES	9/11/2024	179619	OIL CHANGERS INC	\$98.28	2024-08	PD CAR WASH-AUGUST
	749500 PROF AND SPEC SERVICES	9/11/2024	179634	PACIFIC TOWING & TRANSPORT	\$65.00	12564	TOW SERVICE FOR SERVICE T
	749500 PROF AND SPEC SERVICES	9/11/2024	179654	SAN JOAQUIN VALLEY AIR POLLUTION	\$645.00	C364044	24/25 PORTABLE EQUIPMENT
	749500 PROF AND SPEC SERVICES	9/11/2024	179656	SAWTELLE & ROSPRIM MACHINE SHOP	\$3,800.00	13363	BPO PARTS/LABOR

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20400000 FLEET MAINTENANCE OPER	749500 PROF AND SPEC SERVICES	9/25/2024	179699	CESAR RODRIGUEZ	\$800.00	001457	BPO/VEHICLE PARTS & LABOR
	749500 PROF AND SPEC SERVICES	9/25/2024	179710	W BANKS MOORE, INC CUST#01833	\$300.00	INV506441	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	9/25/2024	179715	MC KEE ENTERPRISES, LLC	\$41.75	90403	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	9/25/2024	179738	E M THARP INC INTERSTATE BILLING #596724	\$4,875.00	01EMT12716	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	9/25/2024	179767	KELLER MOTORS OF HANFORD	\$700.00	61693721	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	9/25/2024	179768	KINGS CO GLASS	\$65.00	I082052	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	9/25/2024	179836	RUCKSTELL CALIF SALES CO	\$750.00	716784	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	9/25/2024	179840	SAWTELLE & ROSPRIM MACHINE SHOP	\$411.35	13321	BUSHINGS/ROUND TUBING
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179502	CENTRAL VALLEY GMC	\$267.91	F00377674101	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179502	CENTRAL VALLEY GMC	\$857.16	F00377782401	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179502	CENTRAL VALLEY GMC	\$838.43	F00377816501	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179502	CENTRAL VALLEY GMC	\$24.28	F00377855101	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179505	ALPHA HYDRAULICS INC	\$625.06	2601	BPO/PARTS & SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179506	ALTA LANGUAGE SERVICES INC	\$66.00	IS738350	BILINGUAK TEST-JOSE MUNGU
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179552	ELBERT DISTRIBUTING, INC	\$177.99	24129140	BPO/FUEL AND PARTS
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179572	HERWALDT AUTOMOTIVE GROUP INC	\$17.33	34929	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179595	LAWRENCE TRACTOR CO	\$1,946.10	691453	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179595	LAWRENCE TRACTOR CO	\$203.46	692897	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179595	LAWRENCE TRACTOR CO	\$702.42	693429	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179613	MORGAN & SLATES	\$33.27	1804571	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179614	MUNICIPAL MAINTENANCE EQUIPMENT	\$56.33	026167	BPO/PARTS AND LABOR
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179615	CENCAL AUTO & TRUCK PARTS INC	\$7.14	456256	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179615	CENCAL AUTO & TRUCK PARTS INC	\$308.77	456339	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179615	CENCAL AUTO & TRUCK PARTS INC	\$12.99	456595	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179615	CENCAL AUTO & TRUCK PARTS INC	\$5.23	456825	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179615	CENCAL AUTO & TRUCK PARTS INC	\$14.15	456792	BPO / PARTS & SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179615	CENCAL AUTO & TRUCK PARTS INC	\$5.78	456738	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179615	CENCAL AUTO & TRUCK PARTS INC	\$26.79	456710	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179615	CENCAL AUTO & TRUCK PARTS INC	\$136.67	456978	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179615	CENCAL AUTO & TRUCK PARTS INC	\$4.78	456993	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179615	CENCAL AUTO & TRUCK PARTS INC	\$132.23	457029	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179615	CENCAL AUTO & TRUCK PARTS INC	\$235.23	457435	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179615	CENCAL AUTO & TRUCK PARTS INC	(\$7.14)	456359	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179618	O'REILLY AUTOMOTIVE STORES INC	\$163.86	3632-320025	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179618	O'REILLY AUTOMOTIVE STORES INC	(\$163.86)	3632-320180	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179618	O'REILLY AUTOMOTIVE STORES INC	\$10.71	3632-321675	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	\$15.77	064-810077	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	\$125.48	298-204760	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	\$163.01	062-558070	BPO/PARTS & SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	\$61.23	062-560605	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	\$67.28	298-204385	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	(\$67.28)	298-101086	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	(\$63.28)	298-101155	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	(\$188.30)	298-101202	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	\$31.37	298-204924	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	\$158.83	350-295466	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	\$67.28	298-205154	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	\$61.06	064-820873	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	\$61.48	064-820202	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	\$9.94	298-205123	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	\$8.26	064-816866	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	\$11.70	298-205455	BPO/PARTS & SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	\$23.40	298-205456	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	\$26.90	064-828978	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179637	PARTS AUTHORITY METRO LLC	\$163.34	298-205501	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179651	RUCKSTELL CALIF SALES CO	\$196.50	716626	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179651	RUCKSTELL CALIF SALES CO	\$86.94	716630	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179651	RUCKSTELL CALIF SALES CO	\$1,900.53	716703	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179651	RUCKSTELL CALIF SALES CO	\$1,691.32	716704	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179651	RUCKSTELL CALIF SALES CO	\$746.01	716717	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179656	SAWTELLE & ROSPRIM MACHINE SHOP	\$16.17	13363	BPO PARTS/LABOR
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179659	SMITH AUTO PARTS, INC	\$18.97	9137-146655	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179659	SMITH AUTO PARTS, INC	\$153.29	9137-147271	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179659	SMITH AUTO PARTS, INC	\$4.56	9137-148849	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179670	TURF STAR INC	\$1,493.50	INV041944	BPO/PARTS AND SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179700	CENTRAL VALLEY GMC	\$231.50	F00377930301	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179700	CENTRAL VALLEY GMC	\$97.54	F00377982801	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179700	CENTRAL VALLEY GMC	\$1,047.27	F00377975301	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179700	CENTRAL VALLEY GMC	\$20.88	F00378078101	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179700	CENTRAL VALLEY GMC	\$726.63	F00378078801	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$51.46	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179738	E M THARP INC INTERSTATE BILLING #596724	\$991.58	01EMT12716	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179745	GRAINGER, INC	(\$104.34)	9231633331	RETURN OF BALL VAVLES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179745	GRAINGER, INC	\$250.65	9245213062	HEATER HOSE FOR MISC-REFU
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179745	GRAINGER, INC	\$36.51	9245394268	A/C HOSE FOR #200
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179745	GRAINGER, INC	\$104.34	9225597245	MANUAL 2-WAY BALL VALVE
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179745	GRAINGER, INC	\$142.15	9247373179	ROLLER GUIDES FOR WASH RA
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179749	HAAKER EQUIP CO	\$151.33	C5A25E	BPO/VEHICLE PARTS AND LAB

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179749	HAAKER EQUIP CO	\$1,702.13	C5A23F	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179749	HAAKER EQUIP CO	\$244.50	C1AJ0S	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179750	HANFORD MOTORS, LLC	\$21.58	101032	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179767	KELLER MOTORS OF HANFORD	\$953.73	61693721	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179767	KELLER MOTORS OF HANFORD	(\$214.50)	61697771	REF. TO RO#6169372
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179768	KINGS CO GLASS	\$305.17	I082052	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179769	PHILLIP J GAPEN	\$35.00	9581	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179777	KROEGER EQUIP & SUPPLY	\$1,187.45	06P115198	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179779	LAWRENCE TRACTOR CO	\$205.43	694228	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179779	LAWRENCE TRACTOR CO	\$50.62	694220	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179779	LAWRENCE TRACTOR CO	\$31.23	694221	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179779	LAWRENCE TRACTOR CO	\$318.14	694225	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179781	LAWSON PRODUCTS, INC	\$14.37	1405088626	Credit taken twice PO#224

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179783	LITTLE WORLEY'S AUTO ELECTRIC	\$85.26	65439	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179799	MORGAN & SLATES	\$445.74	1804808	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179800	CENCAL AUTO & TRUCK PARTS INC	(\$25.73)	456352	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179800	CENCAL AUTO & TRUCK PARTS INC	\$6.16	457420	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179800	CENCAL AUTO & TRUCK PARTS INC	\$13.77	457493	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179800	CENCAL AUTO & TRUCK PARTS INC	\$73.75	457804	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179800	CENCAL AUTO & TRUCK PARTS INC	\$149.70	458002	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179800	CENCAL AUTO & TRUCK PARTS INC	\$48.20	457973	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179800	CENCAL AUTO & TRUCK PARTS INC	\$16.67	458083	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179800	CENCAL AUTO & TRUCK PARTS INC	\$86.06	458085	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179800	CENCAL AUTO & TRUCK PARTS INC	\$425.76	458005	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179800	CENCAL AUTO & TRUCK PARTS INC	\$257.80	458678	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179800	CENCAL AUTO & TRUCK PARTS INC	\$159.35	458465	BPO / PARTS & SUPPLIES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179800	CENCAL AUTO & TRUCK PARTS INC	\$8.58	458477	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179800	CENCAL AUTO & TRUCK PARTS INC	\$29.67	458030	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179800	CENCAL AUTO & TRUCK PARTS INC	\$48.55	458561	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179803	O'REILLY AUTOMOTIVE STORES INC	\$22.97	3632-322842	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179803	O'REILLY AUTOMOTIVE STORES INC	\$15.00	3632-322862	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179828	PARTS AUTHORITY METRO LLC	\$62.74	298-205590	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179828	PARTS AUTHORITY METRO LLC	\$7.93	298-205299	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179828	PARTS AUTHORITY METRO LLC	\$40.55	298-205179	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179828	PARTS AUTHORITY METRO LLC	\$1.97	298-205184	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179828	PARTS AUTHORITY METRO LLC	\$5.22	298-205191	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179828	PARTS AUTHORITY METRO LLC	\$68.96	298-205190	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179828	PARTS AUTHORITY METRO LLC	\$75.10	064-833356	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179828	PARTS AUTHORITY METRO LLC	\$31.37	064-831477	BPO/PARTS & SUPPLIES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179828	PARTS AUTHORITY METRO LLC	\$300.20	298-206085	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179828	PARTS AUTHORITY METRO LLC	\$20.57	298-205930	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179828	PARTS AUTHORITY METRO LLC	\$69.58	298-205992	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179828	PARTS AUTHORITY METRO LLC	\$9.58	298-206016	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179828	PARTS AUTHORITY METRO LLC	\$42.66	298-206067	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179833	RENEWELL FLEET SERVICE LLC	\$51.00	3135	BPO / PARTS
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179836	RUCKSTELL CALIF SALES CO	\$124.07	716763	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179840	SAWTELLE & ROSPRIM MACHINE SHOP	\$11.89	13321	BUSHINGS/ROUND TUBING
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179843	SMITH AUTO PARTS, INC	(\$19.53)	149764	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179843	SMITH AUTO PARTS, INC	\$498.96	9137-149380	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179862	UNITED PARCEL SERVICE	\$24.58	0000F7476V354	SHIPPING FEES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179878	ASBURY ENVIRONMENTAL SERVICES	\$243.99	I500-01118719	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179878	ASBURY ENVIRONMENTAL SERVICES	\$135.14	I500-01118860	BPO/VEHICLE PARTS AND LAB

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	777000 TRAINING/TRAVEL/MEETING	9/11/2024	179513	AVILA, EMMANUEL	\$387.00	TRV 2024 10/21-25	TRV RIVERSIDE 2024 10/21-
	777000 TRAINING/TRAVEL/MEETING	9/11/2024	179608	KHALIFER MATTHEWS	\$387.00	TRV 2024 10/21-25	TRV RIVERSIDE 2024 10/21-
	778500 UTILITIES-GAS	9/11/2024	1330	SOUTHERN CALIF GAS CO	\$108.64	2024-08	2024-08 GAS SERVICES
	825005 SHOP EQUIPMENT	9/25/2024	179745	GRAINGER, INC	\$223.92	9251840493	WHEEL DOLLY FOR MISC FLEE
	825005 SHOP EQUIPMENT	9/25/2024	179800	CENCAL AUTO & TRUCK PARTS INC	\$487.99	458521	JACK STANDS FOR FLEET SHO
	825005 SHOP EQUIPMENT	9/25/2024	179800	CENCAL AUTO & TRUCK PARTS INC	\$411.08	458524	JACK STANDS & EXT CORD FO
	941500 SUBROGATION EXPENSE	9/11/2024	179502	CENTRAL VALLEY GMC	\$102.40	F00377717101	PD2501*ACCIDENT LIGHTS FO
	941500 SUBROGATION EXPENSE	9/11/2024	179502	CENTRAL VALLEY GMC	\$52.41	F00377748801	ACCIDENT*PD2501 LIGHT FOR
	941500 SUBROGATION EXPENSE	9/11/2024	179502	CENTRAL VALLEY GMC	(\$52.41)	F00377778101	#128*ACCIDENT - PD 2501 L
	941500 SUBROGATION EXPENSE	9/11/2024	179578	JACK B MARTIN	\$211.45	30281	#33*ACCIDENT H2402325 - B
	941500 SUBROGATION EXPENSE	9/25/2024	179825	PACIFIC TOWING & TRANSPORT	\$275.00	13266	TOW SERVICE FOR #128 ACCI
	DIVISION/ORG TOTAL 20400000 - FLEET MAINTENANCE OPER				\$122,341.89		
20610000 STORM DRAINAGE OPERATIONS	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$87.50	5031456350	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$38.44	5031453248	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$119.59	5031462391	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$70.74	5031465579	BPO/ACCT 2322940000 UNIFO

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20610000 STORM DRAINAGE OPERATIONS	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$56.07	5031459649	BPO/ACCT 2322940000 UNIFO
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179756	HOME DEPOT U S A INC-DEPT 32 2540194606	\$60.23	2024-08	2024-08 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179784	LOWE'S	\$90.62	2024-08	2024-08 CONSOLIDATED FOR
	DIVISION/ORG TOTAL 20610000 - STORM DRAINAGE OPERATIONS				\$523.19		
20710000 WASTEWATER OPERATIONS	730000 UNIFORM EXPENSE	9/11/2024	179591	JASON ALLEN BRANDON DBA	\$225.00	40997	FY25 SAFETY SHOES - RIOS,
	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$61.55	5031456343	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$75.24	5031453241	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179714	BOOT BARN	\$225.00	INV00402422	FY25 SAFETY SHOES/JESSICA
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$57.34	5031462396	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$57.34	5031465585	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$105.91	5031459642	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$129.40	181292063-0	PHONE SERVICE 08/23-09/22
	741200 EQUIPMENT MAINTENANCE	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$297.36	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	741200 EQUIPMENT MAINTENANCE	9/25/2024	179745	GRAINGER, INC	\$29.73	9242465095	BPO/EQUIPMENT
	741200 EQUIPMENT MAINTENANCE	9/25/2024	179745	GRAINGER, INC	\$71.94	9250768489	BPO/EQUIPMENT
	741200 EQUIPMENT MAINTENANCE	9/25/2024	179756	HOME DEPOT U S A INC-DEPT 32 2540194606	\$246.29	2024-08	2024-08 CONSOLIDATED FOR

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20710000 WASTEWATER OPERATIONS	741200 EQUIPMENT MAINTENANCE	9/25/2024	179802	NORTH CENTRAL LABORATORIES	\$354.72	508994	BPO/EQUIPMENT MTCE
	741200 EQUIPMENT MAINTENANCE	9/25/2024	179853	TELSTAR INSTRUMENTS, INC	\$7,186.43	123435	BPO/EQUIPMENT MTCE
	741200 EQUIPMENT MAINTENANCE	9/25/2024	179853	TELSTAR INSTRUMENTS, INC	\$13,680.00	123436	BPO/EQUIPMENT MTCE
	741200 EQUIPMENT MAINTENANCE	9/25/2024	179861	TURNUPSEED ELECTRIC	\$1,974.67	236626	MARATHON 3HP RECONDITION
	744000 OFFICE EXPENSE MISC	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$118.84	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	744000 OFFICE EXPENSE MISC	9/25/2024	179804	OFFICE DEPOT (CONTRACT)	\$164.52	32137026	2024-08 OFFICE SUPPLIES-
	745000 PUBLICATIONS AND DUES	9/11/2024	179616	NEW DEAL DITCH CO	\$866.21	240911	ASSESSMENT 130-CALL NO.1
	749500 PROF AND SPEC SERVICES	9/11/2024	179599	LOU'S GLOVES INC	\$891.00	056722	BPO/LAB SUPPLIES
	749500 PROF AND SPEC SERVICES	9/11/2024	179638	PEST CONTROL NOW INC	\$70.00	44414029	2024-08 PEST CONTROL SVC
	749500 PROF AND SPEC SERVICES	9/11/2024	179647	RESOURCE COMPLIANCE INC	\$750.00	INV1732	2024-09 PROCESS SAFETY CO
	749500 PROF AND SPEC SERVICES	9/11/2024	179654	SAN JOAQUIN VALLEY AIR POLLUTION	\$2,135.00	C364263	24/25 ANNUAL PERMITS TO O
	749500 PROF AND SPEC SERVICES	9/11/2024	179680	VESTIS GROUP, INC.	\$199.36	5031459636	BPO/WWTP & BLG MAINT FLOO
	749500 PROF AND SPEC SERVICES	9/25/2024	179741	FRUIT GROWERS LABORATORY, INC	\$8,214.00	2024-08	BPO/PROFESSIONAL SERVICES
	749500 PROF AND SPEC SERVICES	9/25/2024	179838	SANCHEZ BROS FARMING	\$3,420.00	1561	ANNUAL CHISELING SERVICE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20710000 WASTEWATER OPERATIONS	749500 PROF AND SPEC SERVICES	9/25/2024	179871	VESTIS GROUP, INC.	\$71.60	5031466002	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	9/11/2024	179673	UNWIRED BROADBAND INC	\$69.99	INV02090740	BPO/INTERNET SERVICE WWTP
	755100 WWTP EFFLUENT DISPOSAL	9/11/2024	179592	LAKE SIDE IRRIGATION WATER DISTRICT	\$15,000.00	2024-08	2024-08 WWTP EFFLUENT
	760000 SPECIAL DEPARTMENTAL EXP	9/6/2024	179483	HOME DEPOT U S A INC-DEPT 32 2540194606	\$192.03	2024-07	2024-07 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179570	HD SUPPLY, INC.	\$360.60	818835894	JANITORIAL SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179705	AMAZON CAPITAL SERVICE, INC.	\$15.00	1DWX-K3HM-KVQ7	2024-08 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179756	HOME DEPOT U S A INC-DEPT 32 2540194606	\$178.64	2024-08	2024-08 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179799	MORGAN & SLATES	\$5.93	1806361	BPO/SPECIAL DEPT EXPENSE
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179876	WEST VALLEY SUPPLY INC	\$749.14	116124	BPO/SPECIAL DEPT EXPENSE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179576	J C LANSLOWNE DIST INC	\$812.95	257221	BPO/CHEMICALS
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179665	THATCHER CO OF CALIF INC	\$24,373.37	2024250104970	BPO/CHEMICALS/CHEM SUPP
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179665	THATCHER CO OF CALIF INC	(\$6,000.00)	2024250901070	BPO/CHEMICALS/CHEM SUPP
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179760	J C LANSLOWNE DIST INC	\$606.61	258675	BPO/CHEMICALS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20710000 WASTEWATER OPERATIONS	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179854	THATCHER CO OF CALIF INC	\$24,133.47	2024250105298	BPO/CHEMICALS/CHEM SUPP
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179854	THATCHER CO OF CALIF INC	(\$6,000.00)	2024250901149	BPO/CHEMICALS/CHEM SUPP
	778500 UTILITIES-GAS	9/11/2024	1330	SOUTHERN CALIF GAS CO	\$14.79	2024-08	2024-08 GAS SERVICES
	825014 WWTP LAB & ADMIN (2) A/C	9/11/2024	179539	CRAIN'S, INC	\$24,875.00	13765	WASTEWATER (2) A/C UNITS
	DIVISION/ORG TOTAL 20710000 - WASTEWATER OPERATIONS				\$121,065.97		
20720000 SANITARY SEWER COLLECTION	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$43.70	5031456342	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$29.24	5031453240	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$27.52	5031462395	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$27.52	5031465584	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$27.52	5031459641	BPO/ACCT 2322940000 UNIFO
	741200 EQUIPMENT MAINTENANCE	9/25/2024	179853	TELSTAR INSTRUMENTS, INC	\$2,384.38	123437	BPO/EQUIPMENT
	760000 SPECIAL DEPARTMENTAL EXP	9/6/2024	179483	HOME DEPOT U S A INC-DEPT 32 2540194606	\$7.81	2024-07	2024-07 CONSOLIDATED FOR
	778000 UTILITIES-ELECTRICITY	9/25/2024	179822	P G & E	\$782.10	5401477022-09/24	LIFT STATION/NW COR RR TR
DIVISION/ORG TOTAL 20720000 - SANITARY SEWER COLLECTION					\$3,329.79		
20730000 WASTEWATER CAPITAL & RESV	824621 DESIGN&CONST OF SCE-OWNED	9/25/2024	179846	SOUTHERN CALIF EDISON CO	\$336,962.00	7590578208	DESIGN & CONSTRUCTION OF
	DIVISION/ORG TOTAL 20730000 - WASTEWATER CAPITAL & RESV				\$336,962.00		
20810000 WATER OPERATIONS	730000 UNIFORM EXPENSE	9/11/2024	179591	JASON ALLEN BRANDON DBA	\$221.99	40495	FY25 SAFETY SHOES - HICKS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20810000 WATER OPERATIONS	730000 UNIFORM EXPENSE	9/11/2024	179591	JASON ALLEN BRANDON DBA	\$225.00	40486	FY25 SAFETY SHOES - CABRE
	730000 UNIFORM EXPENSE	9/11/2024	179591	JASON ALLEN BRANDON DBA	\$214.46	40487	FY25 SAFETY SHOES - WILLI
	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$77.58	5031456351	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/11/2024	179680	VESTIS GROUP, INC.	\$77.58	5031453249	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$112.08	5031462392	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$82.58	5031465580	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	9/25/2024	179871	VESTIS GROUP, INC.	\$77.58	5031459650	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	9/11/2024	179663	U S TELEPACIFIC CORP	\$77.93	181292063-0	PHONE SERVICE 08/23-09/22
	741200 EQUIPMENT MAINTENANCE	9/11/2024	179518	BACKFLOW APPARATUS & VALVE CO, INC	\$176.23	286549	FEBCO 805Y-825 3" CHECK K
	741200 EQUIPMENT MAINTENANCE	9/25/2024	179706	AMERICAN INCORPORATED	\$783.35	7177766	R134A PER PUND REFRIGERAN
	741200 EQUIPMENT MAINTENANCE	9/25/2024	179853	TELSTAR INSTRUMENTS, INC	\$2,189.87	123320	EMERGENCY CALL OUT REPLAC
	741200 EQUIPMENT MAINTENANCE	9/25/2024	179853	TELSTAR INSTRUMENTS, INC	\$2,483.00	123321	REPLACE EXHAUST FANS WELL
	744000 OFFICE EXPENSE MISC	9/25/2024	179804	OFFICE DEPOT (CONTRACT)	\$69.88	32137026	2024-08 OFFICE SUPPLIES-
	745000 PUBLICATIONS AND DUES	9/11/2024	179522	CALIF STATE WATER RESOURCE CTL BRD	\$160.00	240911	BPO/WTR TREATMNT-LICENSE
	745000 PUBLICATIONS AND DUES	9/25/2024	179717	CALIF STATE WATER RESOURCE CTL BRD	\$60.00	32759 D. BROWN	OP# 32759 DON BROWN CERT.
	749000 CONTRACTED LEGAL SERVICES	9/25/2024	179746	GRISWOLD, LASALLE, COBB, DOWD & GIN	\$4,803.57	2024-08	2024-08 LEGAL SVC

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20810000 WATER OPERATIONS	749500 PROF AND SPEC SERVICES	9/11/2024	179514	B S K & ASSOCIATES INC	\$100.80	AH20403	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	9/11/2024	179514	B S K & ASSOCIATES INC	\$453.60	AH20402	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	9/11/2024	179514	B S K & ASSOCIATES INC	\$25.20	AH21277	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	9/11/2024	179514	B S K & ASSOCIATES INC	\$453.60	AH20991	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	9/11/2024	179514	B S K & ASSOCIATES INC	\$100.80	AH20997	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	9/11/2024	179532	COMCAST BUSINESS	\$109.52	216199131	2024-08 UTILITIES
	749500 PROF AND SPEC SERVICES	9/11/2024	179654	SAN JOAQUIN VALLEY AIR POLLUTION	\$900.00	C364325	BPO/CLEAN AIR PERMIT TO O
	749500 PROF AND SPEC SERVICES	9/25/2024	179708	B S K & ASSOCIATES INC	\$58.80	AH22617	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	9/25/2024	179708	B S K & ASSOCIATES INC	\$58.80	AH22618	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	9/25/2024	179708	B S K & ASSOCIATES INC	\$117.60	AH22619	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	9/25/2024	179708	B S K & ASSOCIATES INC	\$58.80	AH22621	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	9/25/2024	179708	B S K & ASSOCIATES INC	\$453.60	AH22270	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	9/25/2024	179708	B S K & ASSOCIATES INC	\$100.80	AH22268	BPO/WATER SAMPLING

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20810000 WATER OPERATIONS	749500 PROF AND SPEC SERVICES	9/25/2024	179708	B S K & ASSOCIATES INC	\$453.60	AH21762	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	9/25/2024	179708	B S K & ASSOCIATES INC	\$100.80	AH21756	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	9/25/2024	179708	B S K & ASSOCIATES INC	\$151.20	AH22398	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	9/25/2024	179708	B S K & ASSOCIATES INC	\$151.20	AH22910	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	9/25/2024	179708	B S K & ASSOCIATES INC	\$58.80	AH23357	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	9/25/2024	179708	B S K & ASSOCIATES INC	\$126.00	AH22532	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	9/25/2024	179708	B S K & ASSOCIATES INC	\$453.60	AH22913	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	9/25/2024	179708	B S K & ASSOCIATES INC	\$100.80	AH22897	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	9/25/2024	179773	KINGS MEDICAL CENTERS	\$95.00	250660	PHYSICAL EXAMS DOT
	749500 PROF AND SPEC SERVICES	9/25/2024	179853	TELSTAR INSTRUMENTS, INC	\$760.74	123319	BPO/SCADA MNTC
	758000 RENTS AND LEASES-EQUIP	9/25/2024	179782	LINDE GAS & EQUIPMENT INC	\$1,453.86	45189857	BPO/CO2 TANK RENTAL
	758000 RENTS AND LEASES-EQUIP	9/25/2024	179782	LINDE GAS & EQUIPMENT INC	\$881.77	44669502	BPO/CO2 TANK RENTAL
	758000 RENTS AND LEASES-EQUIP	9/25/2024	179782	LINDE GAS & EQUIPMENT INC	\$881.77	45259908	BPO/CO2 TANK RENTAL

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20810000 WATER OPERATIONS	760000 SPECIAL DEPARTMENTAL EXP	9/11/2024	179641	JOSEPH G POLLARD CO INC	\$249.25	0270375	BPO/SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179756	HOME DEPOT U S A INC-DEPT 32 2540194606	\$762.08	2024-08	2024-08 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	9/25/2024	179784	LOWE'S	\$97.68	2024-08	2024-08 CONSOLIDATED FOR
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$988.63	52366449	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$585.85	52366448	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$410.71	52369834	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$1,171.72	52369835	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$1,830.80	52369833	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$966.53	52369832	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$1,830.80	52378401	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$1,318.18	52378403	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$1,278.57	52378405	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$1,318.18	52378402	BPO/CHLORINE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20810000 WATER OPERATIONS	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$823.86	52386390	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$1,208.33	52386386	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$539.88	52386389	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$966.53	52386387	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$1,281.56	52386385	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$1,739.26	52386383	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$1,439.28	52393952	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$1,409.72	52393951	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$1,061.86	52393949	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$1,354.79	52393948	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$1,025.25	52393947	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$549.24	52398652	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/11/2024	179672	UNIVAR SOLUTIONS USA INC	\$292.93	52398653	BPO/CHLORINE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20810000 WATER OPERATIONS	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$640.78	52409046	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$714.29	52409045	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$1,647.72	52409044	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$885.99	52409043	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$492.75	52409042	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$1,350.00	52412771	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$1,409.72	52412770	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$1,391.41	1391.41	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$732.32	52412768	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$1,373.10	52412766	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$640.78	52421027	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$1,043.55	52421026	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$1,293.96	52427639	BPO/CHLORINE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20810000 WATER OPERATIONS	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$1,651.38	52427638	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$794.57	52427637	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$821.56	52427636	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$1,260.71	52435211	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$1,409.72	52435209	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$732.32	52435208	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$1,006.94	52435204	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	9/25/2024	179864	UNIVAR SOLUTIONS USA INC	\$1,098.48	52435205	BPO/CHLORINE
	799000 MATERIALS/SUPP'S/INVENTRY	9/25/2024	179824	PACE SUPPLY CORP	\$1,165.09	199532758-4	BPO/PARTS AND SUPPLIES
DIVISION/ORG TOTAL 20810000 - WATER OPERATIONS					\$70,612.35		
21040000 ACCUM CAPITAL OUTLAY	824606 CIVIC AUD BLINDS REPL PRJ	9/25/2024	179879	Z BLINDS COMPANY, INC.	\$10,511.58	74300	CIVIC AUDITORIUM BLINDS R
	DIVISION/ORG TOTAL 21040000 - ACCUM CAPITAL OUTLAY					\$10,511.58	
26650000 GAS TAX - 2103	823618 PAVEMENT RESURFACING TREA	9/11/2024	179511	ASPHALT PAVEMENT & RECYCL TECH, INC	\$2,180.00	12661	APART REPORT #23-0823 23/
	823618 PAVEMENT RESURFACING TREA	9/11/2024	179683	VSS INTERNATIONAL INC	\$273,136.82	1	SINGLE FIBERIZED MICRO SU
	DIVISION/ORG TOTAL 26650000 - GAS TAX - 2103					\$275,316.82	

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
29100000 WATER CAPITAL & RESERVE	823637 NEW WATER SUPPLY WELL	9/25/2024	179830	PROVOST & PRITCHARD CONSULTING GRP	\$810.60	113056	Site Facility Design: Wel
DIVISION/ORG TOTAL 29100000 - WATER CAPITAL & RESERVE					\$810.60		
		TOTAL AMOUNTS FOR CHECKS:			\$19,768,927.49		



AGENDA STAFF REPORT

MEETING DATE: 11/5/2024	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of the Minutes of the August 6, 2024, Meeting

RECOMMENDATION:

Recommendation: Approve the minutes of the August 6, 2024, meeting.

BACKGROUND

FISCAL IMPACT:

ATTACHMENTS:

1. August 6, 2024 Minutes



**City Council Regular Meeting
Minutes**

**August 6, 2024 7:00 PM
Council Chambers
400 N. Douty St.**

5:00 PM CALL TO ORDER STUDY SESSION AND CLOSED SESSION:

Present:	Absent:
Council Member Travis Paden Council Member Lou Martinez Council Member Mark Kairis Council Member Martin Devine	

ROLL CALL BY THE CITY CLERK:

Mayor Paden called the study session and closed session to order at 5:00 p.m.

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.*

Bob Ramos talked about the history of Hidden Valley Park. Mr. Ramos also provided his feedback on the development of the park.

Brian Fagundes provided his feedback about the design, and questioned the sidewalk on Cortner St. He also questioned the plan for park lighting and shade structures.

Deena Mathers, a neighbor to Hidden Valley Park, expressed her concerns regarding the park concept. She also raised concerns about the noise that might occur during future construction.

Anna Brookshier questioned the number of restrooms included in the the park design.

Victor Chavarin Jr. spoke in support of concepts number 4 and 5. He also expressed his concerns about the availability of baseball courts and softball fields in the community.

STUDY SESSION:

- A. Presentation to the City Council regarding potential expansion and improvements of Hidden Valley Park and direction as appropriate.

Parks and Community Services Director Brad Albert presented the conceptual designs of Hidden Valley Park for the Council's Review and direction. Dir. Albert addressed the probable cost and the rezoning process. Staff is expecting to arrange a public hearing in November. Dir. Albert also discussed the possibility of funding sources. City Manager Cifuentez pointed out that the costs for the required studies to be included in the project are not accounted for in the presented budget and are inaccurate. The Council questioned the presented designs and funding sources. After some discussion, the Council directed staff to move forward with concept number 5 and bring back the cost to move forward on the project.

Mayor Paden adjourned the study session at 6:19 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 Lou Martinez Council Member Mark Kairis Council Member Martin Devine	

INVOCATION:

The invocation was led by Rev. Bobby Guerra.

FLAG SALUTE:

The flag salute was led by Mayor Paden.

CLOSED SESSION ACTION REPORT:

None.

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 members discussed the meetings and events they attended. The City Manager discussed the replacement of the trees at the Sports Complex. City Attorney Mizote announced that the anticipated discussion about the K9 policy has been canceled due to potential litigation.

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.

Jim Carpenter commented on the Krash matter. He requested a memorial bench and a community event to celebrate Krash. He also spoke in support of a tax measure.

Jack Amoroso provided his background and discussed his involvement in developing the K9 contract. He stated the Hanford Police Officers Association (HPOA) requested it and the K9 handlers supported the contract. He also addressed the allegations seen on social media.

Onan Champi addressed an email that he sent to the Council. City Manager Cifuentez responded to his comments.

Jamie Barela expressed her concerns about the Goodwill's trash and people living in the bushes. She also requested more law enforcement in the school site areas.

Noor Memon requested that the city open an investigation on the City Council. City Attorney Mizote and City Manager Cifuentez addressed his comments.

Bobby Guerra asked how the community can help make a difference in the city. Vice Mayor Kairis responded to his question.

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.

Staff requested that item H be pulled from the consent calendar for separate discussion.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Lou Martinez
SECONDER:	Council Member Mark Kairis
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- A. Procedural Waiver: Waive reading in full of resolutions and ordinances and approval and adoption of same by reading title the only.
- B. City Clerk: Approval of the Minutes of the May 23, 2024, Special Meeting
- C. City Clerk: Approval of the Minutes of the June 4, 2024, Meeting
- D. Parks and Community Services: Authorization to accept and appropriate the funding in the General Fund for the USDA Forest Service Urban and Community Forestry Inflation Reduction Act Grant in the amount of \$1,000,000 and Authorization for the City Manager to execute the grant agreement.
- E. Public Works: Approval of the sole source purchase of one (1) Vac-Con TAQD312HE/1300 truck from Vac-Con Incorporated of Green Cove Springs Florida for \$776,614.39 and authorization for the sale of the City's 2009 Vac truck #174 as surplus equipment.
- F. Public Works: Appropriate \$66,251.55 from 20500000-825003 (Fleet Reserves Fund) and affirm emergency approval of the sole source quote and authorize repairs for engine replacement in Fire Engine #164 for \$66,251.55 with Golden State Peterbilt of Porterville, CA.
- G. Utilities and Engineering: Authorization for the City Manager to sign a Grant of Easement from the City of Hanford to Southern California Edison for electrical service to a

landscape irrigation meter located on Lot "A" of Tract 915, Unit #2 at the northeast corner of the intersection of Aquifer Drive and Carnegie Street.

- H. Finance: Acceptance and authorization for staff to File the City of Hanford's Quarterly Investment Portfolio and Transactions Reports as of 06/30/2024.

PULLED CONSENT ITEMS:

- A. Fire: Approve Contract for Essential Data services for the Fire Department for \$40,102 year one, and \$31,070 in subsequent years for up to five years.

[Item H]

Pulled by the City Manager for clarification.

City Manager Cifuentez clarified that the staff report did not include the request to appropriate an additional \$34,231 from the General Fund for FY25, approved by the Finance Director Chirs Tavaréz.

Motion to approve the Contract for Essential Data Services for the Fire Department and appropriate an additional \$34,231 from the General Fund for FY25.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Martin Devine
SECONDER:	Council Member Travis Paden
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

PUBLIC HEARING:

- A. Community Development: A Public Hearing to consider 1) General Plan Amendment No. 0001-23: a request to change the general plan designation from Neighborhood Commercial to Neighborhood Mixed Use on 5-acres located at the northwest of the intersection of Grangeville Boulevard and Centennial Drive (APN) 009-030-142. 2) Rezone No. 0001-23: a request to change the zoning from C-N Neighborhood Commercial to MX-N Neighborhood Mixed Use on a 5-acre site with a Planned Unit Development overlay. 3) Planned Unit Development No. 0036-24: a request to allow cross-access, shared driveways, and application of mixed-use standards to permit a vertical mixed-use development. 4) Variance No. 0009-23: a request to deviate from the standards of Section 17.24.130 of the Hanford Municipal Code, to eliminate the block wall requirement between an existing apartment complex and a proposed apartment complex and provide a slated chain link fencing between the proposed apartment complex and a City basin. 5) Mitigated Negative Declaration No. 2024-57: Certifying that the project will have a less than significant impact on the environment with the incorporation of mitigation measures.

Mayor Paden opened the public hearing at 7:44 p.m. and called for the staff report. Senior Planner Gabrielle Myers presented the staff report for the Council's review and approval. Ms. Myers answered questions from the Council and provided clarification for the public. Mayor Paden closed the public hearing at 8:08 p.m.

IN-FAVOR:

Scott Vincent, Project Architech, commented on the project and shared his experience working with the city staff. He also addressed the size of the site.

OPPOSED:

Irene Torres, an investor, commented on the site and the impact the project will have on the residents in the area. She spoke in opposition to the commercial portion of the project.

1. Motion to certify Mitigated Negative Declaration No. 2024-57 (SCH# 2024050798) for the project.

RESULT: Passed (UNANIMOUS)
MOVER: Council Member Martin Devine
SECONDER: Council Member Lou Martinez
AYES: Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

2. Motion to adopt Resolution No. 24-29-R, approving General Plan Amendment No. 0001-23.

RESULT: Passed (UNANIMOUS)
MOVER: Council Member Travis Paden
SECONDER: Council Member Martin Devine
AYES: Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

3. Motion to introduce and waive the first reading of Ordinance 24-07, approving Rezone No. 0001-23.

RESULT: Passed (UNANIMOUS)
MOVER: Council Member Mark Kairis
SECONDER: Council Member Travis Paden
AYES: Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

4. Motion to approve to adopt Resolution No. 24-30-R, approving Planned Unit Development No. 0036-24.

RESULT: Passed (UNANIMOUS)
MOVER: Council Member Martin Devine
SECONDER: Council Member Travis Paden
AYES: Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

5. Motion to adopt Resolution No. 24-31-R, approving Variance No. 0009-23.

RESULT: Passed (UNANIMOUS)
MOVER: Council Member Lou Martinez
SECONDER: Council Member Travis Paden
AYES: Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- B. Community Development: Public Hearing to consider and receive public comment related to Roadway Abandonment No. 0001-23: Adoption of Resolution No. 24-32-R approving the vacation and abandonment of approximately 2,551 square feet of right-of-way, an alley, located north of Florinda Street, between Douty and Harris Streets.

Mayor Paden opened the public hearing at 8:09 p.m. and called for the staff report. Senior Planner Gabrielle Myers presented the staff report for the Council's review and approval. Ms. Myers also addressed an error in the resolution and presented the amended resolution. Ms. Myers answered questions from the Council. Mayor Paden closed the public hearing at 8:14 p.m.

IN-FAVOR:
Onan Champi spoke in favor.

OPPOSED:
None.

Motion to Approve as amended.

RESULT: Passed (UNANIMOUS)
MOVER: Council Member Mark Kairis
SECONDER: Council Member Lou Martinez
AYES: Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

GENERAL BUSINESS:

- A. Parks and Community Services: Approval of the purchase agreement with Everything Ice to purchase a 60' x 100' ice rink, ten skate aids, and a used propane Zamboni Model 500 for \$186,737.86; Authorization for the City Manager to execute the necessary documents; and additional Appropriation of \$80,057.52 from the General Fund to fund the purchase.

Parks and Community Services Director Brad Albert presented the agreement for the Council's review and approval. Dir. Albert answered questions from the Council.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Martin Devine
SECONDER:	Council Member Lou Martinez
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

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

The Mayor and Vice Mayor requested updates on the Camping Ordinance and the Business Improvement District (BID) Ordinance. Mayor Paden suggested postponing the discussion of the BID Ordinance and emphasized that the BID funds should be allocated to Main Street Hanford. Staff will provide updates on both items at a future meeting.

B. Upcoming Events and Important Dates:

August 10: Grand Opening of Earl F. Johnson Park Playground, 9:00 a.m. [More Info](#)
August 20: Regular City Council Meeting
September 2: City offices will be closed in observance of Labor Day
September 3: Canceled City Council Meeting
September 17: 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 8:37p.m.

Respectfully submitted,

Natalie Corral
City Clerk



AGENDA STAFF REPORT

MEETING DATE: 11/5/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of the Minutes of the August 20, 2024, Meeting

RECOMMENDATION:

Recommendation: Approve the minutes of the August 20, 2024, meeting.

BACKGROUND

FISCAL IMPACT:

ATTACHMENTS:

- 1. August 20, 2024 Minutes



City Council Regular Meeting Minutes

August 20, 2024 7:00 PM
Council Chambers
400 N. Douty St.

5:00 PM CALL TO ORDER STUDY SESSION AND CLOSED SESSION:

Mayor Paden called the study session and closed session to order at 5:00 p.m.

ROLL CALL BY THE CITY CLERK:

Present:	Absent:
Council Member Lou Martinez Council Member Mark Kairis Council Member Martin Devine Council Member Travis Paden	

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.*

Main Street Hanford Executive Director, Michelle Brown proposed that Main Street Hanford assist with forming an advisory board to ensure the funds' allocation. She also shared some of Main Street's budget details.

Jim Castleman agrees with Council Member Devine's statement regarding the advisory board and BID funding.

STUDY SESSION:

- A. Council: Further Council discussion about the Central Parking and Business Improvement District Advisory Board and proposed amendments to the Municipal Code regarding how the board is designated and responsibilities under the ordinance.

City Manager Cifuentez discussed the history and background of the Central Parking and Business Improvement District (BID) Advisory Board, seeking the Council's input on amending the ordinance. The Council expressed their support for allocating the BID funds to Main Street Hanford. City Manager Cifuentez discussed the need to update the annual agreement to reflect the Council's direction. The City Attorney clarified the purpose of the ordinance. Ms. Brown and the City Manager answered questions from the Council. After some discussion, the Council directed staff to bring back an ordinance amendment for an introduction of the first reading at a future meeting.

Mayor Paden adjourned the study session 5:44 p.m.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (54956.9 (d)(2))

1 Workers Comp Case.

CALL TO ORDER REGULAR SESSION:

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

ROLL CALL:

Present:	Absent:
Council Member Mark Kairis Council Member Travis Paden Council Member Lou Martinez Council Member Martin Devine	

INVOCATION:

The invocation was led by Pastor Thomas King.

FLAG SALUTE:

The flag salute was led by Mayor Paden.

RECOGNITION:

- A. Badge Pinning Ceremony and Oath of Office for Officer's Armando Prieto, Fawz Akram, Frank Mendez, and Antonio Lopez.

Police Chief Stephanie Huddleston introduced new officers; Armando Prieto, Fawz Akram, Frank Mendez, and Antonio Lopez, and the City Clerk Natalie Corral administered the oath of office.

CLOSED SESSION ACTION REPORT:

None.

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. The City Manager addressed the city maintenance work on the public parking lots.

- A. INFORMATION REPORT - WARRANT REGISTER

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 conceptual drawings for the downtown project and expressed his concerns.

Carolyn Hudgins thanked the city staff for their participation in the Juneteenth event at the Longfield Center.

Mark Pratter commented on the Hiddnen Valley Park proposal and expressed his concerns about the projected cost.

Michael Stoddard questioned the Hidden Valley Park expansion design.

William Harmon commented on the projected cost of expanding Hidden Valley Park.

Cynthia Martinson commented on the traffic circle project.

Kimber Regan talked about why she is running for City Council. She also commented on the roundabout project. She stated the city should be spending the funds on other things.

Noor Memon commented on vacant city buildings.

Jim Castleman thanked the Council for their service and commented on the Parks Master Plan.

Rose Shapley commented on Hidden Valley Park and the sports complex concession stand.

Alfred Benavides shared his background and commented on the issues in the city, and he talked about why he is running for city council. He also commented on the Helena lawsuit.

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 H was pulled by Council Member Martinez.

Motion to Approve the consent calendar except for the items pulled for separate discussion.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Martin Devine
SECONDER:	Council Member Travis Paden
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- 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 June 11, 2024, Special Meeting.
- C. City Clerk: Approval of the Minutes of the June 18, 2024, Meeting.
- D. Community Development: Approval of Historic Resources Permit HRA0014-24 to place fencing at Salmon’s Furniture Galleries. The property is designated as a contributing building within the Historic Overlay Zone. The project is located at 112 E. Seventh Street (APN 012-041-007).
- E. Community Development: Approval of the second reading and Adoption of Ordinance No. 24-07, approving Rezone No. 0001-23, a request to change the zoning on a five-acre parcel from C-N Neighborhood Commercial to MX-N Neighborhood Mixed Use. The project is located at the northwest intersection of Grangeville Boulevard and Centennial

Drive (APN 009-030-142).

- F. Utilities and Engineering: Adoption of Resolution No. 24-35-R, in support of the FY 2024 Federal Railroad Administration - Railroad Crossing Elimination Program (FRA-RCE) Grant and Approval to submit an application for the Project Development phase for a grade separation at Grangeville Boulevard and BN&SF Railway.
- G. Police: Adoption of Resolution No. 24-37-R, authorizing the acceptance of an award of \$ 35,878 in grant funding from the Department of Alcohol Beverage Control (ABC) for alcohol enforcement and authorizing the Police Chief to execute the Agreement.

PULLED CONSENT ITEMS:

- A. Finance: Authorization and Appropriation in Fiscal Year 2024/2025 for eleven (11) police patrol vehicles from Enterprise Fleet Management based off the previously approved Master Agreement and Sourcwell cooperative pricing for \$81,000 in the General Fund (10 vehicles) and \$78,500 in the COPS Fund (1 vehicle)

[Item H]

Pulled by Council Member Martinez. Staff provided clarification for the Council.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Lou Martinez
SECONDER:	City Council Member Martin Devine
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

PUBLIC HEARING:

- A. Community Development: Public hearing regarding the 2023-24 CDBG Consolidated Annual Performance and Evaluation Report (CAPER) and Approval of the submittal of the Program Year 2023 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report.

Mayor Paden opened the public hearing at 7:58 p.m. and called for the staff report. Housing Analyst Sandra Lerma presented the staff report for the Council's review and approval and answered questions from the Council. Mayor Paden closed the public hearing at 8:07 p.m.

IN-FAVOR

None.

OPPOSED

None.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Mark Kairis
SECONDER:	Council Member Lou Martinez
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

GENERAL BUSINESS:

- A. Utilities and Engineering: Approval of a contract with 4Creeks Inc., to provide Construction Management and Inspection Services for the Downtown Traffic and Pedestrian Improvement Project in an amount not exceed amount of \$506,853.

Utilities and Engineering Director Frank Senteno discussed the project background and the utility improvements. Associate Engineer Jaklin Hart presented the project outline, renderings, schedule, and key tasks for the Council's review and approval. Staff answered questions from the Council. The Council expressed some concerns about the construction management fee. Staff clarified how the cost is calculated. City Manager Cifuentez addressed the utility portion of the project. After some discussion, Vice Mayor Kairis made a motion to approve. The motion was not seconded, the motion failed.

Motion to Approve.

RESULT:	Failed
MOVER:	Council Member Mark Kairis
SECONDER:	None
AYES:	None
NAYS:	None

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

The Council directed staff to bring back a discussion about the Downtown Traffic and Pedestrian Improvement project and funding alternatives.

B. Upcoming Events and Important Dates:

August 21: Revenue Measure Community Meeting #1 (Virtual) at 5:30 p.m. [More Info and Registration](#)

September 2: City offices closed in observance of Labor Day

September 3: Canceled City Council Meeting

September 17: Regular City Council Meeting

ADJOURNMENT:

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Mayor Paden adjourned the meeting at 8:50 p.m.

Respectfully submitted,

Natalie Corral
City Clerk



**AGENDA
STAFF REPORT**

MEETING DATE: 11/5/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of the Minutes of the September 17, 2024, Meeting

RECOMMENDATION:

Recommendation: Approve the minutes of the September 17, 2024, meeting.

BACKGROUND

FISCAL IMPACT:

ATTACHMENTS:

- 1. September 17, 2024 Minutes



**City Council Regular Meeting
Minutes**

**September 17, 2024 7:00 PM
Council Chambers
400 N. Douty St.**

6:00 PM CALL TO ORDER CLOSED SESSION:

Mayor Paden called the closed session to order at 6:00 p.m.

ROLL CALL BY THE CITY CLERK:

Present:	Absent:
Council Member Martin Devine Council Member Lou Martinez Council Member Travis Paden Council Member Mark Kairis	

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION (GC 54956.9 (d)(1)):
1 Workers' Compensation Claim

CALL TO ORDER REGULAR SESSION:

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

ROLL CALL:

Present:	Absent:
Council Member Martin Devine Council Member Lou Martinez Council Member Travis Paden Council Member Mark Kairis	

INVOCATION:

The invocation was led by Sherri Winterowd.

FLAG SALUTE:

The flag salute was led by Mayor Paden.

RECOGNITION:

- A. Staff will be presented with the Proclamation for National IT Professionals Day.

Mayor Paden presented the National IT Professionals Day proclamation to IT Analyst Jeff Willis.

- B. Emily Carpenter from Golden Positivity will be presented with the Proclamation for Childhood Cancer Awareness Month.

Mayor Paden presented the Childhood Cancer Awareness Month Proclamation to Emily Carpenter, founder of Golden Positivity.

- C. Recognition of the Hanford All Stars 12U Baseball Team Coaches and Players for their World Series appearance.

Manager Jess Moran, Coaches Eric Maciel, Shane Hooper, and Joe Martinez. Players #22 Jo Jo Martinez, #3 Jonah Moran, #4 Ryan Mulanax, #6 Miles Maciel, #7 Urban Rodriguez, #8 Cannon Muir, #10 Noah Squire, #15 Trystan Hooper, #16 Bradley Fossett, #18 Jody Hernandez, #23 Braden Curtis, #27 Mason Gonzalez, #28 Andrew Ibarra, and #30 Chase Gogan.

Mayor Paden presented the Hanford All Star 12U Baseball Team Coaches and players with a resolution in recognition for their achievements.

CLOSED SESSION ACTION REPORT:

None.

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.

Before the public comment period, Mayor Paden addressed a community misunderstanding about the Downtown Improvement Project.

Cynthia Martini shared her concerns about the homeless people at the library.

Jim Carpenter commented on the Krash matter. He requested to add the discussion to a future agenda to discuss having a community event to honor Krash. He also commented on cancer awareness month.

Suzanne Davis shared her concerns about the playground area at Freedom Park and Civic Park. She asked that the city maintain the parks better.

Nick Wagner encouraged the Council to approve the four-way stop at the intersection of Douty Street and Seventh

Street.

Larry Faria announced the upcoming Son's of Liberty town hall meeting.

Jason Kemp Van Ee commented on the Hidden Valley Park expansion. He stated that the community would like to see it developed and suggested that the city solicit corporate sponsors for local parks.

Jack Schwartz announced the upcoming events at the Carnegie Museum.

Noor Memon questioned the public comment time limit. He also commented on the old kiosk in Civic Park and asked why the Bastille is vacant.

Victor Chavarin Jr., District Representative of Senator Hurtado's office, provided an update on legislative actions.

Lorna Martinez expressed her concerns about 5th Street and Douty St. She also stated she does not support a roundabout and the tax measure.

Anna Brookshier suggested fixing the infrastructure downtown.

Bob Ramos commented on the General Business items A, B, and C. He suggested other ways to allocate the project funds to improve the downtown area.

Adrea Barone spoke in support of Measure H and commented on the downtown project. He also expressed his concerns about traffic on 9 1/4, and requested speed bumps.

Joseph Garcia expressed his concerns about the timing of the stop lights throughout the city.

Rusty Brookshier commented on the repairs that are needed in the downtown area.

Kimber Regan commented on the downtown project and shared her concerns about the needed repairs. She stated they didn't want to change the downtown.

Chris Jordan stated the city needs a new safety building and suggested the roundabout project funds be given to the police department.

Onan Champi commented on an email he sent to the City Council about the zoning of his property.

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 G was pulled by Council Member Martinez.

Motion to approve the consent calendar except the items pulled for separate discussion.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Mark Kairis
SECONDER:	Council Member Lou Martinez
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- 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 July 2, 2024, Meeting
- C. City Clerk: Approval of the Minutes of the July 16, 2024, Meeting
- D. City Attorney: Adoption of Resolution No. 24-36-R, declaring 1074 S. Jordan to be exempt surplus property under the Government Code.

- E. Administration: Adoption of Resolution 24-38-R, Conflict of Interest Code, designating the filing obligations for designated employees.
- F. Administration: Approval of Resolution No. 24-33-R, authorizing staff to submit an application for the California Department of Transportation Airport Improvement Program (AIP) Matching Grant to fund a Pavement Management Maintenance Plan for the Hanford Municipal Airport.
- G. Utilities and Engineering: Approve a reimbursement to Presidio JJR Sterling Oaks 104, LLC in the amount of \$1,354,311.27 for the water main and street improvements on Houston Avenue and Alpine Street related to Tract No. 865, Unit No. 1; AND approve an appropriation of \$1,408,862.39 to fulfill the reimbursement.
- H. Utilities and Engineering: Authorization to award a contract to Akel Engineering to update the City's Utility Master Plans for Water, Sanitary Sewer, and Storm Drain for a total amount not to exceed \$705,925 and authorize an appropriation of \$811,814 from various impact fee funds as described herein in this report.
- I. Utilities and Engineering: Approval to enter into a professional services agreement with David Taussig and Associates (DTA) to provide a Comprehensive Update to the City's Development Impact Fees and approval to appropriate \$92,400 from various Impact Fee Funds.

PULLED CONSENT ITEMS:

- A. Community Development: Approval of an appropriation of \$650,000 in the General Fund for the Kings-Tulare High-Speed Rail Station Transit-Oriented Development and Connectivity Plan, and Cross Valley Corridor Rail Service Planning project, funded by Sustainable Communities Transportation Planning Grant award.

[Item G]

Pulled by Council Member Martinez.

Motion to Approve.

RESULT:	Passed
MOVER:	Council Member Kairis
SECONDER:	Council Member Devine
AYES:	Mark Kairis, Travis Paden, Martin Devine
NAYS:	Lou Martinez

PUBLIC HEARING:

- A. Community Development: A public hearing to accept comments related to the Draft Multi-Jurisdictional Housing Element for 2024-2032 and direction to staff to submit the document to the California Department of Housing and Community Development for review.

Mayor Paden opened the public hearing at 8:22 p.m. and called for the staff report. Senior Planner Gabrielle Myers

presented the staff report for the Council's review and approval. Staff responded to the Council and public comments. John Oshima, Housing Element Housing Team Representative, discussed the potential consequences if the city fails to approve submitting the document. The public hearing was closed at 9:14 p.m.

Public Comment:

IN FAVOR:

A member of the public commented on the racial diversity portion of the presentation. She also asked what the city is trying to accomplish.

Kimber Regan shared her concerns about the areas where homes will be built in the future.

OPPOSED:

Larry Faria asked if the plan takes into consideration the available water resources.

Andrea Barone commented on the developers and quality of the homes being built.

Nick Wagner asked if Sacramento would provide the city with funding for more police and fire staff as the city continues to grow.

Bob Ramos commented on the mandate of the Draft Multi-Jurisdictional Housing Element.

Onan Champi questioned the analysis of the housing element.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Mark Kairis
SECONDER:	Council Member Travis Paden
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

GENERAL BUSINESS:

A. Finance: Presentation of Downtown Traffic and Pedestrian Improvement Project Status and Discussion of Project and Funding Alternatives, and Impacts

Finance Director Chris Tavarez, Utility and Engineering Director Frank Senteno, and Deputy City Manager Jason Waters provided an update on the project and requested direction from the Council. Staff discussed different options, the possible impacts, and scope changes. Staff will work with the consultant to finalize plans for a new project. Vice Mayor Kairis expressed his concerns about the potential liability that will be placed on the city and spoke in opposition to the four-way stops.

Motion to approve the project scope change, and keep the four-way stop at the intersection of Douty Street and Seventh Street, eliminating the roundabout and directing staff to continue to pursue the RAISE grant for additional project funding.

RESULT:	Passed
MOVER:	Council Member Travis Paden
SECONDER:	Council Member Martinez
AYES:	Travis Paden, Lou Martinez, Martin Devine
NAYS:	Mark Kairis

B. Utilities and Engineering: Authorize the City Manager to enter into a contract amendment with Interwest Consulting Group for the Downtown Improvement Project additional scope of work.

Utilities and Engineering Director Frank Senteno discussed the contract for the council's review and approval.

Motion to Approve the additional scope of work for the redesign of the Downtown Improvement Project.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Travis Paden
SECONDER:	Council Member Mark Kairis

AYES: Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

- C. Utilities and Engineering: Council reconsideration of the Approval of a contract with 4Creeks Inc., to provide Construction Management and Inspection Services for the Downtown Traffic and Pedestrian Improvement Project in an amount not exceed \$506,853.

Associate Engineer Jacklin Hart discussed the contract for the Council's review and approval. Staff answered questions from the Council.

Motion to Approve.

RESULT: Passed (UNANIMOUS)
MOVER: Council Member Mark Kairis
SECONDER: Council Member Martin Devine
AYES: Mark Kairis, Travis Paden, Martin Devine

- D. City Attorney: Introduction of Ordinance No. 24-08, Amending Hanford Municipal Code Chapter 12.24 to severely restrict sitting, lying down, and sleeping on public and private properties and the addition of provisions to address camping on private property and prohibiting trespassing on business premises.

City Attorney Ty Mizote presented the ordinance and clarified that the exhibit needed to be corrected. Mr. Mizote answered questions from the Council. The Council discussed the proposed adoption date and the importance of the ordinance being in line with Kings County's ordinance.

Motion to Approve.

RESULT: Passed (UNANIMOUS)
MOVER: Council Member Travis Paden
SECONDER: Council Member Martin Devine
AYES: Mark Kairis, Travis Paden, Lou Martinez, Martin Devine

The Council approved to extend the meeting until 10:05 p.m.

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

The Council approved canceling the October 15, 2024, City Council meeting because the majority of the council members will be attending the League of California Cities Annual Conference and Expo, October 16 through October 18.

B. Upcoming Events and Important Dates:

September 18: 3rd Quarter City/County Coordinating Meeting 6:00pm, Corcoran
October 1: Regular City Council Meeting
October 1: Hanford Police Department's National Night Out, Civic Park 6:00pm-8:00pm
October 5 & 6: 45th Annual Renaissance Faire, Civic Park [More Info.](#)
October 15: Regular City Council Meeting
October 16-18: League of Cal Cities 2024 Annual Conference and Expo in Long Beach

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. Dooty 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 10:02 p.m.

Respectfully submitted,

Natalie Corral
City Clerk



AGENDA STAFF REPORT

MEETING DATE: 11/5/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

City Manager: Approval of the Holiday Closure of City Offices for 2024 and Authorization for the City Manager to work with Bargaining Units to negotiate the closure in future years.

RECOMMENDATION:

Recommendation: That the City Council, by motion, approve a one-time holiday closure spanning between Christmas Eve through New Years Day for certain bargaining groups and authorize the City Manager to sign Side Letter Agreements with the Executive Management Employees Association (EMEA), General Employees Management Association (GEMA), and Service Employees International Union Local 521(SEIU) adopting this one-time update.

BACKGROUND:

One of the City Council's goals is to be an "employer of choice." Over the past year and half, in support of that goal, the City's Human Resources division has implemented a Recruitment Incentive policy and city departments have adopted a modified work schedule allowing for the closure of City offices at noon on Fridays, while also extending hours on Monday through Thursday, to allow greater access to services by the public. Additionally, Council approved the closure of City offices (where possible) on Christmas Eve (December 24th), Christmas Day (December 25th), New Year's Eve (December 31st) and New Year's Day (January 1st).

With the approval of this "Closure", City of Hanford offices, where possible, will be closed to the public from Christmas Eve through New Year's Day. The Closure will result in three (3) additional days of holiday time for employees, more specifically two and a half days due to one of the days being a Friday in which offices typically close at noon. Approval of the Closure will not prevent a Department Head from requiring employees to work on a holiday if services to the public are deemed necessary. If any employees are required to work during this period, when their office is closed or is not permitted to have time off due to the nature of their position, they shall be compensated as outlined in the approved Side Letter Agreement and/or established Memorandum of Understanding (MOU).

Years ago, such a closure of city offices would likely have been met with opposition by the City Council. Today, the ability to recruit and/or retain qualified candidates has become extremely difficult. Work-life balance is at the forefront of employee job satisfaction and this particular benefit has frequently been mentioned during surveys of city employees. Kings County already observes this same closure period and potential employees have, unfortunately, withdrawn from recruitment

processes after learning that the City of Hanford was not closed during this timeframe. If approved, this one-time update will be utilized on a trial basis to be further evaluated and discussed during upcoming labor negotiations.

FISCAL IMPACT:

The costs of this closure is due to necessary staff in multiple departments needed to continue to report into work. For example many divisions in Public Works and Utilities & Engineering Departments will continue to need to operate such as Refuse, Fleet, Wastewater, and Water. The total costs of this closure is approximately \$52,000. The estimated costs to Enterprise Funds (non General Fund) divisions to operate is approximately \$44,000. The approximate impact to the General Fund is \$8,000. This estimate is based on the additional overtime costs that would be paid by the City in order to continue essential city functions and services during the closure.

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 11/5/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Administration: Approval of the annual City of Hanford Salary Schedules, pursuant to the California Code of Regulations (CCR) 570.5.

RECOMMENDATION:

Recommendation: That the City Council, by motion, approve the attached salary schedules to restate full-time employee salary ranges currently in place. The attached salary schedule also reflects an increase for part-time (hourly) employees and also identifies the hourly rates enforced if Proposition 32 successfully passes.

Recommended Motion: Approve the attached salary schedules and authorize administration to amend all other documents as may be necessary to implement the updates.

BACKGROUND:

Pursuant to the California Code of Regulations (CCR) 570.5, the California Public Employees' Retirement System (CalPERS) requires that a publicly available pay schedule be used to determine pay rates. Additionally, pay rates shall be limited to the amount listed on a pay schedule and must meet all of the following eight requirements:

1. Be duly approved and adopted by the employer's governing body in accordance with the requirements of applicable public meetings laws
2. Identify the position title for every employee position
3. Show the pay rate as a single amount or multiple amounts within a range for each identified position
4. Indicate the time base, including, but not limited to, whether the time base is hourly, daily, bi-weekly, monthly, bi-monthly, or annually
5. Be posted at the office of the employer or immediately accessible and available for public review from the employer during normal business hours or posted on the employer's website
6. Indicate an effective date and date of any revisions
7. Is retained by the employer and available for public inspection for not less than five years
8. Does not reference another document in lieu of disclosing the pay rate

Staff intends to continue to obtain City Council approval on a frequent basis to satisfy the requirements set forth by the California Code of Regulations (CCR) 570.5.

FISCAL IMPACT:

The bargaining group increases were previously approved by City Council in 2022 and was incorporated in the budget which also includes minimum wage increases.

ATTACHMENTS:

1. City of Hanford Comprehensive Salary Schedule 11-05-24 REV



Salary Schedules
Adopted by City Council
November 5, 2024

City of Hanford Full-Time Salary Schedule

Effective: 10-28-2024; City Council Adoption Date: 11-05-2024

BARGAINING UNIT	JOB TITLE	OT	FLSA	SALARY	MONTHLY SALARY					HOURLY SALARY					HPOA Longevity &/or Specialty Pay	
		DESIGNATION	DESIGNATION	RANGE	1/MIN	2	3	4	5/MAX	1/MIN	2	3	4	5/MAX		
GEMA	Accountant	1	E	102	\$5,819	\$6,110	\$6,415	\$6,736	\$7,073	33.57	35.25	37.01	38.86	40.80		
SEIU	Accounting Clerk	3	40	59	\$3,793	\$3,983	\$4,182	\$4,391	\$4,611	21.88	22.98	24.13	25.33	26.60		
GEMA	Accounting Technician I	2	40	74	\$4,404	\$4,624	\$4,855	\$5,098	\$5,353	25.41	26.68	28.01	29.41	30.88		
GEMA	Accounting Technician II	2	40	84	\$4,865	\$5,108	\$5,363	\$5,631	\$5,913	28.06	29.47	30.94	32.49	34.11		
GEMA	Administrative Analyst I	1	E	95	\$5,427	\$5,699	\$5,983	\$6,283	\$6,597	31.31	32.88	34.52	36.25	38.06		
GEMA	Administrative Analyst II	1	E	105	\$5,995	\$6,295	\$6,609	\$6,940	\$7,287	34.59	36.32	38.13	40.04	42.04		
SEIU	Administrative Assistant	3	40	69	\$4,190	\$4,400	\$4,620	\$4,850	\$5,093	24.17	25.38	26.65	27.98	29.38		
GEMA	Administrative Specialist	2	40	81	\$4,721	\$4,958	\$5,205	\$5,466	\$5,739	27.24	28.60	30.03	31.53	33.11		
SEIU	Administrative Technician	3	40	79	\$4,628	\$4,860	\$5,103	\$5,358	\$5,626	26.70	28.04	29.44	30.91	32.46		
SEIU	Animal Control Technician	3	40	65	\$4,027	\$4,228	\$4,439	\$4,661	\$4,894	23.23	24.39	25.61	26.89	28.24		
GEMA	Assistant Engineer	1	E	108	\$6,177	\$6,485	\$6,810	\$7,150	\$7,508	35.63	37.42	39.29	41.25	43.31		
SEIU	Assistant Planner	3	40	100	\$5,704	\$5,989	\$6,289	\$6,603	\$6,933	32.91	34.55	36.28	38.09	40.00		
GEMA	Associate Civil Engineer	1	E	123	\$7,171	\$7,529	\$7,906	\$8,301	\$8,716	41.37	43.44	45.61	47.89	50.29		
GEMA	Associate Planner	1	E	110	\$6,301	\$6,616	\$6,947	\$7,294	\$7,659	36.35	38.17	40.08	42.08	44.18		
SEIU	Building Inspector I	3	40	89	\$5,113	\$5,368	\$5,637	\$5,919	\$6,214	29.50	30.97	32.52	34.15	35.85		
SEIU	Building Inspector II	3	40	99	\$5,648	\$5,930	\$6,226	\$6,538	\$6,865	32.58	34.21	35.92	37.72	39.60		
GEMA	Building Official	1	E	137	\$8,243	\$8,655	\$9,088	\$9,542	\$10,019	47.55	49.93	52.43	55.05	57.80		
GEMA	Building Superintendent	1	E	111	\$6,364	\$6,682	\$7,016	\$7,367	\$7,735	36.71	38.55	40.48	42.50	44.63		
GEMA	City Clerk	1	E	121	\$7,030	\$7,381	\$7,750	\$8,138	\$8,544	40.56	42.58	44.71	46.95	49.30		
GEMA	City Engineer	1	E	164	\$10,783	\$11,322	\$11,888	\$12,483	\$13,107	62.21	65.32	68.59	72.02	75.62		
Unrepresented	City Manager	1	E	202	\$15,738	\$16,525	\$17,352	\$18,219	\$19,130	90.80	95.34	100.11	105.11	110.37		
SEIU	Code Compliance Officer	3	40	89	\$5,113	\$5,368	\$5,637	\$5,919	\$6,214	29.50	30.97	32.52	34.15	35.85		
GEMA	Code Compliance Supervisor	1	E	101	\$5,761	\$6,049	\$6,352	\$6,669	\$7,003	33.24	34.90	36.64	38.48	40.40		
SEIU	Communications Dispatch Supervisor	3	40	96	\$5,481	\$5,756	\$6,043	\$6,345	\$6,663	31.62	33.20	34.87	36.61	38.44		

BARGAINING UNIT	JOB TITLE	OT	FLSA	SALARY	MONTHLY SALARY					HOURLY SALARY					HPOA Longevity &/or Specialty Pay	
		DESIGNATION	DESIGNATION	RANGE	1/MIN	2	3	4	5/MAX	1/MIN	2	3	4	5/MAX		
SEIU	Communications Dispatcher	3	40	75	\$4,448	\$4,670	\$4,904	\$5,149	\$5,406	25.66	26.94	28.29	29.71	31.19		
EMEA	Community Development Director	1	E	169	\$11,333	\$11,900	\$12,495	\$13,120	\$13,776	65.38	68.65	72.09	75.69	79.47		
SEIU	Community Enhancement Officer	3	40	57	\$3,718	\$3,904	\$4,100	\$4,305	\$4,520	21.45	22.53	23.65	24.83	26.08		
GEMA	Community Relations Manager	1	E	123	\$7,171	\$7,529	\$7,906	\$8,301	\$8,716	41.37	43.44	45.61	47.89	50.29		
SEIU	Computer Technician	3	40	82	\$4,769	\$5,007	\$5,257	\$5,520	\$5,796	27.51	28.89	30.33	31.85	33.44		
SEIU	Construction Coordinator/Inspector	3	40	107	\$6,115	\$6,421	\$6,742	\$7,079	\$7,433	35.28	37.05	38.90	40.84	42.88		
SEIU	Construction Inspector I	3	40	87	\$5,012	\$5,262	\$5,526	\$5,802	\$6,092	28.91	30.36	31.88	33.47	35.15		
SEIU	Construction Inspector II	3	40	97	\$5,536	\$5,813	\$6,104	\$6,409	\$6,729	31.94	33.54	35.21	36.97	38.82		
SEIU	Custodian	3	40	47	\$3,366	\$3,535	\$3,711	\$3,897	\$4,092	19.42	20.39	21.41	22.48	23.61		
Unrepresented	Deputy City Manager	1	E	189	\$13,829	\$14,520	\$15,246	\$16,009	\$16,809	79.78	83.77	87.96	92.36	96.97		
GEMA	Deputy Public Works Director	1	E	156	\$9,958	\$10,456	\$10,979	\$11,528	\$12,104	57.45	60.32	63.34	66.51	69.83		
SEIU	Development Services Assistant	3	40	60	\$3,831	\$4,023	\$4,224	\$4,435	\$4,657	22.10	23.21	24.37	25.59	26.87		
SEIU	Development Services Technician	3	40	75	\$4,448	\$4,670	\$4,904	\$5,149	\$5,406	25.66	26.94	28.29	29.71	31.19		
GEMA	Engineering Manager	1	E	146	\$9,015	\$9,466	\$9,939	\$10,436	\$10,958	52.01	54.61	57.34	60.21	63.22		
SEIU	Engineering Technician I	3	40	77	\$4,537	\$4,764	\$5,002	\$5,252	\$5,515	26.18	27.49	28.86	30.30	31.82		
SEIU	Engineering Technician II	3	40	87	\$5,012	\$5,262	\$5,526	\$5,802	\$6,092	28.91	30.36	31.88	33.47	35.15		
GEMA	Environmental Compliance Supervisor	1	E	110	\$6,301	\$6,616	\$6,947	\$7,294	\$7,659	36.35	38.17	40.08	42.08	44.18		
SEIU	Facilities Maintenance Technician I	3	40	62	\$3,908	\$4,104	\$4,309	\$4,524	\$4,750	22.55	23.67	24.86	26.10	27.41		
SEIU	Facilities Maintenance Technician II	3	40	72	\$4,317	\$4,533	\$4,759	\$4,997	\$5,247	24.91	26.15	27.46	28.83	30.27		
EMEA	Finance Director	1	E	175	\$12,030	\$12,632	\$13,264	\$13,927	\$14,623	69.41	72.88	76.52	80.35	84.36		
GEMA	Finance Manager	1	E	142	\$8,663	\$9,096	\$9,551	\$10,029	\$10,530	49.98	52.48	55.10	57.86	60.75		
GEMA	Financial Analyst	1	E	115	\$6,622	\$6,953	\$7,301	\$7,666	\$8,049	38.20	40.12	42.12	44.23	46.44		
IAFF	Fire Battalion Chief**	1	E	148	\$9,196	\$9,656	\$10,139	\$10,646	\$11,178	53.05	55.71	58.49	61.42	64.49		
IAFF	Fire Battalion Chief*	4	E	115	\$9,271	\$9,735	\$10,221	\$10,732	\$11,269	38.20	40.12	42.12	44.23	46.44		
IAFF	Fire Captain**	4	24	94	Administrative Assignment					46.66	48.99	51.44	54.01	56.71		
IAFF	Fire Captain*	4	24	94	\$7,523	\$7,899	\$8,294	\$8,709	\$9,144	31.00	32.55	34.18	35.89	37.68		

BARGAINING UNIT	JOB TITLE	OT	FLSA	SALARY	MONTHLY SALARY					HOURLY SALARY					HPOA Longevity &/or Specialty Pay	
		DESIGNATION	DESIGNATION	RANGE	1/MIN	2	3	4	5/MAX	1/MIN	2	3	4	5/MAX		
EMEA	Fire Chief	1	E	175	\$12,030	\$12,632	\$13,264	\$13,927	\$14,623	69.41	72.88	76.52	80.35	84.36		
IAFF	Fire Engineer**	4	24	77	Administrative Assignment					39.40	41.36	43.43	45.60	47.89		
IAFF	Fire Engineer*	4	24	77	\$6,352	\$6,670	\$7,003	\$7,353	\$7,721	26.18	27.49	28.86	30.30	31.82		
GEMA	Fire Marshal	1	E	118	\$6,823	\$7,164	\$7,522	\$7,898	\$8,293	39.36	41.33	43.40	45.57	47.85		
GEMA	Fire Prevention Coordinator	1	E	89	\$5,113	\$5,368	\$5,637	\$5,919	\$6,214	29.50	30.97	32.52	34.15	35.85		
IAFF	Firefighter**	4	24	67	Administrative Assignment					35.66	37.45	39.32	41.29	43.35		
IAFF	Firefighter*	4	24	67	\$5,750	\$6,038	\$6,340	\$6,657	\$6,990	23.70	24.88	26.13	27.43	28.80		
SEIU	Fleet Mechanic I	3	40	68	\$4,149	\$4,356	\$4,574	\$4,802	\$5,043	23.93	25.13	26.39	27.71	29.09		
SEIU	Fleet Mechanic II	3	40	78	\$4,583	\$4,812	\$5,052	\$5,305	\$5,570	26.44	27.76	29.15	30.61	32.14		
GEMA	Fleet Superintendent	1	E	111	\$6,364	\$6,682	\$7,016	\$7,367	\$7,735	36.71	38.55	40.48	42.50	44.63		
GEMA	Fleet Supervisor	1	E	95	\$5,427	\$5,699	\$5,983	\$6,283	\$6,597	31.31	32.88	34.52	36.25	38.06		
SEIU	Heavy Equipment Operator	3	40	72	\$4,317	\$4,533	\$4,759	\$4,997	\$5,247	24.91	26.15	27.46	28.83	30.27		
GEMA	Housing Analyst	1	E	105	\$5,995	\$6,295	\$6,609	\$6,940	\$7,287	34.59	36.32	38.13	40.04	42.04		
SEIU	Housing Program Specialist	3	40	79	\$4,628	\$4,860	\$5,103	\$5,358	\$5,626	26.70	28.04	29.44	30.91	32.46		
GEMA	Human Resources Analyst I	1	E	108	\$6,177	\$6,485	\$6,810	\$7,150	\$7,508	35.63	37.42	39.29	41.25	43.31		
GEMA	Human Resources Analyst II	1	E	118	\$6,823	\$7,164	\$7,522	\$7,898	\$8,293	39.36	41.33	43.40	45.57	47.85		
Unrepresented	Human Resources Manager	1	E	157	\$10,058	\$10,561	\$11,089	\$11,643	\$12,225	58.03	60.93	63.97	67.17	70.53		
GEMA	Human Resources Technician	2	40	81	\$4,721	\$4,958	\$5,205	\$5,466	\$5,739	27.24	28.60	30.03	31.53	33.11		
GEMA	Information Systems Analyst	1	E	121	\$7,030	\$7,381	\$7,750	\$8,138	\$8,544	40.56	42.58	44.71	46.95	49.30		
GEMA	Information Systems Specialist	1	E	102	\$5,819	\$6,110	\$6,415	\$6,736	\$7,073	33.57	35.25	37.01	38.86	40.80		
GEMA	Information Technology Manager	1	E	136	\$8,161	\$8,569	\$8,998	\$9,448	\$9,920	47.08	49.44	51.91	54.50	57.23		
SEIU	Landscape Services Technician	3	40	77	\$4,537	\$4,764	\$5,002	\$5,252	\$5,515	26.18	27.49	28.86	30.30	31.82		
SEIU	Meter Reader	3	40	60	\$3,831	\$4,023	\$4,224	\$4,435	\$4,657	22.10	23.21	24.37	25.59	26.87		
SEIU	Office Assistant I	3	40	40	\$3,140	\$3,297	\$3,462	\$3,635	\$3,816	18.11	19.02	19.97	20.97	22.02		
SEIU	Office Assistant II	3	40	50	\$3,468	\$3,642	\$3,824	\$4,015	\$4,216	20.01	21.01	22.06	23.16	24.32		
SEIU	Parking Control Officer	3	40	50	\$3,468	\$3,642	\$3,824	\$4,015	\$4,216	20.01	21.01	22.06	23.16	24.32		

BARGAINING		OT	FLSA	SALARY	MONTHLY SALARY					HOURLY SALARY					HPOA Longevity &/or	
UNIT	JOB TITLE	DESIGNATION	DESIGNATION	RANGE	1/MIN	2	3	4	5/MAX	1/MIN	2	3	4	5/MAX	Specialty Pay	
EMEA	Parks & Community Services Director	1	E	168	\$11,221	\$11,782	\$12,371	\$12,990	\$13,639	64.74	67.97	71.37	74.94	78.69		
SEIU	Parks Maintenance Worker I	3	40	57	\$3,718	\$3,904	\$4,100	\$4,305	\$4,520	21.45	22.53	23.65	24.83	26.08		
SEIU	Parks Maintenance Worker II	3	40	67	\$4,107	\$4,313	\$4,528	\$4,755	\$4,993	23.70	24.88	26.13	27.43	28.80		
GEMA	Parks Manager	1	E	133	\$7,921	\$8,317	\$8,733	\$9,170	\$9,628	45.70	47.98	50.38	52.90	55.55		
GEMA	Parks Supervisor	1	E	90	\$5,164	\$5,422	\$5,693	\$5,978	\$6,277	29.79	31.28	32.84	34.49	36.21		
GEMA	Payroll Analyst	1	E	95	\$5,427	\$5,699	\$5,983	\$6,283	\$6,597	31.31	32.88	34.52	36.25	38.06		
GEMA	Payroll Specialist	2	40	74	\$4,404	\$4,624	\$4,855	\$5,098	\$5,353	25.41	26.68	28.01	29.41	30.88		
GEMA	Plans Examiner	1	E	107	\$6,115	\$6,421	\$6,742	\$7,079	\$7,433	35.28	37.05	38.90	40.84	42.88		
HPOA	Police Cadet	4	40	48	\$3,400	\$3,570	\$3,748	\$3,936	\$4,133	19.61	20.60	21.63	22.71	23.84		
HPOA	Police Captain	1	E	156	\$9,958	\$10,456	\$10,979	\$11,528	\$12,104	57.45	60.32	63.34	66.51	69.83		
EMEA	Police Chief	1	E	181	\$12,771	\$13,409	\$14,080	\$14,784	\$15,523	73.68	77.36	81.23	85.29	89.55		
HPOA	Police Corporal	4	14	119	\$6,891	\$7,236	\$7,597	\$7,977	\$8,376	39.76	41.74	43.83	46.02	48.32	50.79	
HPOA	Police Lieutenant	1	E	148	\$9,196	\$9,656	\$10,139	\$10,646	\$11,178	53.05	55.71	58.49	61.42	64.49		
HPOA	Police Officer/Investigator***	4	14	109	\$6,238	\$6,550	\$6,878	\$7,222	\$7,583	35.99	37.79	39.68	41.66	43.75	45.98	48.32
SEIU	Police Records Assistant	3	40	58	\$3,756	\$3,943	\$4,141	\$4,348	\$4,565	21.67	22.75	23.89	25.08	26.34		
HPOA	Police Sergeant	4	14	134	\$8,000	\$8,400	\$8,820	\$9,261	\$9,724	46.16	48.46	50.89	53.43	56.10	58.96	
SEIU	Police Service Technician	3	40	60	\$3,831	\$4,023	\$4,224	\$4,435	\$4,657	22.10	23.21	24.37	25.59	26.87		
GEMA	Police Support Services Administrator	1	E	116	\$6,688	\$7,023	\$7,374	\$7,743	\$8,130	38.59	40.52	42.54	44.67	46.90		
GEMA	Principal Planner	1	E	137	\$8,243	\$8,655	\$9,088	\$9,542	\$10,019	47.55	49.93	52.43	55.05	57.80		
GEMA	Project Manager	1	E	128	\$7,537	\$7,913	\$8,309	\$8,725	\$9,161	43.48	45.65	47.94	50.33	52.85		
SEIU	Property and Evidence Technician	3	40	65	\$4,027	\$4,228	\$4,439	\$4,661	\$4,894	23.23	24.39	25.61	26.89	28.24		
EMEA	Public Works Director	1	E	171	\$11,561	\$12,139	\$12,746	\$13,383	\$14,053	66.70	70.03	73.54	77.21	81.07		
GEMA	Purchasing Agent	1	E	115	\$6,622	\$6,953	\$7,301	\$7,666	\$8,049	38.20	40.12	42.12	44.23	46.44		
SEIU	Recreation Coordinator	3	40	81	\$4,721	\$4,958	\$5,205	\$5,466	\$5,739	27.24	28.60	30.03	31.53	33.11		

BARGAINING UNIT	JOB TITLE	OT	FLSA	SALARY	MONTHLY SALARY					HOURLY SALARY					HPOA Longevity &/or Specialty Pay	
		DESIGNATION	DESIGNATION	RANGE	1/MIN	2	3	4	5/MAX	1/MIN	2	3	4	5/MAX		
GEMA	Recreation Supervisor	1	E	95	\$5,427	\$5,699	\$5,983	\$6,283	\$6,597	31.31	32.88	34.52	36.25	38.06		
GEMA	Recycling Coordinator	2	40	88	\$5,062	\$5,315	\$5,581	\$5,860	\$6,153	29.20	30.66	32.20	33.81	35.50		
SEIU	Refuse Collector	3	40	66	\$4,067	\$4,270	\$4,484	\$4,708	\$4,943	23.46	24.64	25.87	27.16	28.52		
GEMA	Refuse Manager	1	E	125	\$7,315	\$7,681	\$8,065	\$8,468	\$8,891	42.20	44.31	46.53	48.85	51.30		
SEIU	Refuse Service Worker	3	40	76	\$4,492	\$4,717	\$4,953	\$5,200	\$5,460	25.92	27.21	28.57	30.00	31.50		
GEMA	Refuse Supervisor	1	E	98	\$5,592	\$5,871	\$6,165	\$6,473	\$6,797	32.26	33.87	35.57	37.34	39.21		
GEMA	Regulatory Compliance Analyst	1	E	95	\$5,427	\$5,699	\$5,983	\$6,283	\$6,597	31.31	32.88	34.52	36.25	38.06		
GEMA	Risk Management Analyst	1	E	111	\$6,364	\$6,682	\$7,016	\$7,367	\$7,735	36.71	38.55	40.48	42.50	44.63		
GEMA	Sanitary Sewer Collection Supervisor	1	E	100	\$5,704	\$5,989	\$6,289	\$6,603	\$6,933	32.91	34.55	36.28	38.09	40.00		
GEMA	Senior Administrative Analyst	1	E	115	\$6,622	\$6,953	\$7,301	\$7,666	\$8,049	38.20	40.12	42.12	44.23	46.44		
GEMA	Senior Civil Engineer	1	E	133	\$7,921	\$8,317	\$8,733	\$9,170	\$9,628	45.70	47.98	50.38	52.90	55.55		
SEIU	Senior Custodian	3	40	57	\$3,718	\$3,904	\$4,100	\$4,305	\$4,520	21.45	22.53	23.65	24.83	26.08		
SEIU	Senior Fleet Mechanic	3	40	88	\$5,062	\$5,315	\$5,581	\$5,860	\$6,153	29.20	30.66	32.20	33.81	35.50		
SEIU	Senior Maintenance Worker	3	40	77	\$4,537	\$4,764	\$5,002	\$5,252	\$5,515	26.18	27.49	28.86	30.30	31.82		
SEIU	Senior Meter Reader	3	40	70	\$4,232	\$4,444	\$4,666	\$4,899	\$5,144	24.42	25.64	26.92	28.26	29.68		
GEMA	Senior Planner	1	E	122	\$7,100	\$7,455	\$7,828	\$8,219	\$8,630	40.96	43.01	45.16	47.42	49.79		
GEMA	Senior Plans Examiner	1	E	117	\$6,755	\$7,093	\$7,448	\$7,820	\$8,211	38.97	40.92	42.97	45.12	47.37		
SEIU	Senior Police Records Assistant	3	40	68	\$4,149	\$4,356	\$4,574	\$4,802	\$5,043	23.93	25.13	26.39	27.71	29.09		
SEIU	Senior Refuse Collector	3	40	81	\$4,721	\$4,958	\$5,205	\$5,466	\$5,739	27.24	28.60	30.03	31.53	33.11		
SEIU	Senior Utilities Maintenance Worker	3	40	87	\$5,012	\$5,262	\$5,526	\$5,802	\$6,092	28.91	30.36	31.88	33.47	35.15		
SEIU	Sewer Collections Maintenance Worker I	3	40	57	\$3,718	\$3,904	\$4,100	\$4,305	\$4,520	21.45	22.53	23.65	24.83	26.08		
SEIU	Sewer Collections Maintenance Worker II	3	40	67	\$4,107	\$4,313	\$4,528	\$4,755	\$4,993	23.70	24.88	26.13	27.43	28.80		
SEIU	Shop and Parts Specialist	3	40	73	\$4,360	\$4,578	\$4,807	\$5,047	\$5,300	25.15	26.41	27.73	29.12	30.58		
SEIU	Storm Maintenance Worker I	3	40	57	\$3,718	\$3,904	\$4,100	\$4,305	\$4,520	21.45	22.53	23.65	24.83	26.08		
SEIU	Storm Maintenance Worker II	3	40	67	\$4,107	\$4,313	\$4,528	\$4,755	\$4,993	23.70	24.88	26.13	27.43	28.80		
SEIU	Streets Maintenance Worker I	3	40	57	\$3,718	\$3,904	\$4,100	\$4,305	\$4,520	21.45	22.53	23.65	24.83	26.08		

BARGAINING UNIT		OT DESIGNATION	FLSA DESIGNATION	SALARY RANGE	MONTHLY SALARY					HOURLY SALARY					HPOA Longevity &/or Specialty Pay	
	JOB TITLE				1/MIN	2	3	4	5/MAX	1/MIN	2	3	4	5/MAX		
SEIU	Streets Maintenance Worker II	3	40	67	\$4,107	\$4,313	\$4,528	\$4,755	\$4,993	23.70	24.88	26.13	27.43	28.80		
GEMA	Streets Manager	1	E	127	\$7,462	\$7,835	\$8,227	\$8,638	\$9,070	43.05	45.20	47.46	49.84	52.33		
GEMA	Streets Supervisor	1	E	102	\$5,819	\$6,110	\$6,415	\$6,736	\$7,073	33.57	35.25	37.01	38.86	40.80		
SEIU	Sweeper Operator	3	40	66	\$4,067	\$4,270	\$4,484	\$4,708	\$4,943	23.46	24.64	25.87	27.16	28.52		
SEIU	Traffic Control Technician	3	40	92	\$5,268	\$5,531	\$5,807	\$6,098	\$6,403	30.39	31.91	33.50	35.18	36.94		
EMEA	Utilities & Engineering Director	1	E	171	\$11,561	\$12,139	\$12,746	\$13,383	\$14,053	66.70	70.03	73.54	77.21	81.07		
SEIU	Utilities Maintenance Worker I	3	40	67	\$4,107	\$4,313	\$4,528	\$4,755	\$4,993	23.70	24.88	26.13	27.43	28.80		
SEIU	Utilities Maintenance Worker II	3	40	77	\$4,537	\$4,764	\$5,002	\$5,252	\$5,515	26.18	27.49	28.86	30.30	31.82		
GEMA	Utilities Manager	1	E	127	\$7,462	\$7,835	\$8,227	\$8,638	\$9,070	43.05	45.20	47.46	49.84	52.33		
GEMA	Utilities Supervisor	1	E	104	\$5,936	\$6,232	\$6,544	\$6,871	\$7,215	34.24	35.96	37.75	39.64	41.62		
GEMA	Utility Billing Specialist	1	E	87	\$5,012	\$5,262	\$5,526	\$5,802	\$6,092	28.91	30.36	31.88	33.47	35.15		
SEIU	Water Conservation Technician	3	40	79	\$4,628	\$4,860	\$5,103	\$5,358	\$5,626	26.70	28.04	29.44	30.91	32.46		
GEMA	WWTP Manager	1	E	138	\$8,325	\$8,741	\$9,178	\$9,637	\$10,119	48.03	50.43	52.95	55.60	58.38		
SEIU	WWTP Operator I	3	40	75	\$4,448	\$4,670	\$4,904	\$5,149	\$5,406	25.66	26.94	28.29	29.71	31.19		
SEIU	WWTP Operator II	3	40	85	\$4,913	\$5,159	\$5,417	\$5,688	\$5,972	28.35	29.76	31.25	32.81	34.45		
GEMA	WWTP Supervisor	1	E	107	\$6,115	\$6,421	\$6,742	\$7,079	\$7,433	35.28	37.05	38.90	40.84	42.88		
SEIU	WWTP/OIT	3	40	60	\$3,831	\$4,023	\$4,224	\$4,435	\$4,657	22.10	23.21	24.37	25.59	26.87		

*2,912 hours worked annually (all other job classifications salary are based on 2,080 hours worked annually)

**Administrative assignment pay in the Fire Department is calculated by taking current base rate x 2,912 multiplying that amount by 1.075 and dividing the total by 2,080. This converts a 56 hour work week to a 40 hour work week.

***If EE is receiving specialty pay and is not at step 5/MAX they will receive the pay of the next step in the salary range

Bargaining Group Designation		Overtime Designation		FLSA Designation
Executive Management Employees Association	EMEA	Management Employee	1. No compensation for overtime work	E - Exempt
General Employees Management Association	GEMA	Conf/Other Employee	2. Shall be paid for overtime work	40 - 40 hour, 7 day work period (non-exempt)
International Association of Firefighters	IAFF	General Employee	3. Shall be paid for overtime work	14 - 86 hour/14 day work period (7k exemption)
Hanford Police Officers Association	HPOA	Fire/Police Employee	4. Shall be paid for overtime work	24 -182 hour/24 day work period (7k exemption)
Service Employees International Union Local 521	SEIU			
Unrepresented	Unrep			
Not Applicable	NA			

City of Hanford Part-Time Salary Schedule
Effective 10-28-2024; City Council Adoption Date - 11-05-2024

BARGAINING UNIT	JOB TITLE	OT	FLSA	HOURLY SALARY		
		DESIGNATION	DESIGNATION	1/MIN	to	5/MAX
NA	Airport Manager	3	40	\$25.00	to	\$25.00
NA	Airport Operations Attendant	3	40	\$17.00	to	\$19.00
NA	Certified Instructor	3	40	\$17.00	to	\$23.00
NA	Clerical Support	3	40	\$17.00	to	\$19.00
NA	Code Enforcement Officer	3	40	\$17.00	to	\$19.00
NA	Community Service Officer	3	40	\$17.00	to	\$19.00
NA	Custodian	3	40	\$17.00	to	\$19.00
NA	Engineering Technician Aide	3	40	\$17.00	to	\$19.00
NA	Facilities Host	3	40	\$17.00	to	\$19.00
NA	Fire Inspector	3	40	\$25.00	to	\$25.00
NA	Fleet Mechanic (Helper)	3	40	\$17.00	to	\$25.00
NA	Graffiti Control Officer	3	40	\$17.00	to	\$19.00
NA	Ice Rink Maintenance Technician	3	40	\$18.00	to	\$22.00
NA	Ice Rink Manager	3	40	\$20.00	to	\$22.00
NA	Intern	3	40	\$17.00	to	\$19.00
NA	Lead Facilities Host	3	40	\$21.00	to	\$23.00
NA	Management Intern	3	40	\$17.00	to	\$22.00
NA	Meter Reader	3	40	\$17.00	to	\$19.00
NA	Paint Program Coordinator	3	40	\$17.00	to	\$19.00
NA	Parking Control Officer	3	40	\$17.00	to	\$19.00
NA	Pool Manager	3	40	\$17.00	to	\$19.00
NA	Parks/Public Works Laborer	3	40	\$18.00	to	\$22.00
NA	Recreation Leader I	3	40	\$17.00	to	\$18.00
NA	Recreation Leader II	3	40	\$17.50	to	\$18.50
NA	Recreation Leader III	3	40	\$18.00	to	\$19.00
NA	Refuse Collector	3	40	\$17.00	to	\$20.50
NA	Reserve Police Officer (Level I)	3	40	\$22.24	to	\$26.40
NA	Sports Coordinator	3	40	\$22.00	to	\$22.00
NA	Sports Official	3	40	\$17.00	to	\$23.00

<u>Bargaining Group Designation</u>	
Not Applicable	NA
<u>Overtime Designation</u>	
3.General Employee Shall be paid for overtime work	
<u>FLSA Designation</u>	
40 - 40 hour, 7 day work period (non-exempt)	

The above list contains the City of Hanford's part-time positions. Appointments for part-time work may be paid at an hourly rate as high as Step "3" of the range to which a full-time job classification has been established. Part-time appointments made at higher than Step "3" must be approved by the City Manager. If a part-time employee works more than 1,000 hours in a fiscal year he/she must become a member of CalPERS with the employee and the City making the appropriate contribution as defined by the City's CalPERS contract. The employee will remain a CalPERS member until termination.

City of Hanford Part-Time Salary Schedule
Effective 12-23-24 (If Prop 32 passes) City Council Adoption Date - 11-05-2024

BARGAINING UNIT	JOB TITLE	OT	FLSA	HOURLY SALARY		
		DESIGNATION	DESIGNATION	1/MIN	to	5/MAX
NA	Airport Manager	3	40	\$25.00	to	\$25.00
NA	Airport Operations Attendant	3	40	\$18.00	to	\$20.00
NA	Certified Instructor	3	40	\$18.00	to	\$24.00
NA	Clerical Support	3	40	\$18.00	to	\$20.00
NA	Code Enforcement Officer	3	40	\$18.00	to	\$20.00
NA	Community Service Officer	3	40	\$18.00	to	\$20.00
NA	Custodian	3	40	\$18.00	to	\$20.00
NA	Engineering Technician Aide	3	40	\$18.00	to	\$20.00
NA	Facilities Host	3	40	\$18.00	to	\$20.00
NA	Fire Inspector	3	40	\$25.00	to	\$25.00
NA	Fleet Mechanic (Helper)	3	40	\$18.00	to	\$26.00
NA	Graffiti Control Officer	3	40	\$18.00	to	\$20.00
NA	Ice Rink Maintenance Technician	3	40	\$18.00	to	\$22.00
NA	Ice Rink Manager	3	40	\$20.00	to	\$22.00
NA	Intern	3	40	\$18.00	to	\$20.00
NA	Lead Facilities Host	3	40	\$21.00	to	\$23.00
NA	Management Intern	3	40	\$18.00	to	\$23.00
NA	Meter Reader	3	40	\$18.00	to	\$20.00
NA	Paint Program Coordinator	3	40	\$18.00	to	\$20.00
NA	Parking Control Officer	3	40	\$18.00	to	\$20.00
NA	Pool Manager	3	40	\$18.00	to	\$20.00
NA	Parks/Public Works Laborer	3	40	\$18.00	to	\$22.00
NA	Recreation Leader I	3	40	\$18.00	to	\$19.00
NA	Recreation Leader II	3	40	\$18.50	to	\$19.50
NA	Recreation Leader III	3	40	\$19.00	to	\$20.00
NA	Refuse Collector	3	40	\$18.00	to	\$21.50
NA	Reserve Police Officer (Level I)	3	40	\$22.24	to	\$26.40
NA	Sports Coordinator	3	40	\$22.00	to	\$22.00
NA	Sports Official	3	40	\$18.00	to	\$24.00

The above list contains updated rates that will go into effect only if Proposition 32 passes.

The above list contains the City of Hanford's part-time positions. Appointments for part-time work may be paid at an hourly rate as high as Step "3" of the range to which a full-time job classification has been established. Part-time appointments made at higher than Step "3" must be approved by the City Manager. If a part-time employee works more than 1,000 hours in a fiscal year he/she must become a member of CalPERS with the employee and the City making the appropriate contribution as defined by the City's CalPERS contract. The employee will remain a CalPERS member until termination.

<u>Bargaining Group Designation</u>	
Not Applicable	NA
<u>Overtime Designation</u>	
3.General Employee Shall be paid for overtime work	
<u>FLSA Designation</u>	
40 - 40 hour, 7 day work period (non-exempt)	



AGENDA STAFF REPORT

MEETING DATE: 11/5/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of Supplemental Services Agreement No. 2 with Brandley Engineering for design engineering services for a new fuel island and fuel tanks for the Hanford Municipal Airport for a contract amount and appropriation in the Airport Fund Not to Exceed \$240,000, to be funded 95% through Federal and State grants.

RECOMMENDATION:

Recommendation: That the City Council, by motion, approve Supplemental Services Agreement No. 2 with Brandley Engineering for design engineering services for a new fuel island and fuel tanks for the Hanford Municipal Airport, for a contract amount and appropriation in the Airport Fund Not to Exceed \$240,000, to be funded 95% through Federal and State grants.

BACKGROUND:

Effective September 25, 2014, Senate Bill (SB) 445 changed the underground storage tank (UST) regulatory program regarding design and construction of USTs. These changes require that on or before December 31, 2025, the owner or operator must permanently close a UST if it was designed and constructed before January 1, 1984 and does not meet the requirements of Health & Safety Code section 25291 or if it was designed and constructed before January 1, 1997 in accordance with H&SC, section 25291(a)(7). The City of Hanford's storage tanks at the Hanford Municipal Airport fall into that category.

Permanent closure of a single-walled UST system shall consist of either: removal of the UST in accordance with California Code of Regulations, title 23, division 3, chapter 16 (UST Regulations), section 2672(b), or if approved by the Unified Program Agency (UPA), closure-in-place in accordance with UST Regulations, section 2672(c). One (1) of the existing UST's at the Hanford Airport has been previously abandoned in that manner. At the time, soil samples were also collected and analyzed in accordance with UST Regulations. There are no exemptions, variances, or extensions to the single-walled UST closure deadline. Single-walled UST systems that are not permanently closed by December 31, 2025 will be out of compliance and cannot be operated. The State Water Resources Control Board (State Water Board) has strongly encouraged the UPAs to proceed with enforcement actions, to include affixing red tags and pursuing civil penalties, against owners and operators of any remaining single-walled UST systems beginning January 1, 2026. USTs with a red tag affixed must be emptied of all remaining contents within 48 hours and cannot accept fuel deliveries nor dispense any remaining fuel. Single-walled UST owners and operators will also be subject to civil penalties of \$500 to \$5,000 per day, per tank, per violation for failure to permanently close by December 31, 2025.

Airport staff have received a proposal from Brandley Engineering to design a new fuel farm for the Hanford Airport. In addition to installing a new 12,000 gallon Aviation Gasoline (AvGas) tank, the fuel farm will include a separate 12,000 gallon tank for Jet Fuel. The Airport does not currently offer jet fuel and is missing out on a major revenue generating opportunity for the Airport Enterprise Fund.

Jet fuel sells for a much higher profit margin than does AvGas. With the increase in aircraft operations over the past few years, the airport has seen a marked increase in aircraft that use jet fuel. Conservative estimates would place net revenue from jet fuel sales at \$100k per year to begin with.

Meeting have already occurred between staff and the FAA to confirm that grant funding is available and the project would be eligible to receive that funding.

FISCAL IMPACT:

The total cost of this contract is not to exceed \$240,000. The FAA will reimburse the City for \$216,000. CalTrans Division of Aeronautics will reimburse the City for \$12,000. The remaining \$12,000 will come from the Airport Enterprise Fund.

ATTACHMENTS:

1. Brandley Supplemental Services Agreement 2- Fuel Tanks
2. Proposal - Hanford Fuel Island

SUPPLEMENTAL SERVICES AGREEMENT NO. 2
Professional, Planning, Architectural and Design/Engineering Services
associated with Airport Development Projects for the Hanford Municipal Airport

This Agreement, entered into this _____ day of _____, 2024, by and between the City of Hanford, hereinafter referred to as the "CITY", and Brandley Engineering, Inc. as the "CONSULTANT". hereinafter referred to as the "CONSULTANT."

W I T N E S S E T H

WHEREAS, CITY entered into a Professional Services Agreement for Professional, Planning, Architectural and Design/Engineering Services associated with Airport Development Projects for the Hanford Municipal Airport with the CONSULTANT dated the 8th day of November 2023, and

WHEREAS, the CITY has the desire to secure certain technical and professional services to assist in the engineering design of New Fuel Island and Tanks as described as "Scope of Work" in Exhibit "A", and hereinafter referred to as the "PROJECT"; and

WHEREAS, the CONSULTANT represents it is licensed, qualified and willing to provide such services pursuant to terms and conditions of this Agreement.

NOW, THEREFORE, CITY and CONSULTANT agree as follows:

This agreement supplements said Professional Services Agreement, and the terms of said Agreement apply hereto.

I. SERVICES TO BE PERFORMED BY THE CONSULTANT

Authorized Scope of Work: The CONSULTANT agrees to perform all work necessary to complete in a manner satisfactory to the CITY those tasks described in Exhibit "A" - Scope of Work, for the cost identified in Exhibit "B" – Breakdown of Engineering Fees.

II. TIME OF PERFORMANCE

The CONSULTANT shall commence performance of this Agreement within five (5) days following receipt of fully executed Agreement and Notice to Proceed and shall complete the work within one (1) year unless otherwise extended in writing by CITY, in its sole discretion (to be altered if negotiated timeframes).

If the CONSULTANT fails to complete the PROJECT within the time specified, plus any extensions of time which may be granted, the CITY shall determine the percent of each work item completed and shall pay the CONSULTANT on that basis.

CONSULTANT shall not be responsible for delays which are due to causes beyond the CONSULTANT's reasonable control. In the case of any such delay, the time of completion shall be extended accordingly in a writing signed by both parties.

III. COMPENSATION

- A. Total Compensation: For services performed pursuant to this Agreement, the CITY agrees to pay and the CONSULTANT agrees to accept, as payment in full, a sum not to exceed Two hundred forty thousand dollars (\$240,000.00).

This amount shall constitute complete compensation, including document production and out-of-pocket expenses for all services for the work and PROJECT identified in each Supplemental Services Agreement.

- B. Payment of Compensation: The CONSULTANT shall be compensated according to Exhibit "B" upon completion of percentage of each noted phase. The CONSULTANT shall be paid no later than thirty (30) days following submission of a written, verified billing to the CITY. Said billing shall include the percentage of each task completed to date and since the date of the preceding billing, if any.

IV. AUTHORIZED REPRESENTATIVE

- A. CITY: The City Manager shall represent the CITY in all matters pertaining to the services to be rendered under this Agreement, except where approval of the City Council of the City of Hanford is specifically required.
- B. CONSULTANT: Melissa Brandley and R. Damon Brandley shall represent and act as principles for CONSULTANT in all matters pertaining to the services to be rendered by it under this Agreement.

IN WITNESS WHEREOF, this Agreement is executed on the day and year first above written.

CITY OF HANFORD

CONSULTANT

Mario Cifuentez, City Manager

Melissa Brandley, Secretary, CFO

Attachments: Exhibit "A" – Scope of Work'
Exhibit "B" – Breakdown of Engineering Fees

Exhibit “A”: Scope of Work

The complete and detailed engineering design of the Fuel Island and Tanks will be prepared that includes four major phases as listed below:

Phase 1 - Project Scoping

- Site selection study.
- Meetings with the City to determine scope of the project.
- Pen and Ink ALP Update and filing 7460.

Phase 2 – Preliminary Engineering

- An environmental document will be prepared including Categorical Exclusion (NEPA).
- Topographic Surveys will be made of the project areas and the data will be delivered in .CSV format.
- Geotechnical studies will be conducted including drilling test holes and cores, laboratory testing and visual classification, test hole location map and test hole profiles, and geotechnical evaluation and documentation of findings in a Geotechnical Report.

Phase 3 – Engineering Design and Preparation of Plans and Specifications

- Design the Construction Safety and Phasing Plan and accompanying report with special attention to maintaining access to the airport throughout the project phases and conformance with FAA requirements for safety during construction per AC 150/5370-2G.
- Engineering design of complete plan set.
- Finalize quantity take offs.
- Prepare complete specifications per FAA standards for the project, ready for bid.
- Prepare Construction Management Plan detailing the required contractor quality control and sponsor/engineering quality assurance requirements for various components of the construction in compliance with required FAA standards.
- Prepare Engineer’s Report including engineer’s estimate of construction costs for the proposed project.

Phase 4 – Engineering Services During Bid and Award

- Assist in separate procurement of fuel tanks
- Assist Airport in distributing final construction plans and specifications to prospective contractors
- Participate in a pre-bid meeting for all prospective contractors.
- Respond to any questions and comments from prospective contractors.
- Preparation of required addenda.
- Assist Airport in awarding contract including preparation of Abstract of Bids and evaluation of bids.

EXHIBIT B

**HANFORD MUNICIPAL AIRPORT
HANFORD, CALIFORNIA**

BREAKDOWN OF ENGINEERING FEES

Fuel Island and Tanks

Phase 1 - Project Scoping

Principal Engineer	8.0 Hrs. @	\$ 300.00	\$ 2,400.00	
Senior Engineer	20.0 Hrs. @	180.00	3,600.00	
Junior Engineer	8.0 Hrs. @	120.00	960.00	
<i>Total Project Scoping</i>			\$ 6,960.00	
			Use	\$ 7,000.00

Phase 2 - Preliminary Engineering

Environmental Document - Categorical Exclusion

NEPA Project Manager - Prepare Cat Ex		\$ 4,500.00	
Prepare Graphics and Edit Cat Ex		600.00	
Cultural Resources Lead - Records Search/Letter		1,250.00	
Subconsultant Markup - 10%		635.00	
<i>Total Environmental Documentation</i>		\$ 6,985.00	
		Use	\$ 7,000.00

Topographic Surveys

Topographic Surveys		\$ 10,773.00	
Subconsultant Markup - 10%		1,077.30	
<i>Total Topographic Surveys</i>		\$ 11,850.30	
		Use	\$ 12,000.00

Geotechnical Studies

Mobilization (drill crew)		\$ 2,300.00	
Truck Drill - 2 Man Crew	4.0 Hrs @	\$ 405.00	1,620.00
Per Diem - 2 Man Crew	2.0 Days @	440.00	880.00
Senior Engineer (Field)	12.0 Hrs @	190.00	2,280.00
Mileage	450.0 Miles @	0.670	301.50
Geotechnical Engineer (Lab)	4.0 Hrs @	300.00	1,200.00
Senior Engineer (Lab)	40.0 Hrs @	180.00	7,200.00
Senior Drafter	4.0 Hrs @	120.00	480.00
Outside Laboratory Soils Tests			1,000.00
<i>Total Geotechnical Studies</i>		\$ 17,261.50	
		Use	\$ 18,000.00

Total Preliminary Engineering 37,000.00

EXHIBIT B

**HANFORD MUNICIPAL AIRPORT
HANFORD, CALIFORNIA**

BREAKDOWN OF ENGINEERING FEES

Fuel Island and Tanks

Phase 3 - Engineering Design:

Engineering Services up through Preparation of Plans, Specifications, and Reports

Principal Engineer	72.0 Hrs. @	\$ 300.00	\$ 21,600.00
Senior Engineer	50.0 Hrs. @	180.00	9,000.00
Senior Drafter	105.0 Hrs. @	120.00	12,600.00
Project Administrator	25.0 Hrs. @	100.00	2,500.00
Clerical	25.0 Hrs. @	85.00	2,125.00
Fuel Subconsultant			104,385.00
Fuel Subconsultant Expenses			3,200.00
Subconsultant Markup - 10%			10,758.50
<i>Total Engineering Design</i>			<u>\$166,168.50</u>

Use \$ 167,000.00

Phase 4 - Engineering Support During Bidding and Contract Award

Principal Engineer	30.0 Hrs. @	\$ 300.00	\$ 9,000.00
Senior Design Engineer	16.0 Hrs. @	180.00	2,880.00
Junior Engineer	10.0 Hrs. @	120.00	1,200.00
Project Administrator	15.0 Hrs. @	100.00	1,500.00
Clerical	10.0 Hrs. @	85.00	850.00
Fuel Subconsultant			11,600.00
Subconsultant Markup - 10%			1,160.00
Mileage	450.0 Miles @	0.670	<u>301.50</u>
<i>Total Support During Bid & Award</i>			<u>\$ 28,491.50</u>

Use 29,000.00

Total Engineering Fees \$ 240,000.00



March 20, 2024

Mr. Mario Cifuentez
City Manager
City of Hanford
319 N. Douty Street
Hanford, CA 93230

Subject: Hanford Municipal Airport
Proposal for Professional Engineering Services
Fuel Island and Tanks

Dear Mr. Cifuentez:

The City of Hanford desires to construct a new Fuel Island and Tanks at the Hanford Municipal Airport. Our office is pleased to present our proposal to perform the engineering design services for this project.

The plans, specifications, and reports will be prepared to meet all requirements of the Airport and FAA and will be carried through the Airport and FAA for approval. The engineering scope for this project has been broken down into four phases:

- Phase 1 – Project Scoping
- Phase 2 – Preliminary Engineering
- Phase 3 – Engineering Design Services Up Through Preparation of Plans and Specifications.
- Phase 4 – Engineering Services During Bid and Award

We have summarized below the scope of work for each phase of engineering.

Phase 1 - Project Scoping

- Site selection study.
- Meetings with the City to determine scope of the project.
- Pen and Ink ALP Update and filing 7460.

Phase 2 – Preliminary Engineering

- An environmental document will be prepared including Categorical Exclusion (NEPA).

- Topographic Surveys will be made of the project areas and the data will be delivered in .CSV format.
- Geotechnical studies will be conducted including drilling test holes, laboratory testing and visual classification, test hole location map and test hole profiles, and geotechnical evaluation.

Phase 3 – Engineering Design and Preparation of Plans and Specifications

- Design the Construction Safety and Phasing Plan and accompanying report with special attention to maintaining access to the airport throughout the project phases and conformance with FAA requirements for safety during construction per AC 150/5370-2G.
- Engineering design of complete plan set.
- Finalize quantity take offs.
- Prepare complete specifications per FAA standards for the project, ready for bid.
- Prepare Construction Management Plan detailing the required contractor quality control and sponsor/engineering quality assurance requirements for various components of the construction in compliance with required FAA standards.
- Prepare Engineer's Report including engineer's estimate of construction costs for the proposed project and Geotechnical Report.

Phase 4 – Engineering Services During Bid and Award

- Assist in separate procurement of fuel tanks
- Assist Airport in distributing final construction plans and specifications to prospective contractors
- Participate in a pre-bid meeting for all prospective contractors.
- Respond to any questions and comments from prospective contractors.
- Preparation of required addenda.
- Assist Airport in awarding contract including preparation of Abstract of Bids and evaluation of bids.

The engineering fees for this project are summarized below:

Phase 1 – Project Scoping	\$ 7,000
Phase 2 – Preliminary Engineering	37,000
Phase 3 – Engineering Design, Plans and Specifications	167,000
Phase 4 – Engineering During Bid and Award	<u>29,000</u>
Total – Not to Exceed	<u>\$240,000</u>

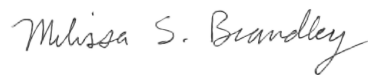
This work will be performed at standard hourly rates for a not to exceed fee of \$240,000. A breakdown of staff time and costs for the engineering design of this project is attached as Table No. 1.

The time required to complete the engineering design of this project will be one (1) year from the time of authorization to proceed, contingent on timely FAA approval of the pen and ink ALP.

We have prepared Supplemental Services Agreement No. 2 covering this project. If this is satisfactory, please have this agreement executed and return a copy for our files.

We appreciate the opportunity of presenting this proposal and look forward to working with you on this project.

Very truly yours,

A handwritten signature in cursive script that reads "Melissa S. Brandley".

Melissa S. Brandley, P.E.
CFO/Secretary

MSB:aw
Attachment

TABLE NO. 1

**HANFORD MUNICIPAL AIRPORT
HANFORD, CALIFORNIA**

BREAKDOWN OF ENGINEERING FEES

Fuel Island and Tanks

Phase 1 - Project Scoping

Principal Engineer	8.0 Hrs. @	\$ 300.00	\$ 2,400.00
Senior Engineer	20.0 Hrs. @	180.00	3,600.00
Junior Engineer	8.0 Hrs. @	120.00	960.00
<i>Total Project Scoping</i>			<u>\$ 6,960.00</u>
			Use \$ 7,000.00

Phase 2 - Preliminary Engineering

Environmental Document - Categorical Exclusion

NEPA Project Manager - Prepare Cat Ex	\$ 4,500.00
Prepare Graphics and Edit Cat Ex	600.00
Cultural Resources Lead - Records Search/Letter	1,250.00
Subconsultant Markup - 10%	635.00
<i>Total Environmental Documentation</i>	<u>\$ 6,985.00</u>
	Use <u>\$ 7,000.00</u>

Topographic Surveys

Topographic Surveys	\$ 10,773.00
Subconsultant Markup - 10%	1,077.30
<i>Total Topographic Surveys</i>	<u>\$ 11,850.30</u>
	Use <u>\$ 12,000.00</u>

Geotechnical Studies

Mobilization (drill crew)	\$ 2,300.00
Truck Drill - 2 Man Crew	4.0 Hrs @ \$ 405.00 1,620.00
Per Diem - 2 Man Crew	2.0 Days @ 440.00 880.00
Senior Engineer (Field)	12.0 Hrs @ 190.00 2,280.00
Mileage	450.0 Miles @ 0.670 301.50
Geotechnical Engineer (Lab)	4.0 Hrs @ 300.00 1,200.00
Senior Engineer (Lab)	40.0 Hrs @ 180.00 7,200.00
Senior Drafter	4.0 Hrs @ 120.00 480.00
Outside Laboratory Soils Tests	1,000.00
<i>Total Geotechnical Studies</i>	<u>\$ 17,261.50</u>
	Use <u>\$ 18,000.00</u>

Total Preliminary Engineering

37,000.00

TABLE NO. 1

**HANFORD MUNICIPAL AIRPORT
HANFORD, CALIFORNIA**

BREAKDOWN OF ENGINEERING FEES

Fuel Island and Tanks

Phase 3 - Engineering Design:

Engineering Services up through Preparation of Plans, Specifications, and Reports

Principal Engineer	72.0 Hrs. @	\$ 300.00	\$ 21,600.00
Senior Engineer	50.0 Hrs. @	180.00	9,000.00
Senior Drafter	105.0 Hrs. @	120.00	12,600.00
Project Administrator	25.0 Hrs. @	100.00	2,500.00
Clerical	25.0 Hrs. @	85.00	2,125.00
Fuel Subconsultant			104,385.00
Fuel Subconsultant Expenses			3,200.00
Subconsultant Markup - 10%			10,758.50
<i>Total Engineering Design</i>			<u>\$ 166,168.50</u>

Use \$ 167,000.00

Phase 4 - Engineering Support During Bidding and Contract Award

Principal Engineer	30.0 Hrs. @	\$ 300.00	\$ 9,000.00
Senior Design Engineer	16.0 Hrs. @	180.00	2,880.00
Junior Engineer	10.0 Hrs. @	120.00	1,200.00
Project Administrator	15.0 Hrs. @	100.00	1,500.00
Clerical	10.0 Hrs. @	85.00	850.00
Fuel Subconsultant			11,600.00
Subconsultant Markup - 10%			1,160.00
Mileage	450.0 Miles @	0.670	301.50
<i>Total Support During Bid & Award</i>			<u>\$ 28,491.50</u>

Use 29,000.00

Total Engineering Fees

\$ 240,000.00



AGENDA STAFF REPORT

MEETING DATE: 11/5/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of Amendment No. 4 of the License Agreement between the Carnegie Museum of Kings County and the City of Hanford to extend the term of the agreement until December 31, 2025.

RECOMMENDATION:

Recommendation: That the City Council, by motion, approve Amendment No. 4 of the License Agreement between the Carnegie Museum of Kings County and the City of Hanford to extend the term of the agreement until December 31, 2025

BACKGROUND:

The Carnegie Museum of Kings County (CMKC) has occupied the City's Carnegie building since June 2021 and has made significant improvements to the property and hosted several different exhibits. By all measures of success, CMKC has done a great job of developing their museum and building a reputation of offering items and exhibits that are of value to the citizens of Hanford. As the City and CMKC continue to work towards a long term lease or the possible sale of the property located at 109 E. Eighth Street, both parties agree that it is of mutual interest to extend the term of the current Agreement.

The major points of the Agreement are as follows:

- Term: CMKC may occupy the property during the period January 1, 2025 through December 31, 2025.
- License Fee: CMKC will pay ten dollars (\$10.00) to the City for the right to occupy the property.
- Day-To-Day Maintenance: CMKC will be responsible for the day-to-day maintenance of the property, and CMKC will be allowed to paint the interior walls and ceilings of the former library building and make any other upgrades with the consent of the City Manager.

FISCAL IMPACT:

The maximum financial responsibility to the City, under the current agreement, was capped at \$10,000 and has already been met, leaving no further obligation to the City.

ATTACHMENTS:

1. 2024 Request for License Extension
2. Lic Agreement Amendment No 4



The Carnegie Museum of Kings County

Working together to bring Kings County history
to life through preservation and education.

October 22, 2024

Honorable Mayor and Members of the City Council
c/o Mario Cifuentz, City Manager
319 N. Douty Street
Hanford, California 93230

Re: Extension of Carnegie Museum of Kings County License Agreement
Through December 31, 2025

Dear Mayor and Council Members:

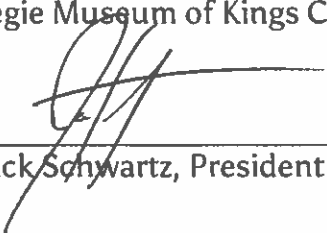
The Board of Directors of the Carnegie Museum of Kings County (CMKC) thanks you for the privilege of being able to operate our community's history museum at the historic Carnegie Library building and facilities.

This past year has been filled with many activities at the museum including the restoration of the historic library building's original wood floors, our Kings County's Asian Americans exhibition and related events. We look forward to providing you and the community a detailed presentation of these activities at your November 5th study session.

Enclosed with this letter is a proposed amendment to our License Agreement that will extend the agreement through December 31, 2025. This amendment will allow CMKC to continue to build the museum into a valued community asset.

Gratefully,

Carnegie Museum of Kings County


By: Jack Schwartz, President

carnegiemuseumofkingscounty.org

559.585.7526

carnegieofhanford@gmail.com

Museum Address:
109 E Eighth St.
Hanford, CA 93230

Mailing Address:
522 N. Redington Street
Hanford, CA 93230

Amendment No. 4 to License Agreement

Licensor: City of Hanford, a municipal corporation
Licensee: Carnegie Museum of Kings County, a California nonprofit corporation
Property: 109 E. 8th Street, Hanford, CA 93230 [APN 012-041-017-000]
Date of License: June 1, 2021

Licensor and Licensee agree to, and hereby do, amend the License Agreement as follows:

1. Paragraph 4 (Term): Is amended as follows: The Term is extended through December 31, 2025;
2. All other terms and conditions of the License Agreement, as amended, remain unchanged and in full force and effect.

LICENSOR:

CITY OF HANFORD, a municipal corporation

By: _____
Print name: Travis Paden
Its: Mayor

LICENSEE:

CARNEGIE MUSEUM OF KINGS COUNTY, a California nonprofit corporation

By: _____
Print name: Jack W. Schwartz Jr.
Its: President

**CITY OF HANFORD CITY COUNCIL
STAFF REPORT
Tuesday, November 5, 2024**

PROJECT: **Historic Resources Permit 0015-24**, a request by BMO Bank to construct exterior improvements, including a new ramp and steps to the entryway door, accessible parking striping, landscape curbs with paving, and an ATM. The property is designated as a noncontributing building within the Historic Overlay Zone.

LOCATION: The project is located at 230 W. Seventh Street (APN 012-052-014)

STAFF RECOMMENDATION

1. Staff recommends that the City Council, by motion, adopt Resolution 24-41-R approving Historic Resources Permit 0015-24.

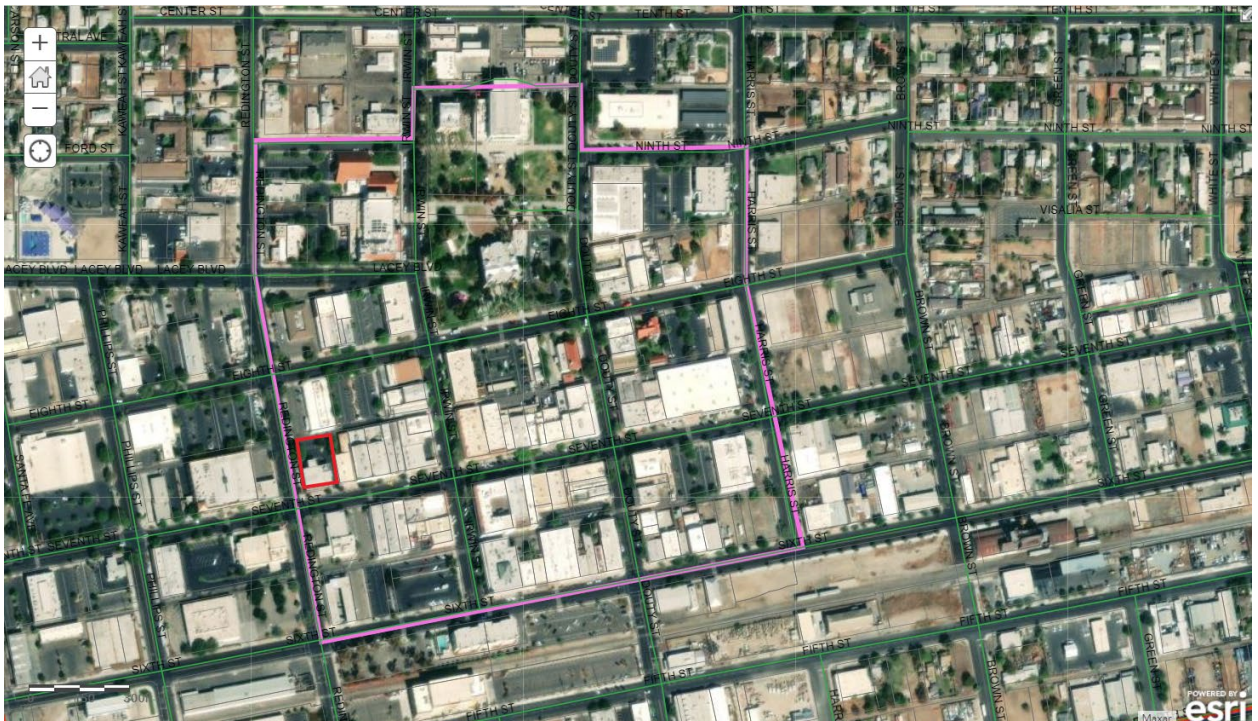
RECOMMENDED MOTION

1. I move to adopt Resolution 24-41-R approving Historic Resources Permit 0015-24.

PROJECT DESCRIPTION

The property is located within the Historic Overlay Zone, shown below – outlined in red.

Figure 1: Location within the Historic District



The property is designated a noncontributing building in the Historic Overlay Zone, as shown on the Historic Overlay Zone Map – **Attachment 1**.

“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.

In accordance with the Municipal Code Section 17.48, alterations to the exterior of a building located within the Historic Overlay Zone are required to be approved through a Historic Resources Permit, which must be approved by the City Council.

Section 17.48.040

No improvement or exterior architectural feature of any improvement shall be constructed or altered or enlarged which is located in the Historic Overlay District or identified as a historic site outside the District, unless a permit is issued pursuant to the terms of this chapter. The section shall not apply to any interior alteration which has no effect on the condition or appearance of any exterior architectural feature of an improvement. No structure listed on a State or National Register shall be moved or demolished, unless a permit is issued pursuant to the terms of this chapter.

Section 17.48.070

- A. A historic resource permit shall be required for any alteration of the exterior features of a building within a designated historic district, or a designated historic building or site, or to construct a new building or improvements upon property within a designated historic district except as otherwise provided in this Chapter 17.48, the City Council shall determine whether a historic resources permit shall be issued. A permit shall not be required for ordinary maintenance and repairs as defined in this section.
- B. Permit Procedures. An application for a historic resource permit shall be made on a form prescribed by the Community Development Department and shall be accompanied by the fees established by resolution of the City Council. The application shall include the information required by Section 17.60.020 for site plan review, complete elevation drawings of the proposed alterations, samples of proposed colors and materials, color photographs of all sides of any existing improvement, building or structure on the site, and such other information as may be required by the Community Development Department. If applicable, the application shall include the information required by Chapter 17.58 (permit for conditional uses) and Chapter 17.62 (planned unit development).

Applications for permits requiring City Council approval shall be placed on the next regular meeting of the City Council. The City Council may approve, approve with conditions, or deny the permit.

Building Description

The building was constructed in 1982 as Valley Federal Savings and Loan. The structure was constructed with red brick along the exterior with a wood sided roof. The façade is rectangular in shape and its proportions were determined to be compatible with the adjacent historic buildings at the time of construction. Subsequent Historic Resources Permits have been granted for signage and the addition of an ATM.

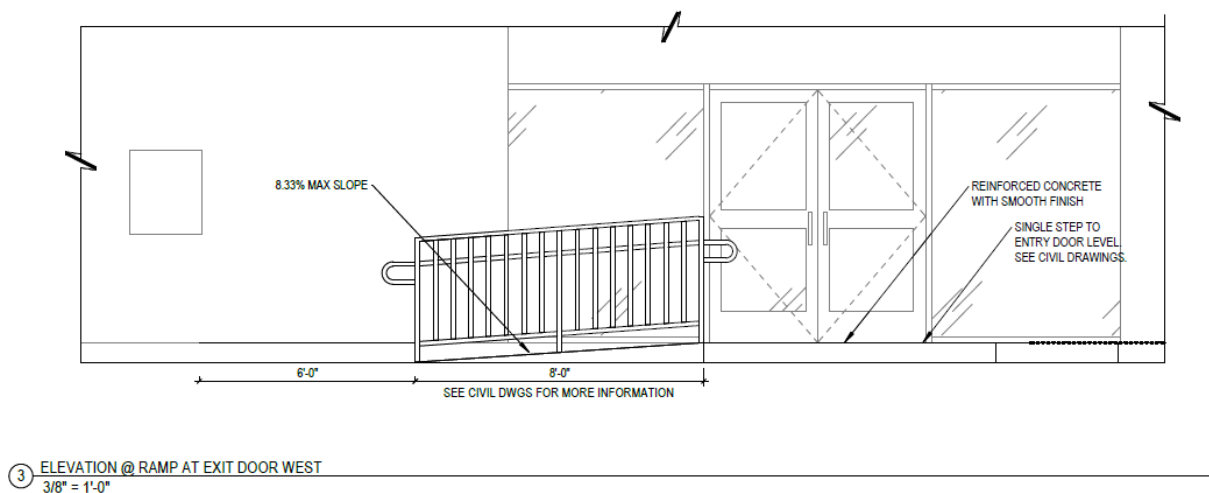
Proposed Modifications

The applicant proposed exterior modifications, as shown in **Attachment 2**:

- ADA improvements:
 - New ramp and step to entry doorway along Redington Street
 - Accessible parking striping within the existing parking lot
- Landscape curbs with paving
- Addition of an ATM along Redington Street.

Ramp and Step:

As shown in Attachment 2, a new ramp and step will be added to the exit door on Redington Street. The improvements are necessary for ADA accessibility.



In accordance with Section 17.48.055 Ordinary Maintenance and Repairs, 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 use of the Historic Building Code of the State of California. The modifications proposed are for ADA-accessibility; however, the modifications do not represent ordinary maintenance and repairs; therefore, a historic resources permit shall be approved through the City Council.

The modifications proposed apply to a noncontributing building, constructed after 1935. Therefore, 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.

In accordance with Section 17.48.140 B. 9, contemporary design for alterations and additions to existing buildings, structures or site 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.

There are examples of utilization of galvanized pipe handrails throughout the Historic District:

Figure 2:
Civic Auditorium: 400 N. Douty Street



Figure 3:
Mechanics Bank: 218 N. Douty Street



Figure 4:
Wells Fargo (along alley): 200 W. Seventh Street



ATM

The applicant is proposing the installation of an ATM on the façade of the building. ATMs are permitted as an accessory use in the MX-D Downtown Mixed Use zone district. This would be a minor change to a noncontributing building. Other businesses in the Historic District have ATMs, including Wells Fargo, Union Bank, and Golden 1 Credit Union. Section 17.48.150(B)(9) states that “contemporary design for alterations and additions to existing buildings, structures or site 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.” Since this is a noncontributing building, the addition of the ATM would not destroy any significant historical, architectural or cultural material. The design of the ATM shall be compatible with the surrounding area. If the ATM were to be removed in the future, the empty space shall be covered to match the surrounding wall in composition, design, color, texture and other visual qualities. Section 17.48.150(B)(10) states that “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.” The sidewalk is approximately 12 feet wide. This will provide ample space for a customer to use the ATM while maintaining adequate sidewalk space per ADA standards.

Figure 5:
New ATM Location

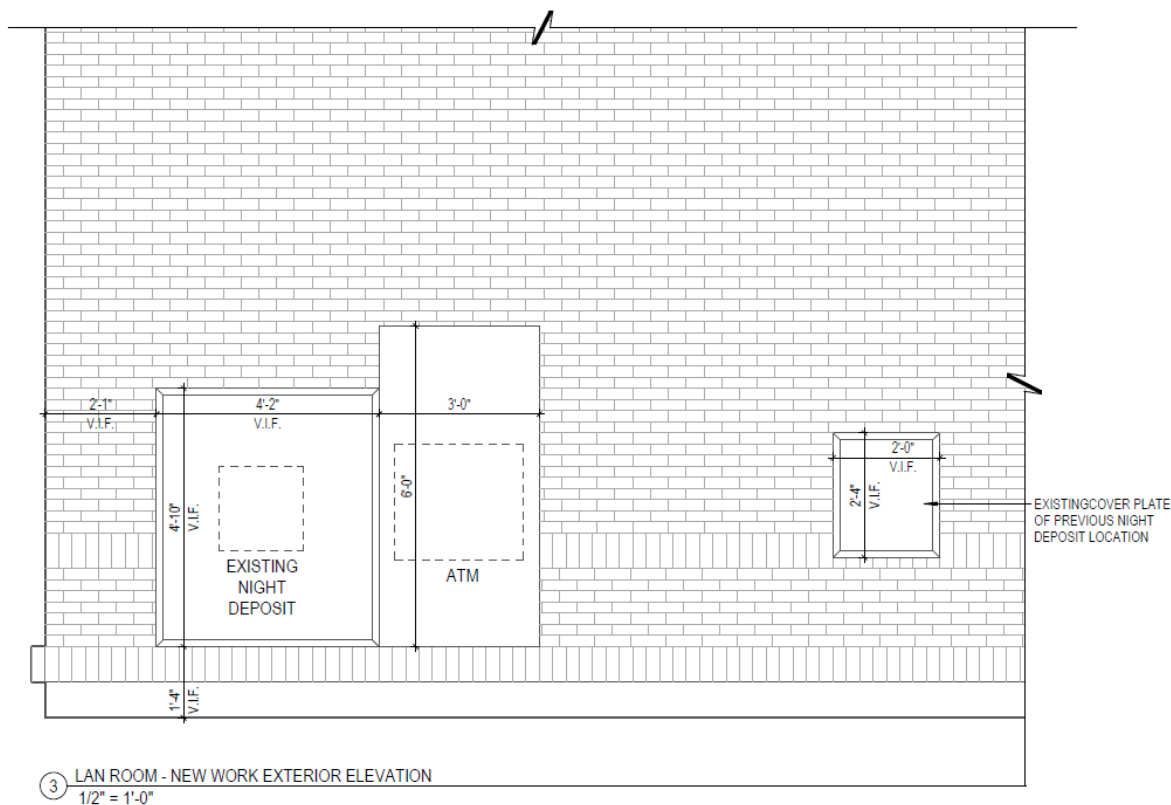


Figure 6:
ATM



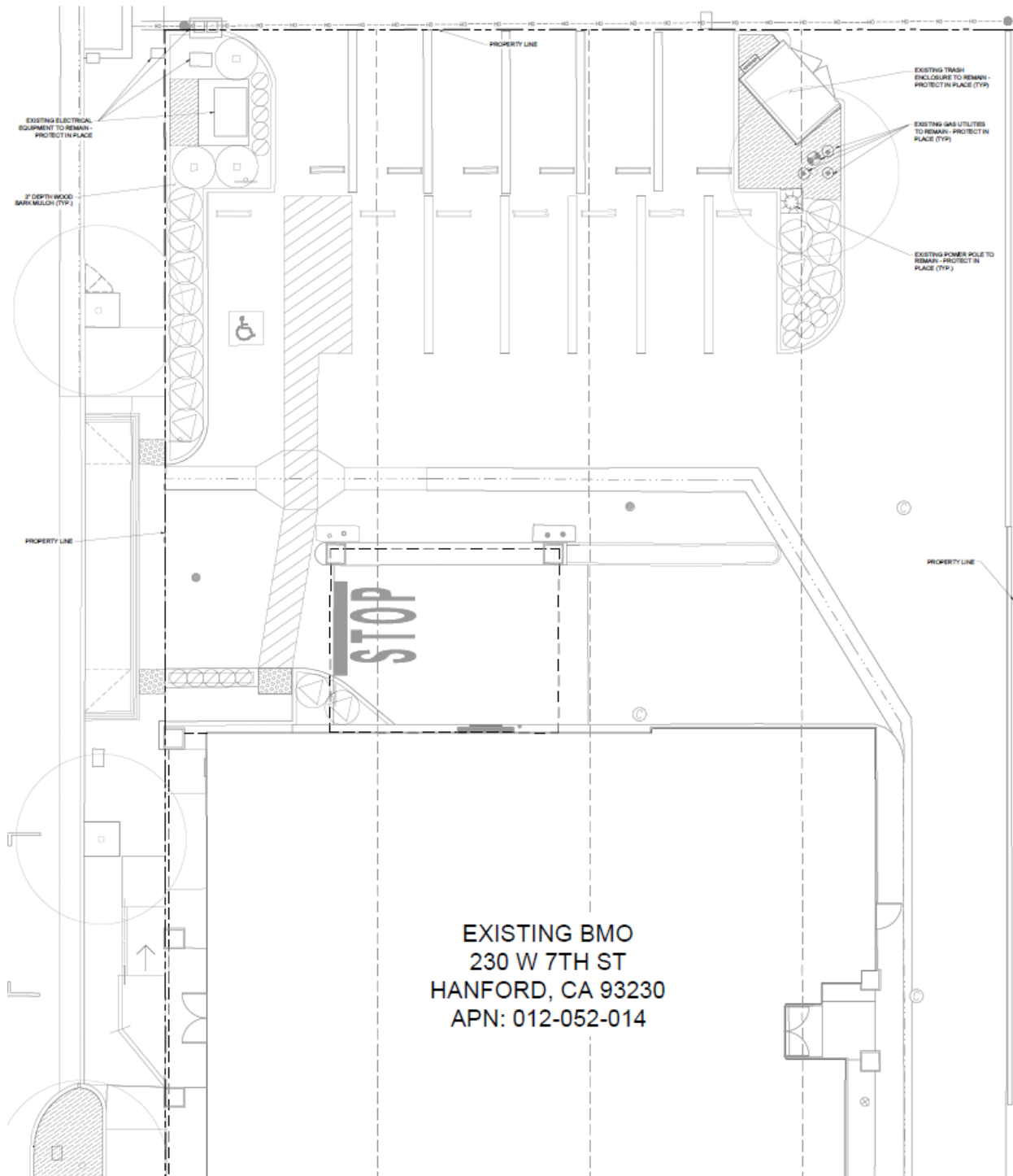
Striping

The parking lot re-striping proposed does not constitute an alteration for the purposes of obtaining a Historic Resources Permit.

Landscaping

Although landscaping accessories are classified as an alteration, the proposed changes to add landscaping curbs will not affect the exterior visual qualities of the property.

Figure 7;
Striping and Landscaping Plan



"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.

Signage associated with BMO was reviewed and approved in accordance with the standards set forth Sections 17.48 and 17.56 of the Municipal Code.

The exterior modifications proposed does not affect any significant historic attributes, since the structure is noncontributing to the Historic District.

FINDINGS FOR APPROVAL

In accordance with Section 17.48 of the Hanford Municipal Code, staff recommends approval of Historic Resources Permit HRA0015-24, and that the approval of the historic resources permit will allow private investment in the Downtown area, enhance property values, the increase of economic and financial benefits to the City and its property owners and inhabitants, and make the following findings:

1. That the proposed rehabilitation of the façade will not impact the Historic Overlay Zone since the building is designated as a noncontributing structure.
2. That the proposed project will provide a complementary setting and environment in the Historic District.
3. That the proposed project will promote and encourage continued private ownership and utilization of structures so that the objectives set forth in this section can be attained under this policy.
4. That the request will not adversely affect the public health, safety, and general welfare of the citizens of Hanford.

RECOMMENDATION – CONDITIONS OF APPROVAL

The City Council may approve, approve with conditions, or deny the permit.

Staff recommends that the City Council adopt Resolution 24-41-R, approving Historic Resources Permit No. 0015-24, subject to the following conditions:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That the alterations to the site be completed in accordance with the proposed changes. Future changes may be approved by the Community Development Director or forwarded to the City Council for review.

3. That should operation of the ATM cease, the ATM shall be removed, and the empty space be covered to match the surrounding wall in composition, design, color, texture and other visual qualities.
4. If required sign standards in Sections 17.48 and 17.56 of the Municipal Code are not met, proposed signage shall be reviewed by City Council through a new historic resources permit.

Applicant:

Laurence Solis
535 Mission Street, 14th Floor Unit 14
San Francisco, CA 94105

Property Owner:

Michael Curley
BMO Bank

RESOLUTION 24-41-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING HISTORIC RESOURCES PERMIT HRA0015-24 A REQUEST BY BMO BANK TO CONSTRUCT EXTERIOR IMPROVEMENTS, INCLUDING A NEW RAMP AND STEPS TO THE ENTRYWAY DOOR, ACCESSIBLE PARKING STRIPING, LANDSCAPE CURBS WITH PAVING, AND AN ATM. THE PROPERTY IS DESIGNATED AS A NONCONTRIBUTING BUILDING WITHIN THE HISTORIC OVERLAY ZONE. THE PROJECT IS LOCATED AT 230 W. SEVENTH STREET (APN 012-052-014)

At a regular meeting of the City Council of the City of Hanford duly called and held on November 5, 2024, at 7:00 p.m. in the Council Chambers of the Civic Auditorium, it was moved by Council Member _____, and seconded by Council Member _____, and duly carried, that the following resolution be adopted:

WHEREAS, an application, filed by Laurene Solis for Historic Resources Permit HRA0015-24, as shown in **Exhibit A**, was presented to the City Council; and

WHEREAS, the proposed project is located at 230 W. Seventh Street (APN 012-052-014); and

WHEREAS, the City Council of the City of Hanford, at a regular meeting on November 5, 2024, reviewed the request for Historic Resources Permit HRA0015-24; and

WHEREAS, Section 15301 Existing Facilities of the California Environmental Quality Act Guidelines categorically exempts minor alterations to existing facilities from Environmental Review; and

WHEREAS, the City Council of the City of Hanford reviewed the application for the Historic Resources Permit HRA0015-24 and found that the application is consistent with Section 17.48 of the Hanford Municipal Code, that the approval of the historic resources permit will allow private investment in the Downtown area, enhance property values, allow the increase of economic and financial benefits to the City and its property owners and inhabitants, and make the following findings:

1. That the proposal will not impact the Historic Overlay Zone since the site is designated as noncontributing.
2. That the proposed project will provide a complementary setting and environment in the Historic District.
3. That the proposed project will promote and encourage continued private ownership and utilization of structures so that the objectives set forth in this section can be attained under this policy.
4. That the request will not adversely affect the public health, safety, and general welfare of the citizens of Hanford.

THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford hereby approves Historic Resources Permit HRA0015-24, subject to the following conditions:

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

2. That the alterations to the site be completed in accordance with the proposed changes. Future changes may be approved by the Community Development Director or forwarded to the City Council for review.
3. That should operation of the ATM cease, the ATM shall be removed, and the empty space be covered to match the surrounding wall in composition, design, color, texture and other visual qualities.
4. If required sign standards in Sections 17.48 and 17.56 of the Municipal Code are not met, proposed signage shall be reviewed by City Council through a new historic resources permit.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Hanford hereby approves Historic Resources Permit HRA0015-24. Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on November 5, 2024, by the following 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 Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 5th day of November 2024.

Date: _____

NATALIE CORRAL
CITY CLERK

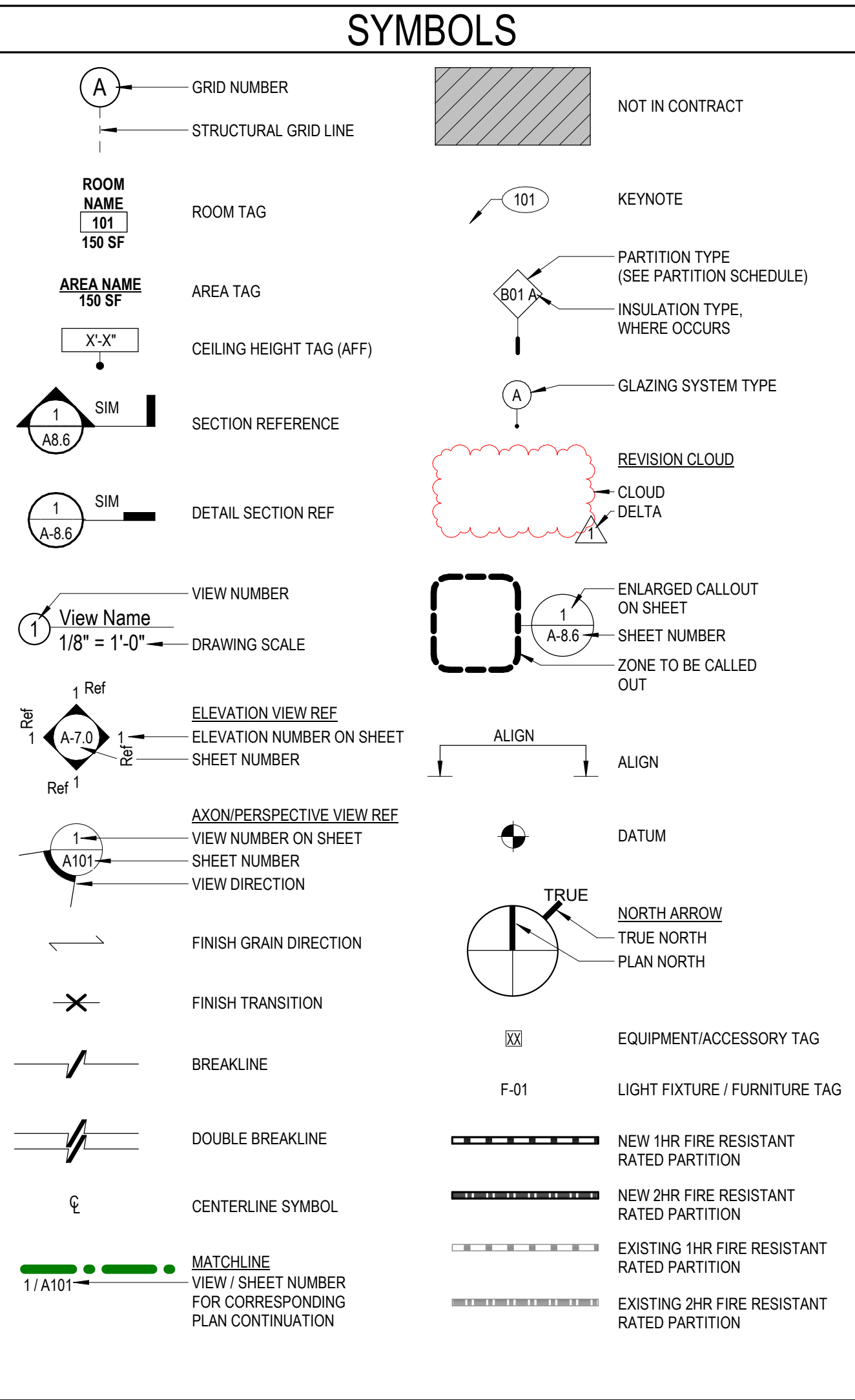
ABBREVIATIONS			
# & @	POUND OR NUMBER AND AT	LAM LAMINATE LAV LAVATORY LKR LOCKER LGT LIGHT MAX MAXIMUM ME MEDICINE CABINET ME METAL MECH MECHANICAL MEMB MEMBRANE MEGR MECHANICAL ENGINEER OF RECORD ALUM ALUMINUM APPROX APPROXIMATE ARCH ARCHITECTURAL ASB ASBESTOS ASPH ASPHALT AWP ACOUSTIC WALL PANEL AXON AXONOMETRIC	
BA	BASE	MTL METAL	
BC	BACK OF CURB	MUL MULLION	
BD	BOARD		
BITUM	BITUMINOUS	(N) NEW	
BLDG	BUILDING	N NORTH	
BLK	BLOCK	NAT NATURAL	
BLKG	BLOCKING	NC NOISE CRITERION (NOISE LEVEL LIMIT)	
BM	BEAM		
BO	BOTTOM OF	NIC NOT IN CONTRACT	
BOT	BOTTOM	NOM NOMINAL	
BR	BULLET RESISTANT	NRC NOISE REDUCTION COEFFICIENT	
BTB	BACK TO BACK	NTS NOT TO SCALE	
C	CHANNEL	OA OVERALL	
CA	CARPET	OC OCCUPANCY	
CAB	CABINET	OD OUTSIDE DIAMETER (DIM)	
CB	CATCH BASIN	OFF OFFICE	
CEM	CEMENTIOUS	OPNG OPENING	
CER	CERAMIC	OPP OPPOSITE	
CI	CAST IRON	OTS OPEN TO STRUCTURE	
CL	CONSTRUCTION JOINT		
CL	CENTERLINE	PA PAINT	
CLG	CEILING	PC PERFORMANCE COATING	
CLO	CLOSET	PERP PERPENDICULAR	
CLR	CLEAR	PERP PROTECTIVE GUARDS	
CM	CONSTRUCTION MANAGER	PL PLASTIC LAMINATE	
CMU	CONCRETE MASONRY UNIT	PLAM PLASTIC LAMINATE	
CNTR	COUNTER	PLAS PLASTER	
CO	CONCRETE	PLUMB PLUMBING	
COL	COLUMN	PLYWOOD	
CONC	CONCRETE	PP POWER POLE	
CONSTR	CONSTRUCTION	PR PAIR	
CONT	CONTINUOUS	PRECAST	
CORR	CORRIDOR	PT PRESTRESS TREATED	
CPT	CARPET	PTD PAPER TOWEL DISPENSER	
CS	CEILING SYSTEM	PTDIR COMBINATION PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	
CT	CERAMIC TILE		
CTR	CENTER	PVB POLYVINYL BUTYRAL	
CTSK	COUNTERSUNK	PVC POLYVINYL CHLORIDE (PLASTIC)	
(D)	DEMOLISH	QT QUARRY TILE	
DBL	DOUBLE	(R) RELOCATE	
DEMO	DEMOLISH	RAO RADIUS	
DEPT	DEPARTMENT	RD ROOF DRAIN	
DET	DETAIL	REF REFERENCE	
DF	DRINKING FOUNTAIN	REFR REFRIGERATOR	
DIAM	DIAMETER	RENF REINFORCED	
DM	DIMENSION	REQD REQUIRED	
DISP	DISPENSER	RESIL RESILIENT FLOORING	
DM	DECORATIVE MASONRY	RM ROOM	
DN	DOWN	RO ROUGH OPENING	
DO	DOOR OPENING	RWL RAIN WATER LEADER	
DR	DOOR		
DS	DOWNSPOUT	S SOUTH	
DWG	DRAWING	S/D SOAP DISPENSER	
DWR	DRAWER	S/S STAINLESS STEEL	
(E)	EXISTING	SAB SOUND ATTENUATION BLANKET	
E	EAST	SAFB SOUND ATTENUATION FIRE BLANKET	
EA	EACH	SC SOLID CORE	
EECR	ELECTRICAL ENGINEER OF RECORD	SCD SEAT COVER DISPENSER	
EGD	EXPERIMENTAL DESIGN	SCHED SCHEDULE	
EJ	EXPANSION JOINT	SD STATIC DISSIPATIVE	
EL	ELEVATION	SEC SECURITY	
ELEC	ELECTRICAL	SECT SECTION	
ELEV	ELEVATION	SEOR STRUCTURAL ENGINEER OF RECORD	
ELVTR	ELEVATOR	SF SPECIAL FINISH / SQUARE FOOT / SQUARE FEET	
EMER	EMERGENCY	SFRM SPRAY FIRE-RESISTIVE MATERIAL	
ENCL	ENCLOSURE	SG SAFETY GLAZING	
EPNL	ELECTRICAL PANEL	SH SHELF	
EQ	EQUAL	SHT SHEET	
EQT	EQUIPMENT	SHTG SHEATHING	
EW	ELECTRIC WATER COOLER	SHWR SHOWER	
EXG	EXISTING	SIM SIMILAR	
EXT	EXTERIOR	SLT SEALANT	
FIA	FIRE ALARM	SND SANITARY NAPKIN DISPENSER	
FA	FABRIC	SNR SANITARY NAPKIN RECEPTACLE	
FAB	FABRIC	SOB SYMBOL ON BACKGROUND	
FB	FLAT BAR	SPEC SPECIFICATION	
FC	FACE OF CURB	SQ SQUARE	
FD	FLOOR DRAIN	SS SOLID SURFACE MATERIAL	
FDN	FOUNDATION	SSD SEE STRUCTURAL DRAWINGS	
FE	FIRE EXTINGUISHER	SSK SERVICE SINK	
FEC	FIRE EXTINGUISHER CABINET	ST STATION	
FF	FINISHED FLOOR	STA SOUND TRANSMISSION CLASS	
FG	FINISHED GRADE	STD STANDARD	
FH	FIRE HYDRANT	STL STEEL	
FHC	FIRE HOSE CABINET	STOR STORAGE	
FIN	FINISH	STRUCT STRUCTURAL	
FL	FLOOR	SUSP SUSPENDED	
FLSHG	FLASHING	T TREAD	
FLUOR	FLUORESCENT	T&G TONGUE AND GROOVE	
FO	FACE OF	TB TOWEL BAR	
FOC	FACE OF CONCRETE	TBD TO BE DETERMINED	
FOF	FACE OF FINISH	TCOM TELECOMMUNICATION	
FOG	FACE OF STUDS	TEL TELEPHONE	
FPRF	FIREPROOFING	TER TERRAZZO	
FRP	FIBERGLASS REINFORCED PLASTIC	THK THICK	
FRT	FIRE RETARDANT TREATED	TI TILE	
FT	FOOT / FEET / FINISH TRANSITION	TOC TOP OF CONCRETE	
FTG	FOOTING	TOW TOP OF WALL	
FURR	FURRING	TPD TOILET PAPER DISPENSER	
FUT	FUTURE	TR TRANSITION	
FWP	FABRIC WALL PANEL	TV TELEVISION	
GA	GAUGE	TYP TYPICAL	
GA.V	GALVANIZED	UNF UNFINISHED	
GB	GRAB BAR	UON UNLESS OTHERWISE NOTED	
GC	GENERAL CONTRACTOR	UR URINAL	
GD	GRADE	VCT VINYL COMPOSITION TILE	
GF	GLAZING FILM	VERT VERTICAL	
GL	GLASS / GLAZING	VEST VESTIBULE	
GND	GROUND	VIF VERIFY IN FIELD	
GR	GROUT	VNR VENEER	
GWB	GYPNUM BOARD	W WEST	
GYP	GYPNUM	WIO WITH	
HB	HOSE BIB	WOC WATER CLOSET / WALL COVERING	
HDWD	HARDWOOD	WC WOOD	
HDWR	HARDWARE	WF WOOD FLOORING	
HM	HOLLOW METAL	WLD WELDED	
HORIZ	HORIZONTAL	WO WHERE OCCURS	
HPC	HIGH PERFORMANCE COATINGS	WP WATERPROOF	
HOUR	HOUR	WPP WALL PANELING	
HT	HEIGHT	WRB WEATHER RESISTANT BARRIER	
ID	INSIDE DIAMETER (DIM)	WS WOOD SOLID	
INSUL	INSULATION	WT WEIGHT / WINDOW TREATMENT	
INT	INTERIOR	WV WOOD VENEER	
JAN	JANITOR		
JT	JOINT		
KIT	KITCHEN		
L	ANGLE		
LAB	LABORATORY		

- ### GENERAL NOTES
- CONTRACT DOCUMENTS**
THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ANY WILL BE AS BINDING AS IF CALLED FOR BY ALL. THE CONTRACT DOCUMENTS CONVEY THE DESIGN INTENT FOR THE PROJECT. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL COORDINATE THE WORK OF THE DOCUMENTS WITH THE WORK OF VENDOR PROVIDED INFORMATION ASSOCIATE WITH THE PROJECT. THE CONTRACTOR SHALL DISTRIBUTE COMPLETE CONTRACT DOCUMENTS TO PARTIES RESPONSIBLE FOR PERFORMING THE WORK SO THAT NO PARTY RECEIVES LIMITED INFORMATION.
 - COORDINATION OF THE WORK**
THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REVIEW AND VERIFICATION OF THE CONTRACT DOCUMENTS, FIELD CONDITIONS, VENDOR DESIGN DRAWINGS INCLUDING DELEGATED DESIGN WORK BY OTHERS, AND DIMENSIONS FOR ACCURACY AND COORDINATING THE WORK WITH THE BUILDING OWNER SO AS NOT TO DISTURB OR CAUSE DAMAGE TO OTHER TENANT SPACES OR BUILDING AREAS. THE CONTRACTOR SHALL SECURE A CURRENT COPY OF PUBLISHED CONSTRUCTION CONTRACTOR BUILDING GUIDELINES AND REGULATIONS FROM THE BUILDING MANAGEMENT AND COMPLY. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF RECORD IN WRITING OF CONFLICTS AND OBTAIN A WRITTEN CLARIFICATION FROM THE ARCHITECT OF RECORD PRIOR TO PROCEEDING WITH THE WORK.
 - DIMENSIONS**
DO NOT SCALE DRAWINGS. DIMENSIONS AND WORKPOINTS PROVIDED ARE TO STRUCTURAL GRID OR TO EXPOSED FACE OF A FINISH, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY DIMENSIONS WITH CONDITIONS IN THE FIELD AND SHALL SECURE WRITTEN RESOLUTION OF CONFLICTS FROM THE ARCHITECT PRIOR TO INITIATING THE WORK. DO NOT ADJUST DIMENSIONS INDICATED AS "CLEAR" OR "HOLD" WITHOUT WRITTEN DIRECTION FROM ARCHITECT. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DIMENSIONS THAT DIFFER BY MORE THAN 1" INCH, INCLUDING THOSE MARKED "TYP" AND "±".
 - DELEGATED DESIGN WORK BY OTHERS**
SYSTEMS INDICATED AS DELEGATED DESIGN SHALL BE ENGINEERED, AND STAMPED BY QUALIFIED PROFESSIONAL ENGINEERS LICENSED IN THE JURISDICTION OF THE WORK. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD FOR THESE SYSTEMS TO SECURE AGENCY APPROVALS, INCLUDING REQUIRED FEES ASSOCIATED WITH PERMIT APPROVAL. THESE SYSTEMS SHALL BE COORDINATED WITH THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE LEGAL REQUIREMENTS INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS UTILIZING PERFORMANCE AND DESIGN CRITERIA INDICATED IN THE CONTRACT DOCUMENTS.

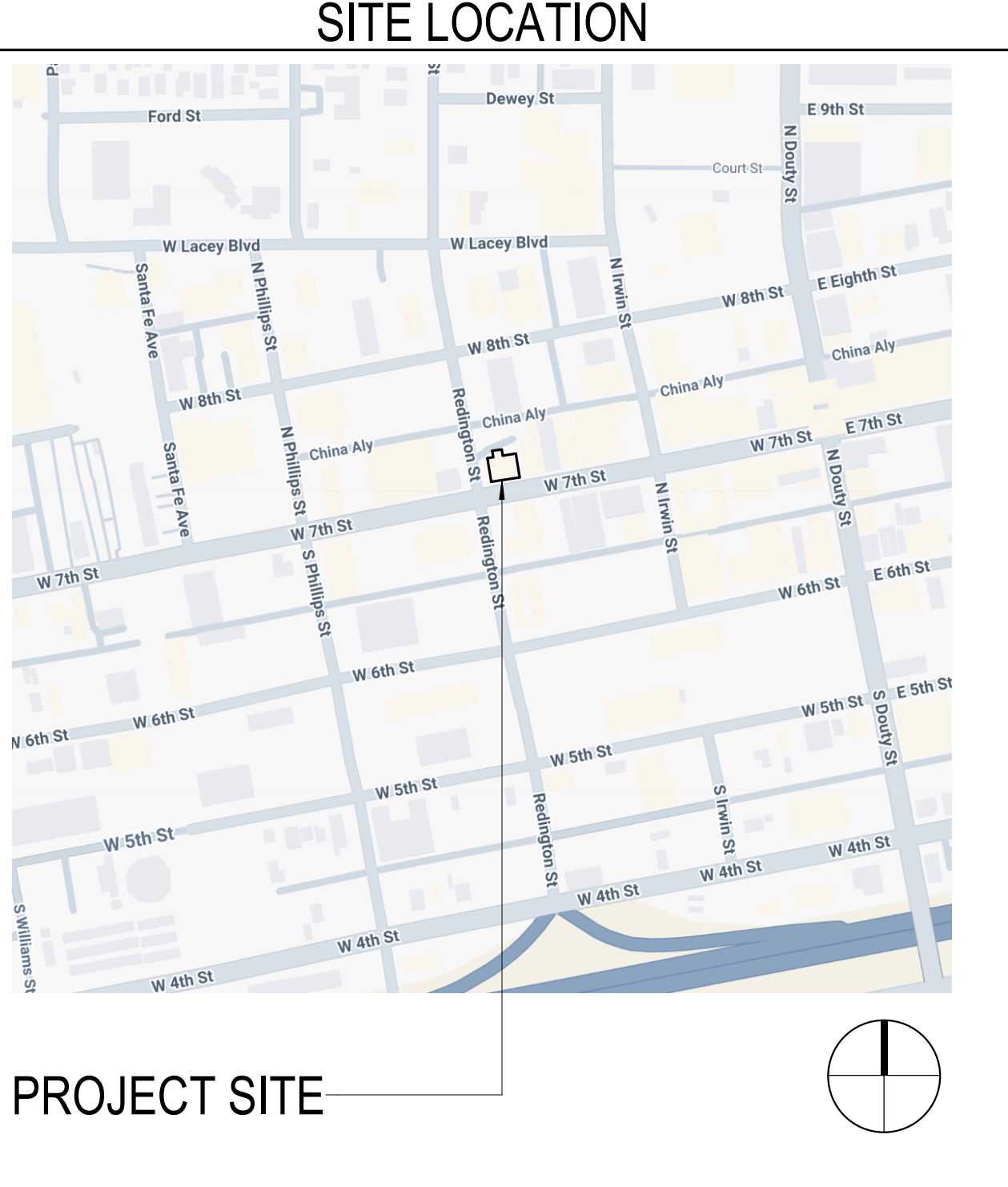
- ### DEFINITIONS
- ALIGN** TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE
CLEAR / CLR / HOLD DIMENSIONS ARE ABSOLUTES. UNOBSTRUCTED FROM FACE OF EXPOSED FINISH SURFACES.
DEMOLISH TO DECONSTRUCT COMPLETE SYSTEM, HALL, AND DISPOSE OF MATERIAL, INCLUDING APPROPRIATE FULL BACK AND TERMINATION/CAPPING OF RELATED BUILDING SERVICES
SALVAGE DISASSEMBLE, CONVEY OR STORE MATERIAL PER OWNERS INSTRUCTIONS
REUSE SALVAGE, STORE ON SITE, RE-INSTALL
INSTALL ON-SITE OPERATIONS INCLUDING UNLOADING, TEMPORARY STORAGE, UN-PACKING, ASSEMBLY, PLACING, ANCHORING, APPLYING, FINISHING, PROTECTING, AND CLEANING COMPLETE AND OPERATIONAL ELEMENTS, EQUIPMENT, AND SYSTEMS
FURNISH PROCURE AND STORE ON-SITE MATERIAL FOR INSTALLATION BY OTHERS
PROVIDE FURNISH AND INSTALL COMPLETE AND OPERATIONAL SYSTEM
NOTIFY TO INFORM THE STATED PARTIES IN WRITING AND SEEK RESOLUTION PRIOR TO COMMENCING WORK

- ### HAZARDOUS MATERIALS NOTES
- INTERIOR ARCHITECTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, REMOVAL, PRESENCE, HANDLING, DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS SUBSTANCES, MATERIALS, AND WASTES IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO: ASBESTOS, ASBESTOS PRODUCTS, PCB MOLD, OR OTHER TOXIC OR HARMFUL SUBSTANCES.
 - QUESTIONS THAT ARISE RELATED TO HAZARDOUS MATERIALS SHALL BE REFERRED TO THE OWNER FOR RESOLUTION. INTERIOR ARCHITECTS SHALL NOT BE REQUIRED TO DO WORK NOR RENDER OPINIONS RELATED TO HAZARDOUS MATERIALS.
 - CONTRACTORS SHALL REPORT THE PRESENCE OF MATERIAL OR ASSEMBLIES SUSPECTED TO CONTAIN HAZARDOUS MATERIALS UPON DISCOVERY TO THE OWNER. WORK SHALL BE HALTED UNTIL WRITTEN CLEARANCE TO CONTINUE HAS BEEN PROVIDED BY THE OWNER'S CERTIFIED HAZARDOUS MATERIALS CONSULTANTS.

SHEET INDEX	
H-1.0	ARCHITECTURAL
H-2.0	ARCHITECTURAL SITE PLAN
	EXTERIOR ELEVATIONS
	CIVIL
TF-1	TEST FIT CIVIL PLAN
TF-2	TEST FIT RAMP DETAIL

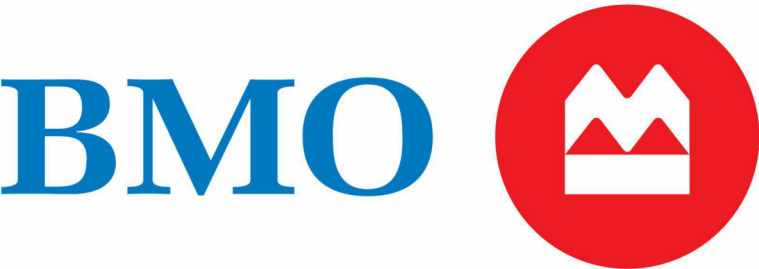
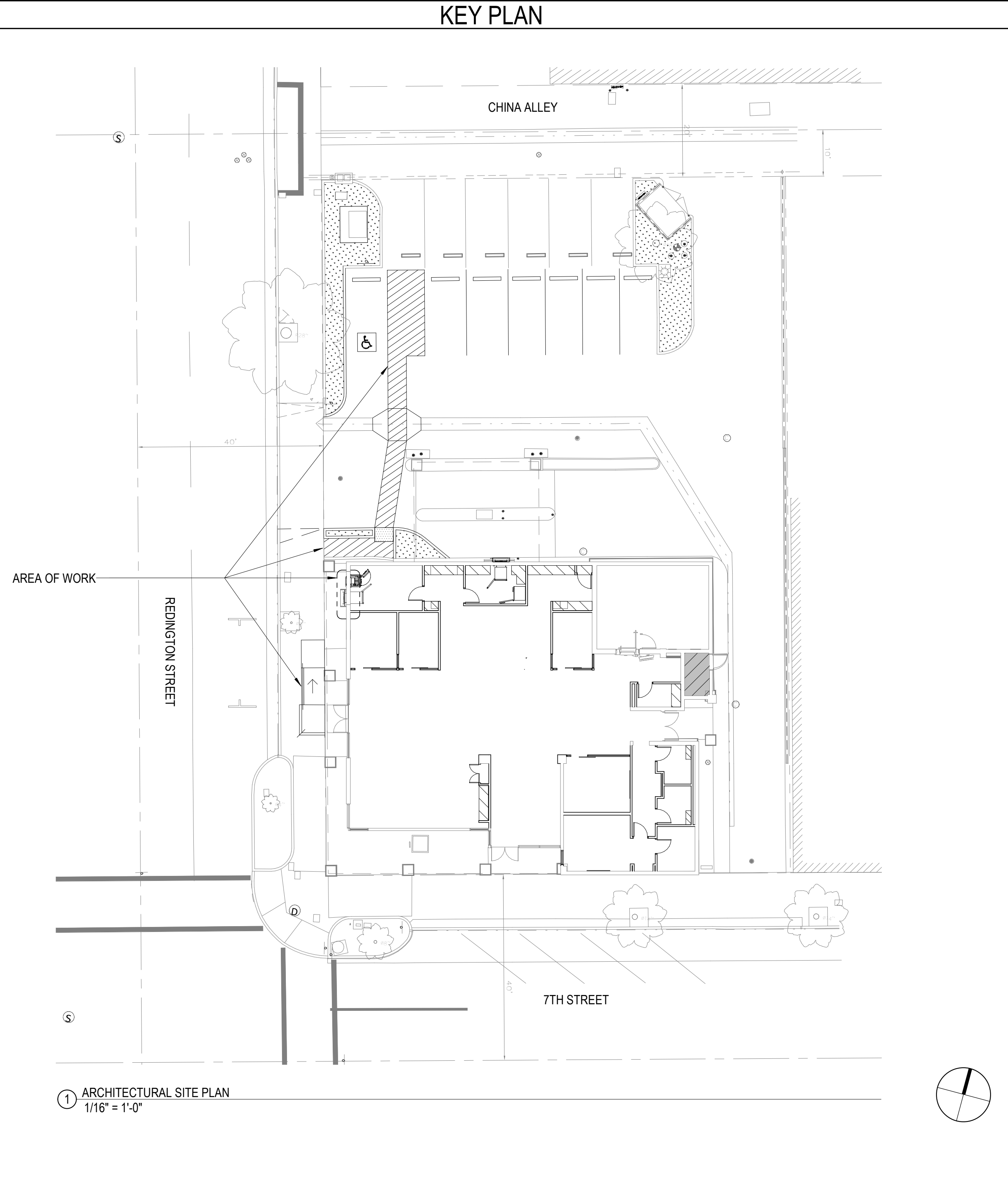


PROJECT INFORMATION	
PROJECT ADDRESS:	230 W. 7TH STREET HANFORD, CA 93230
PROJECT DESCRIPTION:	EXTERIOR IMPROVEMENTS INCLUDING NEW RAMP AND STEPS TO ENTRY DOORWAY, ACCESSIBLE PARKING STRIPING, LANDSCAPE CURBS WITH PAVING AND ATM LOCATION ON REDDINGTON STREET.
TYPE OF CONSTRUCTION:	V-B
BUILDING OCCUPANCY:	B - OFFICE
INTERIOR SCOPE:	4,491 SF
BUILDING NO. OF STORIES:	1
EXTERIOR SCOPE:	REFER TO CIVIL DRAWINGS
SEISMIC DESIGN CATEGORY:	D
BUILDING LIFE SAFETY INFO:	[NPSA 13 SPRINKLERS], [VISUAL AND AUDIBLE FIRE ALARM], [EMERGENCY VOICE ALARM COMMUNICATION SYSTEM (EVACS)], [ELEVATOR/STAIRWELL PRESSURIZATION]



PROJECT DIRECTORY	
ARCHITECT OF RECORD: INTERIOR ARCHITECTS INC. VICTORIA SALGADO 1610 R STREET, SUITE 300 SACRAMENTO, CA 95811 279.895.0101 V.SALGADO@INTERIORARCHITECTS.COM	IA PROJECT CONTACT: INTERIOR ARCHITECTS PC LEDA WOODS 104 S. MICHIGAN AVE, SUITE 1200 CHICAGO, IL 60603 312.488.3220 L.WOODS@INTERIORARCHITECTS.COM
PM/CLIENT REP BMO - JLL MAURO AGUILAR 111 W. MONROE ST, 3RD FLOOR CHICAGO, IL 60603 703.712.9149 MAURO.AGUILAR@BMO.COM	CONTRACTOR [CLIENT NAME] [POINT OF CONTACT NAME] [STREET ADDRESS] [CITY, STATE, ZIP] [PHONE NUMBER]
STRUCTURAL ENGINEER HENDERSON ENGINEERS BRYCE TAYLOR 8311 W. SUNSET ROAD, SUITE 240 LAS VEGAS, NV 89113 702.635.3514 BRYCE.TAYLOR@HENDERSONENGINEERS.COM	MEP ENGINEER HENDERSON ENGINEERS BRYCE TAYLOR [STREET ADDRESS] [CITY, STATE, ZIP] 702.635.3514 BRYCE.TAYLOR@HENDERSONENGINEERS.COM

- ### CODE REFERENCES
- 2022 CALIFORNIA BUILDING CODE, VOLUMES 1 & 2
 - 2022 CALIFORNIA FIRE CODE
 - 2022 CALIFORNIA ELECTRICAL CODE
 - 2022 CALIFORNIA MECHANICAL CODE
 - 2022 CALIFORNIA PLUMBING CODE
 - 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS
 - 2022 CALIFORNIA EXISTING BUILDINGS CODE
 - 2022 CALIFORNIA GREEN BUILDING STANDARDS
 - CITY OF HANFORD MUNICIPAL CODE
 - ALL CITY LOCAL CODES AND AMENDMENTS



**BMO 7TH STREET
HANFORD CALIFORNIA**

**230 W. 7TH STREET
HANFORD, CA 93230**

**NOT FOR
CONSTRUCTION**

3	HISTORIC REVIEW	09/03/2024
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DELTA	ISSUE	DESCRIPTION	DATE
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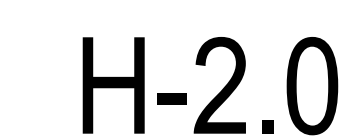


SAN FRANCISCO
500 SANSOME STREET, 8TH FLOOR
SAN FRANCISCO, CA 94111
TEL 415-434-3305

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Owner Approval	
05BMOCH.10683.000	As Indicated
Job No.	Scale

PROJECT INFORMATION
H-1.0





1. CONCRETE SHALL BE 3500 PSI.
2. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED
3. DIMENSIONS AND ELEVATIONS PER PLAN
4. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS WHICHEVER ARE MORE STRINGENT.
5. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT- OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET OR EXCEED LOCAL REGULATIONS.
6. CURB RAMP SURFACES (FLARES AND RAMP) SHALL HAVE A DIFFERENT TEXTURE FROM THE SURROUNDING PAVEMENT.
7. INSTALL 1/4" EXPANSION JOINT FILLER MATERIAL BETWEEN A NEW CURB RAMP AND THE EXISTING SIDEWALKS.
8. WATER PONDING WITHIN THE CURB RAMP LIMITS IS NOT ALLOWED.
9. NO GRADE BREAK IS ALLOWED ALONG THE RAMP SURFACE.
10. CROSS SLOPE OF THE CURB RAMP SURFACE SHALL BE LESS THAN 2%.
11. TRANSITION CHANGE IN ELEVATION IS NOT TO EXCEED 1/2" WITHIN AN ACCESSIBLE ROUTE.
12. DIAGONAL CURB RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
13. RAMP LANDING DIMENSIONS SHALL COMPLY WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS WHICHEVER ARE MORE STRINGENT.

RAMP AND STAIR DETAIL

1

PRELIMINARY
TEST FIT
230 W 7TH ST
HANFROD, CA 93230

HANFROD, CA

SHEET NUMBER
TF-2

KHA PROJECT

DATE _____

8/30/2024

SCALE AS SHOWN

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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DRAWN BY T-

CHECKED BY _____ Z_____

FOR
REVIEW
ONLY

Kimley»»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
401 B STREET, SUITE 600
SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

NO

REVISIONS

DATE _____

82

Historic District Boundary – Contributing Buildings



Legend

- Historic Overlay Zone
- Contributing Buildings
- Noncontributing Buildings
- Parking Lots

ABBREVIATIONS			
# &	POUND OR NUMBER AND AT	LAM	LAMINATE
ACP	ACOUSTICAL CEILING PANEL	LAV	LAVATORY
AD	AREA DRAIN	LKR	LOCKER
ADJ	ADJUSTABLE	LT	LIGHT
AF	ACCESS FLOORING SYSTEM	MAX	MAXIMUM
AFF	ABOVE FINISH FLOOR	MC	MEDICINE CABINET
AGCR	AGGREGATE	ME	METAL
ALUM	ALUMINUM	MECH	MECHANICAL
APPROX	APPROXIMATE	MEMB	MEMBRANE
ARCH	ARCHITECTURAL	MEOR	MECHANICAL ENGINEER OF RECORD
ASB	ASBESTOS	MFR	MANUFACTURER
ASPH	ASPHALT	MHN	MANHOLE
AWP	ACOUSTIC WALL PANEL	MIR	MIRROR
AXON	AXONOMETRIC	MISC	MISCELLANEOUS
		MO	MASONRY OPENING
BA	BASE	MTD	MOUNTED
BC	BACK OF CURB	MTL	METAL
BD	BOARD	MUL	MULLION
BITUM	BITUMINOUS	(N)	NEW
BLDG	BUILDING	N	NORTH
BLCK	BLACK	NAT	NATURAL
BLKG	BLOCKING	NC	NOISE CRITERION (NOISE LEVEL LIMIT)
BM	BEAM	NIC	NOT IN CONTRACT
BO	BOTTOM OF	NOM	NOMINAL
BOT	BOTTOM	NRC	NOISE REDUCTION COEFFICIENT
BR	BULLET RESISTANT	NTS	NOT TO SCALE
BTB	BACK TO BACK		
		OA	OVERALL
C	CHANNEL	OC	ON CENTER
CA	CARPET	OCC	OCCUPANCY
CAB	CABINET	OD	OUTSIDE DIAMETER (DIM)
CBS	CATCH BASIN	OFF	OFFICE
CEM	CEMENTIOUS	OPNG	OPENING
CER	CERAMIC	OPP	OPPOSITE
CI	CAST IRON	OTS	OPEN TO STRUCTURE
CJ	CONSTRUCTION JOINT		
CL	CENTERLINE	PA	PAINT
CLG	CEILING	PC	PERFORMANCE COATING
CLO	CLOSET	PERP	PERPENDICULAR
CLR	CLEAR	PG	PROTECTIVE GUARDS
CM	CONSTRUCTION MANAGER	PL	PLASTIC LAMINATE
CMU	CONCRETE MASONRY UNIT	PLAM	PLASTIC LAMINATE
CNTR	COUNTER	PLAS	PLASTER
CO	CONCRETE	PLMB	PLUMBING
COL	COLUMN	PLYWD	PLYWOOD
CONC	CONCRETE	PP	POWER POLE
CONSTR	CONSTRUCTION	PR	PAIR
CONT	CONTINUOUS	PRCST	PRECAST
CORR	CORRIDOR	PT	PRESSURE TREATED
CPT	CARPET	PTD	PAPER TOWEL DISPENSER
CS	CEILING SYSTEM	PTDR	COMBINATION PAPER TOWEL DISPENSER AND WASTE RECEPTACLE
CT	CERAMIC TILE		
CTR	CENTER	PVB	POLYVINYL BUTYRAL
CTSK	COUNTERSUNK	PVC	POLYVINYL CHLORIDE (PLASTIC)
		QT	QUARRY TILE
(D)	DOUBLE	(R)	RELIGATE
DBL	DOUBLE	RAO	RADIUS
DEMO	DEMOLISH	RD	ROOF DRAIN
DEPT	DEPARTMENT	REF	REFERENCE
DET	DETAIL	REFR	REFRIGERATOR
DF	DRINKING FOUNTAIN	RENF	REINFORCED
DIA	DIAMETER	REQD	REQUIRED
DIM	DIMENSION	RESIL	RESILIENT
DISP	DISPENSER	RF	RESILIENT FLOORING
DM	DECORATIVE MASONRY	RM	ROOM
DN	DOWN	RO	ROUGH OPENING
DO	DOOR OPENING	RWL	RAIN WATER LEADER
DR	DOOR		
DS	DOWNSPOUT	S	SOUTH
DWG	DRAWING	SID	SOAP DISPENSER
DWR	DRAWER	SIS	STAINLESS STEEL
		SAB	SOUND ATTENUATION BLANKET
(E)	EXISTING	SABF	SOUND ATTENUATION FIRE BLANKET
E	EAST		
EA	EACH	SC	SOLID CORE
EEOR	ELECTRICAL ENGINEER OF RECORD	SCD	SEAT COVER DISPENSER
EED	EXPERIMENTAL DESIGN	SCHED	SCHEDULE
EGD	EXPANSION JOINT	SD	STATIC DISSIPATIVE
EL	ELEVATION	SEC	SECURITY
ELEC	ELECTRICAL	SECT	SECTION
ELEV	ELEVATION	SECT	STRUCTURAL ENGINEER OF RECORD
ELVTR	ELEVATOR	SE	SPECIAL FINISH / SQUARE FOOT / SQUARE FEET
EMER	EMERGENCY	SFRM	SPRAY FIRE-RESISTIVE MATERIAL
ENCL	ENCLOSURE	SG	SAFETY GLAZING
EPNL	ELECTRICAL PANEL	SH	SHELF
EQ	EQUAL	SHT	SHEET
ECPPT	EQUIPMENT	SHTG	SHEATHING
EW	ELECTRIC WATER COOLER	SHWR	SHOWER
EXG	EXISTING	SIM	SIMILAR
EXT	EXTERIOR	SIM	SIMILAR
		SND	SEALANT
FIA	FIRE ALARM	SNT	SANITARY NAPKIN DISPENSER
FA	FABRIC	SNR	SANITARY NAPKIN RECEPTACLE
FAB	FABRIC	SOB	SYMBOL ON BACKGROUND
FB	FLAT BAR	SPEC	SPECIFICATION
FC	FACE OF CURB	SO	SQUARE
FD	FLOOR DRAIN	SS	SOLID SURFACE MATERIAL
FDN	FOUNDATION	SS	SEE STRUCTURAL DRAWINGS
FE	FIRE EXTINGUISHER	SSK	SERVICE SINK
FEC	FIRE EXTINGUISHER CABINET	ST	STONE
FF	FINISHED FLOOR	STA	STATION
FG	FINISHED GRADE	STC	SOUND TRANSMISSION CLASS
FH	FIRE HYDRANT	STD	STANDARD
FHC	FIRE HOSE CABINET	STL	STEEL
FIN	FINISH	STOR	STORAGE
FL	FLOOR	STRUC	STRUCTURAL
FLSHG	FLASHING	SUSP	SUSPENDED
FLUOR	FLUORESCENT		
FO	FACE OF	T	TREAD
FOC	FACE OF CONCRETE	T&G	TONGUE AND GROOVE
FOF	FACE OF FINISH	TB	TOWEL BAR
FOE	FACE OF STUDS	TBD	TO BE DETERMINED
FRFP	FIREPROOFING	TCOM	TELECOMMUNICATION
FRP	FIBERGLASS REINFORCED PLASTIC	TEL	TELEPHONE
FRT	FIRE RETARDANT TREATED	TER	TERRAZZO
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FURR	FURRING	TI	TILE
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GL	GLASS / GLAZING	VCT	VINYL COMPOSITION TILE
GND	GROUND	VERT	VERTICAL
GR	GROUT	VEST	VESTIBULE
GWB	GYPSPUM BOARD	VIF	VERIFY IN FIELD
GYP	GYPSPUM	VNR	VENEER
		W	WEST
HB	HOSE BIB	WI	WITH
HDWD	HARDWOOD	W/O	WITHOUT
HDWR	HARDWARE	W	WATER CLOSET / WALL COVERING
HM	HOLLOW METAL	WO	WOOD
HORIZ	HORIZONTAL	WF	WOOD FLOORING
HPC	HIGH PERFORMANCE COATINGS	WLD	WELDED
HR	HOUR	WO	WHERE OCCURS
HT	HEIGHT	WRB	WATERPROOF
ID	INSIDE DIAMETER (DIM)	W	WALL PANELING
INSUL	INSULATION	WV	WEATHER RESISTANT BARRIER
INT	INTERIOR	WS	WOOD SOLID
JAN	JANITOR	WT	WEIGHT / WINDOW TREATMENT
JOINT	JOINT	WV	WOOD VENEER
KIT	KITCHEN		
L	ANGLE		
LAB	LABORATORY		

GENERAL NOTES	
1. CONTRACT DOCUMENTS	THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ANY WILL BE AS BINDING AS IF CALLED FOR BY ALL. THE CONTRACT DOCUMENTS CONVEY THE DESIGN INTENT FOR THE PROJECT. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL COORDINATE THE WORK OF THE DOCUMENTS WITH THE WORK OF VENDOR PROVIDED INFORMATION ASSOCIATE WITH THE PROJECT. THE CONTRACTOR SHALL DISTRIBUTE COMPLETE CONTRACT DOCUMENTS TO PARTIES RESPONSIBLE FOR PERFORMING THE WORK SO THAT NO PARTY RECEIVES LIMITED INFORMATION.
2. COORDINATION OF THE WORK	THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REVIEW AND VERIFICATION OF THE CONTRACT DOCUMENTS, FIELD CONDITIONS, VENDOR DESIGN DRAWINGS INCLUDING DELEGATED DESIGN WORK BY OTHERS, AND DIMENSIONS FOR ACCURACY AND FOR CONSTRUCTING THE PROJECT. THE CONTRACTOR SHALL COORDINATE THE WORK OF THE CONTRACTOR SHALL COORDINATE THE WORK WITH THE BUILDING OWNER SO AS NOT TO DISTURB OR CAUSE DAMAGE TO OTHER TENANT SPACES OR BUILDING AREAS. THE CONTRACTOR SHALL SECURE A CURRENT COPY OF PUBLISHED CONSTRUCTION CONTRACT BUILDING GUIDELINES AND REGULATIONS FROM THE BUILDING MANAGEMENT AND COMPLY. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF RECORD PRIOR TO INITIATING THE WORK. DO NOT ADJUST DIMENSIONS INDICATED AS "CLEAR" OR "HOLD" WITHOUT WRITTEN DIRECTION FROM ARCHITECT. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DIMENSIONS THAT DIFFER BY MORE THAN 1/4 INCH, INCLUDING THOSE MARKED "VIF" AND "1/4".
3. DIMENSIONS	DO NOT SCALE DRAWINGS. DIMENSIONS AND WORKPOINTS PROVIDED ARE TO STRUCTURAL GRID OR TO EXPOSED FACE OF A FINISH, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY DIMENSIONS WITH CONDITIONS IN THE FIELD AND SHALL SECURE WRITTEN RESOLUTION OF CONFLICTS FROM THE ARCHITECT PRIOR TO INITIATING THE WORK. DO NOT ADJUST DIMENSIONS INDICATED AS "CLEAR" OR "HOLD" WITHOUT WRITTEN DIRECTION FROM ARCHITECT. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DIMENSIONS THAT DIFFER BY MORE THAN 1/4 INCH, INCLUDING THOSE MARKED "VIF" AND "1/4".
4. DELEGATED DESIGN WORK BY OTHERS	SYSTEMS INDICATED AS DELEGATED DESIGN SHALL BE ENGINEERED, AND STAMPED BY QUALIFIED PROFESSIONAL ENGINEERS LICENSED IN THE JURISDICTION OF THE WORK. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD FOR THESE SYSTEMS TO SECURE AGENCY APPROVALS, INCLUDING REQUIRED FEES ASSOCIATED WITH PERMIT APPROVAL. THESE SYSTEMS SHALL BE COORDINATED WITH THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE LEGAL REQUIREMENTS INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS UTILIZING PERFORMANCE AND DESIGN CRITERIA INDICATED IN THE CONTRACT DOCUMENTS.

DEFINITIONS	
ALIGN	TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE
CLEAR / CLR / HOLD	DIMENSIONS ARE ABSOLUTES, UNOBTAINED FROM FACE OF EXPOSED FINISH SURFACES.
DEMOLISH	TO DECONSTRUCT COMPLETE SYSTEM, HULL, AND DISPOSE OF MATERIAL, INCLUDING APPROPRIATE PULL BACK AND TERMINATION/CAPPING OF RELATED BUILDING SERVICES
SALVAGE	DIS-ASSEMBLE, CONVEY OR STORE MATERIAL PER OWNERS INSTRUCTIONS
REUSE	SALVAGE, STORE ON SITE, RE-INSTALL
INSTALL	ON-SITE OPERATIONS INCLUDING UNLOADING, TEMPORARY STORAGE, UN-PACKING, ASSEMBLY, PLACING, ANCHORING, APPLYING FINISHING, PROTECTING, AND CLEANING COMPLETE AND OPERATIONAL ELEMENTS, EQUIPMENT, AND SYSTEMS
FURNISH	PROCURE AND STORE ON-SITE MATERIAL FOR INSTALLATION BY OTHERS
PROVIDE	FURNISH AND INSTALL COMPLETE AND OPERATIONAL SYSTEM
NOTIFY	TO INFORM THE STATED PARTIES IN WRITING AND SEEK RESOLUTION PRIOR TO COMMENCING WORK

HAZARDOUS MATERIALS NOTES	
• INTERIOR ARCHITECTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, REMOVAL, PRESENCE, HANDLING, DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS SUBSTANCES, MATERIALS, AND WASTES IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO: ASBESTOS, ASBESTOS PRODUCTS, PCB MOLD, OR OTHER TOXIC OR HARMFUL SUBSTANCES.	
• QUESTIONS THAT ARISE RELATED TO HAZARDOUS MATERIALS SHALL BE REFERRED TO THE OWNER FOR RESOLUTION. INTERIOR ARCHITECTS SHALL NOT BE REQUIRED TO DO WORK NOR RENDER OPINIONS RELATED TO HAZARDOUS MATERIALS.	
• CONTRACTORS SHALL REPORT THE PRESENCE OF MATERIAL OR ASSEMBLIES SUSPECTED TO CONTAIN HAZARDOUS MATERIALS UPON DISCOVERY TO THE OWNER. WORK SHALL BE HALTED UNTIL WRITTEN CLEARANCE TO CONTINUE HAS BEEN PROVIDED BY THE OWNER'S CERTIFIED HAZARDOUS MATERIALS CONSULTANTS.	

COORDINATION OF FURNITURE WITH FLOOR CORES & LIGHTING	
CONTRACTOR, FURNITURE VENDOR, DESIGN BUILD SUB-CONTRACTORS AND OWNER'S SUB-CONTRACTORS ARE ALL REQUIRED TO USE THE ARCHITECTURAL DIMENSION WORK POINTS ESTABLISHED FOR OPEN PLAN PENDANT LIGHTING AND FURNITURE CENTERLINES WHERE APPLICABLE. CONTRACTOR AND VENDOR PREPARED SHOP DRAWINGS SHALL DOCUMENT THE ARCHITECTURAL DIMENSION WORK POINTS FOR THE ARCHITECT'S REVIEW PRIOR TO START OF WORK. FIELD LAYOUT REVIEW REQUESTED OF THE ARCHITECT MUST UTILIZE ON ESTABLISHED WORK POINTS. FLOOR CORE LOCATIONS SERVING FURNITURE ARE THE SOLE RESPONSIBILITY OF THE FURNITURE VENDOR, INCLUDING FIELD VERIFICATION OF LAYOUT CONSISTENT WITH THE FLOOR CORING REQUIREMENTS IDENTIFIED HEREIN.	

PROJECT MANUAL	
I/A'S PROJECT MANUAL DATED 09/23/2024 TITLED ISSUE FOR BID AND PERMIT ARE HEREBY MADE A PART OF THE CONTRACT DOCUMENTS.	

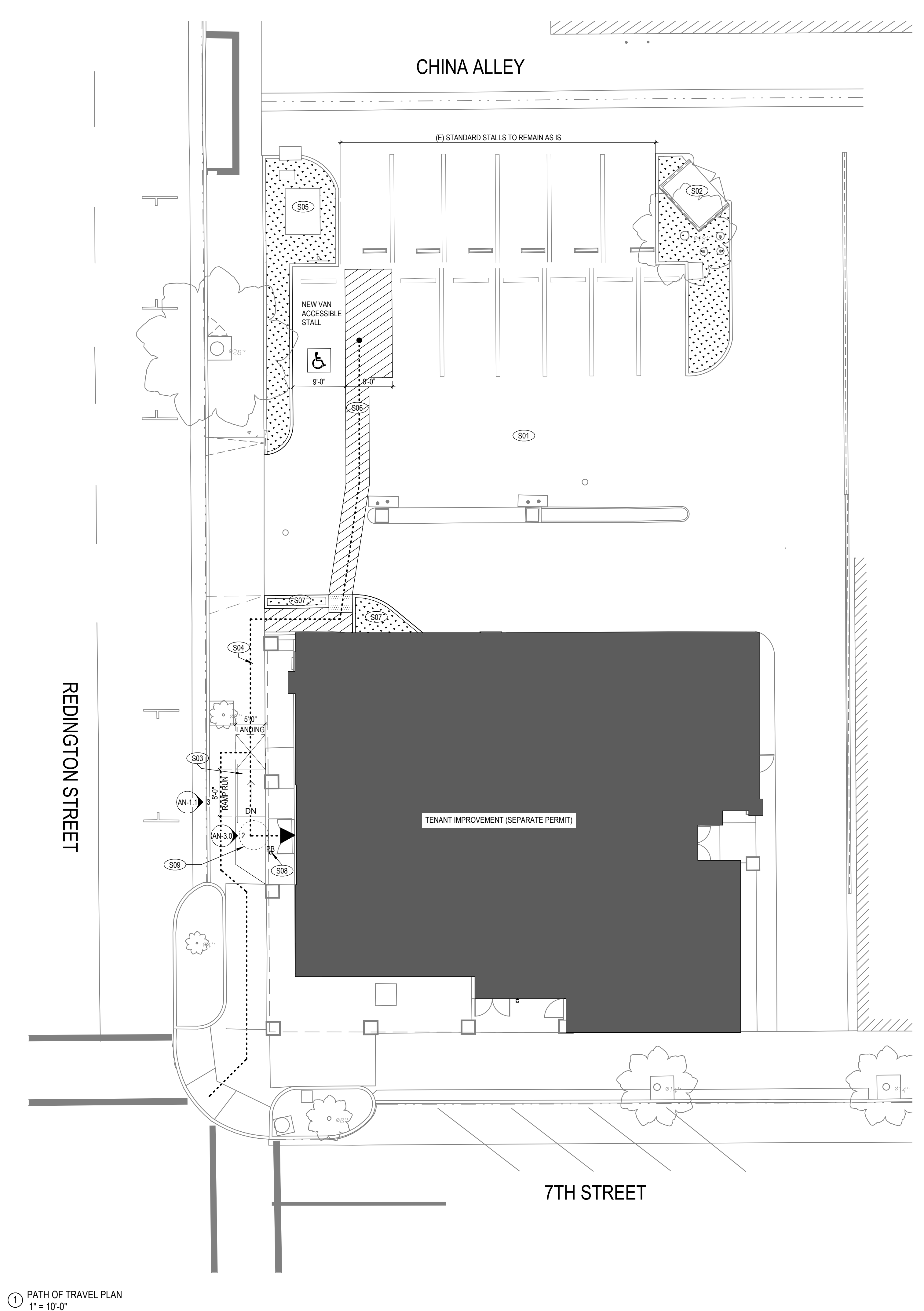
SYMBOLS			
	GRID NUMBER		NOT IN CONTRACT
	STRUCTURAL GRID LINE		
	ROOM TAG		KEYNOTE
	AREA TAG		PARTITION TYPE (SEE PARTITION SCHEDULE)
	CEILING HEIGHT TAG (AFF)		INSULATION TYPE, WHERE OCCURS
	SECTION REFERENCE		GLAZING SYSTEM TYPE
	DETAIL SECTION REF		REVISION CLOUD
	VIEW NUMBER		ENLARGED CALLOUT ON SHEET
	DRAWING SCALE		SHEET NUMBER
	ELEVATION VIEW REF		ZONE TO BE CALLED OUT
	ELEVATION NUMBER ON SHEET		ALIGN
	VIEW NUMBER ON SHEET		DATUM
	VIEW DIRECTION		NORTH ARROW
	FINISH GRAIN DIRECTION		TRUE NORTH
	FINISH TRANSITION		PLAN NORTH
	BREAKLINE		EQUIPMENT/ACCESSORY TAG
	DOUBLE BREAKLINE		LIGHT FIXTURE / FURNITURE TAG
	CENTERLINE SYMBOL		NEW 1HR FIRE RESISTANT RATED PARTITION
	MATCHLINE		NEW 2HR FIRE RESISTANT RATED PARTITION
	VIEW / SHEET NUMBER FOR CORRESPONDING PLAN CONTINUATION		EXISTING 1HR FIRE RESISTANT RATED PARTITION
			EXISTING 2HR FIRE RESISTANT RATED PARTITION

PROJECT INFORMATION	
PROJECT ADDRESS:	230 W. 7TH STREET HANFORD, CA 93230
PROJECT DESCRIPTION:	EXTERIOR IMPROVEMENTS INCLUDING NEW RAMP AND STEPS TO ENTRY DOORWAY, ACCESSIBLE PARKING STRIPING, LANDSCAPE CURBS WITH PAVING AND ATM LOCATION ON REDDINGTON STREET.
TYPE OF CONSTRUCTION:	V-B
BUILDING OCCUPANCY:	B - OFFICE
PROJECT AREA:	REFER TO CIVIL DRAWINGS
BUILDING NO. OF STORIES:	1
AREA PER FLOOR:	4,775 SF
SEISMIC DESIGN CATEGORY:	D
BUILDING LIFE SAFETY INFO:	NOT SPRINKLERED, VISUAL AND AUDIBLE FIRE ALARM
DEFERRED SUBMITTALS & DELEGATED DESIGN WORK BY OTHERS UNDER SEPARATE PERMIT:	INTERIOR TENANT IMPROVEMENT (SEPARATE PERMIT)

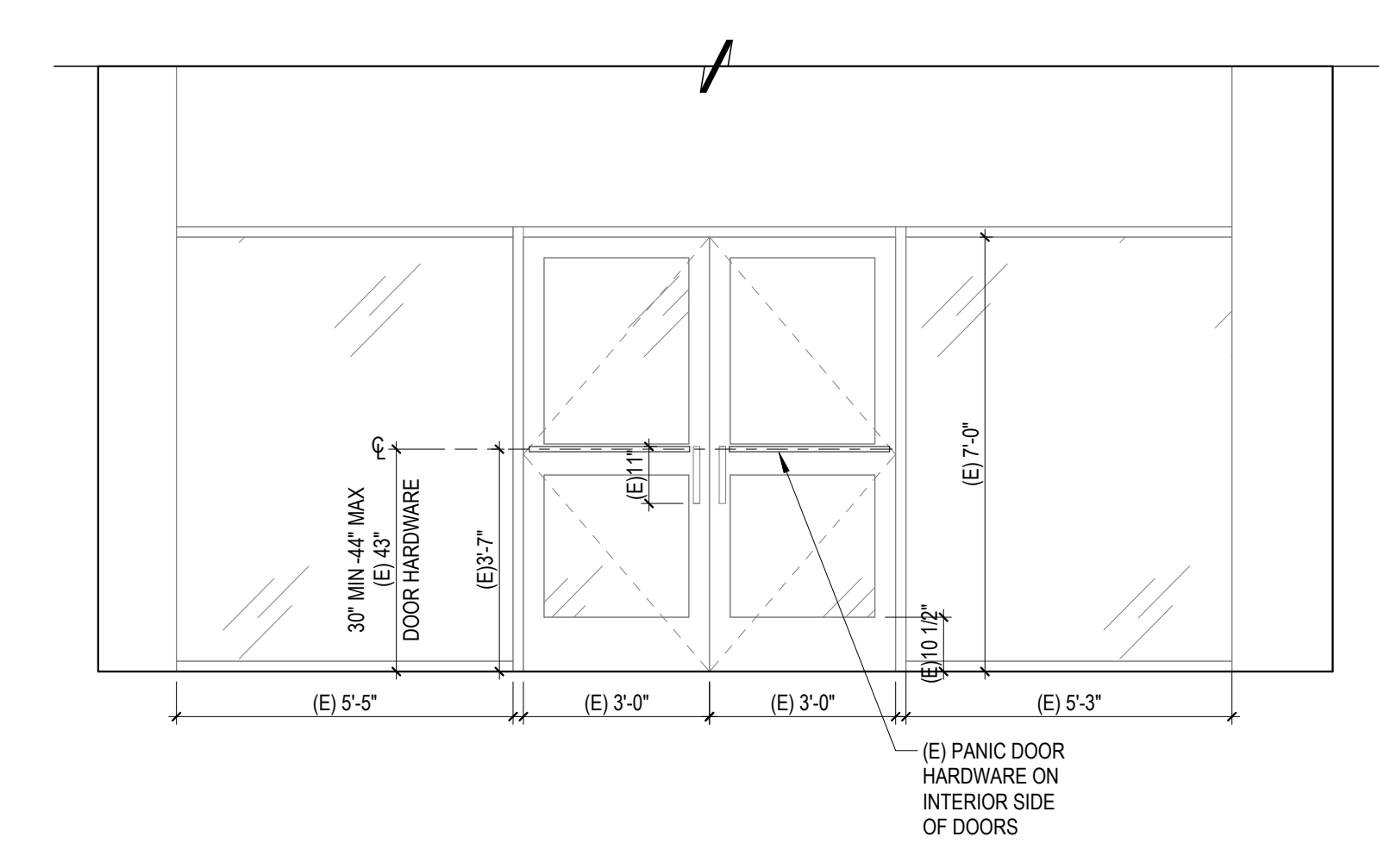
SITE LOCATION

A detailed map of a city street grid. The map shows a network of streets including Ferdinand St, Dewey St, Court St, N 10th St, N 9th St, N 8th St, N 7th St, N 6th St, N 5th St, N 4th St, N 3rd St, N 2nd St, N 1st St, E 10th St, E 9th St, E 8th St, E 7th St, E 6th St, E 5th St, E 4th St, E 3rd St, E 2nd St, E 1st St, W 10th St, W 9th St, W 8th St, W 7th St, W 6th St, W 5th St, W 4th St, W 3rd St, W 2nd St, W 1st St, and various other streets. A black rectangle highlights the project site, which is located at the intersection of Ferdinand St and W 7th St. A line connects this site to the 'PROJECT SITE' label at the bottom of the page. A north arrow is located in the bottom right corner of the map.

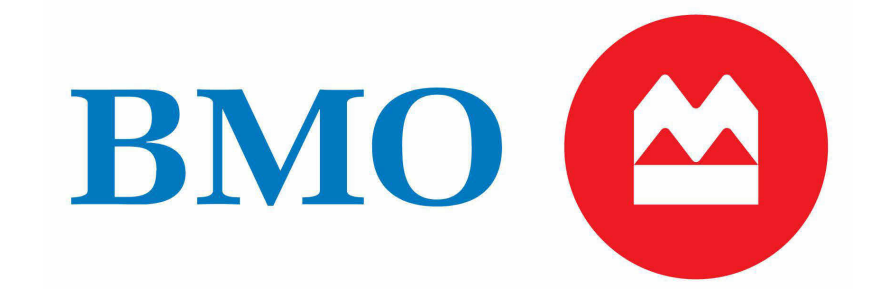
PROJECT SITE



① PATH OF TRAVEL PLAN
1" = 10'-0"



② ELEVATION @ ACCESSIBLE EXIT DOOR WEST
3/8" = 1'-0"



BMO 7TH STREET
HANFORD CALIFORNIA

230 W. 7TH STREET
HANFORD, CA 93230



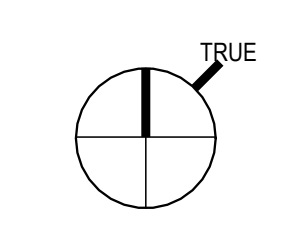
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ROD CARSEY CONSULTING & PLAN CHECK SERVICE

6	ISSUE FOR EXTERIOR PERMIT	9/23/2024
DELTA	ISSUE DESCRIPTION	DATE



SAN FRANCISCO
500 SANSOME STREET, 8TH FLOOR
SAN FRANCISCO, CA 94111
TEL 415-434-3305



PARKING ANALYSIS

TOTAL LOCAL PARKING REQUIREMENTS PER MUNICIPAL CODE		
USE (PER ZONING TABLE):	AREA OF USE (SF): 4490	RATIO: 1:300 #STALLS REQUIRED: 15
TOTAL PARKING STALLS REQUIRED: 15		
PARKING REQUIREMENTS BY TYPE		
STANDARD PARKING STALLS (+ 6 STREET PARKING STALLS)	REQUIRED 15	PROVIDED 18
STANDARD ACCESSIBLE STALLS		
VAN ACCESSIBLE STALLS	1	1
TOTAL PARKING PROVIDED: 19		

SITE PLAN LEGEND

- EXISTING SITE ELEMENTS TO REMAIN
- NEW SITE IMPROVEMENTS - REFER TO CIVIL DRAWINGS FOR MORE INFORMATION
- EXISTING PROPERTY LINES
- ACCESSIBLE PATH OF TRAVEL
- LANDSCAPE
- TREE
- NEW DETECTABLE WARNING SIGNS
- DOOR ACTUATOR

SITE PLAN NOTES

- PROPERTY LINES, UTILITIES, EASEMENTS, DIMENSIONS, ELEVATIONS AND RELATED INFORMATION SHOWN IS TAKEN FROM SITE SURVEY PREPARED BY OWNERS CIVIL ENGINEER. ARCHITECT HAS RELIED ON THE ACCURACY AND COMPLETENESS OF THE INFORMATION SHOWN BUT DOES NOT ACCEPT RESPONSIBILITY FOR INFORMATION PROVIDED BY OTHERS.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR MORE INFORMATION ON IMPROVEMENTS ALONG THE EXTERIOR PORTION OF THE PATH OF TRAVEL TO THE ACCESSIBLE BUILDING ENTRANCE.

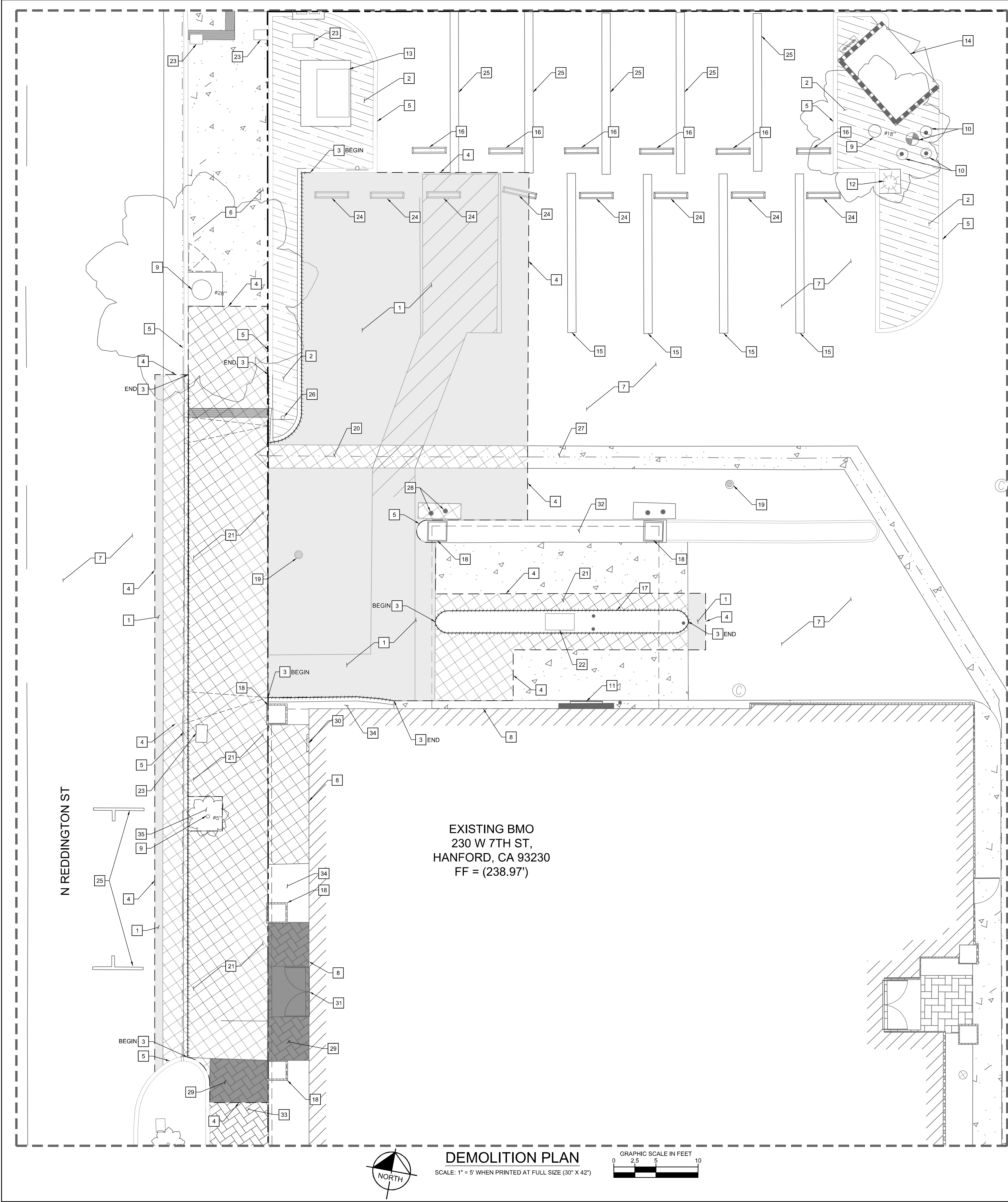
KEYNOTES

NO.	DESCRIPTION
S01	REFER TO CIVIL DRAWINGS FOR EXTERIOR SITE UPGRADES FOR ACCESSIBILITY, PATH OF TRAVEL DETAILS, AND ADDITIONAL INFORMATION.
S02	(E) TRASH ENCLOSURE.
S03	NEW COMPLIANT RAMP AT BUILDING ENTRY. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
S04	NEW COMPLIANT PATH OF TRAVEL FROM ACCESSIBLE PARKING STALL TO MAIN ENTRY; REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
S05	(E) TRANSFORMER.
S06	NEW ACCESSIBLE AISLE. SEE CIVIL DRAWINGS
S07	NEW CURBS AND LANDSCAPE. SEE CIVIL DRAWINGS
S08	PROVIDE POST MOUNTED DOOR ACTUATOR. SEE EXIT DIAGRAM FOR MORE INFORMATION.
S09	5'-0" CLEAR ADA TURN-AROUND.

Owner Approval
05BMOH.0083.000
Job No.

ARCHITECTURAL SITE
PLAN
AN-3.0

NRBP24-0687

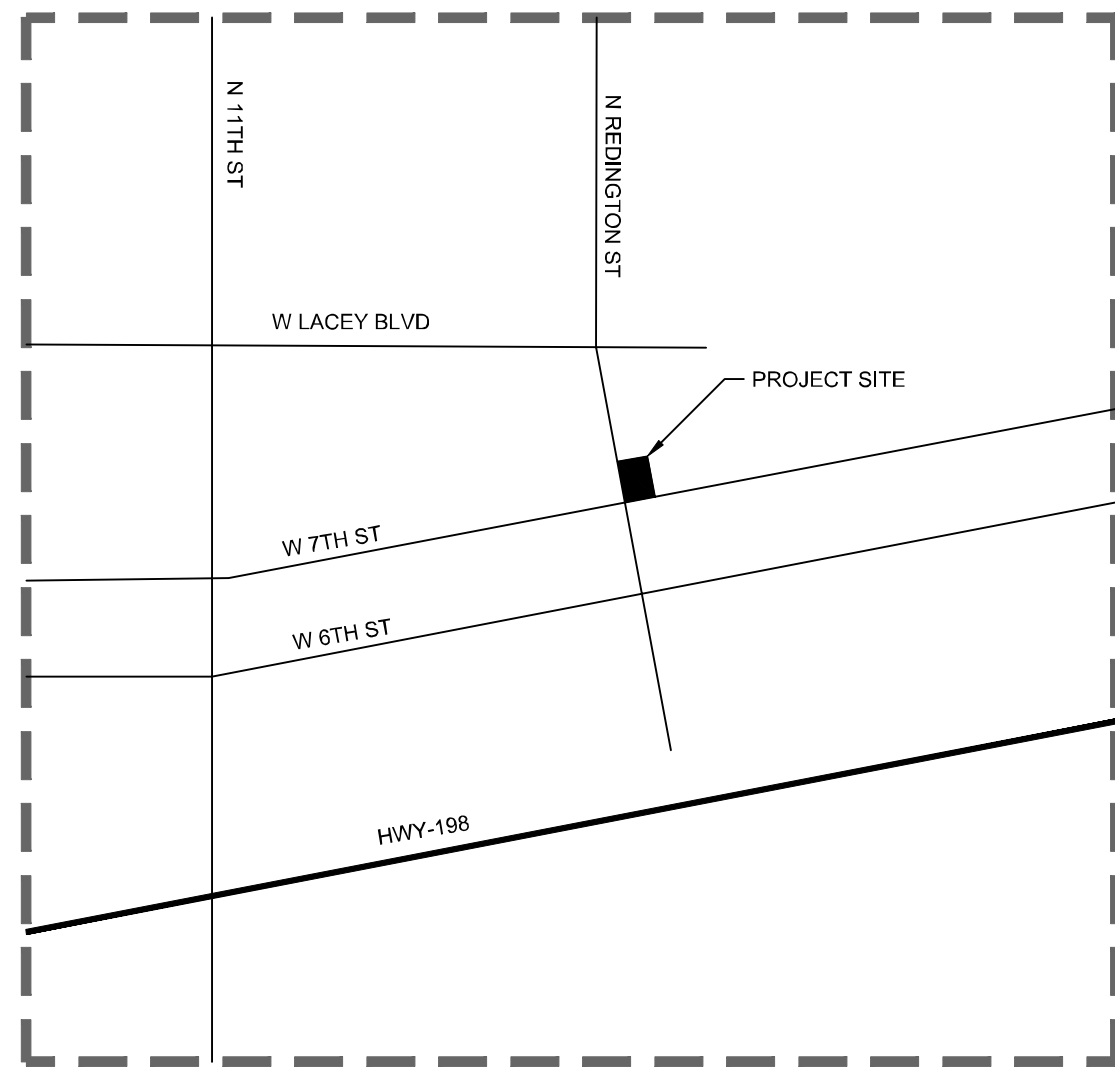


DEMOLITION NOTES

- 1 FULL DEPTH ASPHALT PAVEMENT REMOVAL.
- 2 CLEAR AND GRUB EXISTING LANDSCAPE.
- 3 DEMOLISH AND REMOVE EXISTING CONCRETE CURB/CURB AND GUTTER.
- 4 SAWCUT.
- 5 PROTECT IN PLACE EXISTING CONCRETE CURB/CURB AND GUTTER.
- 6 PROTECT IN PLACE EXISTING CONCRETE SIDEWALK.
- 7 PROTECT IN PLACE EXISTING ASPHALT PAVEMENT.
- 8 PROTECT IN PLACE EXISTING BUILDING.
- 9 PROTECT IN PLACE EXISTING TREE.
- 10 PROTECT IN PLACE EXISTING GAS UTILITY.
- 11 PROTECT IN PLACE EXISTING ATM.
- 12 PROTECT IN PLACE EXISTING LIGHT POLE.
- 13 PROTECT IN PLACE EXISTING ELECTRICAL TRANSFORMER.
- 14 PROTECT IN PLACE EXISTING TRASH ENCLOSURE.
- 15 SANDBLAST AND REMOVE EXISTING STRIPING.
- 16 PROTECT IN PLACE EXISTING WHEEL STOP.
- 17 DEMOLISH AND REMOVE EXISTING CONCRETE ISLAND.
- 18 PROTECT IN PLACE EXISTING BUILDING COLUMN.
- 19 PROTECT IN PLACE EXISTING DRAINAGE INLET, ADJUST TO GRADE AS NECESSARY.
- 20 DEMOLISH AND REMOVE EXISTING CONCRETE VALLEY GUTTER.
- 21 DEMOLISH AND REMOVE EXISTING CONCRETE TO NEAREST COLD JOINT.
- 22 DEMOLISH AND REMOVE EXISTING PULL BOX.
- 23 PROTECT IN PLACE EXISTING PULL BOX, ADJUST TO GRADE AS NECESSARY.
- 24 REMOVE AND SALVAGE EXISTING WHEELSTOP.
- 25 PROTECT IN PLACE EXISTING STRIPING.
- 26 SALVAGE AND REMOVE EXISTING "DO NOT ENTER" SIGN.
- 27 PROTECT IN PLACE EXISTING CONCRETE VALLEY GUTTER.
- 28 REMOVE EXISTING BOLLARD.
- 29 DEMOLISH AND REMOVE EXISTING BRICK PAVERS.
- 30 PROTECT IN PLACE EXISTING DEPOSITORY.
- 31 PROTECT IN PLACE EXISTING DOOR.
- 32 PROTECT IN PLACE EXISTING CONCRETE ISLAND.
- 33 PROTECT IN PLACE EXISTING BRICK PAVERS.
- 34 PROTECT IN PLACE EXISTING LANDSCAPE.
- 35 REMOVE AND SALVAGE EXISTING TREE GRATE, ADJUST TO GRADE AS NECESSARY.

GENERAL NOTES

1. WHERE GRADES ARE AFFECTED, THE CONTRACTOR SHALL USE A SURVEYOR AS NEEDED TO ENSURE PROPER GRADES ARE ACHIEVED.
2. STRIPING SHALL BE COMPLETED PER THE REQUIREMENTS OF THE CURRENT CALIFORNIA BUILDING CODE AND APPLICABLE LOCAL CODES. GRADES SHALL BE VERIFIED FOR COMPLIANCE AT THE TIME OF CONSTRUCTION PRIOR TO STRIPING.
3. THE GENERAL CONTRACTOR SHALL REVIEW ANY APPLICABLE STATE AND LOCAL GUIDELINES AS THEY APPLY TO THE ACCESSIBILITY AND SIGNAGE.
4. THE GENERAL CONTRACTOR SHALL VERIFY ELEVATIONS AND GRADES PRE & POST CONSTRUCTION AND REPORT ANY DEFICIENCIES TO THE ENGINEER BEFORE START OF WORK AND AT COMPLETION.
5. ALL NEW CONSTRUCTION SHALL BE VERIFIED TO BE IN COMPLIANCE WITH LOCALLY ADOPTED ACCESSIBILITY REGULATIONS. ANYTHING FOUND NOT IN COMPLIANCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SLOPES TO BE MEASURED WITH A 24" SMART LEVEL.
6. IT IS ACKNOWLEDGED THAT THE IMPROVEMENTS SHOWN ON THIS PLAN CONSIST OF A LIMITED SCOPE OF WORK AND MAY NOT BRING THE ENTIRE SITE INTO FULL COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT GUIDELINES AND ANY OTHER STATE SPECIFIC ACCESSIBILITY CODES. THE ENGINEER OF RECORD SHALL NOT BE HELD RESPONSIBLE FOR ANY EXISTING CONDITIONS OUTSIDE OF THE IDENTIFIED BMO SCOPE OF WORK THAT ARE NOT BROUGHT WITHIN COMPLIANCE.
7. WHERE ASPHALT PAVEMENT MILL AND OVERLAY IS PROPOSED THE GENERAL CONTRACTOR SHALL CORE A 2" DIAMETER SECTION AND VERIFY THE EXISTING ASPHALT PAVEMENT SECTION IS GREATER THAN 3". GENERAL CONTRACTOR SHALL NOTIFY CIVIL ENGINEER IF ASPHALT PAVEMENT SECTION IS LESS THAN 3" FOR FURTHER DIRECTION AS MILL AND OVERLAY MAY NOT BE FEASIBLE.
8. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND IMPROVEMENTS AND NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
9. ALL ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO THE ASSUMED FINISHED FLOOR OF 238.97' SURVEYED BY CALVADA (AUGUST 2024).



VICINITY MAP

NTS

LEGEND

- FULL DEPTH ASPHALT PAVEMENT REMOVAL.
- DEMOLISH AND REMOVE CONCRETE WHERE SHOWN TO NEAREST COLD JOINT.
- LANDSCAPE REMOVAL.
- BRICK PAVERS REMOVAL.
- PROPERTY LINE.
- SAWCUT.
- DEMOLISH AND REMOVE EXISTING CURB/ CURB AND GUTTER.

ABBREVIATIONS

- EX - EXISTING
- FS - FINISHED SURFACE
- FL - FLOW LINE
- TC - TOP OF CURB
- TS - TOP OF STAIR
- BS - BOTTOM OF STAIR
- TYP - TYPICAL
- FF - FINISH FLOOR
- ROW - RIGHT OF WAY
- GB - GRADE BREAK

DISTURBED AREA

1,420±	S.F.	CONCRETE REMOVAL & REPLACEMENT
1,565±	S.F.	FULL DEPTH ASPHALT PAVEMENT REMOVAL & REPLACEMENT
120±	S.F.	BRICK PAVERS REMOVAL & REPLACEMENT
560±	S.F.	LANDSCAPED AREA REMOVAL AND/OR REPLACEMENT
TOTAL IMPERVIOUS REMOVED AND/OR REPLACED		
3,105±	S.F.	
TOTAL PROJECT AREA		
3,665±	S.F.	

BMO



BMO HANFORD

230 W 7TH ST
HANFORD, CA 93230



DATE: 09/23/2024

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

DELTA ISSUE DESCRIPTION DATE

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ROD CARSEY CONSULTING & PLAN CHECK SERVICE

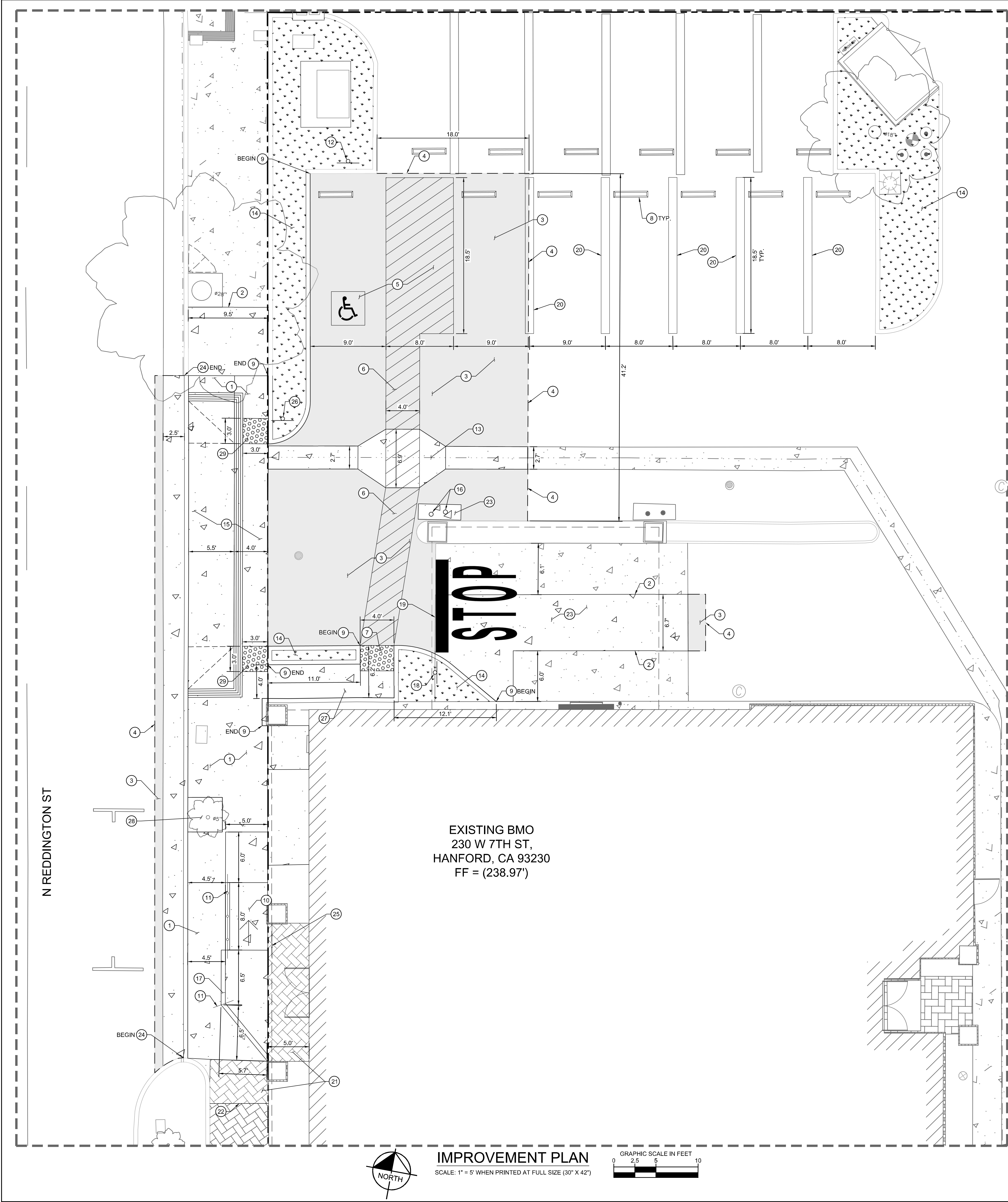
Owner Approval

Job No. Scale

DEMOLITION PLAN

C100

NRBP24-0687



LEGEND

PROPOSED CONCRETE SIDEWALK. SEE CONSTRUCTION NOTE 1 HEREON.

PROPOSED VEHICULAR CONCRETE PAVEMENT. SEE CONSTRUCTION NOTE 23 HEREON.

FULL DEPTH ASPHALT PAVEMENT REPLACEMENT. SEE CONSTRUCTION NOTE 3 HEREON.

PROPOSED BRICK PAVERS. SEE CONSTRUCTION NOTE 21 HEREON.

PROPERTY LINE

- CONSTRUCTION NOTES
- 1

INSTALL CONCRETE SIDEWALK PER CITY OF HANFORD DETAIL CO-15.
- 2

JOIN CONCRETE PAVEMENT TO EXISTING CONCRETE PAVEMENT PER DETAIL 2, SHEET C300.
- 3

INSTALL FULL DEPTH ASPHALT PAVEMENT TO MATCH EXISTING PAVEMENT SECTION.
- 4

JOIN ASPHALT PAVEMENT TO EXISTING ASPHALT PAVEMENT PER DETAIL 3, SHEET C300.
- 5

INSTALL ACCESSIBLE PARKING STALL STRIPING PER DETAIL 5, SHEET C300.
- 6

INSTALL ACCESSIBLE PATH OF TRAVEL STRIPING PER DETAIL 6, SHEET C300. PATH OF TRAVEL SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND CROSS SLOPE OF 2% AT ALL TIMES.
- 7

INSTALL 36" X 48" TRUNCATED DOMES PER DETAIL 7, SHEET C300.
- 8

INSTALL SALVAGED 4" WHEEL STOP AT 2.0' FROM CURB FACE/EDGE OF PAINT TO FACE OF WHEEL STOP PER DETAIL 4, SHEET C300.
- 9

INSTALL CONCRETE CURB PER DETAIL 9, SHEET C300. SEE SHEET C201 FOR CURB HEIGHTS.
- 10

CONSTRUCT ACCESSIBLE RAMP PER DETAIL 17, SHEET C300. SHALL HAVE LESS THAN 2% MAX CROSS SLOOP AND 8.33% MAX RUNNING SLOPE AT ALL TIMES.
- 11

INSTALL HANDRAIL PER DETAIL 10, SHEET C300.
- 12

INSTALL VAN ACCESSIBLE PARKING STALL SIGN POST AND BASE PER DETAIL 8 AND 13, SHEET C300.
- 13

INSTALL VALLEY GUTTER PER DETAIL 12, SHEET C300.
- 14

PROPOSED LANDSCAPING. SEE LANDSCAPE PLANS FOR MORE DETAIL.
- 15

PROPOSED DRIVEWAY PER CITY OF HANFORD DETAIL CO-41.
- 16

INSTALL BOLLARD PER DETAIL 16, SHEET C300.
- 17

INSTALL CONCRETE STEP PER KING COUNTY STANDARD DETAIL 5-407. RISER HEIGHT PER PLAN.
- 18

INSTALL STOP SIGN PER DETAIL 14, SHEET C300.
- 19

INSTALL STOP BAR MARKING PER DETAIL 15, SHEET C300.
- 20

INSTALL 2 COATS OF 4" THICK WHITE STRIPING PER DETAIL 18, SHEET C300.
- 21

INSTALL BRICK PAVERS TO MATCH EXISTING ON SITE. CONTRACTOR TO MATCH EXISTING COLOR AND PATTERN.
- 22

JOIN PROPOSED BRICK PAVERS TO EXISTING BRICK PAVERS.
- 23

INSTALL VEHICULAR CONCRETE PAVEMENT TO MATCH EXISTING CONCRETE PAVEMENT SECTION.
- 24

INSTALL CONCRETE CURB AND GUTTER PER CITY OF HANFORD DETAIL CO-11. GUTTER LENGTH TO MATCH EXISTING.
- 25

INSTALL GUARD RAIL. REFER TO ARCHITECTURAL PLANS FOR MORE DETAIL.
- 26

REINSTALL SALVAGED "DO NOT ENTER SIGN".
- 27

INSTALL CONCRETE SIDEWALK PER DETAIL 1, SHEET C300.
- 28

REINSTALL EXISTING TREE GRATE.
- 29

INSTALL 36" X 36" TRUNCATED DOMES PER DETAIL 7, SHEET C300.

AREAS OF REPLACED PAVEMENT

1,485±	S.F.	CONCRETE REMOVAL & REPLACEMENT
1,380±	S.F.	FULL DEPTH ASPHALT PAVEMENT REMOVAL & REPLACEMENT
120±	S.F.	BRICK PAVERS REMOVAL & REPLACEMENT
560±	S.F.	LANDSCAPED AREA REMOVAL AND/OR REPLACEMENT
TOTAL IMPERVIOUS REMOVED AND/OR REPLACED		2,985± S.F.
TOTAL PROJECT AREA		3,545± S.F.

BMO

BMO HANFORD

230 W 7TH ST
HANFORD, CA 93230

DATE: 09/23/2024

2024 KIMLEY-HORN AND ASSOCIATES, INC.
401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
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DELTA ISSUE DESCRIPTION DATE

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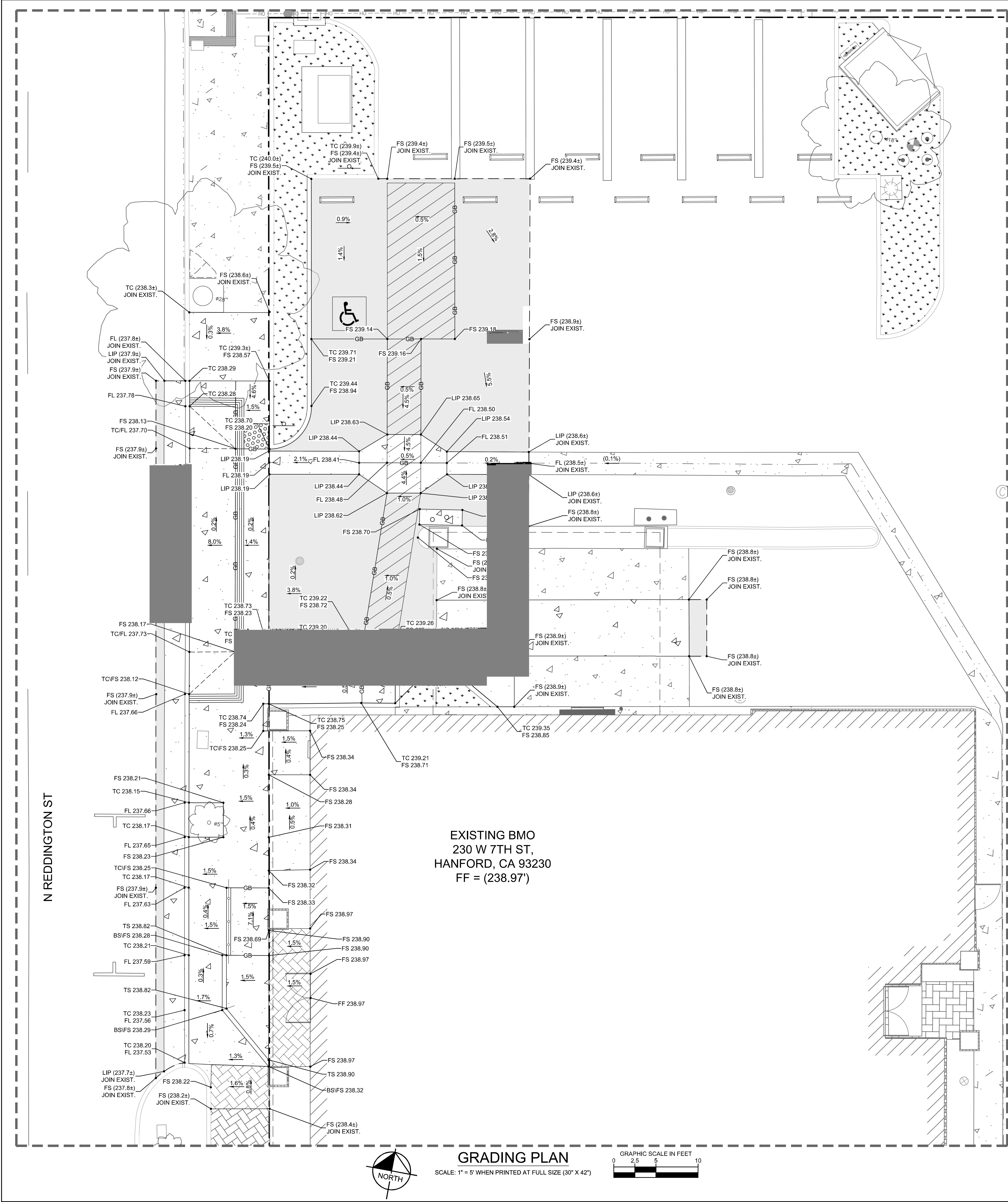
Owner Approval

Job No. Scale

IMPROVEMENT PLAN

C200

NRBP24-0687



IMPROVEMENT LEGEND

- (238.50 TC)
(238.00 FS)
238.50 TC
238.00 FS
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED CONCRETE SIDEWALK.
- PROPOSED VEHICULAR CONCRETE.
- FULL DEPTH ASPHALT PAVEMENT REPLACEMENT.
- PROPOSED BRICK PAVERS.
- PROPOSED FLOW (SLOPE AND DIRECTION).
- EXISTING FLOW (SLOPE AND DIRECTION).
- PROPERTY LINE
- GRADE BREAK

AREAS OF REPLACED PAVEMENT

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1,380±	S.F.	FULL DEPTH ASPHALT PAVEMENT REMOVAL & REPLACEMENT
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TOTAL PROJECT AREA		3,545± S.F.

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- FF - FINISH FLOOR
- ROW - RIGHT OF WAY
- GB - GRADE BREAK

GRADING NOTES:

- PROPOSED IMPROVEMENTS ARE ONLY FOR PROVIDING ACCESSIBLE IMPROVEMENTS FROM THE EXISTING PARKING LOT TO THE ENTRANCE OF THE EXISTING BUILDING. THE CONSULTANTS ARE NOT LIABLE FOR EXISTING ON SITE DRAINAGE CONDITIONS OUTSIDE OF THE SCOPE OF WORK SHOWN ON PLANS.

BMO



BMO HANFORD

230 W 7TH ST
HANFORD, CA 93230



DATE: 09/23/2024

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
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DELTA	ISSUE	DESCRIPTION	DATE
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These plans and documents have been reviewed for compliance with the applicable codes requirements of the jurisdiction. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes and standards nor relieve the owner, design professional of record or contractor of compliance with applicable codes and standards

ROD CARSEY CONSULTING & PLAN CHECK SERVICE

Owner Approval

Job No. Scale

GRADING PLAN

C201

NRBP24-0687

GENERAL LANDSCAPE NOTES

1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION OF THE APPLICABLE CITY AND/OR REGIONAL STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETE AND ACCURATELY INTERPRET THESE PLANS.
2. ALL QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
3. RESPONSIBILITY FOR ESTABLISHING SUBGRADES IS NOT INCLUDED IN THIS WORK. INSPECT SUBGRADES PRIOR TO COMMENCING WORK TO CONFIRM SUBGRADE DEPTHS AND GRADES. ADVISE LANDSCAPE ARCHITECT OF DISCREPANCIES WITH DRAWINGS OR SPECIFICATIONS. ALL PLANTING AREAS SHALL BE LEFT FREE OF CONSTRUCTION DEBRIS AND/OR TOXIC MATERIAL AND GRADED TO A LEVEL TO PERMIT LANDSCAPE CONSTRUCTION. TRENCHES OR OTHER FILLED EXCAVATIONS SHALL BE COMPACTED PRIOR TO LANDSCAPE INSTALLATION.
4. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
5. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
6. AFTER ROUGH GRADING HAS OCCURRED, CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOILS REPORT AND SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO AMENDMENTS AND/OR PLANTING. CONTRACTOR SHALL APPLY RECOMMENDATIONS UNLESS OTHERWISE NOTED BY LANDSCAPE ARCHITECT.
7. BACKFILL MIX SHALL BE PLACED IN 6" LIFTS AND TAMPED INTO PLACE AROUND THE PLANT. NO TRANSPLANTING SHALL BE DONE WHEN SOIL IS EXCESSIVELY WET. DO NOT COUNTERSINK AROUND CACTI OR SUCCULENTS. PROVIDE POSITIVE DRAINAGE AWAY FROM PLANT.
8. ALL TREES SHALL BE PLANTED A MINIMUM OF 5 FEET, ALL SHRUBS AND ACCENTS A MINIMUM OF 24", AND ALL GROUNDCOVERS 18" FROM EDGE OF CURBS, WALKS, WALLS, PADS, ETC., UNLESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT.
9. EXCAVATE PITS, AS SHOWN ON DRAWINGS AND DETAILS. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING WITH WORK.
10. IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF ANY PLANT MATERIAL, NOTIFY THE OWNER'S REPRESENTATIVE. NEW LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF THE OWNER'S REPRESENTATIVE.
11. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NONAVAILABILITY FROM AT LEAST FIVE SOURCES TO THE OWNER'S REPRESENTATIVE, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
12. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK STANDARDS UNLESS OTHERWISE NOTED.
13. LAY OUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS AND OUTLINE AREAS AND SECURE THE OWNER'S REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS DIRECTED.
14. ALL SHRUBS SHALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER (CAN FULL) AND A MINIMUM OF THREE STEMS/BRANCHES.
15. FINISH GRADE FOR PLANTED AREAS SHALL BE 1" BELOW ALL CURBS, WALKS AND PAVING WITH SMOOTH EVEN LINES AT EDGES OF STRUCTURES.
16. FINISH LANDSCAPE GRADES SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, AND WALLS.
17. ALL LANDSCAPE AREAS SHALL RECEIVE A 3" DEPTH OF MULCH, UNLESS OTHERWISE NOTED ON THESE PLANS. TREES TO HAVE A 6" DIAMETER RING AROUND TRUNK FREE OF MULCH. MULCH SHALL EXTEND UNDER ALL SHRUBS AND PLANTS. APPLY PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER MULCH INSTALLATION.
18. PROVIDE SAMPLES OF PROPOSED MULCH SHOWING COLOR, GRADATION SIZE RANGE AND TEXTURE INCLUDING PROPOSED SOURCE. PROVIDE 1/2 CUBIC FOOT SAMPLE OF EACH.
19. ANY ROCK MULCH OR DECOMPOSED GRANITE SHALL NOT CONTAIN LUMPS OR BALLS OF CLAY, CALICHE, ORGANIC MATTER OR CALCAREOUS COATINGS. PROVIDE WEED BARRIER UNDER ALL DO AND/OR ROCK MULCH. THE CONTRACTOR SHALL ENSURE THAT SUFFICIENT QUANTITY IS AVAILABLE FROM A SINGLE SOURCE TO COMPLETE THE PROJECT. THE OWNER'S REPRESENTATIVE SHALL APPROVE SAMPLES PRIOR TO ORDERING.
20. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEEPED CLEAN OF ALL DIRT AND DEBRIS ACCORDING TO PLANS.
21. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED. (SEE THE CITY GENERAL CONDITIONS)
22. ALL CONSTRUCTION ROADS AND COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION THAT ARE WITHIN THE LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING
23. PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.

SITE PREPARATION NOTES

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET THE OWNER OR OWNER'S REPRESENTATIVE AND IDENTIFY TREES WHICH ARE TO BE PROTECTED AS WELL AS THOSE WHICH ARE TO BE REMOVED. **DO NOT PROCEED** WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
2. TREES TO REMAIN SHALL BE PROTECTED BY THE INSTALLATION OF FENCING AT THE DRIPLINE OF THE TREE CANOPY OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION. FENCING SHALL BE SUFFICIENT TO PREVENT CONSTRUCTION EQUIPMENT FROM COMPACTING SOIL AT THE ROOT ZONE AND DAMAGING TRUNKS AND/OR BRANCHES.
3. IF, IN ORDER TO PERFORM EXCAVATION WORK, IT BECOMES NECESSARY TO CUT ROOTS OF PLANTS TO BE SAVED, SUCH ROOTS SHOULD BE CUT NEATLY, COVERED WITH BURLAP AND KEPT MOIST UNTIL ROOTS ARE BACK FILLED.
4. TREE REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOTBALLS AND SATISFACTORY OFF-SITE DISPOSAL OF TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED BY THE REMOVAL OPERATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE PROPERTY LINE DUE TO HIS OR HER CONTRACT OPERATIONS.
6. ALL REFUSE, DEBRIS, UNSUITABLE MATERIALS AND MISCELLANEOUS MATERIALS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
7. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY TO THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.

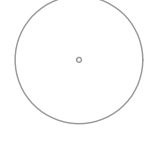
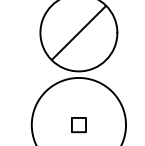
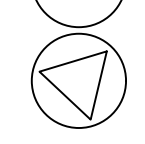
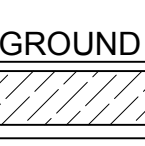
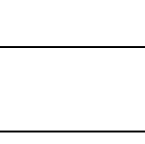
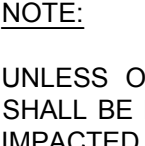
LANDSCAPE ARCHITECT NOTES

1. THE TERM "LANDSCAPE ARCHITECT" USED HEREIN SHALL MEAN THE LANDSCAPE ARCHITECT WHO HAS SIGNED AND SEALED THESE PLANS AND IS IN RESPONSIBLE CHARGE OF THE LANDSCAPE ARCHITECTURE DESIGN. THE TERM "CONTRACTOR" USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS. ANY AGENCY SIGNATURE OR APPROVAL ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES.
2. THE LANDSCAPE ARCHITECT WILL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR SAME AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HI SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
3. THE LANDSCAPE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES, NOR SHALL THE LANDSCAPE ARCHITECT HAVE ANY AUTHORITY OR RESPONSIBILITY TO STOP OR DIRECT THE WORK OF ANY CONTRACTOR.
4. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE LANDSCAPE ARCHITECT AND OWNER, THEIR AGENTS AND EMPLOYEES, HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
5. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE LANDSCAPE ARCHITECT AND THE OWNER, AN INTERPRETATION BEFORE DOING ANY RELATED OR IMPACTED WORK.
6. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR OPERATIONS BY APPROPRIATE MEANS UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHOMEVER IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH UTILITY COMPANY REPRESENTATIVES.
8. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF READILY AVAILABLE RECORDS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE SOLE EXPENSE OF THE CONTRACTOR.
9. THE LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION OF EXISTING IMPROVEMENTS ADJACENT TO THE PROPOSED WORK INDICATED ON THESE PLANS SHALL BE CONFIRMED BY THE CONTRACTOR BY FIELD MEASUREMENTS AND OBSERVATIONS PRIOR TO CONSTRUCTION OF NEW WORK. THE CONTRACTOR WILL IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND.
10. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO THE ACTUAL LOCATION, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE OWNER.
12. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY BEFORE PROCEEDING WITH THE WORK IN QUESTION.
13. ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.

TREE PROTECTION NOTES

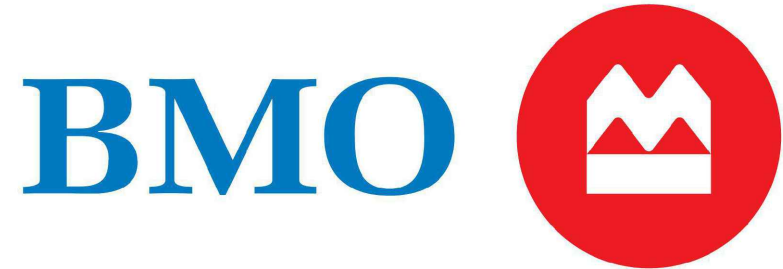
- A. THE LIMITS OF ALL TREE PROTECTION ZONES SHALL BE STAKED IN THE FIELD. A 6'-0" HIGH CHAIN LINK FENCE WITH POSTS SUNK INTO THE GROUND SHALL BE ERECTED TO ENCLOSE THE TREE PROTECTION ZONE.
- B. THE TREE PROTECTION ZONE (TPZ) IS DEFINED AS THE LARGER OF THE DRIP LINE OF THE TREE OR THE DISTANCE FROM THE TRUNK EQUAL TO ONE (1) FOOT FOR EACH INCH OF TRUNK DIAMETER MEASURED AT FOUR AND A HALF (4.5) FEET ABOVE EXISTING GRADE (AKA DBH; DIAMETER AT BREAST HEIGHT).
- C. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR MOVED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- D. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL USE THE SMALLEST EQUIPMENT POSSIBLE, AND OPERATE FROM OUTSIDE THE TREE PROTECTION ZONE.
- E. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, A ROAD BED OF 6" OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A 6" DEPTH.
- F. CONSTRUCTION TRAILERS AND TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED AREAS AT ALL TIMES.
- G. NO MATERIALS, EQUIPMENT, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN THE TREE PROTECTION ZONE. NO DEBRIS OR GARBAGE MAY BE DUMPED OR BURIED WITHIN THE TREE PROTECTION ZONE.
- H. ANY GRADING, CONSTRUCTION, DEMOLITION OR OTHER WORK THAT IS EXPECTED TO ENCOUNTER TREE ROOTS, MUST BE MONITORED BY THE LANDSCAPE ARCHITECT.
- I. ALL UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF REROUTING IS NOT POSSIBLE, TRENCHING WITHIN THE TPZ IS TO BE PERFORMED BY AIRSPADE UNDER THE SUPERVISION AND DIRECTION OF A LICENSED ARBORIST. IF AT ANY TIME, TWENTY-FIVE (25) PERCENT OF THE AREA WITHIN THE ROOT PROTECTION ZONE WOULD BE SEPARATED FROM THE TREE BY A TRENCH, THE LINE SHALL BE LOCATED BY BORING.
- J. NO ROOTS LARGER THAN ONE INCH (1.5") DIAMETER SHALL BE CUT UNLESS REVIEWED AND APPROVED BY LICENSED ARBORIST. ALL SMALLER ROOTS THAT REQUIRE CUTTING SHALL BE CUT WITH PRUNING SAWS (NO TRENCHES OR BACKHOES). CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE EXCAVATION.
- K. MINOR ROOT DAMAGE DURING GRADING OR CONSTRUCTION SHALL BE PRUNED TO SOUND TISSUE AND CUT CLEANLY WITH A SAW. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF EXTENSIVE ROOT DAMAGE.
- L. ADDITIONAL TREE PRUNING REQUIRED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A QUALIFIED ARBORIST OR AT THE DIRECTION OF THE LANDSCAPE ARCHITECT AND NOT BY CONSTRUCTION PERSONNEL.
- M. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
- N. SPOIL FROM TRENCHES OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
- O. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN ORDER TO RECOMMEND EVALUATION BY A LICENSED ARBORIST. PROCUREMENT OF A LICENSED ARBORIST SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.
TREES					
	5	EXISTING TREE TO REMAIN / PROTECT IN PLACE	-	-	-
SHRUBS					
	18	DIETES BICOLOR / FORTNIGHT LILY	5 GAL.	2' O.C.	LOW
	3	PITTSOPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF PITTSOPORUM	5 GAL.	5' O.C.	MODERATE
	15	RHAPHIOLEPIS INDICA 'ALBA' / WHITE INDIAN HAWTHORN	5 GAL.	4' O.C.	LOW
GROUND COVERS					
	321 SF	EXISTING LANDSCAPE / TO REMAIN	-	-	-
	418 SF	3" DEPTH WOOD BARK MULCH	-	-	-

NOTE:
UNLESS OTHERWISE IDENTIFIED ON THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING PLANT MATERIAL WHICH IS IMPACTED BY THE PROPOSED PROJECT CONSTRUCTION. EXISTING PLANT MATERIAL SHALL BE ADJUSTED, RELOCATED, SALVAGED/REINSTALLED AND/OR NEWLY FURNISHED AND INSTALLED IN LIKE SIZE AND KIND AS NEAR ITS ORIGINAL LOCATION AS POSSIBLE. NEW LOCATION(S) OF IMPACTED PLANT MATERIAL MUST BE APPROVED BY THE CLIENT OR CLIENT'S REPRESENTATIVE PRIOR TO INSTALLATION. CONTRACTOR SHALL ENSURE THAT ANY ADJACENT LANDSCAPING OR PLANT MATERIAL IMPACTED BY THESE IMPROVEMENTS IS HEALTHY, DISEASE-FREE AND SHALL PROVIDE A WARRANTY THAT GUARANTEES ALL PLANT MATERIAL REPLACED AND/OR IMPACTED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE CONTRACT.

BMO



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DELTA	ISSUE	DESCRIPTION	DATE
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ROD CARSEY CONSULTING & PLAN CHECK SERVICE

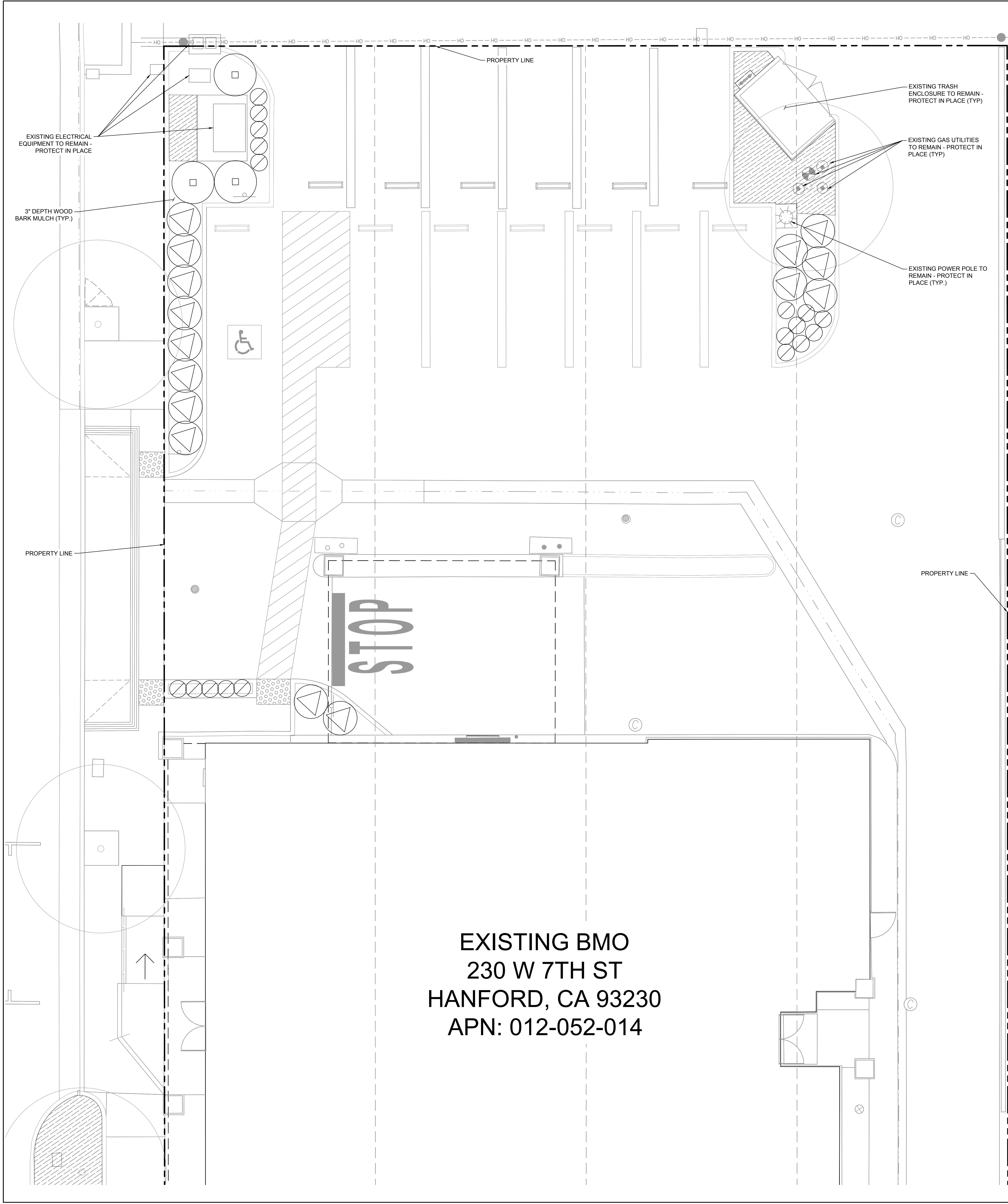
Owner Approval

Job No. Scale

LANDSCAPE NOTES

L100

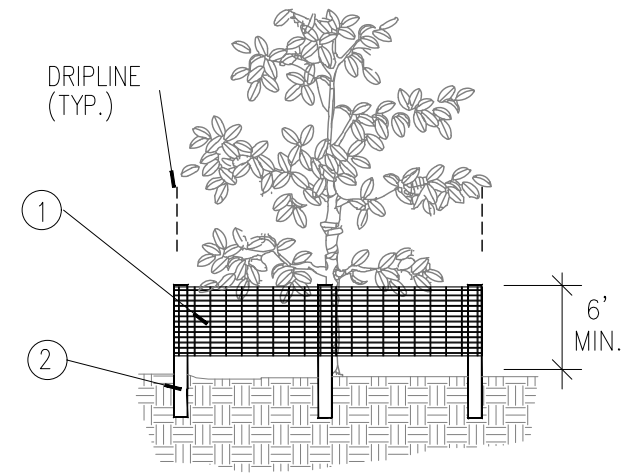
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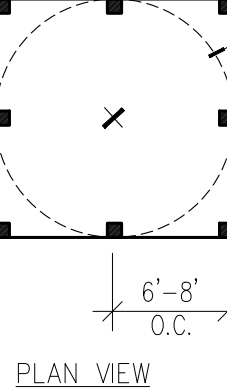
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HANFORD, CA 93230
APN: 012-052-014

PLANT SCHEDULE

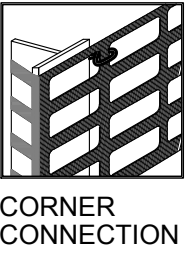
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT/SPREAD	CAL.
TREES					
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	15	RHAPHIOLEPIS INDICA 'ALBA' / WHITE INDIAN HAWTHORN	5 GAL.	4' O.C.	LOW
GROUND COVERS					
	321 SF	EXISTING LANDSCAPE / TO REMAIN	-	-	-
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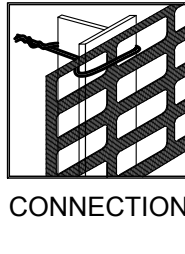
ELEVATION



PLAN VIEW



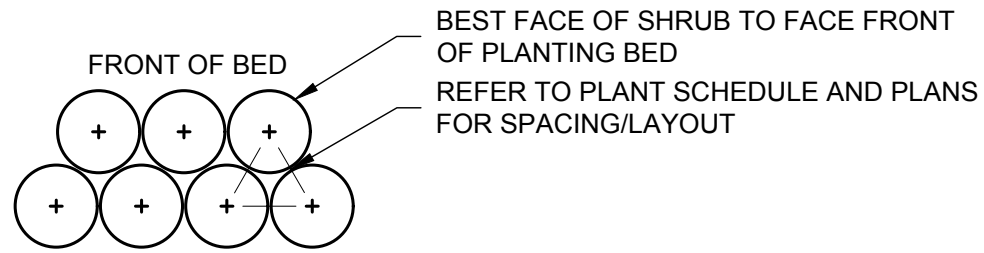
CORNER CONNECTION



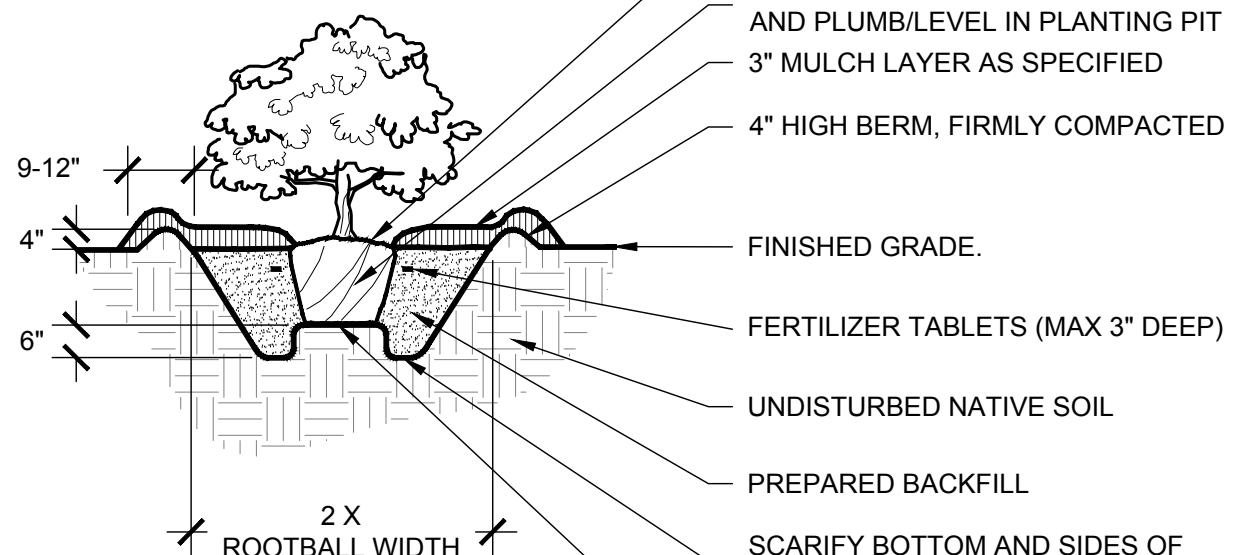
CONNECTION

A TREE PROTECTOR

NTS



PLAN

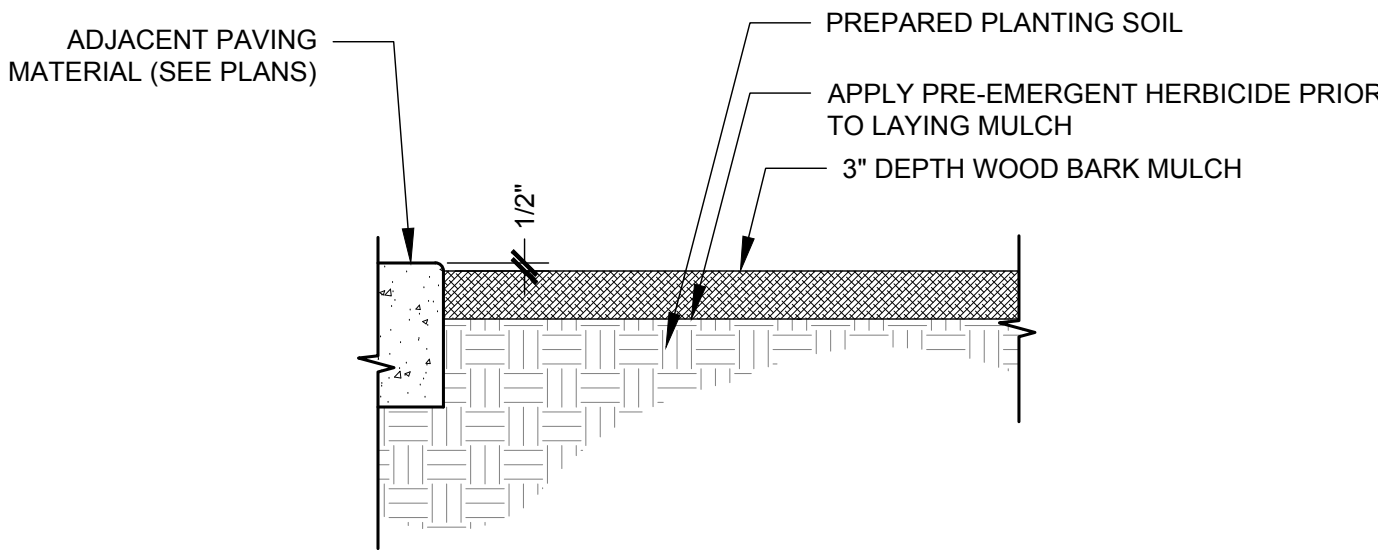


SECTION

- NOTES:
- REFERENCE PLANTING SPECIFICATIONS/ SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.
 - WHEN SHRUBS MASSSED WITH GROUNDCOVER BEDS, ENTIRE BED TO BE AMENDED.
 - WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.

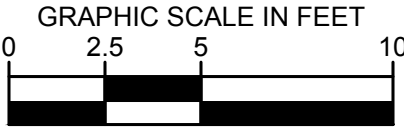
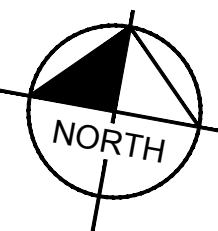
B TYPICAL SHRUB PLANTING

NTS

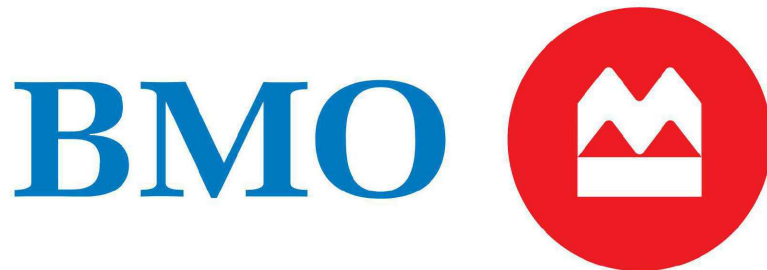


C WOOD BARK MULCH

NTS



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Owner Approval

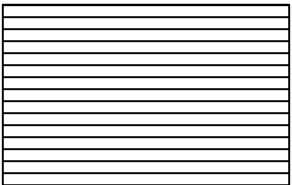
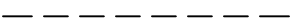
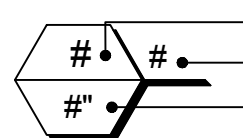
Job No. Scale

LANDSCAPE PLAN

L101

NRBP24-0687

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICZ-101-25-LF DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	1
	HUNTER PLD-AVR PLD-AVR ALLOWS FOR AIR TO ESCAPE A RESIDENTIAL DRIP IRRIGATION SYSTEM TO PREVENT BLOCKAGE AND WATER HAMMERING. 1/2IN. NPT CONNECTION WITH 80 PSI MAXIMUM RATING.	1
	HUNTER ECO-ID ECO-ID: 1/2IN. FPT CONNECTION WITH 12 PSI-70 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER SJ SWING JOINT.	1
	AREA TO RECEIVE DRIPLINE NETAFIM TLVCV-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	417.6 S.F.
	HAYWARD TRUE UNION SIZE TO MATCH MAINLINE DIAMETER	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	99.4 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	15.7 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	30.1 L.F.
	Valve Callout Valve Number Valve Flow Valve Size	

WATERING TIME ADJUSTMENT (HYDROZONE 'A' LOW DRIP)												
MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
MAXIMUM MINUTES PER START TIME	16	16	16	16	16	16	16	16	16	16	16	16
START TIMES PER WEEK	3	4	5	6	7	9	9	9	6	5	3	3
TOTAL MINUTES PER WEEK	48	64	80	96	112	144	144	144	96	80	48	48

- NOTES:
1. WATERING REQUIREMENTS ARE APPROXIMATE PER SEASON AND SHOULD BE ADJUSTED TO REFLECT SEASONAL FLUCTUATIONS IN AVERAGE PRECIPITATION.
 2. "IRRIGATION SCHEDULING INFORMATION" IS TO BE USED FOR WATERING TIME/DURATION/FREQUENCY FOR THE FIRST THREE YEARS, HOWEVER THE SYSTEM SHOULD BE MONITORED FREQUENTLY AND ADJUSTED TO MEET THE NEEDS OF THE PLANT MATERIAL AS MATURE ROOT SYSTEMS DEVELOP.
 3. ALL PLANTS TO RECEIVE APPROPRIATE ADDITIONAL 15% HIGHER WATERING DURING INSTALLATION PERIOD IN ORDER TO ESTABLISH HEALTHY AND DEEP ROOT GROWTH.

IRRIGATION NOTES

1. THE SYSTEM HAS BEEN DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. QUANTITIES IN SCHEDULE ARE ESTIMATED. PLAN SHALL TAKE PRECEDENCE.
2. ALL IRRIGATION LINES AND VALVES ARE SHOWN DIAGRAMMATICALLY. ALL LINES AND VALVES TO BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.
3. CONTRACTOR TO FIELD LOCATE ALL PROPOSED IRRIGATION WATER MAIN LINE LOCATIONS. CONTACT LANDSCAPE ARCHITECT PRIOR TO START OF WORK IF DISCREPANCIES BETWEEN THIS PLAN AND EXISTING CONDITIONS ARE FOUND.
4. LOCATE ALL VALVES INSIDE LANDSCAPE AREAS, ALLOWING ACCESS FOR MAINTENANCE PURPOSES, BUT HIDING THEM FROM PUBLIC VIEW WHENEVER POSSIBLE.
5. ALL PRESSURE MAINLINES UNDER ASPHALT PAVEMENT SHALL BE PLACED WITHIN SLEEVES AS NOTED. WHERE ELECTRIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
6. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
7. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR, WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF EACH SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES SHALL BE SIZED TWO PIPE SIZES GREATER THAN PIPE IT CARRIES.
8. ALL DRIP ZONES SHALL BE INSTALLED WITH A SELF-FLUSHING DISC FILTER, OR APPROVED EQUAL.
9. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE HIGHWAY JURISDICTION.
10. VERIFY CONTROLLER AND RAIN SENSOR LOCATION AND MAINLINE POINT OF CONNECTION AT PROJECT SITE WITH OWNER.
11. ELECTRIC SERVICE TO CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
12. ALL 24 VAC WIRING SHALL BE OF DIRECT BURIAL COPPER WIRE AS FOLLOWS:
 - CONTROL WIRES - #14
 - COMMON WIRES - #12
13. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
14. COORDINATE WITH PLANTING PLAN FOR PLANTER BED LOCATIONS AND TREE LOCATIONS.
15. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH DEVELOPER FOR OPERATING PARAMETERS OF MASTER SYSTEM. THIS DESIGN REQUIRES 65 PSI TO OPERATE. IF THE MASTER SYSTEM CANNOT PROVIDE THESE PARAMETERS, CONTRACTOR SHALL MAKE ADJUSTMENTS TO THE DESIGN BY ADDING CONTROL VALVES, A BOOSTER PUMP, PRESSURE REDUCING VALVE, OR OTHER EQUIPMENT, AS NECESSARY. CONTRACTOR SHALL SUBMIT DESIGN REVISIONS TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO SUBMITTING BID.
16. A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED PRIOR TO FINAL APPROVAL BY THE FIELD INSPECTOR. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESES SERVICES.
17. A LAMINATED DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
18. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
19. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

MAINTENANCE:

1. LOW-FLOW BUBBLER ZONES WILL BE DRAINED IN COLD WEATHER SITUATIONS USING THE MANUAL FLUSH VALVES.
2. FILTER CLEANING AND REPLACEMENT ON A REGULAR BASIS.
3. CHECKING FOR LEAKS AT EACH VALVE AND INSPECTION OF EACH ZONE ON A MONTHLY BASIS.
4. HAVE THE CONTRACTOR WALK EACH SECTION OF LOW-FLOW BUBBLERS TO CHECK FOR CLOGGING OR PROBLEMS.
5. IF AN ON-SITE WEATHER STATION IS SPECIFIED, IT NEEDS TO BE CALIBRATED REGULARLY TO PROVIDE ACCURATE DATA. BECAUSE OF THE COST OF MAINTAINING AN ON-SITE WEATHER STATION, IT IS RECOMMENDED TO USE A CONTROL SYSTEM WHICH UTILIZES A NETWORK OF ET DATA THAT CAN ASSURE ACCURACY TO WITHIN ONE KILOMETER OF THE SITE.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIPLINE	1.37	18.0		0.42 in/h

IRRIGATION MAINTENANCE SCHEDULE:

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS. MAINTENANCE SHALL BE DONE TO ENSURE WATER EFFICIENCY. REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR APPROVED EQUIVALENTS.

FREQUENCY - QUARTERLY

TASK - CONTROLLER CABINET : OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY.CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.

FREQUENCY - MONTHLY

TASK - IRRIGATION SCHEDULE: ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.

FREQUENCY - QUARTERLY

TASK - POC: VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.

FREQUENCY - QUARTERLY

TASK - REMOTE CONTROL VALVES : ISOLATION VALVES AND QUICK COUPLER VALVES: VISUALLY INSPECT FOR LEAKS, SETTLEMENTS, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR AS NEEDED.

FREQUENCY - QUARTERLY

TASK - MAINLINE AND LATERALS: VISUALLY INSPECT FOR LEAKS OR SETTLEMENTS OF TRENCH.

FREQUENCY - WEEKLY

TASK - FILTERS AND STRAINERS - VISUALLY CHECK FOR ANY BROKEN MALIGNED OR CLOGGED HEADS, HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.

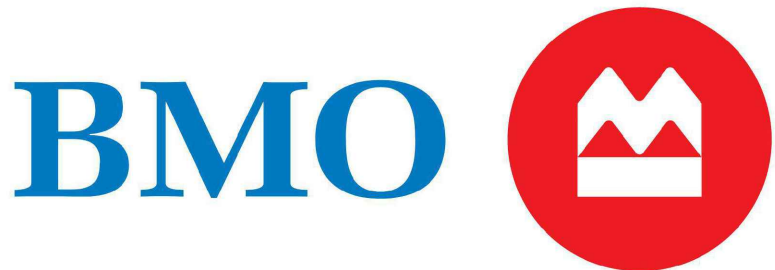
FREQUENCY - MONTHLY

TASK - FILTERS AND STRAINERS: VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS. CLEAN AND FLUSH SCREENS.

NOTE:

IN ADDITION, THE CONTRACTOR SHALL ADJUST, RELOCATE, SALVAGE, REINSTALL AND/OR FURNISH AND INSTALL NEW IRRIGATION COMPONENTS IN LIKE KIND FOR ANY ADJACENT EXISTING IRRIGATION SYSTEM(S) IMPACTED BY THESE IMPROVEMENTS AND ENSURE THAT THEY ARE IN FULL WORKING ORDER PRIOR TO PROJECT COMPLETION. ANY IRRIGATION THAT IS REMOVED DURING THE CONSTRUCTION PROCESS SHALL BE CAPPED IN A MANNER THAT THE REMAINING PORTIONS OF THE SYSTEM ARE NOT COMPROMISED. EXISTING IRRIGATION LATERAL LINES, HEADS, WIRING AND ALL OTHER ASSOCIATED EQUIPMENT IMPACTED BY THE PROJECT CONSTRUCTION SHALL BE CAREFULLY CUT, CAPPED AND RELOCATED TO EXISTING LANDSCAPE AREAS. PRIOR TO COMPLETION, CONTRACTOR SHALL ENSURE THAT ALL EXISTING IRRIGATION SYSTEMS IMPACTED ARE IN FULL WORKING ORDER WITH COMPLETE HEAD TO HEAD COVERAGE INCLUDING NO OVERSPRAY ONTO HARDSCAPE SURFACES OR WALLS. ANY IRRIGATION EQUIPMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN LIKE KIND.

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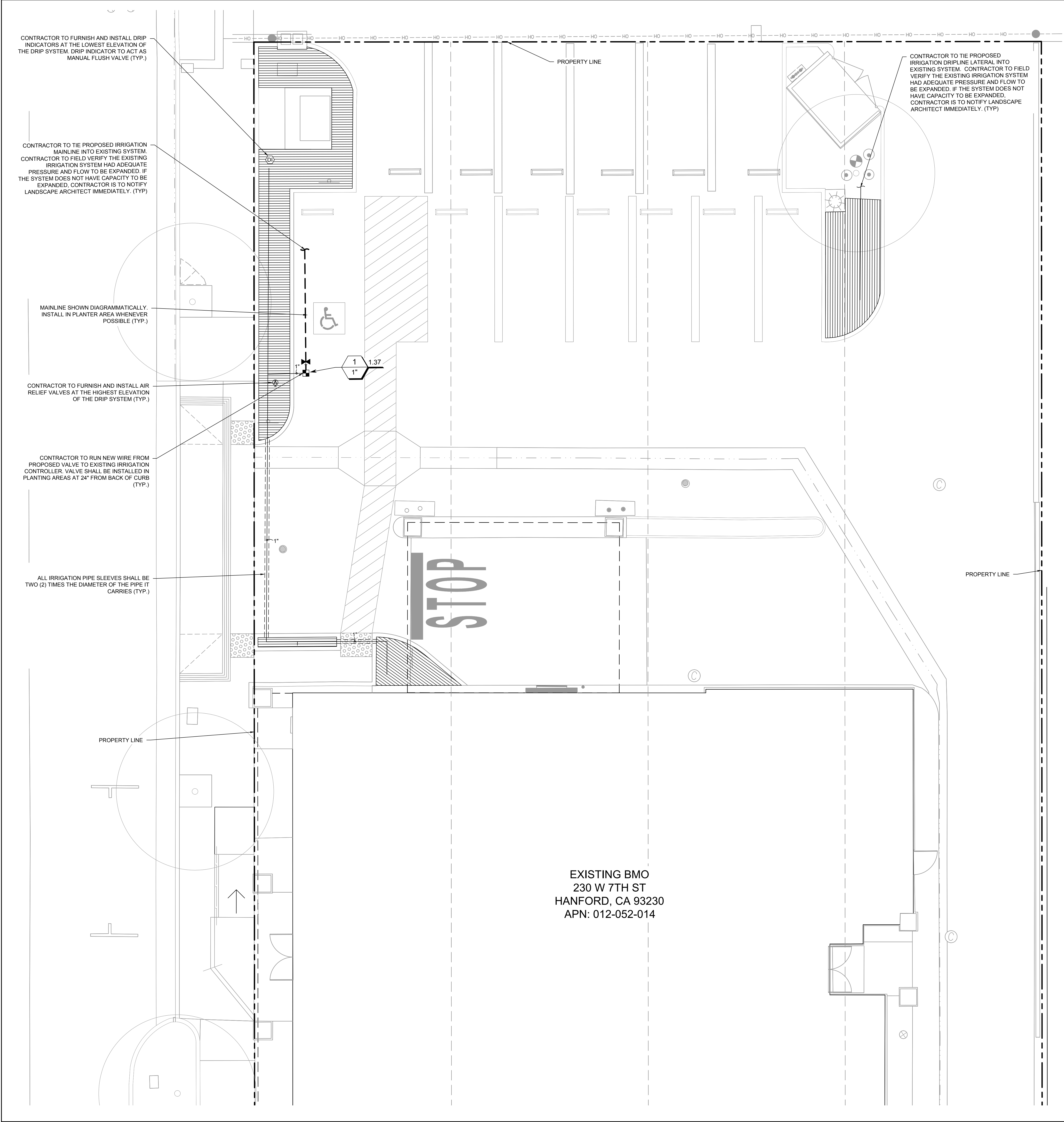
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IRRIGATION NOTES

L200

NRBP24-0687



IRRIGATION SCHEDULE		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
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	HUNTER PLD-AVR PLD-AVR ALLOWS FOR AIR TO ESCAPE A RESIDENTIAL DRIP IRRIGATION SYSTEM TO PREVENT BLOCKAGE AND WATER HAMMERING. 1/2IN. MPT CONNECTION WITH 80 PSI MAXIMUM RATING.	1
	HUNTER ECO-ID ECO-ID: 1/2IN. FPT CONNECTION WITH 12 PSI-70 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER SJ SWING JOINT.	1
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
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	IRRIGATION MAINLINE: PVC SCHEDULE 40	15.7 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	30.1 L.F.
Valve Callout		
	Valve Number	
	Valve Flow	
	Valve Size	



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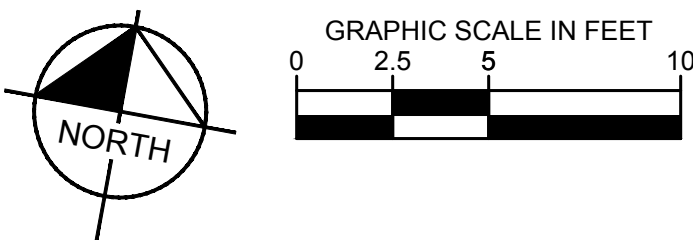
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IRRIGATION PLAN

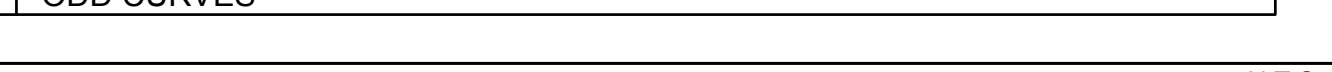
L201



NRBP24-0687



-  WATER SOURCE: DRIP VALVE OR LATERAL FROM VALVE.
-  TYPICAL SUPPLY HEADER
-  TYPICAL TECHLINE DRIPPER LINE TUBING.
-  TYPICAL PVC OR POLY SUPPLY OR EXHAUST HEADER.
-  LINE FLUSHING VALVE PLUMBED TO PVC OR POLY.
-  AIR/VACUUM RELIEF VALVE. INSTALL AT HIGH POINT OF SYSTEM.
-  IN-LINE SPRING CHECK VALVE FOR LOW HEAD DRAINAGE.



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IRRIGATION DETAILS

L202

NRBP24-0687

SECTION 328400 PLANTING IRRIGATION			
PART 1 - GENERAL			
1.1 DESCRIPTION			
A. The work in this section consists of furnishing, layout and installing an irrigation system complete, including certification of irrigation system installation as required by the State of California Model Water Ordinance described herein.			
1.2 CITY REQUIREMENTS			
A. CONTRACTOR shall be familiar with and follow the City or Municipality's Efficient Water Landscape Ordinance Requirements.			
B. Coordination with City's Public Works Department			
1. A minimum of 11 weeks prior to need for service, connection. CONTRACTOR shall contact the City's Public Works Department to establish a start date to install the new water service lateral and the irrigation water meter.			
2. The City will install service lateral from the water main in the street to the location shown on the plans, including the meter box. City will supply and install the irrigation meter.			
3. It is the responsibility of the Contractor to furnish and install an approved Reduced Pressure Principle (RPP) type backflow prevention assembly on General Metered Service. This assembly shall be installed on the water service where possible and damage to them shall be repaired with no adjustment of Contract Sum.			
B. If other structures or utilities are encountered, request advance by the City Public Works Department. City proceed with the Work. If a structure or utility is damaged, take appropriate action to ensure the safety of persons and property.			
C. CONTRACTOR to ensure that existing irrigation systems maintain water sources are protected. Maintain water to existing plants served by the existing irrigation systems). Maintain electrical low voltage conductor connections from the existing irrigation system to remote control valves serving existing irrigation systems within and beyond the project limits. CONTRACTOR shall be fully responsible for all repairs to existing irrigation system(s) if a list of deficiencies is not done prior to the start of construction operations and submitted to the Owner's Representative.			
1.3 QUALITY ASSURANCE			
A. Manufacturer's Specifications: Follow manufacturer's current printed specifications and drawings in all cases where the manufacturers of articles used in the Contract furnish directions covering points not specified or shown in the drawings.			
B. Ordinances and Regulations: All local, municipal and state laws, codes and regulations governing or relating to all portions of this work are hereby incorporated into and made a part of these Specifications. Anything contained in these Specifications shall not be construed to conflict with any of the above codes, regulations or requirements of the same. However, when these Specifications and Drawings call for or describe materials, workmanship or construction of a better quality, higher standard, or larger size than is required by the above codes and regulations, the provisions of these Specifications and Drawings shall take precedence. Furnish without extra charge additional materials and labor required to comply with above laws and regulations.			
C. References, Codes and Standards:			
1. City Municipal Codes			
2. California Environmental Quality Act (CEQA)			
3. Water Use Classification of Landscape Species (WUCOLS)			
4. American Society of Irrigation Consultants (ASIC) Design Guidelines			
5. California Landscape Standards, California Landscape Contractors Association, (CLCA) Sacramento, California			
6. CAL-OSHA, title 8, Subchapter 4-Construction Safety Orders and Subchapter 7-General Industry Safety Orders			
7. California Electric Code			
8. California Plumbing Code (UPC) published by the Association of Western Plumbing Officials			
9. NFPA 24, Section 10.4, Depth of Cover			
10. Underwriters Laboratories (UL): Electrical wiring, controls, motors and devices, UL listed and so labeled.			
11. American Society of Testing Materials (ASTM)			
D. Furnish without extra charge any additional material and labor when required by the compliance with all above mentioned codes and regulations, though the work be not mentioned in these specifications or shown on the drawings.			
E. Experience: Assign a full-time employee to the job as supervisor for the duration of the Contract with a certified landscape technician, irrigation certification through CLCA or minimum of four (4) years experience in landscape irrigation installation.			
F. Labor Force: Provide a landscape installation and maintenance force thoroughly familiar with and trained in the work to be accomplished to perform the task in a competent, efficient manner acceptable to the Owner's Representative.			
G. Explanation of Drawings:			
1. Due to the scale of the Drawings, it is not possible to indicate all piping offsets, fittings, sleeves, etc., which may be required. Carefully investigate the conditions affected all of the work and plan accordingly and furnish all required fittings. Install system in such a manner to avoid conflicts with planting, utilities and architectural features.			
2. Do not install the irrigation system as shown on the Drawings when it is obvious in the field that obstructions, grade differences or discrepancies in arc dimensions exist that might not have been considered in engineering. Bring such objection or differences to the attention of the Owner's Representative. In the event this notification is not given, the CONTRACTOR shall assume full responsibility for any revision necessary.			
H. Trench Interference with Tree Root Systems:			
1. Prior to trenching, layout main and lateral line locations within Drip Line of trees and review locations with ENGINEER. Relocate any lines that may interfere with existing trees to avoid or reduce damage to root systems as accepted by Owner's Representative.			
Mechanical Trenching is not allowed within drip-line of existing trees to be protected except as approved by Owner's Representative.			
1. Coordinate plant locations with emitter locations.			
1. Adjust plant locations in relation to the subsurface emitters as required to ensure that the plant roots receive the proper amount of water in order for it to thrive.			
2. Coordinate planting and irrigation and provide hand watering of emitter irrigated and drip irrigated areas as required to maintain moist root zones until end of plant establishment period.			
1.4 PROTECTION OF EXISTING STRUCTURES AND UTILITIES			
A. The Drawings show, if applicable, existing above and below grade structures and utilities that are known to the OWNER. Locate known existing installations before proceeding with construction operations that may cause damage to such installations. Existing installations shall be kept in service where possible and damage to them shall be repaired with no adjustment of Contract Sum.			
B. If other structures or utilities are encountered, request advance by the City Public Works Department. City proceed with the Work. If a structure or utility is damaged, take appropriate action to ensure the safety of persons and property.			
C. CONTRACTOR to ensure that existing irrigation systems maintain water sources are protected. Maintain water to existing plants served by the existing irrigation systems). Maintain electrical low voltage conductor connections from the existing irrigation system to remote control valves serving existing irrigation systems within and beyond the project limits. CONTRACTOR shall be fully responsible for all repairs to existing irrigation system(s) if a list of deficiencies is not done prior to the start of construction operations and submitted to the Owner's Representative.			
1.5 SUBMITTALS			
A. Materials List:			
1. Submit required copies of the cut sheets and a complete list of materials proposed for installation, along with any proposed substitutions clearly identified and obtain the Owner's Representative's written approval thereof before proceeding. Use only accepted materials and items of equipment.			
2. List all materials by manufacturer's name and model number.			
B. Substitutions:			
1. If the CONTRACTOR desires to substitute a product, he shall list each item and note it as a "substitution" and provide the following information:			
a. Descriptive information describing its similarities to the specified product.			
2. If the product is approved and, in the opinion of the Owner's Representative, the substituted product does not perform as well as the specified product, the CONTRACTOR shall replace it with the specified product at no additional cost to the OWNER.			
C. Operations and Maintenance Manuals:			
1. Prior to the final acceptance of the irrigation system, furnish three (3) individually bound Operation and Maintenance Manuals to the Owner's Representative for use by the OWNER. The manuals shall contain complete enlarged drawings, diagrams and spare parts lists of all equipment installed showing manufacturer's name and address. In addition, each Service Manual shall contain the following:			
a. Index sheet indicating the CONTRACTOR's name, address and phone number.			
b. Copy of the Landscape Irrigation Audit			
c. Copy of the 12-month irrigation schedule and estimate of annual water consumption			
d. Copies of equipment warranties and certificates.			
e. List of equipment with names, addresses and telephone numbers of all local manufacturer representatives.			
f. Complete operating and maintenance instructions in sufficient detail to permit operating personnel to understand, operate and maintain all equipment.			
g. Parts list of all equipment such as controllers, valves, solenoids and heads.			
D. Record Drawings:			
1. Dimension the location of the following items from two (2) permanent points of reference such as building corners, sidewalks, road intersections, etc.:			
a. Connection to existing water lines/mainline.			
b. Connection to electrical power.			
c. Gate valves.			
d. Routing of sprinkler pressure lines (a dimension of at least every 100 feet and as required to identify all changes in direction and location).			
e. Remote control valves.			
f. Routing of control valves.			
g. Quick coupling valves.			
h. All sleeve locations.			
i. Routing of all control wiring.			
j. Include all invert elevations below 12".			
2. Deliver a reproducible record drawing to the Owner's Representative within seven (7) working days before the date of final review. Delivery of the record drawings shall not relieve the CONTRACTOR of the responsibility of furnishing required information in the future.			
E. Controller Plan:			
1. Provide one Irrigation Diagram plan in each controller housing. The plan shall show the area controlled by each valve in different colors and for orientation, any major permanent structure such as buildings and roads.			
2. Charts to be waterproof and thermally sealed between two pieces of transparent 10 mil thick plastic and installed in each controller on the door as accepted by the Owner's Representative no later than the time of the coverage test of the irrigation system.			
F. Maintenance Material - supply the following tools to the OWNER:			
1. Three (3) sets of specialized tools required for removing, disassembling and adjusting each type of sprinkler, valve or other equipment supplied on this project.			
2. Two (2) keys for each type of equipment enclosure.			
3. Two (2) keys for each type of automatic controller.			
4. Two (2) keys for each type of valve (including square type key for valves larger than 2")			
5. Two (2) quick-coupler keys and matching hose swivels for each type of quick-coupling valve installed.			
6. All lock keys shall be keyed alike.			
F. Irrigation Inspection Checklist - supply the attached checklist to the OWNER upon completion:			
A. Type: As shown on plans (or approved equal)			
2.3 REMOTE CONTROL VALVE: As shown on Drawings and with the following minimum requirements:			
A. Remote control valves shall be those normally manufactured for irrigation systems and shall have a slow, constant speed of closure through entire closing operation, including last portion. To ensure this, the effective diaphragm working area/valve seating opening ratio must be a minimum 3 to 1.			
B. Shall be mechanically self-cleaning to help prevent diaphragm or solenoid port plugging. To ensure this, the flush rod should be tapered to vary the size of the port opening as the diaphragm raises and lowers, thus allowing trapped material to escape. Rod is to be finished with a serrated surface to help scrub trapped material out. Screens not acceptable.			
C. Shall have removable valve seat so valve can be repaired without removal from irrigation line.			
D. Shall have ability to operate manually without the use of wrenches or special keys.			
E. Shall have one-piece solenoid that attaches directly to valve without shunts or clips that can be lost.			
F. Shall have cross top handle to adjust maximum travel of diaphragm to allow "turning" of valve and closure.			
2.4 BOX FOR REMOTE CONTROL VALVE			
A. Valve boxes shall be rated for an h-20 traffic loading or should be able to sustain a tensile strength 3400 psi and impact strength of 1.5 pounds per inch. Valve box extensions shall be of the Same type as the valve box and all covers shall be lockable and be Minimum overall size of 12" x 24" and minimum depth of 24".			
2.5 CONTROLLER GROUND			
A. Provide each pedestal controller with its own ground rod. Separate the ground rods by a minimum of eight feet. The ground rod shall be an eight foot long 5/8" diameter U.L. approved copper clad rod or as recommended by controller manufacturer. Install no more than 2" of the ground rod above finish grade. Connect #8 gauge wire with a U.L. approved ground rod clamp to rod and back to ground screw at base of controller with appropriate connector. Make this wire as short as possible, avoiding any kinks or bending. Install within pedestal housing base unless otherwise noted.			
B. Provide each irrigation controller with its own independent low voltage common ground wire.			
2.6 GENERAL REQUIREMENTS FOR AUTOMATIC CONTROLLERS & CENTRAL:			
A. Satellite Controllers: Capable of operating with manufacturer's Central Control System software.			
B. Flow Sensors: Compatible with Central Control System and as recommended by Central System manufacturer.			
C. Flow Monitors: Compatible with Central Control System and as recommended by manufacturer.			
D. Hand Held Remote Control: Portable device as manufactured by Control System manufacturer capable of operating all control valves.			
E. Master Control Valve: Master control valve shall be a 24 VAC, industrial type, solenoid control valve, Grisevald 2000 series or equal. Valve shall be equipped with spring loaded packless diaphragm, cast iron body and bronze trim. The valve shall be of the normally closed type and shall be equipped with four-prong (cross) flow control. Valve shall be slow closing without chatter settings or adjustment. Valve shall have a mechanical self-purging internal control system with tapered, serrated, scrubbing rod through diaphragm for positive, variable port opening and closing. No solenoid port screens. Valve solenoid shall be corrosion-proof, molded in epoxy to form one integral unit with no connection shunts and shall be 24 VAC, 3 watt maximum.			
F. Controller Ground:			
1. Provide each pedestal controller with its own ground rod			
set remote from controller as recommended by controller manufacturer. Separate the ground rod by a minimum of eight feet. The ground rod shall be an eight foot long by 5/8" diameter U.L. approved copper clad rod or as recommended by controller manufacturer. Install no more than 2" of the ground rod above finish grade. Connect #8 gauge wire with a U.L. approved ground rod clamp to rod and back to ground screw at base of controller with appropriate connector. Make this wire as short as possible, avoiding any kinks or bending. Install within pedestal housing base unless otherwise noted.			
2. Provide each irrigation controller with its own independent low voltage common ground wire.			
2.7 CONTROL WIRES			
A. Connections between automatic controllers and the solenoid-operated electric control valves shall be made with direct burial copper wire 14-AWG-UF 600 volt (minimum size). Pilot wires shall be a color other than white, and shall be a different color for each automatic controller with wires sharing a common trench. Common wires shall be white in color, with a different color stripe for each controller with wiring sharing the same common trench. No stripe is required if multiple controller wiring is not present.			
B. Size of wire shall conform to the remote control valve manufacturer's specification for control wire sizes, but in no case shall the control wire be smaller than #14. Runs over 2,000 linear feet shall be #12-AWG-UF 600 volt copper wire.			
C. All wire splices are to be made within a valve box, with a copper crimp-type connector, and a "3-4" #80BY splice kit or Rain Bird "DISTWIZ2".			
D. Use continuous control wiring between controllers and remote control valves (no splicing).			
E. Provide polyurethane tap at valve solenoid control valve that shows the controller number and station number. Also refer to valve box lid identification.			
F. Provide a spare control wire in each RCV box for future.			
2.8 SHRUB POP UP SPRAY HEAD			
A. As shown on drawings (or approved equal)			
2.9 QUICK COUPLER VALVES:			
A. Quick coupler valves shall be as listed on the Drawings with 10" diameter box and lid similar to isolation valve box described below.			
2.10 ISOLATION VALVE:			
A. Valves 3 inches and smaller; 125 lbs. WSP bronze gate valve with screw-on bonnet, non-rising stem and steel wedge disc, NIBCO TSB-A or approved equal. Valves shall be line size.			
2.11 BOX FOR ISOLATION VALVE			
A. 10" diameter plastic, Armetek, Brooks, Christy, Rain Bird with bolt down lid marked "Isolation" or accepted equal. Avoid locating valves in paved areas. Provide H20 Loading concrete box with bolt-down concrete lid valve is located in paved area. Obtain local approval by Owner's Representative.			
2.12 SWING JOINTS			
A. Sprinklers and Bubbler: Use Dura, Lason, Rain Bird or equal pre-assembled swing joints with O-rings.			
B. Quick Coupling Valve: Dura 1 inch 1-A2-1.11-18 pre-assembled swing joint with O-rings and Dura quick lock to receive stabilizing rod.			
2.13 BACKFLOW PREVENTION DEVICE			
A. As required by Code and as shown on Drawings. Provide an Anti-Siphon Jacket.			
B. Riser assemblies from main line burial depth to backflow preventers shall be Schedule 40 brass pipe.			
C. All metallic pipe and fittings installed below grade shall be paired with two coats of Koppers 850 Bitumatic, or approved equal. Pipes may be wrapped with an approved tape/lac in lieu of the liquid-applied coating.			
D. Backflow preventer shall receive a minimum 6 inch thick concrete coordinated to fit backflow preventer enclosure as shown and as accepted by Owner's Representative.			
2.14 BACKFLOW PREVENTION DEVICE ENCLOSURE - As shown on the drawings			
2.15 CONDUTITS/SLVEES			
A. Steeving shall be Schedule 40 PVC pipe sleeves and a minimum of two times the aggregate diameter of all pipes contained within the sleeve. Provide vertical sweep for all electrical conduit on each side of landscape and terminate ends at 12" minimum depth, 12" from landscape surface.			
2.16 RCV IDENTIFICATION TAGS: Plastic or brass tags with valve number, approximately 2" by 2" with number imprinted as accepted by Owner's Representative.			
2.17 MISCELLANEOUS INSTALLATION MATERIALS			
A. Solvent Cement and Primers for Solvent-weld Joints: Make and type approved by manufacturer(s) of pipe and fittings. Maintain cement proper consistency throughout use.			
B. Pipe and Joint Compound: Pematec. Do not use on sprinkler inlet port.			
2.18 MISCELLANEOUS EQUIPMENT/ACCESSORIES			
A. Concrete for equipment pads: Poured in-place Class A			
concrete per Section 90 of the Caltrans Standard Specifications.			
B. Sleeves and Conduits: See Drawings.			
C. Keyfit for Quick-Coupling Valves:			
1. Type: Same manufacturer as Quick-Coupling Valve.			
2.26 OTHER EQUIPMENT: As shown on Drawings and required for a fully functional irrigation system.			
PART 3 - EXECUTION			
3.1 EXAMINATION			
A. Sleeves and Conduits: Verify that all installed sleeving and conduits are undisturbed and are free of defects or errors introduced by the work of other sections.			
B. Water Meter/Water Pressure: Test and verify that existing water pressure is the minimum pressure at maximum system g.p.m. to operate the irrigation system as indicated on the drawings.			
C. Stub-outs: Verify that all stub-outs to be provided under another contract are correctly sized, located and installed as noted on Drawings.			
D. Notification: Submit written notification to ENGINEER within ten (10) working days of above inspections describing all acceptable and non-acceptable site conditions. Technical Specifications Invitation for Bid No. PW-13-11			
E. Prior to trenching, layout main and lateral line locations within Drip Line of trees and review locations with ENGINEER. Relocate any lines that may interfere with existing root systems to avoid or reduce damage to root systems as accepted by ENGINEER.			
3.2 TRENCH INTERFERENCE WITH TREE ROOT SYSTEMS:			
A. Prior to trenching, layout main and lateral line locations within Drip Line of trees and review locations with ENGINEER. Relocate any lines that may interfere with existing root systems to avoid or reduce damage to root systems as accepted by ENGINEER.			
3.3 CONNECTIONS TO SERVICES			
A. Provide and coordinate connection to water meter.			
B. Provide and coordinate connection of irrigation controller to electrical power source.			
3.4 INSTALLATION			
A. Install irrigation system components in accordance with this Section, with the Drawings, with the manufacturer's recommendations, and with established industry standards. The CONTRACTOR shall do nothing that may jeopardize any manufacturer warranty.			
B. Conduits and Sleeves:			
1. Condition: Provide conduits and sleeves and coordinate installation with other trades.			
2. Extent: Install conduits and sleeves where control wires and pipes pass under paving or through walls as shown on Drawings. Extend twelve inches (12") beyond edges of paving and walls and cap ends until ready for use.			
C. Excavating and Trenching:			
1. Pipe Layout: Layout pipe lines within Spread of Tree Branches as described above in Section 1.7. TRENCH INTERFERENCE WITH TREE ROOT SYSTEMS.			
2. Dig trenches wide enough to allow a minimum of three inches (3") between parallel pipe lines. Provide a minimum cover from finish grade as follows:			
D. Pipeline Assembly:			
1. Install pipe and fittings in accordance with manufacturer's current printed Specifications.			
2. Clean all pipes and fittings of dirt, scale and moisture before assembly.			
3. Solvent-welded Joints for PVC Pipes:			
a. Solvents: Use solvents and methods specified by pipe manufacturer.			
b. Curing Period: Minimum of one (1) hour before applying any external stress on the piping and at least 24 hours before placing the joint under water pressure.			
4. Threaded Joints for Plastic Pipes:			
a. Use Pematec on all threaded PVC fittings except sprinkler heads and quick coupler valve A/CME threads.			
b. Joining: Use strap-type friction wrench only. Do not use metal-jawed wrench. Assemble finger tight plus one or two turns.			
5. Laying of Pipe:			
a. Bedding On-grade: Remove from trench all rocks or clods. Bed pipe in at least 2 inches of soil excavated from trench. Backfill on all sides of piping to provide a uniform bearing.			
b. Snaking: Snake pipe from side to side of trench bottom to allow for expansion and contraction. Minimum allowance for snaking is one (1) additional foot per 100 ft. of pipe.			
c. Moisture Restrictions: Do not lay PVC pipe when there is water in the trench. Do not assemble PVC pipe unless the pipe is dry.			

SECTION 329300
PLANTS

PART 1 - GENERAL

1.1 DESCRIPTION

A. Provide planting work and planting maintenance complete as shown on the drawings and as specified including staking and layout of the landscaping.

1.2 QUALITY ASSURANCE

A. Reference Standards:

1. Ordinances and Regulations: All local, municipal and state laws, codes and regulations governing or relating to all portions of the work are hereby incorporated into and made a part of these Specifications. Anything contained in these Specifications shall not be construed to conflict with any of the above codes, regulations or requirements of the same. However, when these Specifications and Drawings call for or describe materials, workmanship or construction of a better quality, higher standard than is required by the above mentioned codes and regulations, the provisions of these Specifications and Drawings shall take precedence. Furnish without extra charge additional materials and labor required to comply with above rules and regulations.

2. CONTRACTOR shall be familiar with and follow the State of California Model Water Ordinance, California Code of Regulations, Title 23 Waters, Division 2, Department of Water Resources, Chapter 2.7. Also, the CONTRACTOR is responsible to follow all local water ordinances and the Soil Management/Analysis Report with verifying implementation.

3. "Sunset Western Garden Book," Lane Publishing Co., Menlo Park, California, current edition.

4. "American Standards for Nursery Stock," American Association of Nurseryman, 230 Southern Building, Washington, D.C. 20005.

5. US Composting Council Compost analysis Program (CAP)

6. Test Methods for the Evaluation of Composting and Compost (TMECC)

7. International Society of Arboriculture, Guide for Plant Appraisal, latest version.

8. United States Composting Council (USCC) Seal of Testing Assurance (STA) program.

9. TMECC: Refers to "Test Methods for the Examination of Composting and Compost" published by the United States Department of Agriculture and the United States Compost Council (USCC).

B. Qualifications:

1. Experience: Assign a full-time employee to the job as foreman for the duration of the Contract who is certified landscape technician, certification through CLCA or minimum of four (4) years experience in landscape installation and maintenance supervision, with experience or training in turf management, entomology, pest control, soils, fertilizers and plant identification.

2. Labor Force: A landscape installation and maintenance force thoroughly familiar with, and trained in, the work to be accomplished to perform the task in a competent, efficient manner acceptable to the OWNER.

C. Requirements:

1. Supervision: The foreman shall directly supervise the work force at all times and be present during the entire installation. Notify Owner's Representative of all changes in supervision.

2. Identification: Provide proper identification at all times for landscape maintenance firm's vehicles and a labor force uniformly dressed in a manner satisfactory to Owner's Representative.

3. Planting soils and organic amendments shall meet the AACPW requirement for the stormwater treatment measures used with this project work.

D. Plant Material Standards

1. Quality and Size of Plants: Conform to the State of California Grading Code of Nursery Stock, No. 1 grade and American Standards for Nursery Stock," American Association of Nurseryman. Use only nursery-grown stock which is free from insect pests and diseases.

2. Comply with federal and state laws requiring inspection for plant diseases and infestations. Submit inspection certificates required by law with each shipment of plants and deliver certificates to the OWNER. Obtain clearance from the County Agricultural Commissioner as required by law, before planting plants delivered from outside the County in which planted.

E. Testing Agency/ Soils Report: See Section 329113 SOIL PREPARATION

F. Testing Agency/ Composted Organic Amendment: See Section 329113 SOIL PREPARATION

1.3 SUBMITTALS

A. Product Data: Manufacturer's current catalog cuts and specifications of the following:

1. Fertilizers
2. Tree Tie and Stake
3. Root Barrier
4. Iron Sulfate
5. Filter Fabric
6. 4" Perforated Pipe

B. Samples: Submit following samples along with certificates of compliance / analytical data from approved laboratory for degree of compliance:

1. Plants: Submit typical sample of each variety or entire quantity to site for approval by ENGINEER.
2. Organic Mulch: Submit 1-pint sample with list of ingredients.
3. Organic (Soil) Amendment: Submit 1/2-pint sample with Technical Data Sheet and STA certification.
4. Permeable Backfill or Drain Rock: Submit 1-pint sample.
5. Imported Planting Soil: Submit 1-pint sample

C. Delivery Receipts

1. Provide delivery receipts for quantities of organic soil amendments delivered to the site.

D. Topsoil Analysis (Soil Management) Report

1. After approval of rough grading and topsoil placement, obtain minimum of two representative one quart samples of topsoil taken from accepted site locations at depth of 4" to 6" below finish grade and submit to an accredited Soils Laboratory for evaluation of physical and chemical properties of soil including all major nutrients: pH, salinity, boron, sodium, molybdenum, copper, zinc, manganese and iron, and infiltration rate, soil texture and organic content, along with a summary describing the degree of compliance with the specified requirements. The report shall also include recommendations for modification of the soil for agricultural suitability.

2. Upon request by Owner's Representative, submit documentation verifying implementation of soil analysis report recommendations to the local agency with Certificate of Completion as required by the State of California Model Water Ordinance

E. Subsoil Analysis

1. Besides the above required soil samples, take one representative sample of any subgrade soil that is to receive a layer of imported planting soil over it. The laboratory report shall include the subgrade soil's total combined silt and clay content for determining the total desirable combined silt and clay content of the final imported planting soil cover specified herein.

F. Imported Planting Soil Analysis

1. See Imported Planting Soil Analysis requirements elsewhere in this specification for comparison to existing soil analysis.

G. Approval of Laboratory Report

1. Upon approval of the Laboratory's report by the Owner's Representative, the recommendations in the report shall become a part of the Specifications and the quantities of soil amendment, fertilizer and other additives shall be adjusted to conform with the report at no additional cost to the OWNER. Request Testing Laboratory to send one copy of test results directly to ENGINEER. Note that there is a minimum quantity of organic amendment specified elsewhere in this specification section.

1.4 PROJECT/SITE CONDITIONS

A. Site Visit: At beginning of work, visit and walk the site with the ENGINEER to clearly scope of work and understand existing project/site conditions.

1.5 WARRANTY AND REPLACEMENT

A. Pre-Emergence Weed Killer: Warrant the work against weed growth for a period of four (4) months after application.

B. Warrant all plants and planting to be in a healthy, thriving condition until the end of the maintenance period, and deciduous trees beyond that time until active growth is evident.

C. Replace all dead plants and plants not in a vigorous condition immediately upon discovery and as directed by the Owner's Representative at CONTRACTOR's expense. Install replacement plants before the final acceptance at the size specified.

D. Warrant all plant material for a period of one year after final acceptance of the maintenance period against plant material with defects at the time of installation.

E. Warrant plant installation and maintenance by CONTRACTOR against defects for a period of one year.

PART 2 - PRODUCTS

2.1 PLANTS

A. Plant the variety, quantity and size indicated. The total quantity tabulated on the drawings are considered approximate and furnished for convenience only. CONTRACTOR shall perform his/her own plant quantity calculations and shall provide all plants shown on the Drawings.

B. Tag plants of the type or name indicated and in accordance with the standard practice recommended by the American Association of Nurserymen.

C. Install healthy, shapely and well rooted plants with no evidence of having been root-bound, restricted or deformed.

D. Take precautions to ensure that the plants will arrive at the site in proper condition for successful growth. Protect plants in transit from windburn and sunburn. Protect and maintain plants on site by proper storage and watering.

E. Substitutions will not be permitted, except as follows:

1. If proof is submitted to the Owner's Representative that any plant specified is not obtainable, a proposal will be considered for use of nearest equivalent size or variety with an equitable adjustment of contract price.

2. Substantiate and submit proof of plant availability in writing to the Owner's Representative within 10 days after the effective date of Notice to Proceed.

F. Tree Form: Trees shall have a symmetrical form as typical for the species/cultivar and growth form.

1. Central Leader for Single Trunk Trees: Trees shall have a single, relatively straight central leader and tapered trunk, free of co-dominant stems and vigorous, upright branches that compete with the central leader. Preferably, the central leader should not have been headed; however, in cases where the original leader has been removed, an upright branch at least 1/2 the diameter of the original leader just below the pruning point shall be present.

2. Potential Main Branches: Branches shall be evenly distributed radially around and appropriately spaced vertically along the trunk, forming a generally symmetrical crown typical for the species.

3. Headed temporary branches should be distributed around and along the trunk as noted above and shall be no greater than 3/8" diameter, and no greater than 1/2 diameter of the trunk at point of attachment.

G. Tree Trunk

1. Trunk diameter and taper shall be sufficient so that the tree will remain vertical without the support of a nursery stake.

2. Trunk shall be free of wounds (except properly-made pruning cuts), sunburned areas, conks (fungal fruiting-bodies), wood cracks, bleeding areas, signs of boring insects, galls, cankers and/or lesions.

3. Tree trunk diameter at 6" above the soil surface shall be within the diameter range shown for each container size below, except where shown otherwise.

4. Tree trunks shall be undamaged and uncut with all old abrasions and cuts completely callused over. Do not prune plants prior to delivery.

H. Tree Roots

1. Trunk root collar (root crown) and large roots shall be free of circling and/or linked roots. CONTRACTOR may be required to remove soil near the root collar in order to verify that circling and/or linked roots are not present.

2. The tree shall be well rooted in the container. When the trunk is lifted the trunk and root system shall move as one and the rootball shall remain intact.

3. The top-most roots or root collar shall be within 1" above or below the soil surface. The soil level in the container shall be within the limits shown in above table.

4. The rootball periphery shall be free of large circling and bottom-matted roots.

5. On grafted or budded trees, there shall be no suckers from the root stock.

I. Measure trees and shrubs with branches in normal position. Height and spread dimensions indicated refer to the main body of the plant, and not from branch tip to tip.

2.2 FERTILIZERS

A. Commercial fertilizer, pelleted or granular form, conform to the requirements of Chapter 7, Article 2, of the Agricultural Code of the State of California for fertilizing materials as follows:

1. 21 gram planting tablets 20% Nitrogen, 10% Phosphoric Acid and 5% Potash (20-10-5) available from Agribon or 10gm BestPods packets 20% Nitrogen, 10% Phosphoric Acid and 5% Potash (20-10-5) available from Best Fertilizer Co.

2.3 ORGANIC AMENDMENT FOR IN SITU SOILS (ON-GRADE):

A. Ground Redwood or Ground Fir Bark with the following properties:

Percent Passing	Sieve Designation
100	9.51 mm 3/8"
50-60	6.35 mm 1/4"
20-40	4.75 mm No. 4
0-20	2.38 mm No. 8 mesh

Redwood Sawdust
Dry bulk density, lbs. per cu. yd. 260-280
Nitrogen stabilized - dry weight basis, min. 0.4%
Salinity (EC_e) 4.0 maximum
Organic Content: 50% minimum
Reaction (pH): 4.0 minimum

Ground Fir and/or Pine Bark
Dry bulk density, lbs. per cu. yd. Min. 350
Nitrogen stabilized - dry weight basis, min. 0.5%
Salinity (EC_e) 4.0 maximum
Organic Content: 50% minimum
Reaction (pH): 4.0 minimum

B. Submit sample along with analytical data from an approved laboratory for degree of compliance to the Owner's Representative within two weeks after award of Contract.

C. The above Ground Redwood or Ground Fir Bark or Ground Pine Bark ORGANIC AMENDMENT FOR IN SITU SOILS is the specified organic amendment material required. Acceptance of Composted Yard Waste Amendment in lieu of the above specified ORGANIC AMENDMENT FOR IN SITU SOILS (ON-GRADE) material will be considered if in situ planting soil salinity and soil structure is favorable for the inclusion of recycled yard waste organic matter, as approved by the Owner's Representative. It is the CONTRACTOR's responsibility to secure test samples of both the planting soil and the proposed composted yard waste amendment (2 quart samples) and submit to Soils and Plant Laboratory for evaluation and recommendations. The composted yard waste amendment sample shall be a grab sample from the currently available material that has been tested within the last 30 days and shall include the composter's Compost Technical Data Sheet that include the analytical test results and directions for product use along with list of ingredients. The composted yard waste amendment shall be a mixture of feedstock materials including green material consisting of chipped, shredded, or ground vegetation and mixed food waste, or clean processed recycled wood products. Single source, biosolids (sewage waste) compost will not be acceptable.

D. Based on the Soils and Plant Laboratory evaluation, the addition of composted yard waste amendment shall not be acceptable if it creates a leaching requirement.

E. The addition of the compost shall result in a final EC_e of the amended soil of less than 4.0 dS/m @ 25 degrees C, as determined in a saturation extract. Use the following table to determine the maximum allowable EC_e (dS/m of saturation extract) of compost at desired use rate and allowable EC_e increase.

(ORGANIC AMENDMENT FOR IN SITU SOILS) is the specified organic amendment material required. Acceptance of Composted Yard Waste Amendment in lieu of the above specified ORGANIC AMENDMENT FOR IN SITU SOILS (ON-GRADE) material will be considered if the in situ planting soil salinity and soil structure is favorable for the inclusion of recycled yard

1. Example: Specification calls for 6 cu. Yds. Compost per 1000 sq. ft. for incorporation to 6" depth, and site soil has an EC_e of 2.0. In order to avoid exceeding EC_e of 4 in final blend, compost EC_e shall be less than 4.5 dS/m.

F. Composted Yard Waste Soil Amendment Properties as follows:

Gradation: Percent Passing by Weight	Sieve Designation
90	1/2"
85-100	9.51 mm 3/8"
50-80 2-38 mm	No. 8 8 mesh
0-40 500 micron	No. 35 32 meshes
Maximum length: 4 inches	

2. Organic Content: Minimum 45% based on dry weight and determined by ash method.

3. Carbon to nitrogen ratio: Maximum 35:1 if material is claimed to be nitrogen stabilized.

4. pH: 5.5 - 8.0 as determined in saturated paste.

5. Soluble Salts: See above.

6. Moisture Content: 35-60%.

7. Physical Contaminants:

a) The compost shall be free of contaminants such as glass, metal and visible plastic per Man Made Inert Removal and Classification: TMECC 02.02, % 4mm fraction. Combined total less than 1.0.

b) Man Made Inert Removal and Classification: Sharps % > 4mm fraction, (sewing needles, hypodermic needles) Non Detected.

8. Pathogens: TMECC 07.01-B Fecal Coliform Bacteria <1000 MPN/gram dry wt. <1000 (Pass)

A. General

1. Soil in all planting areas shall be moist, but not so moist that it sticks to a hand shovel, and loose and friable to a minimum depth of 12 inches with a relative maximum compaction of 85%. Rip and scarify and dry any areas that do not meet this requirement.

B. Before proceeding with the work, Carefully inspect all areas and verify all dimensions and quantities. Immediately inform the Owner's Representative of any discrepancy between the drawings and specifications and actual conditions and secure approval to proceed.

C. Planting Soil Placement Adjacent to Pavement Areas:

1. All debris shall be removed from the tree wells prior to soil backfill and proposed tree planting. Tree wells and structural soil excavations shall not be contained concrete spalls from concrete installation. Concrete debris trucks cleaning shall be captured in CONTRACTOR furnished containers for such purposes.

2. Provide planting soil as a final lift in all planting areas within and adjacent to paved areas and other construction where native site soil has been covered by Owner's Representative fill and/or base rock. Remove all engineered fill, base rock and compacted subgrade full depth of compaction and replace with approved planting soil, a minimum lift of 12".

D. Backfill soil for tree wells shall be amended soil equal to the native soil and clean from stones greater than 3" and all construction debris.

E. All planting areas soil shall be loose and friable prior to planting. Rip any overly compacted and re-compacted planting areas in two directions full depth of compacted soil prior to planting.

F. Planting operations shall be performed only during periods when beneficial results can be obtained. When excessive moisture or other unsatisfactory conditions prevail, the work shall be stopped until conditions are satisfactory.

G. Thoroughly wet down the planting areas to settle the soil and confirm irrigation coverage and operation. Allow soil to dry so as to be workable as described herein.

H. Drag to a smooth, even surface. Grade to form all swales. Pitch grade with uniform slope to catch basins, streets, curbs, etc., to ensure uniform surface drainage. Areas requiring grading include adjacent transition areas that shall be uniformly sloped between finish elevations. Slope surface away from walls so water will not stand against walls or buildings. Control surface water to avoid damage to adjoining properties or to finished work on the site. Take required remedial measures to prevent erosion of freshly graded areas and until such time as permanent drainage and erosion control features have been installed.

I. Finish Grade: Hold finish grade and/or mulch surface in planting areas 12-inch below adjacent pavement surfaces, tops of curbs, manholes, etc. The subgrade of the mulch in mulched planting areas shall be a minus 2 inches for a distance of 12 to 18 inch from the edge of pavement. The remainder of the planting area shall be graded to receive the required 3 inch layer of mulch.

3.2 TREE PLANTING

A. Mark tree and shrub locations on site using stakes, gypsum or similar approved means and secure location approval by the Owner's Representative before plant holes are dug. Review location of plants in relationship to irrigation heads and adjust location(s) that interfere with the function of the spray heads as accepted by the ENGINEER prior to planting.

B. Test drainage of plant beds and pits by filling with water (minimum 6"). The retention of water in planting beds and plant pits for more than two (2) hours shall be brought to the attention of the Owner's Representative. If rock, underground construction work, tree roots, poor drainage, or other obstructions are encountered in the excavation of plant pits, alternate plantings may be selected by Owner's Representative.

C. Excavate tree and shrub pits as follows (Note square Tree Pit pattern required below):

Excavation for	Width	Depth
Boxed Trees	Box + 18"	Box depth
Container Trees (15-gal)	Can + 12"	Can depth

D. Square Tree Pits

1. Tree pits shall be dug in a square pattern with pit walls scarified to promote root penetration into surrounding soil. Drilled tree pits shall be modified to a square shape.

E. Break and loosen the sides and bottom of the pit to ensure root penetration and water test hole for drainage as required above.

F. Backfill plant holes with mix as specified, free from rocks, clods or lumpy material. Backfill native soil free of soil amendments under rootball and root tang to prevent settlement. Backfill remainder of the hole with soil mix and place plant tablets or packets fertilizer 3 inches below finish grade and 12-inch from roots at the following rates:

Size	Rate
24" Box	6 tablets or packet

G. Carefully remove and set plants without damaging the rootball. Superficially cut edge roots vertically on three sides. Remove bottom of plant boxes before planting. Remove sides of boxes after positioning the plant and partially backfilling.

H. Set plants in backfill with top of the rootball 2 inches above finished grade. Backfill remainder of hole and soak thoroughly by jetting with a hose and pipe section. Water backfill until saturated the full depth of the hole.

I. Stake and/or guy trees as detailed and noted herein. Drive stake(s) until soil (at least 12" beyond bottom of rootball) and remove excess stake protruding above top tree tie to prevent rubbing against branches. Avoid driving stakes through rootball. If subgrade does not accept stakes to a stable degree, delete stakes and guy the trees as specified herein and as detailed. Locate tree ties to avoid contact with tree branches. Locate top tie at tree flex point.

J. Remove any soil from top of plant rootballs and secure Owner's Representative's approval of rootball height prior to mulching.

K. After approval of rootball height, install mulch as required below.

3.3 MULCH

A. Install a 3-inch layer of bark mulch per plans in planted areas (as called out on the drawings) up to edges of pavement, curbs, headers, and project limits. Keep mulch eight (8) inches away from tree trunks.

B. Install sheet mulching underneath all areas to receive mulch with 100% complete coverage. Overlap sheets 6-8 inches.

3.4 ROOT BARRIER

A. Install in linear fashion along and adjacent to the edges of the planting area as detailed or, if not shown, in accordance with manufacturer's recommendations. Set top of barrier at finished decomposed granite surface, as accepted by Owner's Representative.

3.6 WATERING

A. Water all trees, shrubs and ground cover immediately after planting. Apply water to all plants as often and in sufficient amount as conditions may require to keep the plants in a healthy vigorous growing condition until completion of the Contract. Do supplemental hand watering of trees and shrubs during the first 3 weeks of plant establishment.

3.7 PRE-MAINTENANCE PERIOD REVIEW AND APPROVAL OF PLANTING

A. Maintain plants from time of delivery to site until final acceptance of landscape installation.

B. Receive approval of the installed planting prior to commencement of planting establishment maintenance period. Notify the Owner's Representative a minimum of seven (7) days prior to requested review. Before the review, complete the following:

1. Complete all construction work.
2. Present all planted areas neat and clean with all weeds removed and all plants installed and appearing healthy.
3. Prune all tree stakes.
4. No partial approvals will be given.

3.8 PLANTING ESTABLISHMENT MAINTENANCE

A. General Requirements: Maintenance Period: The planting establishment maintenance period required shall be 120 calendar days after all planting is complete, or if the plant material is not acceptably maintained during the maintenance period. The maintenance period may be suspended at any time upon written notice to the CONTRACTOR that the landscaping is not being acceptably maintained, and the day count suspended until the landscape is brought up to acceptable standards as determined by the Owner's Representative.

5. Planting establishment maintenance immediately follows, coincides with, and is continuous with the planting operations, and continues through turf installation, and after all planting is complete and accepted, or longer where necessary to establish acceptable

stands of thriving plants.

6. Keep all walks and paved areas clean. Keep the site clear of debris resulting from landscape work and maintenance operations.

7. Check sprinkler systems at each watering; adjust coverage and clean and repair nonfunctioning heads immediately. Adjust timing of sprinkler controller to prevent runoff and flooding.

8. Maintain adequate moisture depth in soil to ensure vigorous growth, without over-watering. Check rootball of trees and shrubs independent of surrounding soils and hand water as required.

9. Keep Contract areas free from weeds by cultivating, hoeing or hand pulling. Use of chemical weed killers will not relieve the CONTRACTOR of the responsibility of keeping areas free of weeds over 1-inch high at all times.

10. One (1) Year Guarantee: Following the plant establishment period, the Contractor shall provide a warranty which guarantees all trees for one (1) year from date of final acceptance of the contract. The Contractor shall replace any tree which has died, and the tree replacement shall be the same size container as originally designated on the plans.

11. Should the Contractor fail, be negligent, or be negligent in furnishing the required maintenance and/or maintaining the project site, the Owner may maintain these facilities. The Owner shall charge the Contractor the cost for providing the required maintenance by deducting this cost from the periodic progress payments due to the Contractor as these costs are incurred by the Owner.

B. Plant Protection and Replacement

1. Protect all areas against damage, including erosion, trespass, insects, rodents, deer, disease, etc., and provide proper safeguards, including tagging of rodent and applying protective sprays and netting to discourage deer browsing. Maintain and keep all temporary barriers erected to prevent trespass.

2. Repair all damaged planted areas. Replace plants immediately upon discovery of removal or loss.

3. Any plant material replaced within the last thirty (30) days of the plant establishment period must be maintained by the Contractor for thirty (30) days from the date of replacement.

C. Tree Maintenance:

1. Maintain during the entire establishment period by regular watering, cultivating, weeding, repair of stakes and tie, and spraying for insect pests. Prune when requested by the Owner's Representative.

2. Keep watering basins in good condition and weed-free at all times.

3. Replace all damaged, unhealthy or dead trees, with new stock immediately, size as indicated on the drawings.

D. Fertilizing:

1. Observe plant's color, and if a soil pH imbalance is suspected, take soil samples and obtain laboratory analysis for confirmation. Take necessary action recommended in laboratory analysis such as top dressing with soil sulfur, leaching soil, etc.

3.9 FINAL PLANTING REVIEW AND ACCEPTANCE

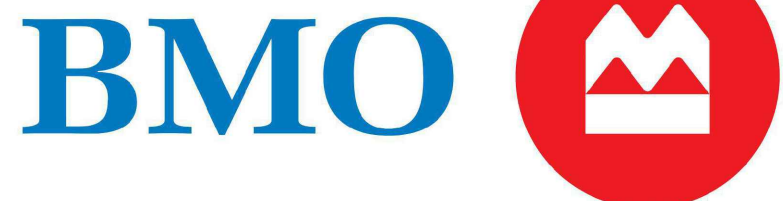
A. At the conclusion of the Maintenance Period, schedule a final review with the Owner's Representative, the Owner's maintenance person, and the ENGINEER. On such date, all project improvements and all corrective work shall have been completed. If all project improvements and corrective work are not completed, continue the planting establishment, at no additional cost to the OWNER, until all work has been completed. This condition will be waived by the OWNER under such circumstances wherein the OWNER has granted an extension of time to permit the completion of a particular portion of the work beyond the time of completion set forth in the Agreement.

B. Submit written notice requesting review at least 10 days before the anticipated review.

C. Prior to review, weed and rake all planted areas, repair plant basins, plumb tree stakes, clear the site of all debris and present in a neat, orderly manner

END OF SECTION 32 93 00

BMO



BMO HANFORD

230 W 7TH ST
HANFORD, CA 93230



Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

DELTA ISSUE DESCRIPTION DATE

These plans and documents have been reviewed for compliance with the applicable codes requirements of the jurisdiction. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes and standards nor relieve the owner, design professional of record or contractor of compliance with applicable codes and standards

ROD CARSEY CONSULTING & PLAN CHECK SERVICE

Owner Approval

Job No. Scale

PLANTING SPECIFICATIONS

L301

NRBP24-0687</

Notice of Exemption 2024-72

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford – Gabrielle Myers (Senior Planner)
317 N. Douty Street
Hanford, CA 93230
(559)585-2578

Project Title: HRA0015-24

Project Location –230 W Seventh St (APN 012-052-014)

Project Location – City: Hanford **Project Location – County:** Kings County

Description of Nature, Purpose and Beneficiaries of Project: Historic Resources Permit 0015-24, a request by BMO Bank to construct exterior improvements, including a new ramp and steps to the entryway door, accessible parking striping, landscape curbs with paving, and an ATM. The property is designated as a noncontributing building within the Historic Overlay Zone.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Laurence Solis – BMO

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15301 Existing Facilities
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15301, as the project proposed consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

Lead Agency Contact Person: Jason Waters Telephone: (559) 585-2590

Signature: _____ Date: November 5, 2024 Title: Deputy City Manager

☒ Signed by Lead Agency Date received for filing at OPR: _____

☐ Signed by Applicant

Applicant Information:

Name: Laurence Solis
Address: 535 Mission Street, 14th Floor Unit 14, San Francisco, CA 94105
Phone Number: (415) 305-6661



AGENDA STAFF REPORT

MEETING DATE: 11/5/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of Historic Resources Permit HRA0016-24 to place fencing at the Social Security Administration building. The property is designated as a noncontributing building within the Historic Overlay Zone. The project is located at 330 N. Harris Street (APN 010-276-021).

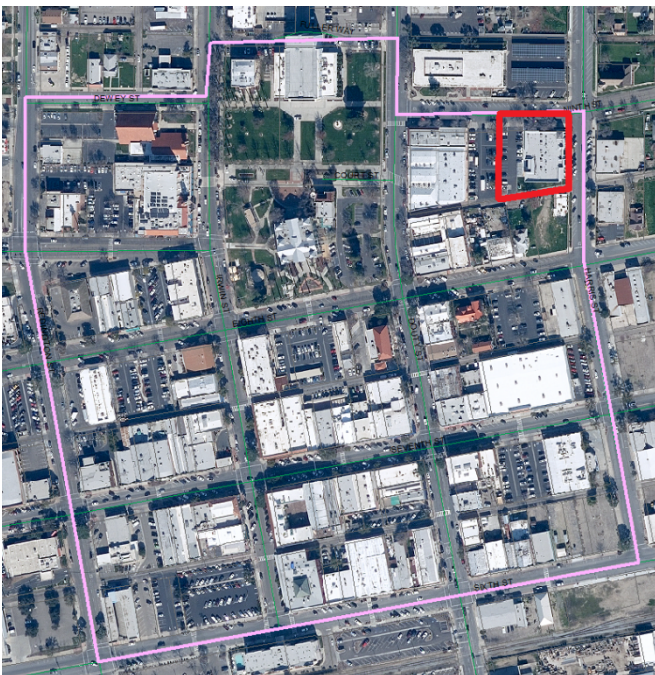
RECOMMENDATION:

That the City Council, by motion, adopt Resolution 24-42-R approving Historic Resources Permit HRA0016-24.

RECOMMENDED MOTION: I move to adopt Resolution 24-42-R approving Historic Resources Permit HRA0016-24.

PROJECT DESCRIPTION:

The property is located within the Historic Overlay Zone, shown below – outlined in red.



The property is designated as a noncontributing building in the Historic Overlay Zone, as shown on the Historic Overlay Zone Map – **Attachment 1**.

“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.

In accordance with the Municipal Code Section 17.48, alterations to the exterior of a building located within the Historic Overlay Zone are required to be approved through a Historic Resources Permit, which must be approved by the City Council.

Section 17.48.040

No improvement or exterior architectural feature of any improvement shall be constructed or altered or enlarged which is located in the Historic Overlay District or identified as a historic site outside the District, unless a permit is issued pursuant to the terms of this chapter. The section shall not apply to any interior alteration which has no effect on the condition or appearance of any exterior architectural feature of an improvement. No structure listed on a State or National Register shall be moved or demolished, unless a permit is issued pursuant to the terms of this chapter.

Section 17.48.070

1. 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.
2. Permit Procedures. An application for a historic resource permit shall be made on a form prescribed by the Community Development Department and shall be accompanied by the fees established by resolution of the City Council. The application shall include the information required by Section [17.60.020](#) for site plan review, complete elevation drawings of the proposed alterations, samples of proposed colors and materials, color photographs of all sides of any existing improvement, building or structure on the site, and such other information as may be required by the Community Development Department. If applicable, the application shall include the information required by Chapter [17.58](#) (permit for conditional uses) and Chapter [17.62](#) (planned unit development).

Applications for permits requiring City Council approval shall be placed on the next regular meeting of the City Council. The City Council may approve, approve with conditions, or deny the permit.

Project Description

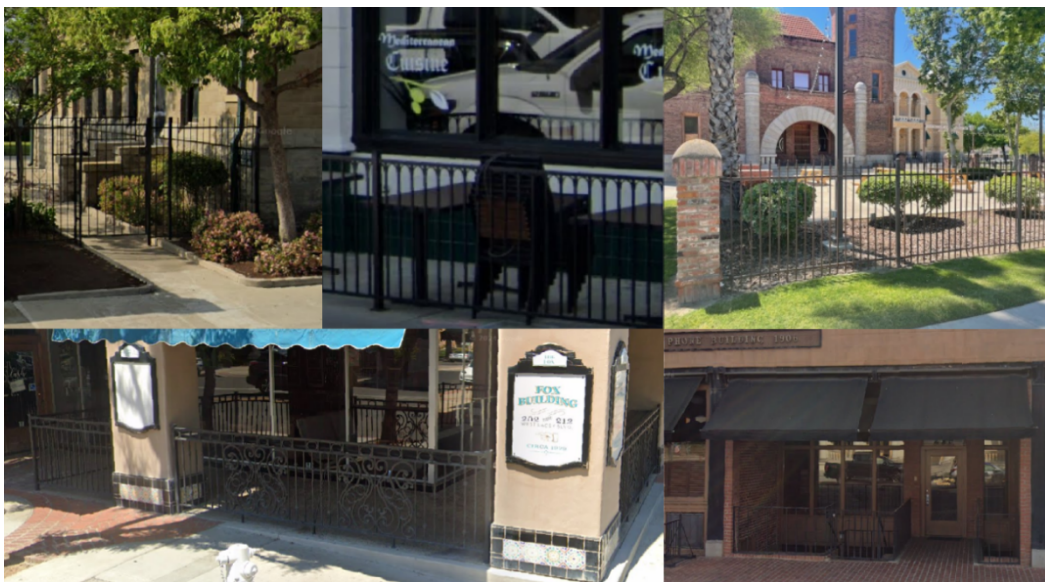
The building was constructed in 2004-2005 for the Social Security Administration office, with the Kings County WIC office occupying the other portion of the building in 2012. The stucco building has a height of 22 feet, two inches and consists of a white façade with black accented features including the awnings, door frames, and building signage; two recessed entryways with stairs along Harris Street; and decorative landscaping surrounding the building. The building is noncontributing to the

Historic District and does not contain any significant historic or architectural features.

The applicant is requesting to install wrought iron fencing six feet in height at each entrance of the building. As shown in **Attachment 2**, the site will be accessible by gates at each entrance, with existing Knox Boxes to be relocated to ensure emergency access for the Fire Department.

Section 17.48.150(B)(9) states that “contemporary design for alterations and additions to existing buildings, structures or site 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.” The proposed fencing would be a contemporary design characteristic for the site, but would not destroy any significant historical, architectural, or cultural material. The fencing shall be placed between the walls of the structure to ensure the design is compatible and blends in with the property and surrounding neighborhood. Iron fencing is a common site element within the Historic District. In reviewing fences around contributing buildings within the Historic District, iron is the most common material, specifically utilized at the Carnegie Museum, Zaytoona, the Bastille, the Fox Building, and the Old Phone Building (see Figure 1, below). Additionally, similar wrought iron fencing was approved for Salmon’s Furniture Galleries at 112 E. Seventh Street under HRA0014-24.

Figure 1: Iron fences around Contributing Buildings



Top Row (from left to right): Carnegie Museum, Zaytoona, the Bastille
Bottom Row (from left to right): the Fox Building, the Old Phone Building

Given the incidental nature of the fencing, staff is supportive of allowing the request. The addition will not detract from the Historic District, since the site is noncontributing. The fencing shall be located to ensure that sufficient space is provided to allow a walkable space between the fencing and the adjacent building entrances. Should the fencing be removed in the future, the holes left in the building and ground shall be patched to match the surrounding material in composition, design, color, texture and other visual qualities. The fencing shall be compliant with all applicable Fire and Building Codes.

FINDINGS FOR APPROVAL

In accordance with Section 17.48 of the Hanford Municipal Code, staff recommends approval of Historic Resources Permit HRA0016-24 and that the approval of the historic resources permit will allow private investment in the Downtown area, allow the increase of economic and financial benefits to the City and its property owners and inhabitants, and make the following findings:

1. That the proposal will not impact the Historic Overlay Zone since the site is designated as noncontributing.
2. That the proposal will allow development and maintenance of complementary settings and environment for the district.
3. That the proposal will promote and encourage continued private ownership and utilization of structures so that the objectives set forth in Section 17.48 can be attained.
4. That the request will not adversely affect the public health, safety, and general welfare of the citizens of Hanford.

RECOMMENDATION

The City Council may approve, approve with conditions, or deny the permit.

Staff recommends that the City Council adopt Resolution 24-42-R, approving Historic Resources Permit HRA0016-24, subject to the following conditions:

1. That the applicant adhere to the design criteria for the Historic Overlay Zone, set forth in Section 17.48 of the Hanford Municipal Code.
2. That the fencing shall be located between the walls of the structure to ensure the design is compatible and blends in with the property and surrounding neighborhood, and not be located within the public right-of-way.
3. That should the fencing be removed in the future, the holes left in the building and ground shall be patched to match the surrounding material in composition, design, color, texture and other visual qualities.
4. That if building access is blocked, the Fire Department requires a Knox Box, or key switch for automatic gate, be installed.
5. That the fencing shall comply with all applicable Building Code requirements, including accessibility standards required under the Americans with Disabilities Act (ADA).
6. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
7. That the alterations to the site be completed in accordance with the proposed changes. Future changes may be approved by the Community Development Director or forwarded to the City Council for review.

Applicant

Ruben Mendoza
12210 Avenue 320

Visalia, CA 93291

Property Owner

Great Valley Holdings LLC

PO Box 24

Pebble Beach, CA 93953

ATTACHMENTS:

1. Resolution No. 24-42-R
2. Historic Overlay Zone and Properties
3. Plans
4. Notice of Exemption No. 2024-73

RESOLUTION 24-42-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING HISTORIC RESOURCES PERMIT HRA0016-24 TO PLACE FENCING AT THE SOCIAL SECURITY ADMINISTRATION BUILDING. THE PROPERTY IS DESIGNATED AS A NONCONTRIBUTING BUILDING WITHIN THE HISTORIC OVERLAY ZONE. THE PROJECT IS LOCATED AT 330 N. HARRIS ST. (APN 010-276-021).

At a regular meeting of the City Council of the City of Hanford duly called and held on November 5, 2024, at 7:00 p.m. in the Council Chambers of the Civic Auditorium, it was moved by Council Member _____, and seconded by Council Member _____, and duly carried, that the following resolution be adopted:

WHEREAS, an application, filed by Ruben Mendoza for Historic Resources Permit HRA0016-24, as shown in **Exhibit A**, was presented to the City Council; and

WHEREAS, the proposed project is located at 330 N. Harris St. (APN 010-276-021); and

WHEREAS, the City Council of the City of Hanford, at a regular meeting on November 5, 2024, reviewed the request for Historic Resources Permit HRA0016-24; and

WHEREAS, Section 15303 of the California Environmental Quality Act Guidelines categorically exempts “New Construction or Conversion of Small Structures” from Environmental Review; and

WHEREAS, the City Council of the City of Hanford reviewed the application for the Historic Resources Permit HRA0016-24 and found that the application is consistent with Section 17.48 of the Hanford Municipal Code, that the approval of the historic resources permit will allow private investment in the Downtown area, allow the increase of economic and financial benefits to the City and its property owners and inhabitants, and make the following findings:

1. That the proposal will not impact the Historic Overlay Zone since the site is designated as noncontributing.
2. That the proposal will allow development and maintenance of complementary settings and environment for the district.
3. That the proposal will promote and encourage continued private ownership and utilization of structures so that the objectives set forth in Section 17.48 can be attained.
4. That the request will not adversely affect the public health, safety, and general welfare of the citizens of Hanford.

THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford hereby approves Historic Resources Permit HRA0016-24, subject to the following conditions:

1. That the applicant adhere to the design criteria for the Historic Overlay Zone, set forth in Section 17.48 of the Hanford Municipal Code.
2. That the fencing shall be located between the walls of the structure to ensure the design is compatible and blends in with the property and surrounding neighborhood, and not be located within the public right-of-way.
3. That should the fencing be removed in the future, the holes left in the building and ground shall be patched to match the surrounding material in composition, design, color, texture and other visual qualities.
4. That if building access is blocked, the Fire Department requires a Knox Box, or key switch for automatic gate, be installed.
5. That the fencing shall comply with all applicable Building Code requirements, including accessibility standards required under the Americans with Disabilities Act (ADA).
6. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
7. That the alterations to the site be completed in accordance with the proposed changes. Future changes may be approved by the Community Development Director or forwarded to the City Council for review.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Hanford hereby approves Historic Resources Permit HRA0016-24. Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on November 5, 2024, by the following 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 Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 5th day of November, 2024.

Date: _____

NATALIE CORRAL
CITY CLERK

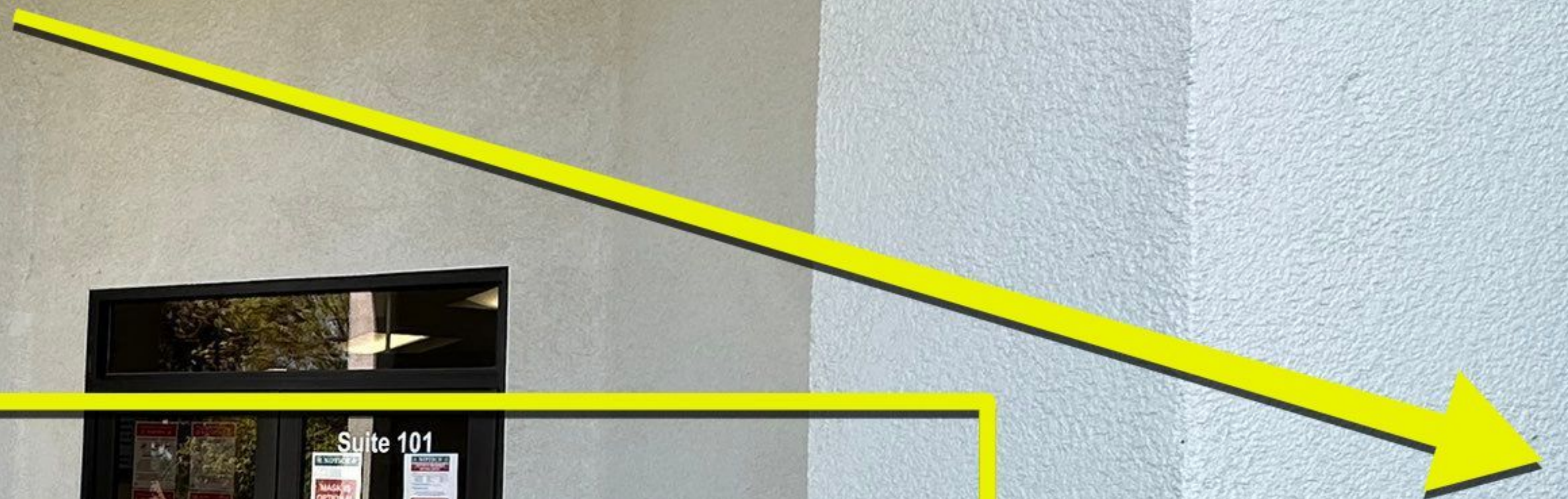
Exhibit A
Plans



**Sample of Proposed
Wrought Iron Fencing
Proposed Fencing will
Have Square Tips on
the Verticals**

SSA NORTHEAST ENTRANCE

Relocate Existing Knox
Box Here



Wrought Iron Panel +
Sliding Gate; 6'-0"
Height, Deadbolt Lock,
No Track on Floor, Color:
Black

SSA NORTHEAST ENTRANCE

330



Wrought Iron Gates
Mounted on Posts, 6'-0"
Height, Deadbolt Locks
Color: Black

WIC Suite: East Side Entrance

KINGS
COUNTY



Relocate Existing Knox
Box To This Location

Fixed Wrought Iron
Panel, 6'-0" Height
Color: Black

Fixed Wrought Iron
Panel, 6'-0" Height
Color: Black

Wrought Iron Bi Fold
Gates, 6'-0" Height.
Deadbolt Lock
Color: Black

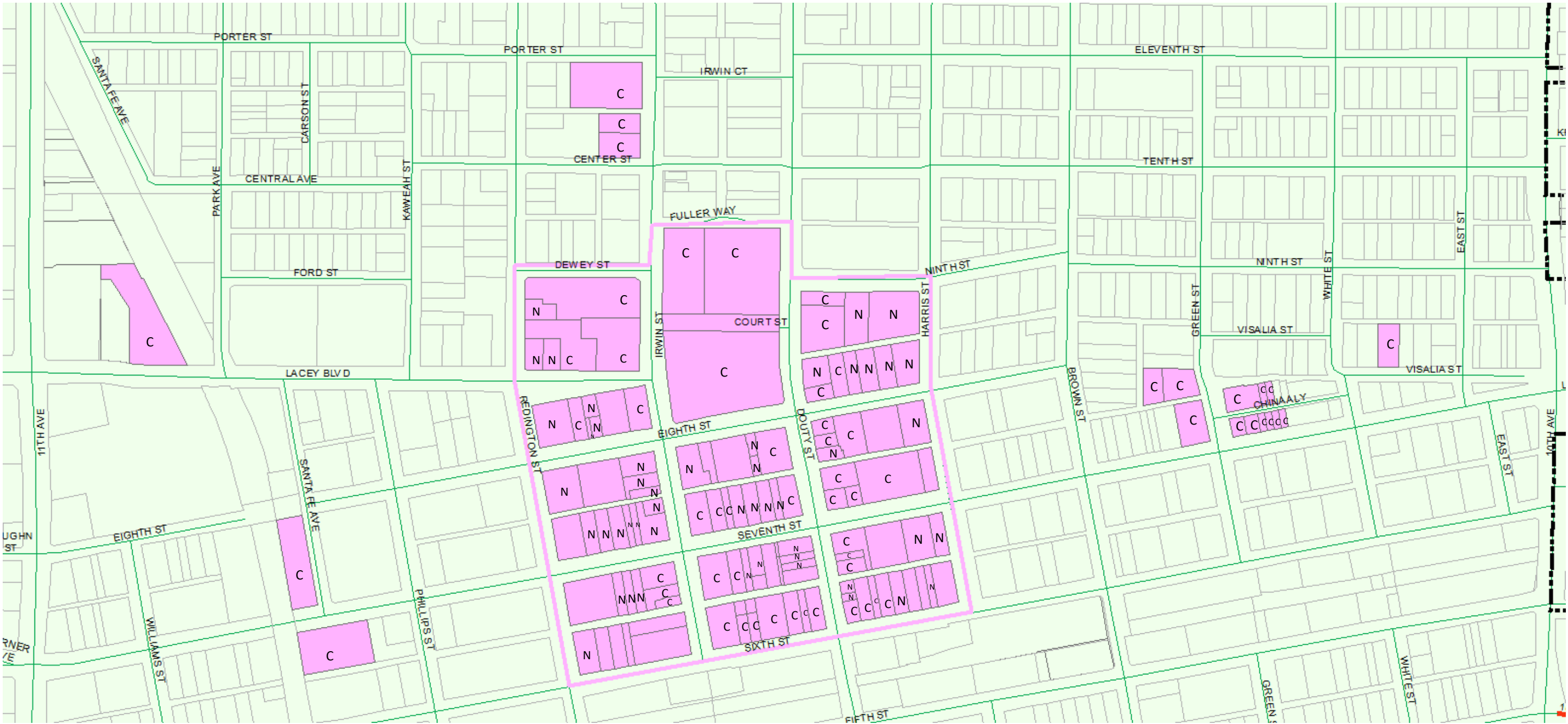
WIC SUITE: West Side Entrance



Fixed Wrought Iron Panels with Posts; 6'-0" Height, Color: Black

Wrought Iron Sliding Gate on Wheels (No Track), 6'0" Height, Manually Operated, Color: Black

Historic Overlay Zone and Properties



Legend

-

Historic Overlay Zone

-

Historic Properties

C

-

Contributing Buildings

N

-

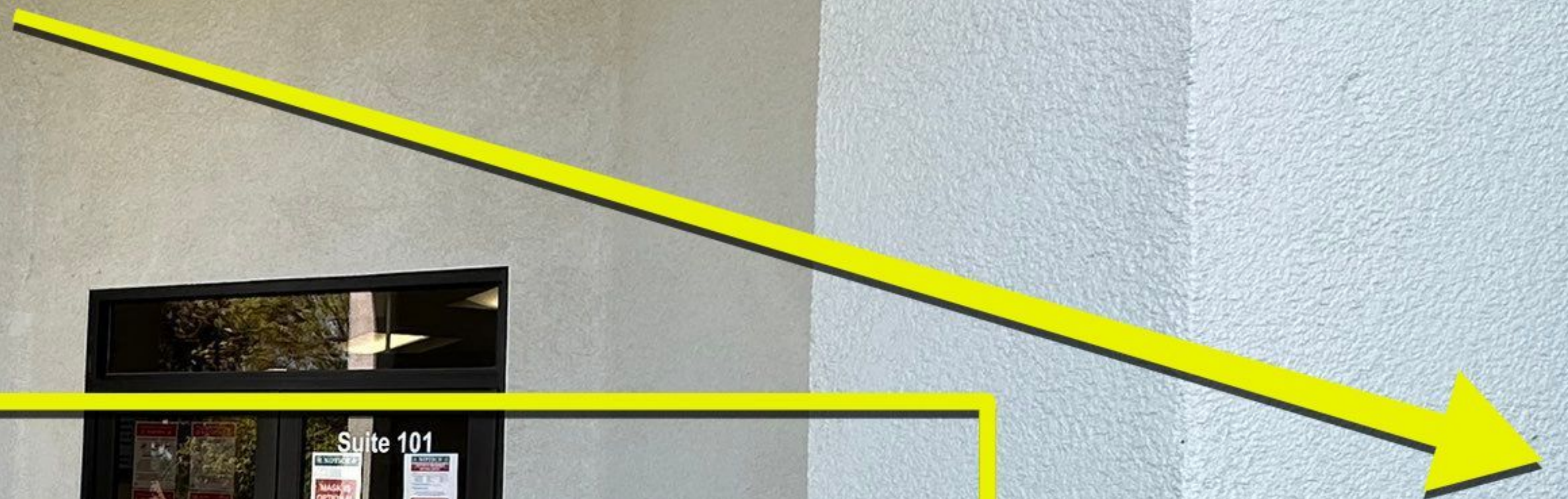
Noncontributing Buildings



**Sample of Proposed
Wrought Iron Fencing
Proposed Fencing will
Have Square Tips on
the Verticals**

SSA NORTHEAST ENTRANCE

Relocate Existing Knox
Box Here



Wrought Iron Panel +
Sliding Gate; 6'-0"
Height, Deadbolt Lock,
No Track on Floor, Color:
Black

SSA NORTHEAST ENTRANCE

330



Wrought Iron Gates
Mounted on Posts, 6'-0"
Height, Deadbolt Locks
Color: Black

WIC Suite: East Side Entrance

KINGS COUNTY
CALIFORNIA
wic
WOMEN, INFANTS & CHILDREN

Relocate Existing Knox
Box To This Location

Fixed Wrought Iron
Panel, 6'-0" Height
Color: Black

Fixed Wrought Iron
Panel, 6'-0" Height
Color: Black

Wrought Iron Bi Fold
Gates, 6'-0" Height.
Deadbolt Lock
Color: Black

WIC SUITE: West Side Entrance



Fixed Wrought Iron
Panels with Posts; 6'-0"
Height, Color: Black

Wrought Iron Sliding
Gate on Wheels (No
Track), 6'0" Height,
Manually Operated,
Color: Black

Notice of Exemption 2024-73

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford
317 North Douty Street
Hanford, CA 93230

Project Title: Historic Resources Permit HRA0016-24

Project Location – 330 N. Harris Street (APN 010-276-021)

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: Approval of Historic Resources Permit HRA0016-24 to place fencing at the Social Security Administration building. The property is designated as a noncontributing building within the Historic Overlay Zone.

Name of Public Agency Approving Project: City of Hanford, Planning Division

Name of Person or Agency Carrying Out Project: Ruben Mendoza
12210 Avenue 320
Visalia, CA 93291

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15303 New Construction or Conversion of Small Structures
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines. Section 15303 states that Class 3 exemptions consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This project involves the installation of fencing.

Lead Agency

Contact Person: Mark Manha Area Code/ Telephone: (559) 585-2583

Signature: _____ Date: November 5, 2024 Title: Associate Planner

☒ Signed by Lead Agency Date received for filing at OPR: _____
☐ Signed by Applicant



AGENDA STAFF REPORT

MEETING DATE: 11/5/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Sole source authorization to purchase slides from PlayPower LT Farmington, Inc. and Appropriation from the General Fund for \$34,402.13 to replace eight slides at the Freedom Park play structure.

RECOMMENDATION:

Recommendation: The Council authorize a sole source purchase to PlayPower LT Farmington, Inc. and appropriate \$34,402.13 from the General Fund to replace eight slides at the Freedom Park play structure.

Recommended Motion: I move to authorize a sole source purchase to PlayPower LT Farmington, Inc. and appropriate \$34,402.13 from the General Fund to replace eight slides at the Freedom Park play structure.

BACKGROUND

Due to ongoing health and safety concerns, staff recommends replacement of slides at Freedom Park. Freedom Park is Hanford's busiest community park, with 146,500 visits over the past twelve months, a 16% increase since 2021. The sixteen-year-old Freedom Park play structure is our largest and is one of two universally accessible play structures within Hanford's park system. Three slides were temporarily closed in April 2024 due to excessive wear, stress cracks, inappropriate use, and unsafe conditions (see attached Freedom Park Slide Replacement Map and photos of existing conditions). Five additional slides at the Freedom Park play structure are nearing the end of their life span and must be replaced.

Deferred maintenance of Hanford's aging parks is an ongoing challenge, as it is complex to accurately budget for and predict when and where repairs and/or replacement of existing structures and amenities will be needed. Park maintenance workers inspect play structures weekly to ensure they are safe for public use. The State of California requires an inspection by a Certified Playground Safety Inspector, CPSI. These inspections verify that playgrounds comply with the playground-related specifications from the American Society of Testing and Materials and playground-related recommendations from the Consumer Product Safety Commission.

This is a sole-source purchase with PlayPower LT Farmington, Inc. (Little Tykes), the original manufacturer. Only PlayPower provides the matching slides needed for this project (see attached quotation). Installation of the equipment will be done by City of Hanford employees. No other costs will be incurred for this project.

FISCAL IMPACT:

As the City currently has a balanced budget, there is no offsetting revenue to cover this cost. Staff recommends this due to health and safety concerns and the high use of the park. This Appropriation of \$34,402.13 from the General Fund will be taken from the available fund balance or potential increases in revenues within the General Fund, and may impact the ability to maintain a balanced budget.

Council may also chose to defer this purchase until offsetting revenues are identified in order to ensure maintenance of a balanced budget.

ATTACHMENTS:

1. Photos of Existing Freedom Park Slides
2. Freedom Park Slide Replacement Map
3. Quote- Freedom Park Option 1 (2) Copy

Photos of Existing Freedom Park Slides



Photos of Existing Freedom Park Slides (Page 2)



Stress fracture

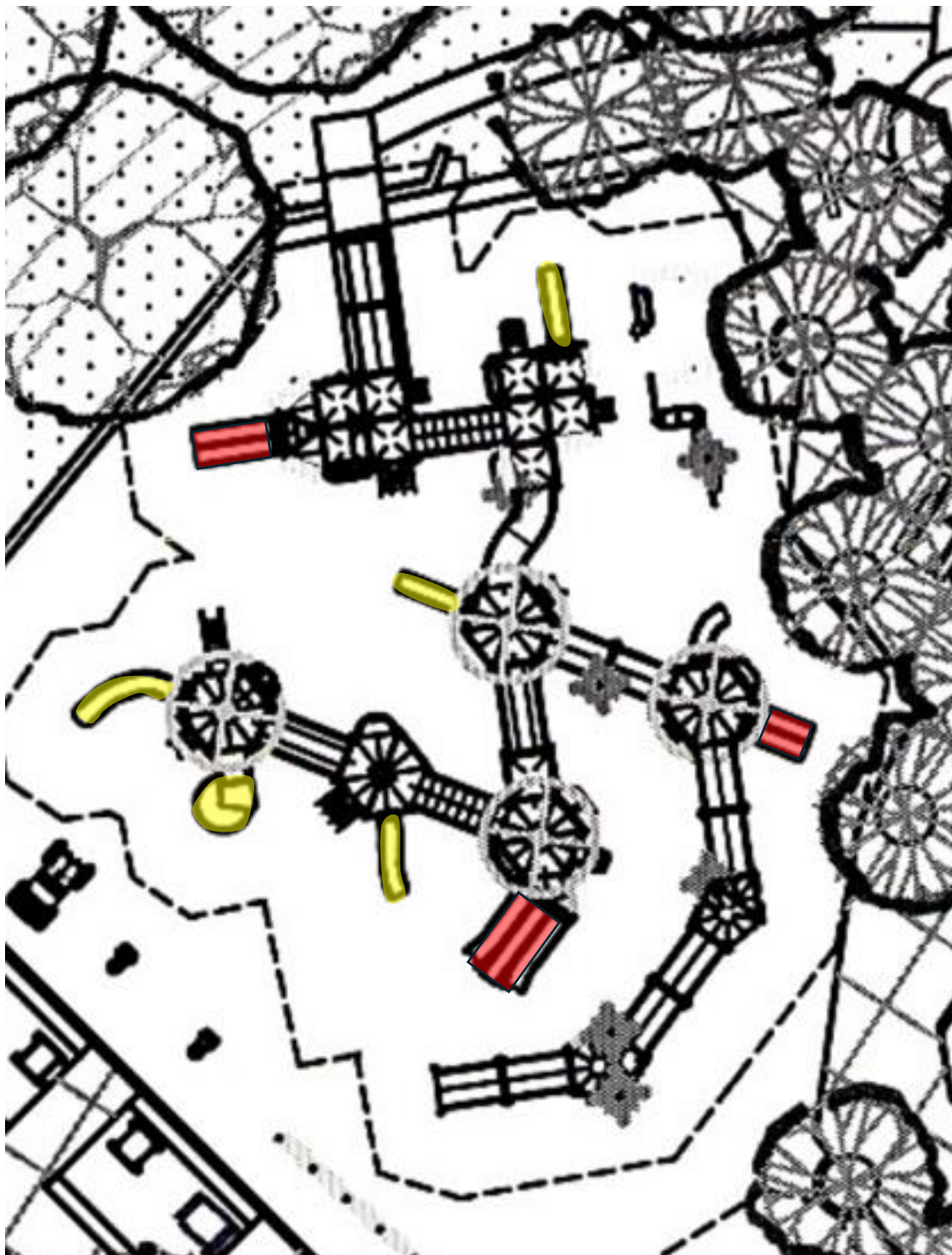


Top of slide detaching from the structure



Stress fracture that became a crack

Freedom Park Slide Replacement Map



-  Currently closed slides
-  Replacement slides

Make Purchase Order/Check payable to: PlayPower LT Farmington, Inc.
c/o Pacific Park and Play 714 846-4885 fax 714 846-3485
P.O. Box 734155, Dallas, TX 75373-4155 email: pacificdzn@aol.com

QUOTATION

PlayPower LT Farmington, Inc.



Contact PlayPower LT Farmington at 800-325-8828

Sales Person: KATE LITTLE

Pacific Park and Play

SITE LOCATION

Quote # 2140021867 Date 10/7/2024

Version 1
HANFORD - FREEDOM PARK

OPTION 1

HANFORD, CA 93230
Site Phone:
Site Fax:
attn: LEVI WINEBRENNER
RE:: HANFORD - FREEDOM PARK

BILL TO

Customer PO#

HANFORD, CITY OF
321 N. DOUTY AVENUE

HANFORD, CA 93230

ATTN: LEVI WINEBRENNER

Phone: (559) 304-5229 Ext.:

Fax:

QTY:	ITEM #	Description	Unit Price	Extended Price
1	LTCPs-2-06975	KID BUILDER DOUBLE WIDE PLASTIC SLIDE FOR 36" DECK WITH HOOD, FOOTINGS, CLAMPS & HARDWARE.	\$1,462.1600	\$1,462.16
1	LTCPs-2-06976	KID BUILDER DOUBLE WIDE PLASTIC SLIDE FOR 48" DECK WITH HOOD, FOOTINGS, CLAMPS & HARDWARE.	\$1,689.5200	\$1,689.52
1	LTCPs-2-06978	KID BUILDER ELBOW PLASTIC SLIDE FOR 32"/36" DECK WITH HOOD, FOOTINGS, CLAMPS & HARDWARE.	\$1,653.2600	\$1,653.26
1	LTCPs-2-06980	KID BUILDER PLASTIC WAVE SLIDE FOR 48" DECK WITH HOOD, FOOTINGS, CLAMPS & HARDWARE.	\$1,458.2400	\$1,458.24
1	LTCPs-2-200164	KID BUILDER WAVE SLIDE FOR 56" DECK. INCLUDES SLIDE HOOD, CLAMPS, FOOTINGS AND HARDWARE BAG.	\$1,531.7400	\$1,531.74
1	LTCPs-2-200264	KID BUILDER SPIRAL SLIDE FOR 64" DECK INCLUDES TRANSFER DECK, RAILS, SLIDE HOOD, FOOTINGS AND HARDWARE. (SMALL HOLE).	\$7,099.1201	\$7,099.12

1	LTCPS-2-200333	KID BUILDER COLOSSUS SLIDE FOR 64" DECK. INCLUDES DECK, SLIDE, SLIDE HOOD WITH RAILS, TABS, HARDWARE, CLAMPS AND FOOTINGS.	\$8,030.1202	\$8,030.12
1	LTCPS-2-203266	KID BUILDER QUANTUM SLIDE FOR 64" DECK WITH SLIDE HOOD, FOOTINGS, HARDWARE AND CLAMPS. CURVED TO THE LEFT.	\$4,261.0401	\$4,261.04

ENTER SHIP TO ADDRESS IF DIFFERENT FROM SITE ADDRESS.

900 SOUTH 10TH AVENUE,
HANFORD, CA 93230

Credit Report Required: No

Installer: Installation Quote:
CLIENT

Special Instructions: Terms: Net 30 days

PURCHASE ORDER INFORMATION IS AT THE TOP OF THE FIRST PAGE OF THE QUOTATION.

DISCOUNT IS PER SOURCEWELL / NJPA CONTRACT #010521-LTS. SOURCEWELL MEMBER #85061.

COLORS: FOREST GREEN POSTS, DARK BROWN ACCENTS & BEIGE SLIDES.

FOOTINGS: TO BE DETERMINED.

INSTALLATION IS NOT INCLUDED IN TOTAL.

PLEASE BE ADVISED THAT IF ANY PARTS NEED TO BE RETURNED, YOU WILL NEED TO PAY FREIGHT BOTH WAYS AND THE RESTOCKING FEE.

CLIENT IS RESPONSIBLE FOR RECEIVING / OFFLOADING EQUIPMENT. CLIENT IS RESPONSIBLE FOR CHECKING FOR AND NOTING SHIPPING DAMAGE, IF ANY, WHEN RECEIVING EQUIPMENT AT DELIVERY TIME.

THANK YOU!

This Quote shall not become a binding contract until signed and delivered by both Customer and PlayPower LT Farmington Inc ("PPLT"). Sales Representative is not authorized to sign this Quote on behalf of PPLT or Customer, and signed Quotes cannot be accepted from Sales Rep. To Submit this offer, please sign below forward a complete signed copy of this Quote directly to "PPLT Sales Administrator" via fax (714) 846-3485 or email pacificdzn@aol.com. Upon acceptance, PPLT will return a fully-signed copy of the Quote to Customer with copy to Sales Representative via fax or email. THIS QUOTE IS LIMITED TO AND GOVERNED BY THE TERMS CONTAINED HEREIN. PPLT objects to any other terms proposed by Customer, in writing or otherwise, as material alterations, all such proposed terms shall be void. Customer authorizes PPLT to ship the Equipment and agrees to pay PPLT the total amount specified. Shipping terms are FOB the place of shipment via common carrier designated by PPLT. Payment terms are Net-30 days from invoice date with approved credit all charges are due and payable in full at P.O. Box 734155, Dallas, TX 75373-4155, unless notified otherwise by PPLT in writing. Customer agrees to pay all additional service charges for past due invoices. Customer must provide proper tax exemption certificates to PPLT, shall promptly pay discharge all otherwise applicable taxes, license fees, levies other impositions on the Equipment at its own expense. Equipment quote valid for 15 days, freight/labor prices subject to change. Install/labor quoted is Not at prevailing wages rates unless specifically noted.....

CUSTOMER HEREBY SUBMITS ITS OFFER TO PURCHASE THE EQUIPMENT ACCORDING TO THE TERMS STATED IN THIS QUOTE AND SUBJECT TO FINAL APPROVAL BY PPLT.

Submitted By (Signature)

Printed Name and Title

Date

The foregoing quote and offer are hereby approved and accepted by PPLT.

By: _____ Date _____

Quote # 2140021867

SubTotal \$27,185.20

Install \$0.00

PBO Amount

PBO Freight

Freight \$5,246.00

TAX RATE 7.25%

TAX \$1,970.93

TOTAL \$34,402.13

ADDITIONAL TERMS AND CONDITIONS OF SALE

1. Use and Maintenance. Customer agrees to regularly inspect and maintain the Equipment, and to provide, inspect and maintain appropriate safety surfacing under and around the Equipment, in accordance with PPLT's product literature and the most current Consumer Product Safety Commission Handbook for Public Playground Safety.

2. Default, Remedies Delinquency Charges. Customer's failure to pay any invoice when due, or its failure to otherwise comply with the terms of this Quote, shall constitute a default under all unsatisfied invoices ("Event of Default"). Upon an Event of Default, PPLT shall have all remedies available to it at law or equity, including, without limitation, all remedies afforded a secured creditor under the Uniform Commercial Code. Customer agrees to assist and cooperate with PPLT to accomplish its filing and enforcement of mechanic's or other liens with respect to the Equipment or its location or its repossession of the Equipment and Customer expressly waives all rights to possess the Equipment after an Event of Default. All remedies are cumulative and not alternative, and no exercise by PPLT of a remedy will prohibit or waive the exercise of any other remedy. Customer shall pay all reasonable attorneys' fees plus any costs of collection incurred by PPLT in enforcing its rights hereunder. Subject to any limitations under law, Customer shall pay to PPLT as liquidated damages, and not as a penalty, an amount equal to 1.5% per month of any payment that is delinquent in such month and is not received by PPLT within ten (10) days after the date on which due...

3. Limitation of Warranty/ Indemnity. PPLT MAKES NO EQUIPMENT WARRANTIES EXCEPT FOR THOSE STANDARD WARRANTIES ISSUED WITH THE EQUIPMENT, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE. PPLT SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. CUSTOMER AGREES TO DEFEND, INDEMNIFY AND SAVE PPLT HARMLESS FROM ALL CLAIMS OF ANY KIND FOR DAMAGES OF ANY KIND ARISING OUT OF CUSTOMER'S ALTERATION OF THE EQUIPMENT, ITS FAILURE TO MAINTAIN THE EQUIPMENT, ITS FAILURE TO PROPERLY SUPERVISE EQUIPMENT USE, OR ITS FAILURE TO PROVIDE AND MAINTAIN APPROPRIATE TYPES AND DEPTHS OF SAFETY SURFACING BENEATH AND AROUND THE EQUIPMENT IN ACCORDANCE WITH PPLT'S INSTALLATION AND OWNER'S MANUALS AND THE MOST CURRENT CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PUBLIC PLAYGROUND SAFETY.

4. Restrictions. Until all amounts due hereunder are paid in full, Customer shall not: (i) permit the Equipment to be levied upon or attached under any legal process; (ii) transfer title to the Equipment or any of Customer's rights therein; or (iii) remove or permit the removal of the Equipment to any location not specified in this Quote.

5. Purchase Money Security Interest. Customer hereby grants, pledges and assigns to PPLT, and PPLT hereby reserves a purchase money security interest in, the Equipment in order to secure the payment and performance in full of all of Customer's obligations hereunder. Customer agrees that PPLT may file one or more financing statements, in order to allow it to perfect, acquire and maintain a superior security interest in the Equipment.

6. Choice of Law and Jurisdiction. All agreements between Customer and PPLT shall be interpreted, and the parties' obligations shall be governed, by the laws of the State of Missouri without reference to its choice of law provisions. Customer hereby consents to the personal jurisdiction of the state and federal courts located in the city and county of St. Louis, Missouri.

7. Title; Risk of Loss; Insurance. PPLT Retains full title to all Equipment until full payment is received by PPLT. Customer assumes all risk of loss or destruction of or damage to the Equipment by reason of theft, fire, water, or any other cause, occurrence of any such casualty shall not relieve the Customer from its obligations hereunder and under any invoices. Until all amounts due hereunder are paid in full, Customer shall insure the Equipment against all such losses and casualties.

8. Waiver; Invalidity. PPLT may waive a default hereunder, or under any invoice or other agreement between Customer and PPLT, or cure such a default at Customer's expense, but shall have no obligation to do either. No waiver shall be deemed to have taken place unless it is in writing, signed by PPLT. Any one waiver shall not constitute a waiver of other defaults or the same kind of default at another time, or a forfeiture of any rights provided to PPLT hereunder or under any invoice. The invalidity of any portion of this Quote shall not affect the force and effect of the remaining valid portions hereof.

9. Entire Agreement; Amendment; Binding Nature. This fully-executed Quote, as supplemented by Change Orders, invoices containing exact amounts of estimates provided herein, constitutes the complete and exclusive agreement between the parties. A Change Order is a written instrument signed by the Customer and PPLT stating their agreement as to any amendment in the terms of this Quote. Customer acknowledges that Change Orders may result in delays and additional costs. The parties agree that all Change Orders shall include appropriate adjustments in price and time frames relating to any requested amendments. Upon full execution, this Quote shall be binding upon and inure to the benefit of the parties and their successors and assigns..

10. Counterparts; Electronic Transmission. This Quote, any invoice, and any other agreement between the parties, may be executed in counterparts, each of which shall constitute an original. The facsimile or other electronic transmission of any signed original document, retransmission of any signed facsimile or other electronic transmission, shall be the same as the transmission of an original. At the request of either party, the parties will confirm facsimile or other electronically transmitted signatures by signing an original document..



AGENDA STAFF REPORT

MEETING DATE: 11/5/2024	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of the Notice of Completion for the FY 24 Pavement Resurfacing Treatment Project, with a final project cost of \$329,948.43, and Authorization for the Mayor to execute and the City Clerk to file the Notice with the Kings County Recorder's Office.

RECOMMENDATION:

That the City Council, by motion, approve the Notice of Completion for the FY 24 Pavement Resurfacing Treatment Project, with a final project cost of \$329,948.43, and authorize the Mayor to execute and the City Clerk to file the Notice with the Kings County Recorder's Office.

BACKGROUND:

On April 16, 2024, the City Council pre-authorized the City Manager to award and execute the contract for the FY 24 Pavement Resurfacing Treatment Project on behalf of the City, contingent on the project bid being within the current budget appropriation. The bid opening was held on June 18, 2024, with five bids received. The lowest responsible bid came in at \$318,813.00, within the project budget and awarded to VSS International, Inc. of West Sacramento, California.

Construction began on August 13, 2024. During the project, one contract change order was issued to swap a section in the initial site map location. This change order did not impact the contract time or budget, as it was a no-cost adjustment. The contractor completed the project on September 13, 2024, on schedule and within the allowed contract timeframe.

Pavement resurfacing treatments are preventive maintenance measures designed to protect and preserve city streets. The type of treatment and the location of streets receiving these treatments were determined by the Public Works Director and Department staff, based on pavement conditions. Treatment methods may include slurry seal, cape seal, fiber seal coatings, or other preservation techniques intended to extend the useful life of the roadways.

Asphalt concrete surfaces deteriorate over time due to traffic loads and the natural loss of oil content. Resurfacing treatments extend the lifespan of these surfaces, ultimately reducing the City's street maintenance costs.

FISCAL IMPACT:

The FY 23/24 Capital Improvement Program Budget allocated \$481,610.05 from the Gas Tax (0044) Fund for this project, including contingencies. Remaining funds will be released back to fund balance and available for use for other projects as may be determined in future Capital Improvement Programs as approved by City Council.

The final project cost breakdown is as follows:

Project:

FY 24 Pavement Resurfacing Treatment Project

Contractor:

VSS International, Inc.

3785 Channel Drive

West Sacramento, California, 95691

Contract Dates:

Bid Date:

June 18, 2024

Council Award (City Council Pre-Authorized):

June 18, 2024

Contractor Started Work:

August 13, 2024

Contract Time of Completion:

September 13, 2024

Contractor Completed Work:

September 13, 2024

Contract Change Order No.

CCO#1 - Section Swap

\$ -

Total Change Order Cost

\$ -

Total Project Funding

Gas Tax (0044) Fund:

\$ 481,610.05

Total Project Costs

Design Consultant Contract and/or City Staff Cost (FY24):

\$ 4,235.01

Design Consultant Contract and/ City Staff Cost (FY25):

\$ 549.10

Construction Contract Amount:

\$ 318,813.00

Change Orders:

\$ -

Building Permit Fees:

\$ -

Materials Testing:

\$ 2,180.00

City Surveying:

\$ -

City Construction Management & Inspection:

\$ 3,570.26

Misc. Expenses (Postage/Media/Clerical):

\$ 601.06

Total Project Cost

\$ 329,948.43

Project Budget Surplus (Deficit):

\$ 151,661.62

ATTACHMENTS:

1. NOC - Recording Original (Word)
2. NOC - Recording Original (PDF)

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

City Clerk
City of Hanford
315 North Douty Street
Hanford, California 93230-3951

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located: Within the City Right-of-way in the Area of the Northeast section of S. 12th Ave & Hanford-Armona Rd. and the Area of Northeast section of N. Vintage Ave and Grangeville Blvd.
2. The Improvement is particularly described as: FY 24 Pavement Resurfacing Treatment Project
3. The date of completion of the work of Improvement: September 16, 2024
4. The Owner of the work of Improvement: City of Hanford.
5. The nature of the owner's interest or estate: Fee Simple Title.
6. The name of the original contractor for the work of Improvement: VSS International, Inc. of West Sacramento, California.
7. The surety for the work of Improvement: Wester Surety Company, AMB# 000974
8. All work for this project has been completed.
9. Accepted by minute action of the City Council of the City of Hanford on: November 5, 2024

I certify under penalty of perjury that the foregoing is true and correct.
Dated this 5th day of November 2024

BY: _____
Travis Paden, Mayor
City of Hanford, County of Kings, State of California

I, the undersigned, say:

I am the person who signed the foregoing notice. I have read the above notice and know its contents, and the facts stated therein are true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Hanford, California, this _____ day of _____, 2024.

BY: _____
Travis Paden, Mayor
City of Hanford, County of Kings, State of California

Authority: Section 1181 Civil Code

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

City Clerk
City of Hanford
315 North Douty Street
Hanford, California 93230-3951

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located: Within the City Right-of-way in the Area of the Northeast section of S. 12th Ave & Hanford-Armona Rd. and the Area of Northeast section of N. Vintage Ave and Grangeville Blvd.
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4. The Owner of the work of Improvement: City of Hanford.
5. The nature of the owner's interest or estate: Fee Simple Title.
6. The name of the original contractor for the work of Improvement: VSS International, Inc. of West Sacramento, California.
7. The surety for the work of Improvement: Wester Surety Company, AMB# 000974
8. All work for this project has been completed.
9. Accepted by minute action of the City Council of the City of Hanford on: November 5, 2024

I certify under penalty of perjury that the foregoing is true and correct.
Dated this 5th day of November 2024

BY: _____
Travis Paden, Mayor
City of Hanford, County of Kings, State of California

I, the undersigned, say:
I am the person who signed the foregoing notice. I have read the above notice and know its contents, and the facts stated therein are true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Hanford, California, this _____ day of _____, 2024.

BY: _____
Travis Paden, Mayor
City of Hanford, County of Kings, State of California

Authority: Section 1181 Civil Code



AGENDA STAFF REPORT

MEETING DATE: 11/5/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Authorization for the City Manager to approve a contract change order with Synagro West, LLC for the disposal of additional biosolids generated through the wastewater treatment process at the City's Wastewater Treatment Facility in the amount of \$3,549.60 for a revised contract amount of \$53,499.60, to be paid for out of the Wastewater Enterprise Fund.

RECOMMENDATION:

Recommendation:

Staff recommends that the City Council authorize the City Manager to approve a contract change order with Synagro West, LLC (Synagro) for the disposal of additional biosolids generated at the City's Wastewater Treatment Facility in the amount of \$3,549.60 for a revised contract amount of \$53,499.60

Recommended Motion:

I move to authorize the City Manager to approve a contract change order with Synagro West, LLC for the disposal of additional biosolids generated at the City's Wastewater Treatment Facility in the amount of \$3,549.60 for a revised contract amount of \$53,499.60

BACKGROUND:

The wastewater treatment facility produces dry biosolids from the treated sludge that is a byproduct from the treated wastewater at the facility. Biosolids are a nutrient-rich organic material which has a beneficial re-use as a fertilizer and plant amendment.

However, to ensure its beneficial use, facility Staff monitor incoming wastewater streams and must ensure the wastewater's recyclability and compatibility with the treatment plant process. As the wastewater enters the plant, sewage goes through a biological process that cleans the wastewater while separating the solids. Solids are further processed to reduce or remove pathogens, which then can be re-cycled as fertilizer following the treatment process. Synagro's contract provides the removal and hauling of the biosolids to composting facilities. Most Cities contract this process due to the stringent regulations and added liability to process and certify the biosolids onsite as fertilizer.

At the beginning of the fiscal year a Purchase Order (PO) was created for Synagro West (originally Denali then sold to Synagro West) in the amount of \$49,950.00. The amount of the PO was based on previous years' biosolid disposal amount.

When creating a PO for Bio-Solids removal it's often difficult to calculate the dollar amount due to the fluctuation of amount of biosolids produced; it is an unknown amount until it's determined based on a scale measure.

The price per ton remains the same, \$69.30/wet ton, however, based on historical data biosolid tonnage can fluctuate up to 100 tons from year to year. The final weight also depends on the duration of the drying season.

FY2023's measure of residual biosolids weighed 772 tons which represents an additional 51 tons from prior year's PO amount of 721 tons. The current PO is based on FY2022's 721 tons ($\$69.30/\text{ton} \times 721 \text{ tons} = \$49,950$). The additional 51 tons represents a contract change order of \$3,549.60 for a total contract amount of \$53,499.60.

Since the contract amount now exceeds the City Manager's \$50K authorization limit, approval is required by the City Council. Final quantities were verified by weighed receipts, therefore it is recommended that the City Council approve this change order request.

FISCAL IMPACT:

This PO for biosolid removal costs are funded through Wastewater Treatment Plant Operations (Fund 0361). There are sufficient funds available to cover these additional costs.

ATTACHMENTS:

1. Synagro West LLC SEPT 2024 INVOICE

30 Synagro West, LLC

435 Williams Ct, Suite 100
Baltimore
MD 21220

Customer	Date	Doc No.
HANFORD	10/10/2024	52164

Bill To

City of Hanford (HANFORD)
900 S 10th Avenue
Calimesa CA 92320
United States

Terms	Due Date	PO #	Project
Net 30	11/9/2024	SEPT 2024	104736 104736 CITY OF HANFORD (PROJECT BEAR)

Plant	Quantity	Description	UOM	Rate	Amount
HANFORD	772	COMPLIANT BENEFICIAL USE	Wet Ton	69.30	53,499.60

Invoice Total	\$53,499.60
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Please note new remittance info below:

Remit To

Synagro Technologies, Inc
PO BOX 1367
Albany, NY 12201-1367

Routing: 041001039
Acct Number: 359681613295

Finance Charges will be applied to Past Due Invoices, For more information please contact Jennifer Makowelski at (410) 537-6151 or email at jmakowelski@synagro.com.
Any notice of change in payment instructions must be verified by telephone by calling the Accounting Manager, Jessica Murray at +1-443-917-6971 (or any update thereto provided by Synagro in writing).

Account Statement

Current	1-30 Days	31-60 Days	61-90 Days	Over 90 Days	Acct Balance
53,499.60	0.00	0.00	0.00	0.00	\$53,499.60



AGENDA STAFF REPORT

MEETING DATE: 11/5/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Acceptance of Grant Deed for Right-of-way from Aldar Mini Storage L.P., A California Partnership

RECOMMENDATION:

That the City Council, by motion,

1. Accept the attached Irrevocable Offer of Dedication (IOD) for real property to be used as right-of-way for the cul-de-sac on Fifth Street, east of 10th Avenue, as granted by Aldar Mini Storage L.P., a California Partnership, and
2. Authorize the City Manager to sign, and the City Clerk to attest and record the related documents with the Kings County Recorder's Office.

BACKGROUND:

Derrel's Mini-Storage #77, a private commercial project, required certain street improvements as part of its development, specifically the construction of extending Fifth Street into a cul-de-sac at the dead-end, east of 10th Avenue. These improvements were required by the City's conditions of approval during the site plan review process.

As part of the project, an Irrevocable Offer of Dedication (IOD) was provided, granting the right-of-way for the cul-de-sac. The City's acceptance of this segment of Fifth Street is contingent upon the completion of the required improvements, through a Notice of Completion. The City Council must now formally accept the IOD by resolution for the property to be recognized as official right-of-way.

FISCAL IMPACT:

This dedication was offered as part of a development approval and therefore has no impact on the City budget. The City will be responsible for maintenance of the roadway after the one-year warranty period following Notice of Completion.

ATTACHMENTS:

1. Grant Deed Certification
2. Grant Deed Certification
3. Grant Deed Recording Copy

DEED CERTIFICATION

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, 2024 from

ALDAR MINI STORAGE L.P., A CALIFORNIA LIMITED PARTNERSHIP

to the CITY OF HANFORD, a municipal corporation, is hereby accepted in fee title interest by order of the City Council of the City of Hanford and the Grantee consents to recordation by its duly authorized officer.

DATED: _____, 2024

CITY OF HANFORD,
a municipal corporation

By: _____
Mario Cifuentes, City Manager

Attest: _____
Natalie Corral, City Clerk

DEED CERTIFICATION

This is to certify that the interest in real property conveyed by the Grant Deed dated_____,
2024 from

ALDAR MINI STORAGE L.P., A CALIFORNIA LIMITED PARTNERSHIP

to the CITY OF HANFORD, a municipal corporation, is hereby accepted in fee title interest by order of the
City Council of the City of Hanford and the Grantee consents to recordation by its duly authorized officer.

DATED:_____, 2024

CITY OF HANFORD,
a municipal corporation

By:_____
Mario Cifuentes, City Manager

Attest:_____
Natalie Corral, City Clerk

RECORDING REQUESTED BY:

Harbour & Associates
389 Clovis Ave., Ste. 300
Fresno, CA 93612

AND WHEN RECORDED MAIL TO:

CITY OF HANFORD
317 North Douty
Hanford, CA 93230

Grant Deed

APN: 016-032-012

The undersigned declares that the documentary transfer tax is \$0 and is a fee

- ☐ Computed on the full value of the interest or property conveyed, or is
☐ Computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land,
tenements for realty if located in
☐ Unincorporated area of _____ City of Hanford

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

Aldar Mini Storage L.P., A California Limited Partnership

Hereby GRANT(S) to:

THE CITY OF HANFORD, a Municipal Corporation

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

See Exhibits "A" attached for legal description and plat, and certificate of acceptance, attached hereto and made a part hereof.

Dated: June 7, 2024

Aldar Mini Storage L.P., a California Limited Partnership

By: Ridenour Corporation, a California Corporation

By: It's General Partner 

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 June 7, 2024 before me, Margaret De Leon, Notary Public
(insert name and title of the officer)

Personally appeared Derrel A. Ridenour,
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 Margaret De Leon (Seal)



EXHIBIT "A"

WEST LINE OF THE NORTHEAST
QUARTER OF THE NORTHWEST
QUARTER OF SECTION 31,
TOWNSHIP 18 SOUTH, RANGE
22 EAST, MOUNT DIABLO BASE
AND MERIDIAN.

5TH STREET

TRUE POINT
OF BEGINNING.

POINT OF
COMMENCEMENT.

STATE HIGHWAY 198

GRANT DEED RECORDED JULY 11, 1966 IN
BOOK 892 AT PAGE 651 AS DOCUMENT NO.
9905, OFFICIAL RECORDS OF KINGS COUNTY.

SCALE: 1" = 30'



LEGEND



INDICATES AREA TO BE DEEDED TO THE CITY OF
HANFORD FOR PUBLIC STREET AND UTILITY PURPOSES.

OWNER: ALDAR MINI STORAGE L.P.

AREA: 9,940 SQUARE FEET, +/-

APN: 016-032-012-000



5-31.24

PORTION OF THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 18 SOUTH, RANGE 22 EAST, MOUNT
DIABLO BASE AND MERIDIAN TO BE DEEDED TO
THE CITY OF HANFORD FOR PUBLIC STREET AND
UTILITY PURPOSES.

PREPARED BY:

DIXON & ASSOCIATES, INC.
LAND SURVEYING

620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612

PH: (559)297-4200 FAX: (559)297-4272

DATE: Nov. 10, 2023
SCALE: 1" = 30'
DWN BY: GMR
WO: 08-114

REVISIONS:
-5-31-24

PAGE NO.

2

OF 2 PAGES

EXHIBIT "A"

That portion of the Northeast quarter of the Northwest quarter of Section 31, Township 18 South, Range 22 East, Mount Diablo Base and Meridian in the City of Hanford, County of Kings, State of California, described as follows:

COMMENCING at the Northwest corner of that property described in Grant Deed recorded July 11, 1966 in Book 892 at Page 651 as Document No. 9905, Official Records of Kings County, said point being 1434.5 feet North, more or less and 1331.17 feet East, more or less from the West quarter corner of said Section 31; thence North $00^{\circ}35'42''$ East, along the West line of said Northeast quarter, a distance of 406.94 feet to the Southeast corner of 5th Street, said corner being the **TRUE POINT OF BEGINNING**; thence North $00^{\circ}35'42''$ East, continuing along said West line and along the East line of said 5th Street, a distance of 60.00 feet to the Northeast corner of said 5th Street, said point being the beginning of a 68.00 foot radius non-tangent curve concave Northwesterly, a radial to said beginning bears South $00^{\circ}07'36''$ West; thence Northeasterly, along said curve, through a central angle of $35^{\circ}06'19''$, an arc distance of 41.66 feet to the beginning of a 52.00 foot radius reverse curve concave Southeasterly, a radial to said beginning bears North $34^{\circ}58'43''$ West; thence Northeasterly, along said curve, through a central angle of $14^{\circ}43'47''$, an arc distance of 13.37 feet; thence North $45^{\circ}36'00''$ East, a distance of 2.34 feet to the beginning of a 53.00 foot radius non-tangent curve concave Southerly, a radial to said beginning bears North $17^{\circ}56'27''$ West; thence Easterly, along said curve, through a central angle of $37^{\circ}04'30''$, an arc distance of 34.30 feet; thence South $44^{\circ}24'00''$ East, a distance of 2.34 feet to the beginning of a 52.00 foot radius non-tangent curve concave Southwesterly; a radial to said beginning bears North $21^{\circ}26'29''$ East; thence Southeasterly, along said curve, through a central angle of $40^{\circ}06'20''$, an arc distance of 36.40 feet; thence South $63^{\circ}01'57''$ East, a distance of 1.73 feet to the beginning of a 53.00 foot radius non-tangent curve concave Westerly, a radial to said beginning bears North $63^{\circ}05'07''$ East; thence Southerly, along said curve, through a central angle of $54^{\circ}22'03''$, an arc distance of 50.29 feet; thence South $63^{\circ}34'14''$ West, a distance of 1.73 feet to the beginning of a 52.00 foot radius non-tangent curve concave Northerly, a radial to said beginning bears South $61^{\circ}00'32''$ East; thence Westerly, along said curve, through a central angle of $96^{\circ}31'31''$, an arc distance of 87.60 feet to the beginning of a 68.00 foot radius reverse curve concave Southwesterly, a radial to said beginning bears North $35^{\circ}30'59''$ East; thence Northwesterly, along said curve, through a central angle of $35^{\circ}14'51''$, an arc distance of 41.83 feet to a point on the Easterly prolongation of the Southerly right-of-way line of said 5th Street; thence North $89^{\circ}43'52''$ West, along the Easterly prolongation of the Southerly right-of-way line of said 5th Street, a distance of 0.17 feet to the **TRUE POINT OF BEGINNING**.

Containing 9,940 square feet, more or less.





AGENDA STAFF REPORT

MEETING DATE: 11/5/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of the donation of a 2003 PIERCE Quantum Type 1 Fire Engine from the City of Clovis.

RECOMMENDATION:

Recommendation: That the City council, by motion, approve the acceptance of the Donation of a Fire Engine from the City Of Clovis.

BACKGROUND:

The Hanford Fire Department has an immediate and critical need for a stop-gap replacement Type -1 Fire Engine. In early May 2024, Hanford Front-line Fire Engine 41 suffered a major mechanical breakdown that ultimately led to the need for a complete engine replacement. That replacement was recently completed, 5 months later. With an aging fleet, and the order for the City's existing two replacement apparatus more than 3 years from delivery in 2027, an additional apparatus had to be pulled from reserves to be made front-line and serviceable. This action led to there being NO reserve apparatus being available and there being a higher than acceptable chance for a decrease in service levels due to a mechanical failure of one of the currently utilized reserve apparatus.

Accordingly, Fire DEPARTMENT Staff had reached out to local Fire Department Chief officers inquiring as to who may have apparatus available to loan and or borrow. The City of Clovis answered this immediate need with the generous offer of a DONATION of a serviceable 2003 PIERCE Quantum Type 1 Fire Engine. This low mileage, meticulously maintained apparatus, newer than the current in-service reserve engine, has been inspected by Hanford City Fleet personnel and was recommended for acceptance into the city of Hanford Fleet.

Over the past few budgetary years, insufficient funds have been held in apparatus replacement budgets to account for the rising costs for Replacement Fire Apparatus. These costs have risen by nearly 40% over the last 3 years alone. Additionally, one Hanford Fire Department Fire Apparatus now some 28 years old -a 1998 FERRARA SPARTAN Fire Engine-was deemed unserviceable due to current maintenance needs, rising maintenance costs as well as California Air Resources Board (CARB) non-compliance. The costs for Fire apparatus have increased so much that alternate means to find suitable, serviceable replacement apparatus has become necessary to meet the effective operations of the Hanford Fire Department.

Therefore, Staff is recommending that the City Council approve acceptance of this donated Fire Engine, a 2003 PIERCE QUANTUM Fire Engine from the City Of Clovis Fire Department as an addition to the City of Hanford Fire Department's Fleet.

FISCAL IMPACT: NONE

ATTACHMENTS:

1. AGREEMENT AND RELEASE REGARDING DONATION OF FIRE TRUCK

AGREEMENT AND RELEASE REGARDING DONATION OF FIRE TRUCK

(CITY OF CLOVIS AND CITY OF HANFORD)

This Agreement is entered into between the City of Clovis, a California general law city ("Clovis") and City of Hanford, located in Hanford, CA ("Hanford") with respect to the following recitals, which are a substantive part of this Agreement:

RECITALS

- A. Clovis owns a 2003 Pierce Pumper, VIN #4P1CT02HX3A003601 ("Pumper"). The Pumper is identified by Clovis as Vehicle #21027, and has been declared surplus due to a replacement vehicle acquired by Clovis.
- B. Hanford is interested in acquiring the Pumper as a donation.
- C. Clovis is willing to donate the Pumper to Hanford, with both parties understanding that the Pumper will be donated an AS IS condition and that Hanford will release Clovis from any liability associated with use of the Pumper by Hanford.
- D. The purpose of this Agreement is to memorialize the donation of the Pumper and set forth the terms of a release of liability from Hanford to Clovis.

NOW, THEREFORE, the parties agree as follows:

- 1. Donation of Pumper; Transfer of Title. Clovis agrees to donate the Pumper to Hanford and transfer title to the Pumper to Hanford, and Hanford agrees to accept the donation of the Pumper and accept the transfer of title to the Pumper. The donation and title transfer will be accomplished as follows:
 - a. Execution of this Agreement by both Clovis and Hanford, which will serve as a bill of sale.
 - b. Execution by Clovis of title documents to the vehicle to transfer title to Hanford in the manner specified by Hanford to satisfy Local and State requirements in California. The parties shall cooperate as necessary so that title to the vehicle shall transfer from Clovis to Hanford upon the Delivery Date specific in Section 4 or as soon thereafter as possible.
 - c. Delivery as set forth below.
- 2. No Warranties. Clovis is donating the Pumper AS IS with no warranties, express or implied.

THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO MERCHANTABILITY, SUITABILITY, FITNESS FOR PURPOSE, OR OTHERWISE CONCERNING THE PUMPER, OR PARTS OR ACCESSORIES THEREON.

Hanford understands that the Pumper and any equipment on the Pumper may not be in a condition suitable for fire suppression purposes in accordance with standards established by Hanford or the State of California, and that Hanford will be responsible for any repairs or upgrades in equipment that may be required to use the Hanford for fire suppression purposes.

Hanford has had an opportunity to inspect or otherwise investigate the condition of the Pumper. Hanford may not rely upon verbal representations from Clovis, or any Clovis official or employee.

3. Emissions and Registration. Hanford understands that it will be responsible for any emissions requirements in the State of California, and any other governing entity having regulatory authority over emissions.

Hanford understands that it will be responsible for registering the Pumper in the State of California, or any other governing entity having regulatory authority over registration of vehicles.

4. Delivery. Hanford will take delivery of the Pumper in Clovis, California, at a Clovis facility identified by Clovis Fire Chief. The exact date of delivery will be mutually agreed upon ("Delivery Date"), but is expected to occur during the month of September XX, 2024. Hanford intends to drive the Pumper back to their facilities in Hanford, CA.
5. Hold Harmless and Indemnification. As of the Delivery Date, Hanford shall assume all responsibility for the Pumper. Hanford shall hold harmless, defend, and indemnify Clovis, the Clovis Fire Department, and their officers, employees, agents, and volunteers from all liability associated with use of the Pumper which occurs after the Delivery Date.
6. Release. Hanford waives any claims that Hanford may have, either now or in the future, for damages or other monetary relief against Clovis resulting from or in connection with Clovis' sale of the Pumper. This waiver shall apply to all known and unknown, anticipated and unanticipated injuries and damages resulting from the activities described in the preceding sentence. In so agreeing, Hanford hereby knowingly waives the provisions of Section 1542 of the Civil Code of the State of California, which reads as follows:

"A general release does not extend to claim which the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party."

7. Authority to Execute. The signatories to this Agreement warrant and represent that they have the legal right, power, and authority to execute this Agreement and bind their respective entities.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth below.

CITY OF CLOVIS
1033 Fifth Street
Clovis, CA 93612
(559) 324-2060


By: John Holt
Title: City Manager
September 4, 2024

CITY OF HANFORD
315 N. Douty St.
Hanford, CA 93230
(559) 585-2500

By: Mario Cifuentes
Title: City Manager
Date: _____



AGENDA STAFF REPORT

MEETING DATE: 11/5/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Council: Approval of the Second Reading and Adoption of Ordinance No. 24-06 amending Chapter 3.28 of the Hanford Municipal Code to allow the City Council to designate the board of directors of a private organization to serve as the Central Parking and Business Improvement Area Advisory Board as required by the Hanford Municipal Code.

RECOMMENDATION:

Recommendation: That the City Council, by motion, approve the introduction of Ordinance No. 24-06 amending Chapter 3.28 of the Hanford Municipal Code to allow the City Council to designate the board of directors of a private organization to serve as the Central Parking and Business Improvement Area Advisory Board as required by the Hanford Municipal Code.

BACKGROUND

On April 2, 2024, as part of a presentation to Council regarding downtown matters, Council discussed the City's Business Improvement Area and the required seven-member board, which must be 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.

On May 7, 2024, the City Council approved 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 with the addition of staggered 4-year terms consistent with other City Committees/Commissions. More specifically, the proposed ordinance amendments would have:

- Increased the terms of the board members to be consistent with other City commissions;
- Amended the duties of the board to go beyond simple budget matters
- Updated 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.

On June 4, 2024, the Approval and Adoption of the Second Reading of the ordinance to adopt those changes was pulled from the Consent Calendar and Council discussion resulted in a request to bring back a General Business item to reconsider additional language for the ordinance to include a process for how the board would elected/appointed.

On June 18, 2024, the Council directed staff to bring back a new ordinance with additional language regarding the board composition and how the members shall be appointed.

On August 20, 2024, staff made a presentation to Council during a Study Session regarding the requirements of the ordinance as written. Council expressed their strong support for Main Street Hanford to serve as the Advisory Board required under the ordinance and directed staff to bring back amendments to the Municipal Code that would allow the Council to designate their organization as the Advisory Board. This amendment does just that.

FISCAL IMPACT:

There will be no impact to the General Fund related to any changes in the HMC.

ATTACHMENTS:

1. HMC Ordinance 24-06 BID
2. Chapter 3.28 CENTRAL PARKING AND BUSINESS IMPROVEMENT AREA - Redline

ORDINANCE NO. 24-06
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, the council shall establish an advisory board, which shall consist of seven (7) members. The Advisory Board may, at the council's election, be comprised of the board of directors of a private organization designated by the council. The Advisory Board shall present an Annual Report to the City Council 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.

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.

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)

3.28.60 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, ~~the cCouncilthere~~ shall ~~designate an organization to serve~~~~be created~~~~as establish~~ an advisory board, which shall consist of seven ~~(7)~~ members. ~~The Advisory Board may, at the council's election, be comprised of the board of directors of a private organization designated by the council. The Advisory Board shall present an Annual Report to the City Council 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: 11/5/2024

AGENDA SECTION: PUBLIC HEARING

SUBJECT:

Public hearing to accept public input and Adoption of Resolution 24-40-R to Authorize the City's Participation in the California Statewide Communities Development Authority's Statewide Community Infrastructure Program (SCIP).

RECOMMENDATION:

Recommendation:

1. **Hold a Public Hearing:** Conduct a public hearing to gather input and testimonies regarding the City's participation in SCIP.
2. **Adopt Resolution 24-40-R:** Authorize the adoption and implementation of the SCIP Program within the City's boundaries. This resolution will enable the City to utilize the financing mechanisms provided by CSCDA for public infrastructure development.

Recommended Motion:

I move to approve resolution 24-40-R authorizing the adoption and implementation of the SCIP Program within the City's boundaries. This resolution will enable the City to utilize the financing mechanisms provided by CSCDA for public infrastructure development.

BACKGROUND:

CSCDA is a joint powers authority sponsored by the League of California Cities and the California State Association of Counties. 530 cities, counties and special districts throughout California are members of CSCDA, including the Agency. SCIP was instituted by CSCDA in 2002 to allow owners of property in participating cities and counties to finance the development related fees that would be payable by property owners upon receiving development entitlements or building permits through a pooled special assessment districts program. SCIP was expanded to include financing of public capital improvements directly in addition to just fees, and has now been further expanded to include community facilities districts ("CFDs") and an option to finance public services in respect of stand-alone bond issues, necessary to support development in the Agency, as provided for in the proposed SCIP resolution. Since its inception SCIP has issued over \$1 billion in land secured special assessment and CFD bonds for development projects in California.

If a property owner applies to participate in SCIP, and the Agency approves the application, the selected public capital improvements, facilities and/or development related fees owed to the Agency will be financed by the issuance of bonds by CSCDA. Property owners, in consultation with the

Agency and the SCIP team, can opt to have CSCDA form either an assessment district or a community facilities district. CSCDA determines whether the project will be included in the SCIP pool program (where no one developer within the SCIP pool is responsible for the payment related to any other project) or, depending on the projected bond sizing and other factors, implemented as a stand-alone financing. In either case, CSCDA will form the appropriate district and impose an assessment or special tax, as applicable, on the owner's property to repay the portion of the bonds issued to finance public capital improvements, facilities and/or development related fees.

With respect to the financing of development related fees, the property owner will either pay the development fees at the time of permit issuance and will be reimbursed from the SCIP bond proceeds when the SCIP bonds are issued, or the fees will be funded directly from the proceeds of the SCIP bonds. In both cases, the fees are subject to requisition by the Agency at any time to make authorized fee expenditures, and the Agency is never at risk for payment of its fees. If the property owner is required to construct improvements to be dedicated to the Agency, the proposed SCIP resolution includes a form of acquisition agreement to be used when such improvements are funded with SCIP bond proceeds, which outlines how a developer will be reimbursed for improvements as they are certified complete by the Agency.

The benefits of SCIP to the property owner include:

- Only property owners who choose to participate in the program will have assessments or special taxes imposed on their property.
- Instead of paying cash for public capital improvements and/or development related fees, the property owner receives low-cost, long-term tax-exempt financing of those fees, freeing up capital for other purposes.
- The property owner can choose to pay off the assessments or special taxes at any time.
- For home buyers, paying for the costs of public infrastructure through an assessment or special tax is superior to having those costs "rolled" into the cost of the home. Although the tax bill is higher, the amount of the mortgage is smaller, making it easier to qualify. Moreover, because the assessment/special tax financing is at tax-exempt rates, it typically comes at lower cost than mortgage rates.
- Owners of smaller projects, both residential and commercial, can have access to tax-exempt financing of infrastructure. Before the inception of SCIP, only projects large enough to justify the formation of an assessment or community facilities district had access to tax-exempt financing. SCIP can finance projects as low as \$500,000, which would not be economical on a stand-alone basis.

The benefits of SCIP to the Agency include:

- As in conventional assessment district and CFD financing, the Agency is not liable to repay the bonds issued by CSCDA or the assessments or special taxes, as applicable, imposed on the participating properties.
- CSCDA handles all district formation, district administration, bond issuance and bond administration functions. A participating city, county or special district can provide tax-exempt financing to property owners through SCIP while committing virtually no staff time to administer the program.
- Providing tax-exempt financing helps participating cities and counties cushion the impact of rising public capital improvements costs and development related fees on new development. Many developers rely on assessment district or CFD financing through SCIP in making the decision to purchase land, thereby improving the Agency's competitive advantage in attracting

new development.

- The availability of financing will encourage developers to pull permits and pay fees in larger blocks, giving the participating city, county or special district immediate access to revenues for public infrastructure, rather than receiving a trickle of revenues stretched out over time. As part of the entitlement negotiation process, the possibility of tax-exempt financing of fees can be used to encourage a developer to pay fees up front.
- In some cases, the assessments or special taxes on successful projects can be refinanced through refunding bonds. Savings achieved through a refinancing may be directed to lower property taxes subject to applicable federal tax limitations.

The proposed SCIP resolution authorizes CSCDA to accept applications from owners of property within our planning jurisdiction to apply for tax-exempt financing of public capital improvements and development related fees through SCIP. It also authorizes CSCDA to form assessment districts and community facilities districts within our Agency's boundaries, conduct assessment and special tax proceedings and levy assessments and special taxes against the property of participating owners. It approves the form of an acquisition agreement, attached to the SCIP resolution as Exhibit B, to be entered into between the Agency and the participating property owner/developer, if applicable, to provide the terms and conditions under which financing for public capital improvements will be provided and to establish the procedure for disbursement of bond proceeds to pay for completed facilities. It also authorizes miscellaneous related actions and makes certain findings and determinations required by law.

In addition to the funding of public capital improvements and development related fees, the proposed SCIP resolution authorizes CSCDA to form community facilities districts within our Agency's boundaries to levy special taxes to fund public services necessitated by new development projects, if approved by the participating property owner. Similar to the funding of public capital improvements and development related fees, once an application is received by the participating property owner and approved by the Agency, CSCDA handles all district formation and district administration. CSCDA will coordinate with the Agency annually to prepare the budget for the levy, and will levy and collect the special taxes for disbursement to the Agency when collected. Public services will only be included in a community facilities district formed for a stand-alone project.

Conclusion and Recommendation

The participation of the City of Hanford in the Statewide Community Infrastructure Program (SCIP) offers a strategic opportunity to enhance development financing while minimizing the financial burden on the Agency. By leveraging the California Statewide Communities Development Authority (CSCDA) and its established framework for funding public capital improvements and development-related fees, the City can facilitate growth and attract new developments. The SCIP provides property owners with access to low-cost, long-term tax-exempt financing, which is crucial for sustaining economic development and improving public infrastructure. Additionally, the program ensures that the City has no liability for the bonds issued and that staff time is minimally impacted, allowing resources to be allocated more effectively. It is recommended that the City hold a public hearing on the SCIP Program and adopt a resolution authorizing the program within the City's boundaries.

FISCAL IMPACT:

No fiscal impact to the City! All of the costs and expenses related to the formation, issuance of bonds, and ongoing administration for any CFD formed by the SCIP Program are the responsibility of CSCDA, and there is no liability or fiscal impact on the City. The City can be reimbursed for any staff time expended on the program.

ATTACHMENTS:

1. Resolution 24-40-R

RESOLUTION NO. 24-40-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD AUTHORIZING THE AGENCY TO JOIN THE STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM; AUTHORIZING THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT SPECIAL ASSESSMENT PROCEEDINGS AND LEVY ASSESSMENTS AND SPECIAL TAXES AND TO FORM ASSESSMENT DISTRICTS AND COMMUNITY FACILITIES DISTRICTS WITHIN THE TERRITORY OF THE CITY OF HANFORD; EMBODYING A JOINT COMMUNITY FACILITIES AGREEMENT SETTING FORTH THE TERMS AND CONDITIONS OF COMMUNITY FACILITIES DISTRICT FINANCINGS; APPROVING FORM OF ACQUISITION AGREEMENT FOR USE WHEN APPLICABLE; AND AUTHORIZING RELATED ACTIONS

At a regular meeting of the City Council of the City of Hanford duly called and held on November 05, 2024, at 7:00pm in the Council Chambers of the Civic Auditorium, it was moved by council member_____, and seconded by Council Member_____, and duly carried, that the following resolution be adopted.

WHEREAS, the California Statewide Communities Development Authority (the “Authority”) is a joint exercise of powers authority, lawfully formed and operating within the State pursuant to an agreement (the “Joint Powers Agreement”) entered into as of June 1, 1988 under the authority of Title 1, Division 7, Chapter 5 (commencing with Section 6500) of the California Government Code (the “JPA Law”), the members of which include numerous cities, counties and local agencies in the State of California, including the City of Hanford (the “Agency”); and

WHEREAS, the Joint Powers Agreement authorizes the Authority to undertake financing programs under any applicable provisions of State law to promote economic development, the stimulation of economic activity, and the increase of the tax base within the jurisdictional boundaries of its members (such members, the “Program Participants”); and

WHEREAS, as one of the Programs under the Joint Powers Agreement, the Authority has established the Statewide Community Infrastructure Program (“SCIP”) to allow the financing of certain public capital improvements to be constructed by or on behalf of property owners for acquisition by the Agency or another public agency (the “Improvements”) and improvements eligible for funding from certain development impact fees, capacity fees and/or other development related charges (the “Fees”) levied in accordance with the Mitigation Fee Act (California Government Code Sections 66000 and following) and other authority providing for the levy of fees on new development to pay for public capital improvements (collectively, the “Fee Act”) through the levy of special assessments pursuant to the Municipal Improvement Act of 1913 (Streets and Highways Code Sections 10000 and following) (the “1913 Act”) and the issuance of improvement bonds (the “Improvement Bonds”) under the Improvement Bond Act of 1915 (Streets and Highways Code Sections 8500 and following) (the “1915 Act”) upon the security of the unpaid special assessments; and

WHEREAS, the “Mello-Roos Community Facilities Act of 1982,” being Chapter 2.5, Part 1, Division 2, Title 5 (beginning with Section 53311) of the Government Code of the State (the “Mello-Roos Act”) is an applicable provision of State law available to, among other things, finance public improvements and public services (“Services”) necessary to meet increased demands placed upon local agencies as a result of development; and

WHEREAS, the Authority also uses SCIP to allow the financing of Fees and Improvements through the levy of special taxes and the issuance of special tax bonds (the “Special Tax Bonds” and, together with the Improvement Bonds, the “Local Obligations”) under the Mello-Roos Act upon the security of the special taxes and to allow the financing of Services through the levy of special taxes under the Mello Roos Act; and

WHEREAS, the Agency desires to allow the owners of property being developed within its jurisdiction (“Participating Developers”) to participate in SCIP and to allow the Authority to conduct proceedings and to form community facilities districts (“CFDs”) and to issue Local Obligations under the Mello-Roos Act, as well as to conduct assessment proceedings to form assessment districts (“Assessment Districts”) under the 1913 Act and to issue Local Obligations under the 1915 Act, to finance Fees levied on such properties and Improvements, provided that such Participating Developers voluntarily agree to participate and consent to the levy of the assessments or special taxes, as applicable; and

WHEREAS, the Agency desires to allow the Participating Developers to participate in SCIP and to allow the Authority to conduct proceedings and to form CFDs to levy special taxes to finance Services, provided that such Participating Developers voluntarily agree to participate and consent to the levy of such special taxes and that such CFDs are not pooled together with projects in other jurisdictions; and

WHEREAS, from time to time when eligible property owners within the jurisdiction of the Agency elect to be Participating Developers, the Authority will conduct proceedings under the 1913 Act and the Mello-Roos Act and issue Local Obligations under the 1915 Act and the Mello-Roos Act to finance Fees and Improvements and, at the conclusion of such proceedings, will levy assessments or special taxes, as applicable on such property within the territory of the Agency; and

WHEREAS, both the Authority and the Agency are “local agencies” under the Mello-Roos Act; and

WHEREAS, the Mello-Roos Act permits two or more local agencies to enter into a joint community facilities agreement to exercise any power authorized by the Mello-Roos Act; and

WHEREAS, the Agency desires to enter into such an agreement with the Authority to authorize the Authority to form CFDs from time to time within the territorial limits of the Agency to finance Fees, Improvements and Services necessitated by new development; and

WHEREAS, there has been presented to this meeting a proposed form of Resolution of Intention to be adopted by the Authority in connection with assessment proceedings (the “ROI”), a copy of which is attached hereto as Exhibit A, and the territory within which assessments may be levied for SCIP (provided that each Participating Developer consents to such assessment) shall

be coterminous with the Agency's official boundaries of record at the time of adoption of such ROI, and reference is hereby made to such boundaries for the plat or map required to be included in this Resolution pursuant to Section 10104 of the Streets and Highways Code; and

WHEREAS, there has also been presented to this meeting a proposed form of Acquisition Agreement (the "Acquisition Agreement"), a copy of which is attached hereto as Exhibit B, to be approved as to form for use with respect to any Improvements to be constructed and installed by a Participating Developer and for which the Participating Developer requests acquisition financing as part of its SCIP application; and

WHEREAS, the Agency will not be responsible for the conduct of any proceedings; the levy or collection of assessments or special taxes or any required remedial action in the case of delinquencies in such assessment or special tax payments; or the issuance, sale or administration of the Local Obligations or any other bonds issued in connection with SCIP; and

WHEREAS, the Authority periodically issues Local Obligations on behalf of the local agency participants in SCIP to provide financing for the Fees and Improvements; and

WHEREAS, where the Authority determines a project is eligible for a SCIP pooled issuance, the Authority issues revenue bonds pursuant to the Marks-Roos Local Bond Pooling Act of 1985, consisting of Article 4 (commencing with Section 6584) of Chapter 5, Division 7, Title 1 of the California Government Code (the "Marks-Roos Act") concurrently with the issuance of Local Obligations, the proceeds of which are used to purchase the Local Obligations; and

WHEREAS, pursuant to Government Code Section 6586.5, notice was published at least five days prior to the adoption of this resolution at a public hearing, which was duly conducted by this City Council concerning the significant public benefits of SCIP and the financing of the Improvements and the public capital improvements to be paid for with the proceeds of the Fees;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hanford as follows:

Section 1. This resolution shall constitute full "local approval," under Section 9 of the Joint Powers Agreement, for the issuance of bonds by the Authority in accordance herewith.

Section 2. Agency hereby consents to the conduct of proceedings by the Authority under the Mello Roos Act to form CFDs with boundaries that shall be coterminous with the Agency's official boundaries of record at the time of such proceedings or any portion thereof (the "Proposed Boundaries"), and to authorize a special tax and to issue bonds with respect thereto; provided that the Participating Developers, who shall be the legal owners of such property at the time of formation of the CFD, execute a written consent to the levy of special tax in connection with SCIP by the Authority and execute a ballot in favor of the formation of such CFD and the Mello-Roos Act.

Section 3. The Agency hereby consents to the conduct of special assessment proceedings by the Authority in connection with SCIP pursuant to the 1913 Act and the issuance of Local Obligations under the 1915 Act on any property within the Proposed Boundaries; provided, that:

(1) Such proceedings are conducted pursuant to one or more Resolutions of Intention in substantially the form of the ROI; and

(2) The Participating Developers, who shall be the legal owners of such property at the time of the formation of the Assessment District, execute a written consent to the levy of assessments in connection with SCIP by the Authority and execute an assessment ballot in favor of such assessment in compliance with the requirements of Section 4 of Article XIID of the State Constitution.

Section 4. This resolution sets forth the terms of a “joint community facilities agreement” (as defined in Section 53316.2 of the Mello Roos Act) between the Agency and the Authority. Adoption by the Commission of the Authority of each Resolution of Intention to form a CFD under the Mello-Roos Act to finance Agency Improvements, Agency Fees or Agency Services shall constitute acceptance of the terms hereof by the Authority with respect to such CFD. This Resolution and the Authority’s Resolution of Intention for the respective CFDs shall together embody a separate and independent joint community facilities agreement, or a joint agreement to fund services, for each CFD formed by the Authority (the “Joint Agreement”).

Section 5. The City Council hereby finds and determines that this resolution and the Joint Agreement are beneficial to the residents/customers of the Agency and are in the best interests of the residents of the Agency, and of the future residents of the area within the proposed CFDs and Assessment Districts. The Agency hereby finds and declares that the issuance of revenue bonds by the Authority to purchase Local Obligations in connection with SCIP will provide significant public benefits, including without limitation, savings in effective interest rate, bond preparation, bond underwriting and bond issuance costs, and the more efficient delivery of local agency services to residential and commercial development within the Agency.

Section 6. The Authority has adopted Local Goals and Policies as required by Section 53312.7 of the Mello-Roos Act. The Agency approves the use of those Local Goals and Policies in connection with the formation of CFDs. The Agency hereby agrees that the Authority may act in lieu of the Agency under those Local Goals and Policies in forming and administering the CFDs.

Section 7. The Authority has prepared and will update from time to time the “SCIP Manual of Procedures” (the “Manual”), and the Agency will handle Fee revenues and funds for Improvements for properties participating in SCIP in accordance with the procedures set forth in the Manual.

Section 8. Pursuant to the Mello-Roos Act and this resolution, the Authority may conduct proceedings under the Mello-Roos Act to form the CFDs and to have such CFDs authorize the financing of (i) any or all of the facilities and Fees set forth on Exhibit C, attached hereto and (ii) any or all the Services set forth on Exhibit D, attached hereto. All of the facilities, whether to be financed directly or through Fees, shall be facilities that have an expected useful life of five years or longer and are facilities that the Agency or other local public agencies, as the case may be, are authorized by law to construct, own or operate, or to which they may contribute revenue. The appropriate officials and staff of the Agency are hereby authorized and directed to cooperate with the Authority and the Authority’s special tax consultant and other consultants to calculate the appropriate level of the special tax to fund the Services for each CFD in connection with initial

formation and in connection with the annual levy. Exhibit C and Exhibit D may be modified from time to time by written agreement between an authorized representative of the Authority and of the Agency. The facilities are referred to herein as the “Improvements,” and the Improvements to be owned by the Agency are referred to as the “Agency Improvements.” The Fees paid or to be paid to the Agency are referred to as the “Agency Fees”. The Services funded are referred to as the “Agency Services”. The financing of the Agency Services shall only be authorized for stand-alone development projects and Local Obligations may not be issued to fund Services.

Section 9. For Improvements, Fees or Services to be owned, used or provided by another local agency (a “Third Party Local Agency”), the Authority will separately identify them in its proceedings and will enter into a joint community facilities agreement with such Third Party Local Agency as required by the Mello-Roos Act. Each joint community facilities agreement with each Third Party Local Agency will contain a provision that the Third Party Local Agency will provide indemnification to the Agency to the same extent that the Agency provides indemnification to the Third Party Local Agency under the terms of this resolution.

Section 10. The Agency acknowledges that Improvements and Fees will be funded through a CFD only if they are necessary to meet increased demands placed upon the Agency as a result of development occurring or expected to occur within the proposed CFD and Services will be funded through a CFD only if they are in addition to those provided in the territory of the CFD before the CFD was created and will not supplant existing services. In connection with the formation of each CFD, as may be required by the Authority’s procedures, the Agency shall certify that such requirements are satisfied in form and substance satisfactory to the Authority.

Section 11. The Authority shall promptly transfer special tax collections for Agency Services, after payment of its own reasonable administrative costs incurred in the administration of the CFDs, to the Agency. The Authority will apply the other special tax collections initially as required by the documents under which any Local Obligations are issued; and thereafter, to the extent not provided in the Local Obligations documents, may pay its own reasonable administrative costs. The Authority will remit any special tax revenues from any particular CFD remaining after the final retirement of all related Local Obligations to the Agency and to the other local agencies in the proportions specified in the Authority’s proceedings. The Agency will apply any such special tax revenues it receives for authorized Agency Improvements, Agency Fees and/or Agency Services, as applicable, and its own administrative costs only as permitted by respective CFD proceedings and by the Mello-Roos Act. The joint community facilities agreements with each Third Party Local Agency must require the Third Party Local Agency to apply the special tax revenues they receive for their authorized Improvements, Fees and/or Services under the CFDs and for their own related administrative costs only as permitted by the Mello-Roos Act.

Section 12. The Authority will administer the CFDs, including employing and paying all consultants, annually levying the special tax and all aspects of paying and administering the Local Obligations, and complying with all State and Federal requirements appertaining to the proceedings, including the requirements of the United States Internal Revenue Code. The Agency will cooperate fully with the Authority in respect of the requirements of the Internal Revenue Code and to the extent information is required of the Agency to enable the Authority to perform its disclosure and continuing disclosure obligations with respect to the Local Obligations and any

revenue bonds, although the Agency will not participate in nor be considered to be a participant in the proceedings respecting the CFDs (other than as a party to the agreement embodied by this resolution) nor will the Agency be or be considered to be an issuer of the Local Obligations nor any revenue bonds. The Authority is required to obtain a provision equivalent to this paragraph in all joint community facilities agreements with each Third Party Local Agency.

Section 13. In the event the Authority completes issuance and sale of Local Obligations, and Local Obligation proceeds become available to finance the Improvements, the Authority shall establish and maintain a special fund for each development project (the “Acquisition and Construction Fund”). The portion of Local Obligation proceeds which is intended to be utilized to finance the Improvements and Fees shall be deposited in the Acquisition and Construction Fund. The Acquisition and Construction Fund will be available both for Agency Improvements and Agency Fees and for the Improvements and Fees pertaining to each Third Party Local Agency. Subaccounts shall be created as necessary.

Section 14. As respects the Authority and each Third Party Local Agency, the Agency agrees to fully administer, and to take full governmental responsibility for, the construction or acquisition of the Agency Improvements and for the administration and expenditure of the Agency Fees, as applicable, including but not limited to environmental review, approval of plans and specifications, bid requirements, performance and payment bond requirements, insurance requirements, contract and construction administration, staking, inspection, acquisition of necessary property interests in real or personal property, the holding back and administration of retention payments, punch list administration, and the Authority and each Third Party Local Agency shall have no responsibility in that regard. The Agency reserves the right, as respects each Participating Developer, to require the Participating Developer to contract with the Agency to assume any portion or all of this responsibility. The Authority is required to obtain provisions equivalent to this paragraph in the joint community facilities agreement with each Third Party Local Agency.

Section 15. The Agency agrees to indemnify and to hold the Authority, its other members, and its other members’ officers, agents and employees, and each Third Party Local Agency and their officers, agents and employees (collectively, the “Indemnified Parties”) harmless from any and all claims, suits and damages (including costs and reasonable attorneys’ fees) arising out of the design, engineering, construction and installation of the Agency Improvements and the improvements to be financed or acquired with the Agency Fees. The Agency reserves the right, as respects each Participating Developer, to require the Participating Developer to assume by contract with the Agency any portion or all of this responsibility. The Authority is required to obtain a provision equivalent to this paragraph in all joint community facilities agreements with each Third Party Local Agency naming the Agency and its officers, agents and employees as Indemnified Parties with respect to each Third Party Local Agency’s respective Improvements and the improvements to be constructed or acquired with each Third Party Local Agency’s Fees.

Section 16. As respects the Authority and each Third Party Local Agency, the Agency agrees – once the Agency Improvements are constructed according to the approved plans and specifications, and the Agency and the Participating Developer have put in place their agreed arrangements for the funding of maintenance of the Agency Improvements – to accept ownership of the Agency Improvements, to take maintenance responsibility for the Agency Improvements,

and to indemnify and hold harmless the Indemnified Parties to the extent provided in the preceding paragraph from any and all claims, etc., arising out of the use and maintenance of the Agency Improvements. The Agency reserves the right, as respects the Participating Developer, to require the Participating Developer by contract with the Agency to assume any portion or all of this responsibility. The Authority is required to obtain a provision equivalent to this paragraph in all joint community facilities agreements with each Third Party Local Agency naming the Agency and its officers, agents and employees as Indemnified Parties.

Section 17. The Agency acknowledges the requirement of the Mello-Roos Act that if the Agency Improvements are not completed prior to the adoption by the Commission of the Authority of the Resolution of Formation of the CFD for each respective development project, the Agency Improvements must be constructed as if they had been constructed under the direction and supervision, or under the authority of, the Agency. The Agency acknowledges that this means all Agency Improvements must be constructed under contracts that require the payment of prevailing wages as required by Section 1720 and following of the Labor Code of the State of California. The Authority makes no representation that this requirement is the only applicable legal requirement in this regard. The Agency reserves the right, as respects the Participating Developer, to assign appropriate responsibility for compliance with this paragraph to the Participating Developer.

Section 18. The form of the Acquisition Agreement attached hereto as Exhibit B is hereby approved, and the City Manager or such officer's designee (each, an "Authorized Officer") is authorized to execute, and deliver to the Participating Developer, the Acquisition Agreement on behalf of the Agency in substantially that form, with such changes as shall be approved by the Authorized Officer after consultation with the Agency Attorney and the Authority's bond counsel, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 19. After completion of the Agency Improvements and appropriate arrangements for the maintenance of the Agency Improvements, or any discrete portion thereof as provided in Section 53313.51 of the Mello-Roos Act and in the Acquisition Agreement, to the satisfaction of the Agency, and in conjunction with the Agency's acceptance thereof, acquisition of the Agency Improvements shall be undertaken as provided in the Acquisition Agreement.

Section 20. The Agency hereby consents to the formation of the CFDs in accordance with this resolution and consents to the assumption of jurisdiction by the Authority for the proceedings respecting the CFDs with the understanding that the Authority will hereafter take each and every step required for or suitable for consummation of the proceedings, the levy, collection and enforcement of the special tax, and the issuance, sale, delivery and administration of the Local Obligations, all at no cost to the Agency and without binding or obligating the Agency's general fund or taxing authority.

Section 21. The terms of the Agreement embodied by this resolution may be amended by a writing duly authorized, executed and delivered by the Agency and the Authority, except that no amendment may be made after the issuance of the Local Obligations by the Authority that would be detrimental to the interests of the bondholders without complying with all of the bondholder consent provisions for the amendment of the bond resolutions, bond indentures or like

instruments governing the issuance, delivery and administration of all outstanding Local Obligations.

Section 22. Except to the extent of the indemnifications extended to each Third Party Local Agency in the Agreement embodied by this resolution, and the Agency's agreement to take responsibility for and ownership of the Agency Improvements, no person or entity, including the Participating Developer, shall be deemed to be a third party beneficiary of this resolution, and nothing in this resolution (either express or implied) is intended to confer upon any person or entity other than the Authority and the Agency (and their respective successors and assigns) any rights, remedies, obligations or liabilities under or by reason of this resolution.

Section 23. The Agency shall be identified as a third-party beneficiary of all joint community facilities agreements between the Authority and each Third Party Local Agency to the extent of the indemnification provisions and the provisions whereby each Third Party Local Agency agrees to take responsibility for and ownership of their Improvements.

Section 24. The appropriate officials and staff of the Agency are hereby authorized and directed to make SCIP applications available to all property owners who are subject to Fees for new development within the Agency and/or who are conditioned to install Improvements and/or whose plans for new development within the Agency necessitate new or increased levels of Services and to inform such owners of their option to participate in SCIP; provided, that the Authority shall be responsible for providing such applications and related materials at its own expense. The Agency shall designate appropriate staff who shall be responsible for coordination with the Authority, and shall provide the appropriate contact information to the Authority from time to time.

Section 25. The appropriate officials and staff of the Agency are hereby authorized and directed to execute and deliver such closing certificates, requisitions, agreements and related documents, including but not limited to such documents as may be required by bond counsel in connection with the participation in SCIP of any districts, authorities or other third-party entities entitled to own Improvements and/or to levy and collect Fees on new development to pay for public capital improvements within the jurisdiction of the Agency, as are reasonably required by the Authority in accordance with the Manual to implement SCIP and to evidence compliance with the requirements of federal and state law in connection with the issuance by the Authority of the Local Obligations and any other bonds for SCIP.

Section 26. This Resolution shall take effect immediately upon its adoption. The City Clerk of the City of Hanford is hereby authorized and directed to transmit a certified copy of this resolution to the Secretary of the Authority. This resolution shall remain in force with respect to any Assessment District and CFD formed until all Local Obligations have been retired and the authority to levy the special tax conferred by any CFD proceedings and to levy the assessment conferred by any assessment proceedings has ended or is otherwise terminated.

* * *

PASSED, ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Hanford duly called and held on the ____ 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, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the ____ day of _____, 2024.

Date: _____ City Clerk _____.

EXHIBIT A TO THE RESOLUTION

**FORM OF RESOLUTION OF INTENTION
TO BE ADOPTED BY CSCDA**

For Assessment Districts Only

RESOLUTION NO. __SCIP-

**RESOLUTION OF INTENTION OF THE CALIFORNIA STATEWIDE
COMMUNITIES DEVELOPMENT AUTHORITY TO FINANCE CAPITAL
IMPROVEMENTS AND/OR THE PAYMENT OF DEVELOPMENT RELATED
FEES FOR PUBLIC CAPITAL IMPROVEMENTS IN THE PROPOSED
STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT
DISTRICT NO. ____ (*NAME OF PROJECT*) CITY OF HANFORD, APPROVING
A PROPOSED BOUNDARY MAP, MAKING CERTAIN DECLARATIONS,
FINDINGS AND DETERMINATIONS CONCERNING RELATED MATTERS,
AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH**

WHEREAS, under the authority of the Municipal Improvement Act of 1913 (the "1913 Act"), being Division 12 (commencing with Sections 10000 and following) of the California Streets and Highways Code (the "Code"), the Commission (the "Commission") of the California Statewide Communities Development Authority (the "Authority") intends to finance, through its Statewide Community Infrastructure Program, the payment of certain development impact fees, capacity fees and/or other development related charges for public improvements (the "Improvement Fees") and/or to finance certain public capital improvements to be constructed by or on behalf of the property owner(s) and to be acquired by the [City/County of ____] or another local agency (the "Improvements") as described in Exhibit A attached hereto and by this reference incorporated herein, all of which are of benefit to the property within the proposed Statewide Community Infrastructure Program Assessment District No. ____ (*name of project*) City of Hanford (the "Assessment District");

WHEREAS, the Commission finds that the land specially benefited by the Improvements and/or the Improvement Fees is shown within the boundaries of the map entitled "Proposed Boundaries of California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. ____ (*name of project*) City of Hanford, State of California," a copy of which map is on file with the Secretary and presented to this Commission meeting, and determines that the land within the exterior boundaries shown on the map shall be designated "Statewide Community Infrastructure Program Assessment District No. ____ (*name of project*) City of Hanford, State of California";

WHEREAS, the City of Hanford is a member of the Authority and has approved the adoption on its behalf of this Resolution of Intention and has consented to the levy of the assessments in the Assessment District;

NOW, THEREFORE, BE IT RESOLVED that the Commission of the California Statewide Communities Development Authority hereby finds, determines and resolves as follows:

Section 1. The above recitals are true and correct.

Section 2. Pursuant to Section 2961 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the "1931 Act"), being Division 4 (commencing with Section 2800) of the Code, the Commission hereby declares its intent to comply with the requirements of the 1931 Act by complying with Part 7.5 thereof.

Section 3. The Commission has designated a registered, professional engineer as Engineer of Work for this project, and hereby directs said firm to prepare the report containing the matters required by Sections 2961(b) and 10204 of the Code, as supplemented by Section 4 of Article XIII D of the California Constitution.

Section 4. The proposed boundary map of the Assessment District is hereby approved and adopted. Pursuant to Section 3111 of the Code, the Secretary of the Authority is directed to file a copy of the map in the office of the County Recorder of the [County of _____] within fifteen (15) days of the adoption of this resolution.

Section 5. The Commission determines that the cost of financing the Improvements and/or the payment of the Improvement Fees shall be specially assessed against the lots, pieces or parcels of land within the Assessment District benefiting from the financing of the Improvements and/or the payment of the Improvement Fees. The Commission intends to levy a special assessment upon such lots, pieces or parcels in accordance with the special benefit to be received by each such lot, piece or parcel of land, respectively, from the financing of the Improvements and/or the payment of the Improvement Fees.

Section 6. The Commission intends, pursuant to subparagraph (f) of Section 10204 of the Code, to provide for an annual assessment upon each of the parcels of land in the proposed Assessment District to pay various costs and expenses incurred from time to time by the Authority and not otherwise reimbursed to the Authority which result from the administration and collection of assessment installments or from the administration or registration of the improvement bonds and the various funds and accounts pertaining thereto.

Section 7. Bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10 of the Code), and the last installment of the bonds shall mature not to exceed twenty-nine (29) years from the second day of September next succeeding twelve (12) months from their date.

Section 8. The procedure for the collection of assessments and advance retirement of bonds under the Improvement Bond Act of 1915 shall be as provided in Part 11.1 thereof.

Section 9. Neither the Authority nor any member agency thereof will obligate itself to advance available funds from its or their own funds or otherwise to cure any deficiency which may occur in the bond redemption fund. A determination not to obligate itself shall not prevent the Authority or any such member agency from, in its sole discretion, so advancing funds.

Section 10. The amount of any surplus remaining in the improvement fund after acquisition of the Improvements and/or payment of Improvement Fees and all other claims shall be distributed in accordance with the provisions of Section 10427.1 of the Code.

Section 11. To the extent any Improvement Fees are paid to the Authority in cash with respect to property within the proposed Assessment District prior to the date of issuance of the bonds, the amounts so paid shall be reimbursed from the proceeds of the bonds to the property owner or developer that made the payment.

PASSED AND ADOPTED by the California Statewide Communities Development Authority this
___ day of ___, 20__.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on _____, 20__.

By _____
Authorized Signatory
California Statewide Communities
Development Authority

EXHIBIT A TO THE RESOLUTION OF INTENTION

DESCRIPTION OF WORK

The payment of development impact fees, capacity fees and/or other development related charges levied within the Assessment District and/or public capital improvements to be acquired and owned by the City of Hanford or another local agency upon or for the benefit of parcels within the Assessment District, for the project known as [Project Name], which are authorized to be financed pursuant to the Municipal Improvement Act of 1913 and as to which the owners of the applicable parcels within the Assessment District have applied for participation in SCIP, as more particularly described below.

PAYMENT OF IMPACT FEES, CAPACITY FEES AND/OR OTHER DEVELOPMENT
RELATED CHARGES

CAPITAL IMPROVEMENTS*

**Capital improvements includes funding for incidental costs associated with the capital improvements, including but not limited to, contingency, design, engineering, and construction management*

[End of Form of Resolution of Intention]

EXHIBIT B TO THE RESOLUTION
FORM OF ACQUISITION AGREEMENT

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY
STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM

ACQUISITION AGREEMENT

BY AND BETWEEN

CITY OF HANFORD

AND

[DEVELOPER]

Dated as of _____, 20__

ACQUISITION AGREEMENT

Recitals

- A. The parties to this Acquisition Agreement (the "Agreement") are the CITY OF HANFORD, (the "Local Agency"), and [DEVELOPER], a [*indicate type of legal entity*] (the "Developer").
- B. The effective date of this Agreement is _____, 20__.
- C. The Developer has applied for the financing of, among other things, certain public capital improvements to be owned by the Local Agency (collectively, the "Acquisition Improvements") through the California Statewide Communities Development Authority (the "Authority") and its Statewide Community Infrastructure Program ("SCIP"). [*For CFDS:*][The Acquisition Improvements are to be owned and operated by the Local Agency, and the financing is to be accomplished through a community facilities district which will be administered by the Authority under and pursuant to the Mello-Roos Community Facilities Act of 1982 – California Government Code Sections 53311 and following (the "Act"). On _____, 20__, the Local Agency entered into a Joint Community Facilities Agreement authorizing the Authority to form a community facilities district (the "District") within the territorial limits of the Local Agency to finance, among other things, the Acquisition Improvements. On _____, 20__, the Authority formed the District and, on the same date, a landowner election was conducted in which all of the votes were cast unanimously in favor of conferring the District authority on the Authority Commission.] [*For Assessment Districts:*][The Acquisition Improvements are to be owned and operated by the Local Agency, and the financing is to be accomplished through an assessment district (the "District") which will be administered by the Authority under and pursuant to Municipal Improvement Act of 1913 (Streets and Highways Code Sections 10000 and following) (the "1913 Act") and the issuance of improvement bonds (the "Local Obligations") under the Improvement Bond Act of 1915 (Streets and Highways Code Sections 8500 and following) (the "1915 Act" and, together with the "1913 Act" the "Act").]
- D. The administration, payment and reimbursement of the capital facilities fees is agreed to be governed by the provisions of the SCIP Manual of Procedures as it may be amended from time to time. The administration, payment and reimbursement of the Acquisition Improvements shall be as provided herein.
- E. Under SCIP, the Authority intends to levy [assessments] [special taxes] and issue bonds, in one or more series, to fund, among other things, all or a portion of the costs of the Acquisition Improvements. The portion of the proceeds of the [special taxes and] bonds allocable to the cost of the Acquisition Improvements, together with interest earned thereon, is referred to herein as the "Available Amount".
- F. The Authority will provide financing for the acquisition by the Local Agency of the Acquisition Improvements and the payment of the Acquisition Price (as defined herein) of the Acquisition Improvements from the Available Amount. Attached hereto as Exhibit A is a description of the Acquisition Improvements, which includes authorized discrete and usable portions, if any, of the public capital improvements, [pursuant to Section 53313.51 of the Act,] to be acquired from the Developer.
- G. The parties anticipate that, upon completion of the Acquisition Improvements and subject to the terms and conditions of this Agreement, the Local Agency will acquire such completed Acquisition Improvements with the Available Amount.
- H. Any and all monetary obligations of the Local Agency arising out of this Agreement are the special and limited obligations of the Local Agency payable only from the Available Amount, and no other funds whatsoever of the Local Agency shall be obligated therefor.
- I. Attached to this Agreement are Exhibit A (*Acquisition Improvements and the Eligible Portions thereof*) and Exhibit B (*Form of Requisition*), which are incorporated into this Agreement for all purposes.

In consideration of Recitals A through I, inclusive, and the mutual covenants, undertakings and obligations set forth below, the Local Agency and the Developer agree as stated below.

Agreement

ARTICLE I

DEFINITIONS; DISTRICT FORMATION AND
FINANCING PLAN

Section 1.01. Definitions. As used herein, the following capitalized terms shall have the meanings ascribed to them below:

“Acceptable Title” means free and clear of all monetary liens, encumbrances, assessments, whether any such item is recorded or unrecorded, and taxes, except those items which are reasonably determined by the Local Agency Engineer not to interfere with the intended use and therefore are not required to be cleared from the title.

“Acquisition and Construction Fund” means the “City of Hanford Acquisition and Construction Fund” established by the Authority pursuant to Section 1.03 hereof for the purpose of paying the Acquisition Price of the Acquisition Improvements and which fund may be held as a subaccount within a fund established under the Authority Trust Agreement and may be commingled with acquisition and construction fund monies available for other public capital improvements.

“Acquisition Improvement” shall have the meaning assigned to such term in the recitals and are further described in Exhibit A.

“Acquisition Price” means the total amount eligible to be paid to the Developer upon acquisition of an Acquisition Improvement as provided in Section 2.03 not to exceed the Actual Cost of the Acquisition Improvement.

“Act” has the meaning ascribed thereto in Recital C.

“Actual Cost” means the total cost of an Acquisition Improvement, as documented by the Developer to the satisfaction of the Local Agency and as certified by the Local Agency Engineer in an Actual Cost Certificate including, without limitation, (a) the Developer’s cost of constructing such Acquisition Improvement including grading, labor, material and equipment costs, (b) the Developer’s cost of designing and engineering the Acquisition Improvement, preparing the plans and specifications and bid documents for such Acquisition Improvement, and the costs of inspection, materials testing and construction staking for such Acquisition Improvement, (c) the Developer’s cost of any performance, payment and maintenance bonds and insurance, including title insurance, required hereby for such Acquisition Improvement, (d) the Developer’s cost of any real property or interest therein that is either necessary for the construction of such Acquisition Improvement (e.g., temporary construction easements, haul roads, etc.), or is required to be conveyed with such Acquisition Improvement in order to convey Acceptable Title thereto to the Local Agency or its designee, (e) the Developer’s cost of environmental evaluation or mitigation required for such Acquisition Improvement, (f) the amount of any fees actually paid by the Developer to governmental agencies in order to obtain permits, licenses or other necessary governmental approvals and reviews for such Acquisition Improvement, (g) the Developer’s cost for construction and project management, administration and supervision services for such Acquisition Improvement, (h) the Developer’s cost for professional services related to such Acquisition Improvement, including engineering, accounting, legal, financial, appraisal and similar professional services, and (i) the costs of construction financing incurred by the Developer with respect to such Acquisition Improvement.

“Actual Cost Certificate” means a certificate prepared by the Developer detailing the Actual Cost of an Acquisition Improvement, or an Eligible Portion thereof, to be acquired hereunder, as may

be revised by the Local Agency Engineer pursuant to Section 2.03.

“Agreement” means this Acquisition Agreement, dated as of [____], 20[].

“Authority” means the California Statewide Communities Development Authority.

“Authority Trust Agreement” means a Trust Agreement entered into by the Authority and an Authority Trustee in connection with the issuance of bonds.

“Authority Trustee” means the financial institution identified as trustee in an Authority Trust Agreement.

“Available Amount” shall have the meaning assigned to the term in Recital E.

“Bonds” means bonds or other indebtedness issued by the Authority as tax-exempt or taxable bonds or other indebtedness, in one or more series, that is to be repaid by the District.

“Code” means the Streets and Highways Code or the Government Code of the State of California, as applicable.

“Developer” means [Developer], its successors and assigns.

“Disbursement Request Form” means a requisition for payment of funds from the Acquisition and Construction Fund for an Acquisition Improvement, or an Eligible Portion thereof in substantially the form contained in Exhibit B hereto.

“District” shall have the meaning assigned to the term in Recital C.

“Eligible Portion” shall have the meaning ascribed to it in Section 2.03 below.

“Installment Payment” means an amount equal to ninety percent (90%) of the Actual Cost of an Eligible Portion.

“Local Agency” means the City of Hanford.

“Local Agency Engineer” means the Engineer of the Local Agency or his/her designee who will be responsible for administering the acquisition of the Acquisition Improvements hereunder.

“Project” means the Developer’s development of the property in the District, including the design and construction of the Acquisition Improvements and the other public and private improvements to be constructed by the Developer within the District.

[“Special Taxes” means annual special taxes, and prepayments thereof, authorized by the District to be levied by the Commission of the Authority.]

“Title Documents” means, for each Acquisition Improvement acquired hereunder, a grant deed or similar instrument necessary to transfer title to any real property or interests therein (including easements), or an irrevocable offer of dedication of such real property with interests therein necessary to the operation, maintenance, rehabilitation and improvement by the Local Agency of the Acquisition Improvement (including, if necessary, easements for ingress and egress) and a bill of sale or similar instrument evidencing transfer of title to the Acquisition Improvement (other than said real property interests) to the Local Agency, where applicable.

Section 1.02. Participation in SCIP. The Local Agency has adopted a resolution authorizing the Authority to accept applications from time to time of developers within the Local Agency’s jurisdictional boundaries. Developer has applied for financing through SCIP of the Acquisition Improvements, and such application has been approved by the Local Agency. [For CFDs:][The terms of a joint community facilities agreement identifying the Acquisition Improvements and the terms and conditions for the District were embodied within the Local Agency Resolution and were accepted by the Authority with respect to the District.] Developer and Local Agency agree that until and unless such financing is completed by the Authority and the Available Amount is deposited in the Acquisition and Construction Fund (as defined in Section 1.03 below), neither the Developer nor the Local Agency shall have any obligations under this Agreement. Developer agrees to cooperate with the Local Agency and the Authority in the completion of SCIP financing for the Acquisition Improvements.

Section 1.03. Deposit and Use of Available Amount.

(a) Upon completion of the SCIP financing, the Available Amount will be deposited by the Authority in the Acquisition and Construction Fund.

(b) The Authority will cause the Authority Trustee to establish and maintain an account (the “Acquisition and Construction Fund”) for the purpose of holding all funds for the Acquisition Improvements. All earnings on amounts in the Acquisition and Construction Fund shall remain in the Acquisition and Construction Fund for use as provided herein and pursuant to the Authority Trust Agreement. Money in the Acquisition and Construction Fund shall be available to respond to delivery of a Disbursement Request Form and to be paid to the Developer or its designee to pay the Acquisition Price of the Acquisition Improvements, as specified in Article II hereof. Upon completion of all of the Acquisition Improvements and the payment of all costs thereof, any remaining funds in the Acquisition and Construction Fund (less any amount determined by the Local Agency as necessary to reserve for claims against the account) (i) shall be applied to pay the costs of any additional Acquisition Improvements eligible for acquisition with respect to the Project as approved by the Authority and, to the extent not so used, (ii) shall be applied by the Authority [to call Bonds or to reduce Special Taxes as the Authority shall determine][as provided in Section 10427.1 of the Code to pay a portion of the assessments levied on the Project property in the District].

Section 1.04. No Local Agency Liability; Local Agency Discretion; No Effect on Other Agreements. In no event shall any actual or alleged act by the Local Agency or any actual or alleged omission or failure to act by the Local Agency with respect to SCIP subject the Local Agency to monetary liability therefor. Further, nothing in this Agreement shall be construed as affecting the Developer’s or the Local Agency’s duty to perform their respective obligations under any other agreements, public improvement standards, land use regulations or subdivision requirements related to the Project, which obligations are and shall remain independent of the Developer’s and the Local Agency’s rights and obligations under this Agreement.

ARTICLE II

DESIGN, CONSTRUCTION AND ACQUISITION OF ACQUISITION IMPROVEMENTS

Section 2.01. Letting and Administering Design Contracts. The parties presently anticipate that the Developer has awarded and administered or will award and administer engineering design contracts for the Acquisition Improvements to be acquired from Developer. All eligible expenditures of the Developer for design engineering and related costs in connection with the Acquisition Improvements (whether as an advance to the Local Agency or directly to the design consultant) shall be reimbursed at the time of acquisition of such Acquisition Improvements. The Developer shall be entitled to reimbursement for any design costs of the Acquisition Improvements only out of the Acquisition Price as provided in Section 2.03 and shall not be entitled to any payment for design costs independent of or prior to the acquisition of Acquisition Improvements.

Section 2.02. Letting and Administration of Construction Contracts; Indemnification. State law requires that all Acquisition Improvements not completed prior to the

formation of the District shall be constructed as if they were constructed under the direction and supervision, or under the authority, of the Local Agency. In order to assure compliance with those provisions, except for any contracts entered into prior to the date hereof, Developer agrees to comply with any applicable requirements of the Local Agency with respect to the bidding and contracting for the construction of the Acquisition Improvements. The Developer agrees that all the contracts shall call for payment of prevailing wages as required by the Labor Code of the State of California. The Developer's indemnification obligation set forth in Section 3.01 of this Agreement shall also apply to any alleged failure to comply with the requirements of this Section, and/or applicable State laws regarding public contracting and prevailing wages.

Section 2.03. Sale of Acquisition Improvements. The Developer agrees to sell to the Local Agency each Acquisition Improvement to be constructed by Developer (including any rights-of-way or other easements necessary for the Acquisition Improvements, to the extent not already publicly owned), when the Acquisition Improvement has been constructed and is complete to the satisfaction of the Local Agency for an amount not to exceed the lesser of (i) the Available Amount or (ii) the Actual Cost of the Acquisition Improvement. Exhibit A, attached hereto and incorporated herein, contains a list of the Acquisition Improvements. Portions of an Acquisition Improvement eligible for Installment Payments prior to completion of the entire Acquisition Improvement are described as eligible, discrete and usable portions in Exhibit A (each, an "Eligible Portion"). At the time of completion of each Acquisition Improvement, or Eligible Portion thereof, the Developer shall deliver to the Local Agency Engineer a written request for acquisition, accompanied by an Actual Cost Certificate, and by executed Title Documents for the transfer of the Acquisition Improvement where necessary. In the event that the Local Agency Engineer finds that the supporting paperwork submitted by the Developer fails to demonstrate the required relationship between the subject Actual Cost and eligible work, the Local Agency Engineer shall advise the Developer that the determination of the Actual Cost (or the ineligible portion thereof) has been disallowed and shall request further documentation from the Developer. If the further documentation is still not adequate, the Local Agency Engineer may revise the Actual Cost Certificate to delete any disallowed items and the determination shall be final and conclusive.

Certain soft costs for the Acquisition Improvements, such as civil engineering, may have been incurred pursuant to single contracts that include work relating also to the private portions of the Project. In those instances, the total costs under such contracts will be allocated to each Acquisition Improvement as approved by the Local Agency Engineer. Where a specific contract has been awarded for design or engineering work relating solely to an Acquisition Improvement, one hundred percent (100%) of the costs under the contract will be allocated to that Acquisition Improvement. Amounts allocated to an Acquisition Improvement will be further allocated among the Eligible Portions of that Acquisition Improvement, if any, in the same proportion as the amount to be reimbursed for hard costs for each Eligible Portion bears to the amount to be reimbursed for hard costs for the entire Acquisition Improvement. Costs will be allocated to each Acquisition Improvement as approved by the Local Agency Engineer. The costs of certain environmental mitigation required to mitigate impacts of the public and private portions of the Project will be allocated to each Acquisition Improvement as approved by the Local Agency Engineer. In the event that the Actual Cost is in excess of the Available Amount, the Local Agency shall withdraw the Available Amount from the Acquisition and Construction Fund and transfer said amount to the Developer. In the event that the Actual Cost is less than the Available Amount, the Local Agency shall withdraw an amount from the Acquisition and Construction Fund equal to the Actual Cost, and shall transfer said amount to the Developer. Any amounts then remaining in the

Acquisition and Construction Fund shall be applied as provided in Section 1.03. In no event shall the Local Agency be required to pay the Developer more than the amount on deposit in the Acquisition and Construction Fund at the time such payment is requested.

Section 2.04. Conditions Precedent to Payment of Acquisition Price. Payment to the Developer or its designee of the Acquisition Price for an Acquisition Improvement from the Acquisition and Construction Fund shall in every case be conditioned first upon the determination of the Local Agency Engineer, pursuant to Section 2.03, that the Acquisition Improvement satisfies all Local Agency regulations and ordinances and is otherwise complete and ready for acceptance by the Local Agency, and shall be further conditioned upon satisfaction of the following additional conditions precedent:

(a) The Developer shall have provided the Local Agency with lien releases or other similar documentation satisfactory to the Local Agency Engineer as evidence that none of the property (including any rights-of-way or other easements necessary for the operation and maintenance of the Acquisition Improvement, to the extent not already publicly owned) comprising the Acquisition Improvement, and the property which is subject to the [assessments/Special Taxes] of the District, is not subject to any prospective mechanics lien claim respecting the Acquisition Improvements.

(b) All due and payable property taxes, and installments of [assessments/Special Taxes] shall be current on property owned by the Developer or under option to the Developer that is subject to the lien of the District.

(c) The Developer shall certify that it is not in default with respect to any loan secured by any interest in the Project.

(d) The Developer shall have provided the Local Agency with Title Documents needed to provide the Local Agency with title to the site, right-of-way, or easement upon which the subject Acquisition Improvements are situated. All such Title Documents shall be in a form acceptable to the Local Agency (or applicable governmental agency) and shall convey Acceptable Title. The Developer shall provide a policy of title insurance as of the date of transfer in a form acceptable to the Local Agency Engineer insuring the Local Agency as to the interests acquired in connection with the acquisition of any interest for which such a policy of title insurance is not required by another agreement between the Local Agency and the Developer. Each title insurance policy required hereunder shall be in the amount equal to or greater than the Acquisition Price.

Section 2.05. SCIP Requisition. Upon a determination by the Local Agency Engineer to pay the Acquisition Price of the Acquisition Improvements pursuant to Section 2.04, the Local Agency Engineer shall cause a SCIP Requisition to be submitted to the Program Administrator. The Program Administrator will review the SCIP Requisition and forward it with instructions to the Authority Trustee and the Authority Trustee shall make payment directly to the Developer of such amount pursuant to the Authority Trust Agreement. The Local Agency and the Developer acknowledge and agree that the Authority Trustee shall make payment strictly in accordance with the SCIP Requisition and shall not be required to determine whether or not the Acquisition Improvements have been completed or what the Actual Costs may be with respect to

such Acquisition Improvements. The Authority Trustee shall be entitled to rely on the SCIP Requisition on its face without any further duty of investigation.

ARTICLE III

MISCELLANEOUS

Section 3.01. Indemnification and Hold Harmless. The Developer hereby assumes the defense of, and indemnifies and saves harmless the Local Agency, the Authority, and each of its respective officers, directors, employees and agents, from and against all actions, damages, claims, losses or expenses of every type and description to which they may be subjected or put, by reason of, or resulting from or alleged to have resulted from the acts or omissions of the Developer or its agents and employees in the performance of this Agreement, or arising out of any contract for the design, engineering and construction of the Acquisition Improvements or arising out of any alleged misstatements of fact or alleged omission of a material fact made by the Developer, its officers, directors, employees or agents to the Authority's underwriter, financial advisor, appraiser, district engineer or bond counsel or regarding the Developer, its proposed developments, its property ownership and its contractual arrangements contained in the official statement relating to the SCIP financing (provided that the Developer shall have been furnished a copy of such official statement and shall not have objected thereto); and provided, further, that nothing in this Section 3.01 shall limit in any manner the Local Agency's rights against any of the Developer's architects, engineers, contractors or other consultants. Except as set forth in this Section 3.01, no provision of this Agreement shall in any way limit the extent of the responsibility of the Developer for payment of damages resulting from the operations of the Developer, its agents and employees. Nothing in this Section 3.01 shall be understood or construed to mean that the Developer agrees to indemnify the Local Agency, the Authority or any of its respective officers, directors, employees or agents, for any negligent or wrongful acts or omissions to act of the Local Agency, Authority, its officers, employees, agents or any consultants or contractors.

Section 3.02. Audit. The Local Agency shall have the right, during normal business hours and upon the giving of ten days' written notice to the Developer, to review all books and records of the Developer pertaining to costs and expenses incurred by the Developer (for which the Developer seeks reimbursement) in constructing the Acquisition Improvements.

Section 3.03. Cooperation. The Local Agency and the Developer agree to cooperate with respect to the completion of the SCIP financing for the Acquisition Improvements. The Local Agency and the Developer agree to meet in good faith to resolve any differences on future matters which are not specifically covered by this Agreement.

Section 3.04. General Standard of Reasonableness. Any provision of this Agreement which requires the consent, approval or acceptance of either party hereto or any of their respective employees, officers or agents shall be deemed to require that such consent, approval or acceptance not be unreasonably withheld or delayed, unless such provision expressly incorporates a different standard. The foregoing provision shall not apply to provisions in the Agreement which provide for decisions to be in the sole discretion of the party making the decision.

Section 3.05. Third Party Beneficiaries. The Authority and its officers, employees, agents or any consultants or contractors are expressly deemed third party beneficiaries of this Agreement with respect to the provisions of Section 3.01. It is expressly agreed that, except for the Authority with respect to the provisions of Section 3.01, there are no third party beneficiaries of this Agreement, including without limitation any owners of bonds, any of the Local Agency's or the Developer's contractors for the Acquisition Improvements and any of the Local Agency's, the Authority's or the Developer's agents and employees.

Section 3.06. Conflict with Other Agreements. Nothing contained herein shall be construed as releasing the Developer or the Local Agency from any condition of development or requirement imposed by any other agreement between the Local Agency and the Developer, and, in the event of a conflicting provision, such other agreement shall prevail unless such conflicting provision is specifically waived or modified in writing by the Local Agency and the Developer.

Section 3.07. Notices. All invoices for payment, reports, other communication and notices relating to this Agreement shall be delivered (via mail or electronic mail) to:

If to the Local Agency:

City of Hanford
[Address to come]
[Email to come]

If to the Developer:

[Developer]
[Address to come]
[Email to come]

Either party may change its address by giving notice in writing to the other party.

Section 3.08. Severability. If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent reasonably possible.

Section 3.09. Governing Law. This Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California.

Section 3.10. Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement.

Section 3.11. Singular and Plural; Gender. As used herein, the singular of any word includes the plural, and terms in the masculine gender shall include the feminine.

Section 3.12. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

Section 3.13. Successors and Assigns. This Agreement is binding upon the heirs, assigns and successors-in-interest of the parties hereto. The Developer may not assign its rights or obligations hereunder, except to successors-in-interest to the property within the District, without the prior written consent of the Local Agency.

Section 3.14. Remedies in General. It is acknowledged by the parties that the Local Agency would not have entered into this Agreement if it were to be liable in damages under or with respect to this Agreement or the application thereof, other than for the payment to the Developer of any (i) moneys owing to the Developer hereunder, or (ii) moneys paid by the Developer pursuant to the provisions hereof which are misappropriated or improperly obtained, withheld or applied by the Local Agency.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that the Local Agency shall not be liable in damages to the Developer, or to any assignee or transferee of the Developer other than for the payments to the Developer specified in the preceding paragraph. Subject to the foregoing, the Developer covenants not to sue for or claim any damages for any alleged breach of, or dispute which arises out of, this Agreement.

[The remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year written above.

CITY OF HANFORD

By: _____
Authorized Officer

[DEVELOPER],
a [here indicate type of legal entity]

By: _____
Signature

Print Name

Exhibit A to the Acquisition Agreement

DESCRIPTION OF ACQUISITION IMPROVEMENTS AND BUDGETED AMOUNTS

[To be completed based on Final Engineer's Report/developer's budget and cash flows]

Funding includes amounts for incidental costs associated with the capital improvements, including, but not limited to, contingency, design, engineering, and construction management.

ACQUISITION IMPROVEMENTS	TOTAL AMOUNT*
☐	\$ ☐
☐	\$ ☐

* Estimated. Acquisition Price will be determined based on Actual Cost as further described in this Acquisition Agreement.

Exhibit B to the Acquisition Agreement

FORM OF SCIP REQUISITION

To: BLX Group LLC
SCIP Program Administrator
355 South Grand Avenue, Suite 2700
Los Angeles, California 90071
Attention: Vo Nguyen
Fax: 213-612-2499

Re: Statewide Community Infrastructure Program

The undersigned, a duly authorized officer of the CITY OF HANFORD hereby requests a withdrawal from the [DEVELOPER] ACQUISITION AND CONSTRUCTION FUND, as follows:

Request Date: [Insert Date of Request]

Name of Developer: [Developer]

Withdrawal Amount: [Insert Acquisition Price]

Acquisition Improvements: [Insert Description of Acquisition Improvement(s) from Ex. A]

Payment Instructions: [Insert Wire Instructions or Payment Address for Developer]

The undersigned hereby certifies as follows:

1. The Withdrawal is being made in accordance with a permitted use of such monies pursuant to the Acquisition Agreement, and the Withdrawal is not being made for the purpose of reinvestment.
2. None of the items for which payment is requested have been reimbursed previously from other sources of funds.
3. If the Withdrawal Amount is greater than the funds held in the Acquisition and Construction Fund, the SCIP Program Administrator is authorized to amend the amount requested to be equal to the amount of such funds.

CITY OF HANFORD

By: _____

Title: _____

EXHIBIT C TO THE RESOLUTION **ELIGIBLE FACILITIES AND FEES**

Eligible facilities and fees that may be financed by a CFD formed by CSCDA through SCIP include all improvements and fees authorized under the Mello-Roos Act, including but not limited to the following:

Transportation Improvements

Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, bus and transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements.

Water System Improvements

Authorized facilities include any and all water facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations & power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements

Authorized facilities include any and all recycled water system facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements

Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements

Authorized facilities include any and all wastewater facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements

Authorized facilities include any and all improvements to parks, parkways and open space

required for development within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development within the CFD.

Electrical System Improvements

Authorized facilities include any and all electrical supply and distribution facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: design, distribution lines, vaults, conduit, trenching, transformers and installation of cabling.

School and Educational Facilities

Authorized facilities include classroom renovation, updates to school safety and security systems, technology improvements, energy efficiency improvements, school modernization and retrofitting, and new classroom and school construction as required for development within the CFD.

Other Public Improvements

Authorized facilities include any and all public facilities and infrastructure designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: community center facilities, library facilities, police facilities, fire suppression and response facilities, other public safety facilities, corporation yards, municipal service centers, public parking garages, and other public buildings.

Fees and Charges

Authorized facilities include the direct funding of any of the above referenced facility types for which the Local Agency collects a development impact fee, capacity charge, fair share contribution, or other development-related fee.

Other Incidental Expenses and Bond Issuance Costs

In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

EXHIBIT D TO THE RESOLUTION

ELIGIBLE SERVICES

Services to be funded, in whole or in part, by any CFD formed by the Authority for Agency Services shall include all direct and incidental costs related to providing for the funding of public safety services, including, but not limited to, police and fire safety, emergency response, and similar services, as well as the funding of services for the maintenance of public improvements. The CFDs may fund services relating to obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provisions of services. The Services may be provided by the Agency directly with its own employees or by contract with third parties, or any combination thereof.

Services to be financed by a CFD shall be limited to Services that are in addition to those provided in the territory of the CFD prior to the date of creation of the CFD and shall not supplant services already available within that territory when the CFD is created.

CERTIFICATION OF RESOLUTION

I, the undersigned, the duly appointed and qualified City Clerk of the City of Hanford, do hereby certify that the foregoing Resolution No. _____ was duly adopted at a regular meeting of the City Council of the City of Hanford duly and regularly held at the regular meeting place thereof on the _____ day of _____, 20__, of which meeting all of the members of said City Council had due notice and at which a majority thereof were present.

An agenda of said meeting was posted at least 72 hours before said meeting at _____, a location freely accessible to members of the public, and a brief description of said resolution appeared on said agenda.

Notice of public was published in [name of newspaper] at least 5 days prior to the hearing.

I have carefully compared the foregoing with the original minutes of said meeting on file and of record in my office, and the foregoing is a full, true and correct copy of the original resolution adopted at said meeting and entered in said minutes.

Said resolution has not been amended, modified or rescinded since the date of its adoption and the same is now in full force and effect.

Dated: _____, 20__

City Clerk of the City of Hanford

By: _____





AGENDA STAFF REPORT

MEETING DATE: 11/5/2024

AGENDA SECTION: PUBLIC HEARING

SUBJECT:

Public Hearing and Adoption of the California Municipal Finance Authority (CMFA) Bond Opportunities for Land Development (BOLD) Program

RECOMMENDATION:

Recommendation:

1. Receive information regarding the California Municipal Finance Authority (CMFA) Bond Opportunities for Land Development (BOLD) Program
2. Hold a Public Hearing and Adopt a Resolution Authorizing the BOLD Program

Recommended Motion:

I move to Approve resolution 24-39-R authorizing the adoption and implementation of the BOLD Program within the City's boundaries. This resolution will enable the City to utilize the financing mechanisms provided by the California Municipal Finance Authority (CMFA) for public infrastructure development.

BACKGROUND:

INTRODUCTION

The California Municipal Finance Authority (CMFA) is a joint powers agency of which the City is a member. CMFA supports its members by facilitating economic development in communities across the state. City staff have been informed about a program offered by CMFA, known as the "BOLD Program," which provides financing for public infrastructure required for new development within the City. Authorizing the use of the BOLD Program will offer greater flexibility to the development community and reduce administrative burdens on City staff.

DISCUSSION

Background on CMFA. The City is a member of the California Municipal Finance Authority (CMFA), a state-wide joint powers authority (JPA) whose members include numerous cities, counties, and other public agencies throughout California. CMFA has the power to issue bonds to support economic development, job creation, and social programs across the state, while giving back to California communities. By supporting member communities and their local charities with a portion of the revenue generated through the issuance of tax-exempt bonds for public, private, and nonprofit

entities, CMFA directly contributes to building strong communities that promote the health and welfare of California residents.

Background on the BOLD Program. CMFA recognizes that new residential development often challenges municipalities' ability to provide infrastructure and schools, as new development triggers the need to construct, acquire, or otherwise provide additional public facilities to accommodate growth. The BOLD Program offers a financing solution for new or ongoing construction of infrastructure and public facilities through bonds issued by CMFA, providing an alternative to land-secured bonds issued directly by a public entity. The BOLD Program is designed to help local governments, schools, and land developers across the state work together to cost-effectively finance public infrastructure projects and development fees.

Under the BOLD Program, bonds are issued by a community facilities district (CFD) formed by CMFA under the Mello-Roos Community Facilities Act of 1982 (California Government Code Section 53311 et seq.) (the "Act"). The Act offers flexible financing options and is commonly used by cities, schools, and other local agencies throughout the state to fund public facilities, including development fees. CFDs can also be structured to fund the maintenance of public facilities and cover service costs for the City.

Financing Team. The BOLD Program is managed by a team of bond industry professionals with extensive experience in CFDs across the State. Each team member brings specialized expertise in CFD bond issuance and sales, and the firms involved are consistently ranked among the top in the field. Additionally, if the City wishes to engage a municipal advisor of its own choosing to review the BOLD Program application and/or other program documents, it may do so, with all related costs covered by bond proceeds. Specifically, the BOLD Program engages Jones Hall for bond counsel services, Goodwin Consulting for special tax consulting services, and Piper Sandler & Co. for underwriting services.

Benefits of BOLD Program to Local Governments. Although the CFD would be formed within the City's jurisdiction, minimal involvement is required. The City Council is only required to take a single action to approve participation in the BOLD Program, and CMFA then works with staff to ensure the program meets the City's objectives. CMFA and its consultant team will form and approve each CFD; CMFA will issue bonds on behalf of the CFD and levy and collect the special taxes each year. By working directly with developers, the BOLD Program facilitates financing for infrastructure and fee obligations of developers, covering a broad range of development cost obligations necessary for new development imposed by municipalities, including both facilities and impact fees. Using the BOLD Program alleviates local agency staff time constraints and allows staff to focus on other aspects of processing land development projects.

Determining Special Tax Rate. Formation of each CFD requires the establishment of the annual special tax rates. The formula for computing special tax rates will be included in the resolutions to be adopted as part of the CFD formation proceedings. Typically, the formula will include a basic tax for undeveloped land, with an increase in the rate and the shifting of taxes to developed lands at the building permit stage. The total amount of taxes on developed land generally will not exceed 2% of its projected market value in its completed state, per industry standards.

Bond Issuance. Bonds are issued through CMFA, with little involvement from local agencies needed for the issuance process. The City will need to approve the use of a CFD to acquire public facilities and their financing, and enter into a joint community facilities agreement, acquisition agreement, or similar agreement to receive the bond proceeds and to meet the general requirements to maintain the tax exemption of interest on the bonds. CMFA adopts the resolutions needed to

authorize and issue the special tax bonds and awards the sale to the bond underwriter.

Use of Bond Proceeds. Once the bond issuance occurs, bond proceeds are available to be disbursed. The proceeds are held by a bond trustee and available, as directed by the developer and approved by the local agency, to be used to meet obligations to the City and other local agencies according to the structure and timing required for development approvals. Pursuant to an acquisition agreement or similar document, the City will determine and agree to its role in inspecting and accepting infrastructure and/or the payment of financed impact fees.

Underwriting for Bond Issuance. The CFD may be formed early in the development process, with issuance of bonds at a later time or in multiple series. The following are the typical criteria for bond issuance:

- Minimum 4:1 value-to-debt ratio overlapping (assessed or appraised)
- No discretionary approvals required for build-out of the portion of the CFD directly relating to the bond security
- Entitlements received that are necessary for **the** phase to be bonded
- Financing plan for backbone infrastructure **is** complete or imminent and/or performance bond in place

Credit criteria will be reviewed by the underwriting team on a case-by-case basis to ensure reasonable interest rates at issuance. Additionally, similar credits can be pooled together into a single bond issue, with pooling flexibility assuring the most cost-effective bond issuance for each project.

Outsourced Administration of the Bonds and the CFD. Administration of all aspects of the BOLD Program is handled by CMFA, without cost to or burden on the City. City staff time can and will be reimbursed by the participating developers upfront and by CMFA once the bonds are issued.

Giving Back to Local Communities. CMFA shares a portion of its issuance fees directly with its member communities. Additionally, a grant from a portion of the issuance fee is provided to the California Foundation for Stronger Communities (“CFSC”) to fund charities designated by the member communities. Furthermore, a portion of the annual fees received by CMFA is directed to charitable activities within its member communities. This unique commitment to giving back directly to the communities in which they operate sets CMFA apart from other JPA conduit issuers.

Information for Bond Marketing. Tax-exempt municipal bonds are sold through an offering document known as an Official Statement. This document outlines the terms, security, repayment details of the bonds, and information about the property securing them. Since the land is owned by the developer(s) prior to home sales, the Official Statement must include relevant information about the developer and the development plan. The financing team will collaborate with the developer to provide the necessary information and approve the final language for prospective bond buyers.

Disclosure of Special Tax to Home Buyers. California law requires developers to disclose to home buyers the lien of any CFD special tax, which will be present on the purchased property. The form of disclosure is simple and becomes part of the various sale documents presented to buyers for signature prior to a home sale.

CONCLUSION AND RECOMMENDATION

The BOLD Program is a cost-effective form of land-secured financing; the more cost-effective a bond financing is, the greater the overall public benefit (as more proceeds are available for the acquisition

of public infrastructure). The development community has expressed a desire for the City to adopt and implement the BOLD Program, which is an offering of CMFA that the City, as a member of CMFA, is entitled to utilize. It is recommended that the City hold a public hearing on the BOLD Program and adopt a resolution authorizing the program within the City's boundaries.

FISCAL IMPACT:

None for the City. All the costs and expenses related to the formation, issuance of bonds, and ongoing administration for any CFD formed by the BOLD Program are the responsibility of CMFA, and there is no liability or fiscal impact on the City. The City can be reimbursed for any staff time expended on the program.

ATTACHMENTS:

1. Resolution 24-39-R

RESOLUTION NO. 24-39-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD AUTHORIZING USE OF THE BOND OPPORTUNITIES FOR LAND DEVELOPMENT PROGRAM AND AUTHORIZING THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT PROCEEDINGS AND LEVY SPECIAL TAXES WITHIN THE CITY OF HANFORD PURSUANT TO THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982, AS AMENDED; AND AUTHORIZING RELATED ACTIONS

At a regular meeting of the City Council of the City of Hanford duly called and held on November 05, 2024, at 7:00pm in the Council Chambers of the Civic Auditorium, it was moved by council member_____, and seconded by Council Member_____, and duly carried, that the following resolution be adopted.

WHEREAS, the California Municipal Finance Authority (the "CMFA") is a joint exercise of powers authority, the members of which include numerous cities, counties and other local agencies in the State of California (the "State"); and

WHEREAS, City of Hanford (the "City") is currently a member of CMFA in good standing; and

WHEREAS, the CMFA has established the Bond Opportunities for Land Development Program (the "BOLD Program") to allow the financing of certain public facilities and/or certain development impact fees that finance public facilities (together, the "Improvements") levied by local agencies in the State through the levy of special taxes under the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"); and

WHEREAS, the CMFA from time to time may be requested by owners of land within the City to utilize the BOLD Program for the financing of Improvements related to new development within the City, which Improvements will be financed for acquisition by the City or to finance impact fees payable to the City in connection with new development; and

WHEREAS, the City desires to allow the owners of property within the City to participate in the BOLD Program ("Participating Developers") and to allow the CMFA to conduct proceedings under the Act to form community facilities districts ("CFDs") from time to time under the Act, to levy special taxes within such CFDs, and to issue bonds secured by such special taxes under the Act to finance the Improvements, provided that such Participating Developers vote in favor of the levy of such special taxes and bonded indebtedness; and

WHEREAS, property owners within the jurisdiction of the City may in the future elect to be Participating Developers upon obtaining approval of the CMFA, and the CMFA may conduct proceedings under the Act to form CFDs, levy special taxes within such CFDs and issue bonds secured by such special taxes to finance Improvements; and

WHEREAS, the City will not be responsible for the conduct of any proceedings under the Act for the formation of any CFD, the levy or collection of special taxes for any CFD or any required remedial action in the case of delinquencies in any special tax payments, or the issuance, sale or administration of any bonds issued in connection with the BOLD Program; and

WHEREAS, the City finds that the BOLD program offered by the CMFA can provide significant public benefits, and in conformance with Government Code Section 6586.5 relating to the issuance of bonds by a joint powers authority of which the City is a member, notice was published at least five days prior to the adoption of this resolution at a public hearing, which was duly conducted by this City Council concerning the significant public benefits of the BOLD Program and the bond financing of the Improvements from time to time; and

WHEREAS, bonds of BOLD Program CFDs are issued through CMFA, with no involvement of the City needed other than approving the use of the program and, prior to actual issuance of bonds, entering into an agreement to acquire the public facilities or fees to be paid for with the bond proceeds, and CMFA authorizes and issues the bonds in their name and awards their sale to the bond underwriter per the underwriter's credit requirements; and

WHEREAS, CMFA's financing team provides the bond documentation and the Official Statement for the bonds through its bond counsel; and

WHEREAS, by authorizing use of the BOLD Program in the City, the City will not be liable to repay the bonds issued by CMFA or the special taxes imposed on the participating properties and would have no contractual relationship with bond owners or the bond trustee; and

WHEREAS, upon issuance of the bonds, proceeds are a funding source for direct payment of impact fees or to otherwise reimburse developer costs for public facilities associated with new development; once the bond issuance occurs, bond proceeds are available to be disbursed pursuant to a joint community facilities agreement and/or acquisition agreement between CMFA and the City for each project, the form of which is subject to approval by City staff, and the bond proceeds are held by a bond trustee or fiscal agent and become available to a Participating Developer as directed by the City for use on public capital improvements benefitting the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HANFORD AS FOLLOWS:

Section 1. The use of the BOLD Program in connection with the financing of Improvements is hereby authorized and approved. The appropriate officials and staff are hereby authorized and directed to allow BOLD Program participation to be available to property owners who are subject to the payment of fees for new development and/or who are conditioned to install public improvements in connection with new development.

Section 2. The City hereby finds and declares that the issuance of bonds by the CMFA in connection with the BOLD Program will provide significant public benefits, including without limitation, savings in effective interest rate, bond preparation, bond underwriting and bond issuance costs and the more efficient delivery of local agency services to residential and commercial development within the City.

Section 3. In connection with the issuance of bonds from time to time by the CMFA for the BOLD Program, a form of acquisition agreement, joint community facilities agreement or similar agreement will be required to be entered into, and the form of such agreement will be subject to approval by the City Manager, Finance Director or their respective designees. The City Council finds and declares that entrance into each such agreement will constitute a "joint community facilities agreement" for purposes of the Act and shall be beneficial to residents of the City. Any such agreement may include, directly or by reference, City standards, policies and

procedures applicable to the financing of public facilities constructed by developers for acquisition by the City.

Section 4. The appropriate officials and staff of the City are hereby authorized and directed to allow and approve BOLD Program participation by requesting property owners that are required to install public improvements and/or the payment of fees in connection with new development in the City, including signing developer applications or other documents evidencing the official intent of the City to reimburse itself in connection with each project from the proceeds of tax-exempt obligations issued by CMFA as part of the BOLD Program, and to advise such owners requesting participation in BOLD that the City has approved the BOLD Program; provided, that the CMFA shall be responsible for providing applications and processing of documentation and related materials at its own expense.

Section 5. This Resolution shall take effect immediately upon its adoption. The Clerk of the City Council is hereby authorized and directed to transmit a certified copy of this resolution to the Secretary of CMFA.

PASSED, ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Hanford duly called and held on the ____ 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, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the ____ day of _____, 2024.

Date: _____ City Clerk _____.



AGENDA STAFF REPORT

MEETING DATE: 11/5/2024

AGENDA SECTION: PUBLIC HEARING

SUBJECT:

Appeal No. 006-24, a request by the applicant, Ayla Tidwell, to overturn the decision of the Planning Commission to deny Conditional Use Permit No. 0038-24, a request by Blue Door Massage and Spa to locate a massage therapy business at 1208 N. Douty Street (APN 010-107-004) in the O-R Office Residential zone district.

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Adopt Resolution No. 24-43-R, overturning the decision of the Planning Commission to deny CUP0038-24, thus approving CUP0038-24; **or**
2. Adopt Resolution No. 24-44-R, requesting the Planning Commission to revisit and take action on CUP0038-24.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 24-43-R, overturning the decision of the Planning Commission to deny CUP0038-24, thus approving CUP0038-24; **or**
2. I move to adopt Resolution No. 24-44-R, requesting the Planning Commission to revisit and take action on CUP0038-24.

A. PROJECT DESCRIPTION

Appeal No. 0006-24

Appeal No. 0006-24 is an appeal of the Planning Commission's decision to deny Conditional Use Permit No. 00038-24 at the October 8, 2024 Planning Commission meeting. The applicant requests that the City Council of the City of Hanford overturn the decision of the Planning Commission and approve Conditional Use Permit No. 0038-24.

The motion to adopt Resolution No. 2024-17 failed on a 2-1 vote (3 Commissioners absent), due to an inadequate quorum to approve the conditional use permit.

Conditional Use Permit No. 0038-24

Conditional Use Permit No. 0038-24 is a request by Blue Door Massage and Spa to locate a

massage therapy business in the O-R Office Residential zone district, as shown in **Attachment 1**. The business is currently located at 709 N. Irwin Street. The use of a massage therapy business requires a Conditional Use Permit in the O-R Office Residential zone district. The last use of the space was an office for the Kings Community Action Organization (KCAO). As stated in the operational statement shown in **Attachment 2**, the business will operate three – four private massage rooms at this location, along with an ADA-compliant bathroom, an upstairs storage/breakroom area, a personal kitchen, a laundry room, and a reception area to include a small sales area offering wellness products such as essential oils, massage tools, and skincare items. The business will operate from 10 a.m. – 5 p.m. on Monday, Tuesday, and Friday; 10 a.m. – 7:30 p.m. on Wednesday and Thursday; 9 a.m. – 2:30 p.m. on Saturday; and 1 p.m. – 5:30 p.m. on Sunday in order to avoid traffic from St. Brigid Catholic Church. There will be three – four staff members and three – four clients on the property at a time during operating hours. All massage therapists shall ensure they obtain and maintain a valid massage therapist permit from the Hanford Police Department.

Project Location

The proposed project is located at 1208 N. Douty Street (APN 010-107-004) (see Figure 1, below).

Figure 1:
Land Use (property outlined in red)



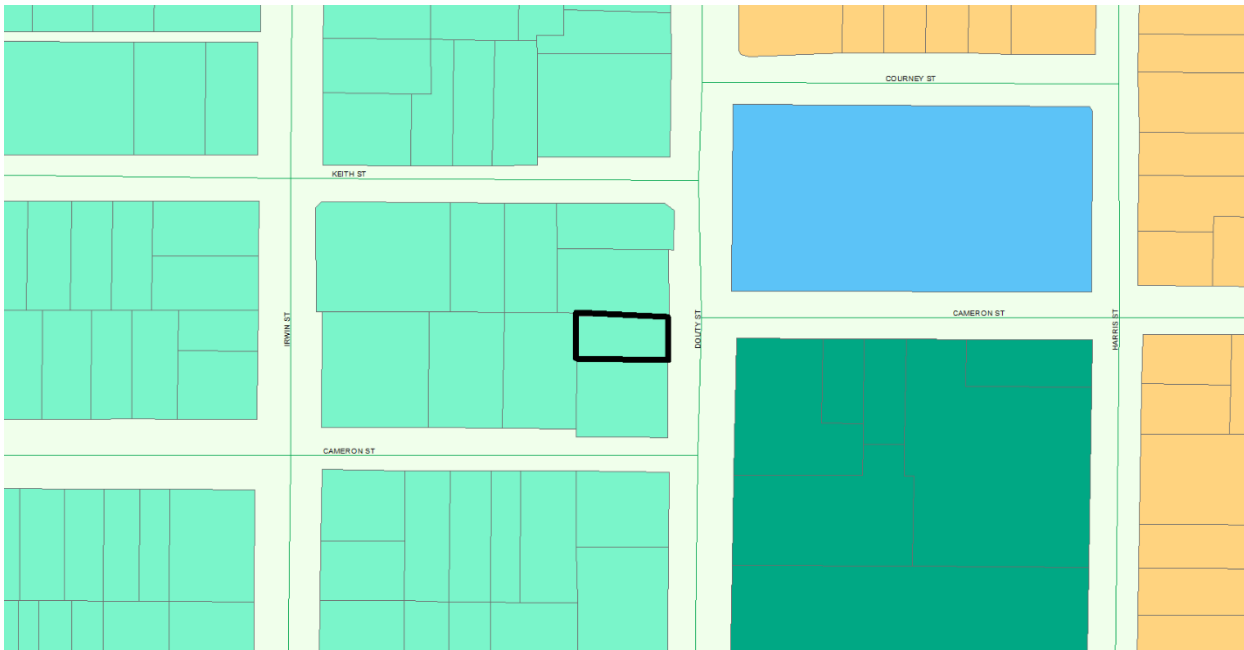


B. BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Office Residential (see Figure 2, below). In accordance with General Plan Policy L79, Hanford shall establish the Office Residential land use designation to preserve and enhance existing residential structures by allowing them to convert to offices, bed and breakfast inns, or a combination of office and residential units. The project supports this policy, as it will maintain the residential characteristics of the building while still providing an office-like environment. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The project supports the City's efforts to make existing neighborhoods more complete with a mix of complementary uses.

Figure 2:
General Plan Designation (property outlined in bold)
Office Residential



Zoning Designation

The property is zoned O-R Office Residential, which corresponds with the General Plan designation (see Figure 3, below). The applicant seeks to allow a massage therapy business in the O-R Office Residential zone district. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, barber shop, hair salon, nail care, massage therapy, or day spa businesses require a Conditional Use Permit in the O-R Office Residential zone district (see Figure 4, below). A “barbershop, hair salon, nail care, massage therapy, or day spa” business 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.

Figure 3:
Zoning Designation (property outlined in bold)
O-R Office Residential



Figure 4:
Land Use Table

Commercial, Office, and Industrial 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		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
J4	Barber shop, hair salon, nail care, massage therapy, or day spa	P	P	P	P	P	P	P	C	C	C				

Planning Commission – October 8, 2024

Meeting Summary and Actions

Conditional Use Permit No. 0038-24 was presented to the Planning Commission at their October 8, 2024 Planning Commission meeting.

During the meeting, Associate Planner Mark Manha presented the staff report to the Planning Commission. Commissioner Curtis had the following questions prior to the public comment portion of the public hearing:

- How did staff obtain the information from the Police Department?
- *Staff Response: Staff contacted the Police Department directly to obtain the information.*
- Is it unusual for this business to be located within a residential zone?
- *Staff Response: The scale is not inconsistent with the surrounding uses; use is in the O-R Office Residential, which permits a mix of office uses, residential uses, and a combination of*

both.

- Noted he read the letter in opposition to the business and noted the letter raises interesting questions issues
- *Staff Response: none*
- How long would the business take to open?
- *Staff Response: The applicant noted they want to open mid-November; however, the City does not impose requirements related to when the business begins operating.*

Commissioner Douglas and Chair Norris noted that the combination/conversion of uses is common in this area/district.

Following Commissioner's questions, Chair Norris opened the public comment portion of the public hearing.

Two persons spoke in favor of the project during public comment. *Comments are summarized in the Public Comments section.*

1. Jolene Jameson (resident/customer of Blue Door)
2. Alya Tidwell (Applicant/Owner)

Following the close of public comment, Commissioner Curtis had the following questions/comments:

- Will this make people uncomfortable having the use next to a school? Has any additional opposition been received?
- *Staff Response: No additional opposition has been received; added that there are criteria staff evaluates and makes a recommendation based on those criteria; there is not criteria for the use to be separated from a school site by any distance; recommendation/findings based on the municipal code.*

Motion made by Commissioner Douglas to approve Resolution 24-17, seconded by Chair Norris;

2, 1 vote.

Following the vote, the City Attorney noted that the rule regarding resolutions requires a majority vote of the entire body; therefore the vote of two yeases was not sufficient to approve the resolution. The City Attorney encouraged the Commission to reconsider the vote, based on the findings presented in the staff report. The City Attorney noted he reviewed the letter submitted and that the letter notes no substantial evidence to deny the CUP; he noted that there is no evidence in the record that the business would be detrimental to the health, well-being and safety of the City. He further noted that statements regarding illegal conduct is speculative and that proximity to the school is not an issue, since the HMC does not establish distance requirements from a massage use to schools. As indicated by staff, the use is allowed in the zone district where it is being proposed and based on the evidence in the record, a court would conclude that there is no substantial evidence in the record that would justify a decision to deny the permitting. The City Attorney urged the Commission to reconsider the item.

Chair Norris noted that a vote would be taken, again. Commissioner Douglas made a motion to approve Resolution 24-17, seconded by Chair Norris.

2, 1 vote. Therefore, the motion failed.

City Attorney noted that the applicant would have the opportunity to appeal the matter to the City Council.

Appeal No. 0006-24

Appeal No. 0006-24 is an appeal of the Planning Commission's decision to deny Conditional Use Permit No. 00038-24 at the October 8, 2024 Planning Commission meeting. The applicant requests that the City Council of the City of Hanford overturn the decision of the Planning Commission and approve Conditional Use Permit No. 0038-24.

C. PROJECT EVALUATION

Conformance with the standards of the O-R Office Residential zone district

17.30.030 Lot Area

In the O-R Office Residential zone district, the minimum lot area shall be 5,000 square feet. Existing lots of less than 5,000 square feet may be developed in accordance with the specifications of Chapter 17.30 of the Municipal Code. The subject property is a 5,220-square-foot existing and developed site. The property exceeds the lot area requirement for the O-R Office Residential zone district.

17.30.040 Lot Dimensions

In the O-R Office Residential zone district, the minimum lot frontage shall be 40 feet, the minimum lot width shall be 50 feet for interior lots, and the minimum lot depth shall be 90 feet. The project site has 51.30 feet of street frontage along Douty Street. The lot has a minimum width of 51.30 feet and a depth of 100.30 feet. The property exceeds the lot frontage, width, and depth requirements for the O-R Office Residential zone district.

17.30.050 Site Area per Dwelling Unit

In the O-R Office Residential zone district, the minimum site area per dwelling unit shall be 3,000 square feet. There are no dwelling units existing on or proposed for this lot.

17.30.060 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking and loading requirements. All required building setbacks, landscaping, off-street parking and loading requirements were evaluated and mandated as part of the plan review process.

17.30.070 Building Setback Area

No structure is permitted to be placed within a building setback area.

Front-Building Setback

In the O-R Office Residential zone district, the front building setback area shall be 15 feet from the front property line for livable building space and 20 feet for garages, carports, and other non-livable

building space. The building setback is approximately 27 feet from the front property line along Douty Street, which satisfies the front setback requirement for the O-R Office Residential zone district.

Side-Building Setback

The side building setback area shall be five feet from an interior side property line and 10 feet from a street-side property line. The subject property is an interior parcel, therefore, there is no street-side property line. The interior side building setback is three feet, nine inches, which does not meet the interior side setback requirement. Additionally, there is an existing accessory structure with an interior side setback area of approximately one foot, which does not meet the current accessory structure requirements. However, the structures are considered a legally existing, nonconforming structure. According to Section 17.90.040(A) of the Hanford Municipal Code, "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." The applicant does not propose to bring the site into further non-conformance. As existing structures, they may remain, as is.

Rear-Building Setback

The rear building setback shall be 25 feet from the rear property line for two-story structures not adjacent to a landscape easement or an alley. The building has a setback of approximately 34 feet, nine inches from the rear property line, which satisfies the rear setback requirement for the O-R Office Residential zone district. Additionally, there is an existing accessory building located approximately four feet, nine inches from the rear property line, which satisfies the accessory structure setback requirements of three feet from the rear and side property lines for the O-R Office Residential zone district.

17.30.080 Distances Between Structures

The minimum distance between structures shall be 10 feet, except as provided by the building code. There are two existing detached accessory structures on site, both of which are over 10 feet in distance from each other and the primary structure on site. The property exceeds the distance between structures requirement for the O-R Office Residential zone district.

17.30.090 Height of Structures

The maximum height of structures in the O-R Office Residential zone district is 35 feet. The existing primary building is a two-story structure. There are no changes proposed to the existing building height. The two-story structure does not exceed the zone district height limitations.

17.30.110 Driveways

The width of a driveway and any paved area in the O-R Office Residential zone district shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. The site has one driveway on Douty Street. The width of the driveway is approximately 21% of the width of the lot frontage along Douty Street. The driveway meets the requirement for the O-R Office Residential zone district.

17.30.140 Off-Street Parking

There is an existing driveway utilized for parking on site. Since there is not an established parking requirement for massage therapy businesses, the Site Plan Review Committee shall determine the

most similar specified use. It was determined that the parking requirement for offices would be the most similar use for this site. Chapter 17.54.040 of the Hanford Municipal Code requires 1 space per 250 square feet for all office and medical uses, except call center, hospital, and pharmacy. Based on the calculation for parking requirements for a change of use stated below, no additional parking is required.

Calculation:

Proposed Use	Massage Therapy
Total Square Feet	1,500 sq. ft.
Parking Requirement Per Municipal Code	1:250 sq. ft.
Total Parking Required	(A) 6 stalls

Previous Use	Office
Total Square Feet of Previous Use	1,500 sq. ft.
Parking Requirement of Previous Use	1:250 sq. ft.
Total Parking Credit	(B) 6 stalls

Parking Requirement:

Total Parking Required (A) Less Total Parking Credit (B) equals New Parking Demand (C)

1. **6 - (B) 6 = (C) 0 Parking Spaces Required**

The applicant proposes to locate an ADA-accessible parking space at the top of the driveway. Any ADA parking spaces shall conform with current Building Code requirements at the time of development. In addition, to minimize any parking and traffic concerns along Douty Street, the applicant shall encourage their employees to park on side streets, including side streets across the street from the business and utilizing nearby crosswalks. This will also allow their clientele to park along Douty Street in order to provide them more direct access to the business. Parking requirements for the O-R Office Residential zone district are satisfied.

17.30.150 Usable Open Space

Lots with four or less dwelling units shall provide for a usable open space area of a minimum 300 square feet per dwelling unit. The open space shall be a minimum 15 feet wide. As a non-residential use, there is not a requirement to provide usable open space on site.

17.30.160 Landscaping

In accordance with Chapter 17.30.160 of the Hanford Municipal Code, 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 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces. The existing setback areas visible from the street that are not covered by driveways and parking areas are landscaped. There are no changes proposed to the existing landscaping.

17.30.170 Screening, Fences, and Walls

There is an existing six-foot-high wood fence along the southern side property line and a five-foot-high brick fence within the rear of the subject site.

Front-Yard Fencing

According to the Municipal Code Section 17.50.120, a fence along a front lot line shall not exceed three feet in height, or four feet in height when the upper one foot is 50% or more open. A six-foot-high fence or wall may be located in a front building setback area when set back 10 feet from the front lot line. There is no existing or proposed fencing within the front of the property.

Rear- and Interior-Side Fencing

In accordance with Sections 17.50.120(A) and (B), fencing along a rear property line shall not exceed seven feet in height and fencing along an interior side property line shall not exceed seven feet in height beginning at 10 feet from the front property line. The existing wood fence on the interior side property line of the subject parcel is six feet in height, and the existing brick fence on the rear property line is five feet in height. The applicant does not propose to place any additional fencing and does not propose any modifications to the existing fencing along the interior side and rear property lines.

The project satisfies all screening, fence, and wall regulations for the O-R Office Residential zone district.

17.30.180 Signs

Presently, there is no existing signage on site. All signage must follow the standards set in Chapter 17.56 of the Hanford Municipal Code. For permanent building signs, there is a limit of one sign per site, with a maximum size of eight square feet placed at a maximum of eight feet high; signs may only have external illumination. For permanent freestanding signs, there is a limit of one sign per site maximum, with a maximum size of 20 square feet and a maximum height of six feet; signs may only have external illumination. For temporary building signs, there is a limit of one sign per site, with a maximum size of 12 square feet placed at a maximum of 10 feet high; signs may not have illumination. For temporary freestanding signs, there is a limit of four signs per site maximum, with a maximum size of 16 cumulative square feet and a maximum height of five feet for the first sign and two feet for all other signs; signs may not have illumination.

Signage requires a separate application and will be evaluated at the time of submittal.

All requirements of the O-R Office Residential zone district, prescribed by Chapter 17.30 of the Hanford Municipal Code, are satisfied, except for those items that are legally non-conforming.

D. FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 0038-24

Conditional Use Permit No. 0038-24

In taking action on a Conditional Use Permit, the discretionary body must make the appropriate findings, in accordance with Section 17.80.030 of the Hanford Municipal Code:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

ANALYSIS: That the proposed use will occupy an existing building and not impair the integrity and character of the O-R Office Residential zone district. The use is consistent with the regulations set forth in Chapter 17.30 of the Hanford Municipal Code for the O-R Office Residential zone district, except for those items that are legally non-conforming, but will not be brought into further non-conformance. The use of a massage therapy business is listed as a permitted use with the approval of a Conditional Use Permit in the O-R Office Residential zone district, as prescribed in the Land Use Table in Section 17.08.030. A massage therapy business has been approved previously in this zone district.

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; ANALYSIS: That the proposed massage therapy business is compatible with existing and future permitted land uses in the O-R Office Residential zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.30 for the O-R Office Residential zone district, except for those items that are legally non-conforming. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The massage therapy business is compatible with surrounding uses as it is a complementary use to other existing uses in the neighborhood.

3. The proposed use is consistent with the General Plan; ANALYSIS: That in accordance with General Plan Policy L79, Hanford shall establish the Office Residential land use designation to preserve and enhance existing residential structures by allowing them to convert to offices, bed and breakfast inns, or a combination of office and residential units. The project supports this policy, as it will maintain the residential characteristics of the building while still providing an office-like environment. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The project supports the City's efforts to make existing neighborhoods more complete with a mix of complementary uses

4. There will not be significant effects upon the quality of the environment and natural resources; ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

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. ANALYSIS: That this application has been reviewed by various City departments and evaluated for conformity with the requirements of Chapter 17.30 of the Hanford Municipal Code for the O-R Office Residential zone district. The use of a massage therapy business is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution. As a measure to ensure public health, safety, and welfare are maintained, the applicant shall create a parking program utilizing safe practices.

E. PUBLIC COMMENTS

Conditional Use Permit No. 0038-24

A Notice of Public Hearing for the Conditional Use Permit was noticed in the local newspaper on September 27, 2024 and mailed to property owners within 300 feet of the project site on September 26, 2024.

The Community Development Department received one comment in opposition of the project from Deene Souza, shown in **Attachment 4**.

In an excerpt from the comment letter received, Ms. Souza asks, "I have 1 question. Why would a massage parlor be allowed anywhere near where children may be playing in their front yards or roaming in their neighborhood? Please connect with the Hanford Police Department and obtain information on crimes involving massage parlors. In California, massage parlors are commonly charged with soliciting prostitution and engaging in acts of prostitution. This business, which could arguably be considered a legalized prostitution establishment and coverup for sex trafficking and illegal immigration, would be sharing a fence WITH HOMES."

Community Development staff conferred with Police Chief Huddleston and received information regarding the calls for service from the proposed business' existing location. The calls for service for the Blue Door Massage and Spa's current location, 709 N. Irwin Street, include: five burglar alarm calls, two reports of stray animals, one report of a vehicle that was hit in the parking lot, and one call where the business reported a suspicious person was outside of the business. Per Chief Huddleston the Police Dept. is always monitoring massage businesses to ensure healthy and safe operations and intervening when operations are not legitimate. There have not been concerns with the existing business' current operation in their years of operation.

During the Planning Commission hearing on October 8, 2024, two persons spoke in favor of the conditional use permit:

Jolene Jameson (resident/customer of Blue Door) –

1. Customer of Blue Door since location was in Lemoore
2. Noted that the business owner is community oriented – strong supporter of Main Street
3. Noted the owners concern with the maintaining the health and well-being of the clients for the business
4. Noted the professionalism of the business
5. Noted that the applicant meets all standards of HMC set for massage

Alya Tidwell (Applicant/Owner) –

1. Responded to a commissioner question regarding services provided: noted, since COVID, mainly massage services
2. Applicant stated she has been in the massage therapy business and licensed for 17 years
3. Applicant noted she has owned Blue Door Massage and Spa for 10 years
4. Agree with community concerns regarding trafficking and safety of children is a top concern, disappointed illegitimate massage parlors have caused this concern for legitimately operating spa businesses
5. Has maintained an excellent reputation in the community
6. Applicant noted she only hires California Board Certified massage therapists, who comply with all State, and City licensing requirements

7. While established in Lemoore, applicant worked with Lemoore PD to shut down illegitimate business

Appeal No. 0006-24

In accordance with Section 17.70.200 Appeals. 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. A Notice of Public Hearing for the Appeal was noticed in the local newspaper on October 25, 2024, and mailed to property owners within 300 feet of the project site on October 24, 2024.

No additional comments have been as of the date of preparation of this report.

F. ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

G. CONDITIONS OF APPROVAL

Should the decision of the Planning Commission be overturned and CUP0038-24, approved, the project approval shall be subject to the conditions below:

1. The applicant operates consistent with the approved operational statement.
2. The applicant shall create a parking program utilizing safe practices.
3. A building permit shall be required by the Hanford Building Division to ensure on-site ADA compliance.

H. RECOMMENDATION

In accordance with Section 17.70.200 Appeals:

1. A decision of the Community Development Director may be appealed to the Planning Commission by any interested person within 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 10 days following the decision of the Planning Commission.
2. 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.
3. 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.

Actions that could be taken include:

1. Upholding the decision of the Planning Commission to deny Conditional Use Permit No. 0038-24 *(not recommended, based on the ability to make the required findings to support the CUP)*;
2. Overturning the decision of the Planning Commission to deny Conditional Use Permit No. 0038-24, thus approving Conditional Use Permit No. 0038-24 *(recommended by staff)*
3. Modifying the application/decision by requesting that the Planning Commission revisit/take action on the CUP. *(recommended by staff)*

Staff recommends that the City Council:

1. Adopt Resolution No. 24-43-R, overturning the decision of the Planning Commission to deny CUP0038-24, thus approving CUP0038-24; or
2. Adopt Resolution No. 24-44-R, requesting the Planning Commission to revisit and take action on CUP0038-24.

Applicant/Owner:

Ayla Tidwell
709 N. Irwin St.
Hanford, CA 93230

ATTACHMENTS:

1. Resolution 24-43-R (Overturn)
2. Resolution 24-44-R (Planning Commission Revisit)
3. CUP 0038-24
4. Operational Statement
5. Notice of Exemption No. 2024-71
6. Letter of Opposition

RESOLUTION 24-43-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING APPEAL NO. 0006-24, OVERTURNING THE DECISION OF THE PLANNING COMMISSION TO DENY CUP0038-24, THUS APPROVING CUP0038-24. CONDITIONAL USE PERMIT NO. 0038-24, A REQUEST BY BLUE DOOR MASSAGE AND SPA TO LOCATE A MASSAGE THERAPY BUSINESS IN THE O-R OFFICE RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1208 N. DOUTY ST. (APN 010-107-004).

At a regular meeting of the City of Hanford City Council, duly called and held on November 5, 2024, on motion of Councilmember _____, seconded by Councilmember _____, and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford City Council held a public hearing and received testimony and evidence for and against Appeal No. 0006-24, an appeal of the Planning Commission's decision to denying, Conditional Use Permit No. 0038-24, filed by Ayla Tidwell for Blue Door Massage and Spa, in accordance with Section 17.70.200 of the Hanford Municipal Code; and

WHEREAS, Conditional Use Permit No. 0038-24, a request by Blue Door Massage and Spa to locate a massage therapy business in the O-R Office Residential zone district, as shown in **Exhibit A**, was reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.80 of the Hanford Municipal Code on October 8, 2024; and

WHEREAS, the project is located at 1208 N. Douty St. (APN 010-107-004); and

WHEREAS, the Planning Commission voted 2-1 to approve Resolution No. 2024-17,, thus resulting in denial of the Conditional Use Permit, due to a lack of a majority vote of the Planning Commission to approve the action; and

WHEREAS, the project is exempt from environmental review, per Section 15301 Existing Facilities of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hanford, has made the following findings, pursuant to Section 17.80.030 of the Hanford Municipal Code:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

ANALYSIS: That the proposed use will occupy an existing building and not impair the integrity and character of the O-R Office Residential zone district. The use is consistent with the regulations set forth in Chapter 17.30 of the Hanford Municipal Code for the O-R Office Residential zone district, except for those items that are legally non-conforming, but will not be brought into further non-conformance. The use of a massage therapy business is listed as a permitted use with the approval of a Conditional Use Permit in the O-R Office Residential zone district, as prescribed in the Land Use Table in Section 17.08.030. A massage therapy business has been approved previously in this zone district.

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;

ANALYSIS: That the proposed massage therapy business is compatible with existing and future permitted land uses in the O-R Office Residential zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.30 for the O-R Office Residential zone district, except for those items that are legally non-conforming. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The massage therapy business is compatible with surrounding uses as it is a complementary use to other existing uses in the neighborhood.

3. The proposed use is consistent with the General Plan;

ANALYSIS: That in accordance with General Plan Policy L79, Hanford shall establish the Office Residential land use designation to preserve and enhance existing residential structures by allowing them to convert to offices, bed and breakfast inns, or a combination of office and residential units. The project supports this policy, as it will maintain the residential characteristics of the building while still providing an office-like environment. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers,

libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The project supports the City's efforts to make existing neighborhoods more complete with a mix of complementary uses.

4. There will not be significant effects upon the quality of the environment and natural resources;

ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared.

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.

ANALYSIS: That this application has been reviewed by various City departments and evaluated for conformity with the requirements of Chapter 17.30 of the Hanford Municipal Code for the O-R Office Residential zone district. The use of a massage therapy business is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution. As a measure to ensure public health, safety, and welfare are maintained, the applicant shall create a parking program utilizing safe practices.

THEREFORE, BE IT RESOLVED that Appeal No. 0006-24 be approved, overturning the decision of the Planning Commission to deny Conditional Use Permit No. 0038-24, thus approving Conditional Use Permit No. 0038-24, subject to the conditions presented in **Exhibit B**, and the conditions below:

1. The applicant operates consistent with the approved operational statement, attached as **Exhibit C**.
2. The applicant shall create a parking program utilizing safe practices.
3. A building permit shall be required by the Hanford Building Division to ensure on-site ADA compliance.

EXPIRATION

That this Conditional Use Application Permit become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. 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 will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on November 5, 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 Resolution 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: _____

NATALIE CORRAL

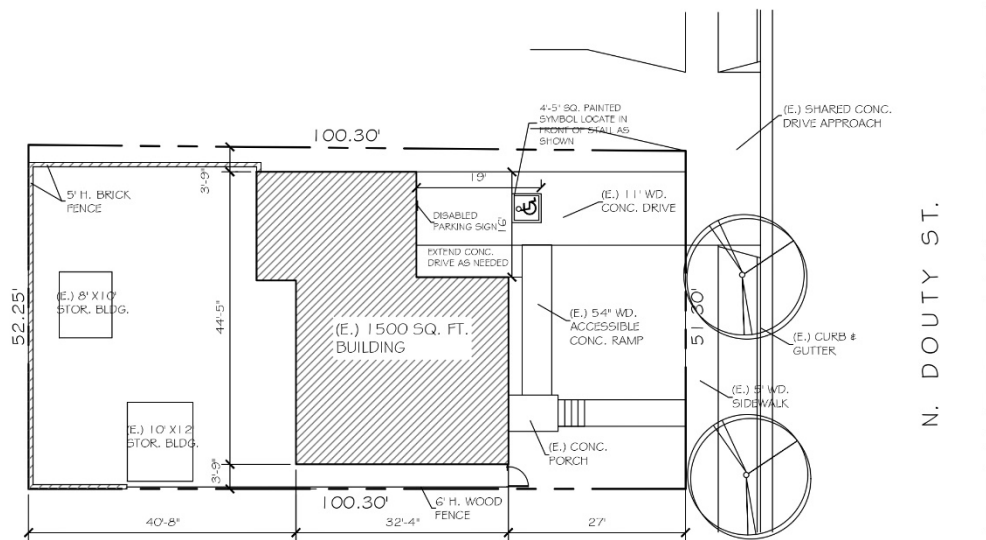
CITY CLERK

Exhibit A

Site Plan and Floor Plan

PROJECT INFORMATION

OWNER:	BLUE DOOR MESSAGE & SPA 1216 OXFORD WAY HANFORD, CA. 93230
SITE ADDRESS:	1208 N. DOUTY ST. HANFORD, CA. 93230
A.P.N.	010-107-004
ZONING:	RESIDENTIAL / OFFICE
SITE AREA:	5,220 SQ. FT.
PROJECT SCOPE:	MESSAGE THERAPY / SPA



SITE PLAN

1"=10'-0"

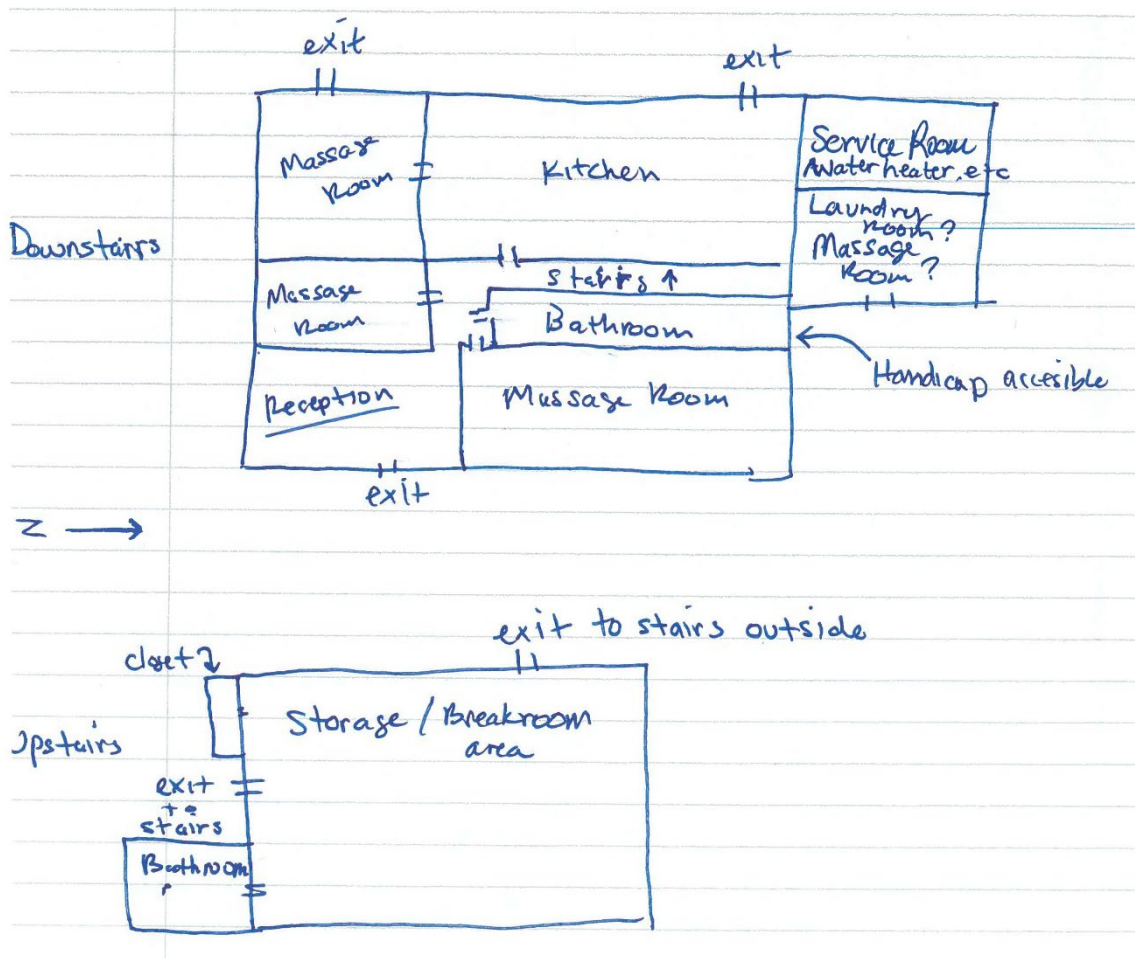


Exhibit B
Conditions of Approval

PLANNING DIVISION

Contact Associate Planner Mark Manha at (559) 585-2583 or mmanha@hanfordca.gov concerning questions regarding the comments below:

General Requirements:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

O-R Zone Requirements (all checked shall apply):

Building Setback Areas: (Section 17.30.070) – no building expansion proposed

- ☒ That the appropriate setbacks be maintained for new construction, as follows:
 - ☒ The front building setback area shall be 20 feet.
 - ☒ The rear building setback may be 15 feet.
 - ☒ The side building setback may be five feet.

Distance Between Structures: (Section 17.30.080)

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

Conversion to Nonresidential Use: (Section 17.30.100)

- ☒ That when an existing building that has been used as a residence is partially or fully converted to nonresidential use, the following standards shall apply:
 - ☒ No exterior alterations or additions shall be permitted that significantly alters the original architectural style of the building.
 - ☒ Exterior alterations or additions to buildings shall be minimized to the extent possible.

Height of Structures: (Section 17.30.090)

- ☒ That the maximum structure height shall be 35 feet.

Driveways: (Section 17.30.110)

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

Landscaping: (Section 17.30.160 and 17.52)

- ☒ That all existing landscaping remain for the site.
- ☒ That 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 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Screening, Fences, and Walls: (Section 17.50.120)

- ☒ That, 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:
 - ☒ Along a rear lot line not exceeding seven (7) feet in height.
 - ☒ Along an interior side lot line not exceeding seven (7) feet in height beginning at ten (10) feet from the front lot line.
 - ☒ 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.
 - ☒ 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 (10) 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 of this section. 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 subsections E and F of this section is to be set back ten (10) feet from the street side lot line.
 - ☒ Along a front lot line not exceeding three (3) feet in height.

- ☒ Along a front lot line not exceeding four (4) feet in height when the upper one (1) foot is fifty percent (50%) or more open.
- ☒ 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.
- ☒ A six (6) 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.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That 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.
- ☒ That 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.

Signage: (Section 17.56)

- ☒ That any/all signs proposed for this development shall be subject to the requirements and prescribed in Chapter 17.56 of the Hanford Municipal Code. A separate application is required.

Outdoor Lighting Standards: (Section 17.50.140)

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

Dust Control:

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

Exhibit C
Operational Statement

Description of the Project -

Blue Door Massage and Spa is seeking to relocate our established business within the city of Hanford. Our business has been in operation for 10 years, with the last 7 years spent serving the Hanford community. This relocation project aims to provide our clients with a more enhanced facility that continues to deliver the high-quality massage services that we are known for.

Project Goals: To move our current business operations to a new location within Hanford that offers a more conducive environment for our services.

To maintain and expand our client base by offering an upgraded facility with additional amenities.

To continue fostering community wellness through our range of therapeutic massage services.

Project Scope: Relocation of existing business operations, including all equipment and furnishings.

Minimal interior modifications to suit the layout and ambiance of the new location, ensuring a seamless transition for both clients and staff.

Implementation of updated signage and branding consistent with our current business identity.

Community and Economic Impact: Sustaining local employment by retaining our current staff and potentially creating new job opportunities as we expand our scheduling.

Enhancing the local business environment by offering a well-regarded service that contributes to the overall wellness and quality of life of Hanford residents.

Strengthening our commitment to the Hanford community through continued engagement in local events and partnerships with community organizations.

Timeline:

Planning and preparation: 1-2 months

Physical move and setup: 1 week

Soft opening and transition period: 1 month

Full operational capacity: Expected within 3 months from the start of the project

We are excited about this new chapter for Blue Door Massage and Spa and look forward to continuing to serve the Hanford community with excellence and dedication.

Blue Door Massage and Spa: Plan Details for 1208 N. Douty Street

Business Name: Blue Door Massage and Spa

Overview: Blue Door Massage and Spa is a well-established business dedicated to promoting health and wellness through various therapeutic massage services. At Blue Door, our experienced Massage Therapists customize each massage for every one of our clients. Rather than offering you a list of specific massage modality/treatment options or charge you an obscured price for different techniques, we will take your goals, concerns, and your body's problem areas into consideration when crafting a massage just for you. Our Massage Therapists will combine the techniques that they specialize in to provide you with a truly unique experience.

Services Provided:

CUSTOMIZED MASSAGE THERAPY SERVICES:

- 20 minute massage-\$25
- 30 minute massage-\$45
- 45 minute massage-\$55
- 60 minute massage-\$75
- 90 minute massage-\$100
- 60 minute COUPLES-\$160

Facility Description: Our spa is designed to create a tranquil and relaxing environment for our clients. The facility includes:

- Private massage rooms
- A reception area
- ADA approved Restroom
- A small retail section offering wellness products such as essential oils, massage tools, and skincare items

Operational Hours:

- Monday to Friday: 10am - 5pm
- Extended hours on Wednesdays and
Thursdays: 10am - 7:30pm
- Saturday: 9am - 2:30pm
- Sunday: 1pm -5:30pm

(Hours on Sunday to avoid church traffic)

Staffing: Our team consists of certified massage therapists who are highly skilled and dedicated to providing personalized and effective treatments. We also have a receptionist available during operational hours to assist with appointments and client inquiries.

Staff Parking: Blue Door Massage and Spa employs a total of 9 staff members. However, due to our scheduling system and the availability of only 3-4 massage rooms, we typically have 3-4 employees working at a time. Our business is located on North Douty Street between crossing streets Cameron and Keith. To ensure that parking is readily available for our clients, our employees will park along Cameron Street, which is a very short walk. This arrangement helps maintain convenient parking access for our clients directly in front of the spa.

Clientele: We cater to a diverse clientele, including individuals seeking relief from chronic pain, stress reduction, and overall wellness. Our services are suitable for people of all ages, from children to seniors.

Community Impact: Blue Door Massage and Spa is committed to contributing positively to the community by promoting health and wellness. We occasionally partner with local organizations to provide educational workshops on stress management and self-care techniques.

Compliance: We adhere strictly to all local health and safety regulations and maintain high standards of cleanliness and hygiene within our facility. All therapists are licensed and insured, and we continuously update our practices to ensure the safety and well-being of our clients and staff. We also make sure that each Licensed Massage Therapist is permitted, as required, by the Hanford Police Department.

RESOLUTION 24-44-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD REQUESTING THE PLANNING COMMISSION OF THE CITY OF HANFORD TO REVIST AND TAKE ACTION ON CUP0038-24. CONDITIONAL USE PERMIT NO. 0038-24, A REQUEST BY BLUE DOOR MASSAGE AND SPA TO LOCATE A MASSAGE THERAPY BUSINESS IN THE O-R OFFICE RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1208 N. DOUTY ST. (APN 010-107-004).

At a regular meeting of the City of Hanford City Council, duly called and held on November 5, 2024, on motion of Councilmember _____, seconded by Councilmember _____, and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford City Council held a public hearing and received testimony and evidence for and against Appeal No. 0006-24, an appeal of the Planning Commission's decision to denying, Conditional Use Permit No. 0038-24, filed by Ayla Tidwell for Blue Door Massage and Spa, in accordance with Section 17.70.200 of the Hanford Municipal Code; and

WHEREAS, Conditional Use Permit No. 0038-24, a request by Blue Door Massage and Spa to locate a massage therapy business in the O-R Office Residential zone district, as shown in **Exhibit A** and described in **Exhibit B**, was reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.80 of the Hanford Municipal Code on October 8, 2024; and

WHEREAS, the project is located at 1208 N. Douty St. (APN 010-107-004); and

WHEREAS, the Planning Commission voted 2-1 to approve Resolution No. 2024-17,, thus resulting in denial of the Conditional Use Permit, due to a lack of a majority vote of the Planning Commission to approve the action; and

WHEREAS, the project is exempt from environmental review, per Section 15301 Existing Facilities of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hanford, requests that the Planning Commission revisit and take action on Conditional Use Permit No. 0038-24, in accordance with the procedures set forth in Section 17.82.020 and 17.70 of the Hanford Municipal Code.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on November 5, 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 Resolution 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: _____

NATALIE CORRAL

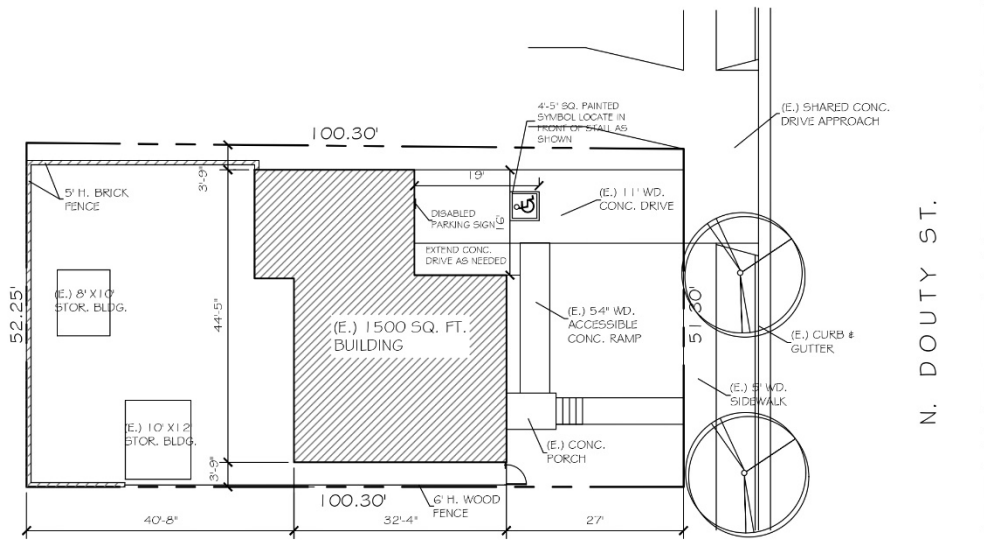
CITY CLERK

Exhibit A

Site Plan and Floor Plan

PROJECT INFORMATION

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A.P.N.	010-107-004
ZONING:	RESIDENTIAL / OFFICE
SITE AREA:	5,220 SQ. FT.
PROJECT SCOPE:	MESSAGE THERAPY / SPA



SITE PLAN

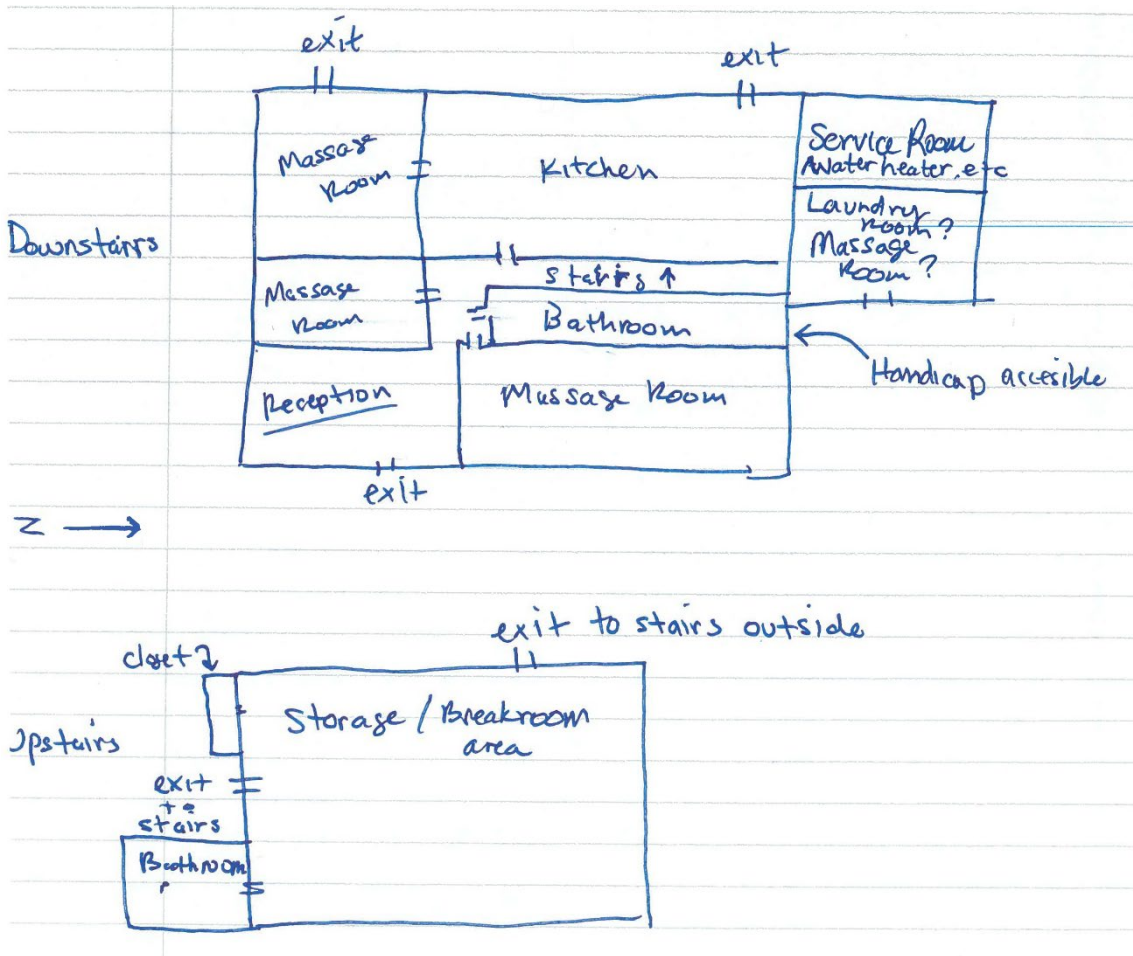
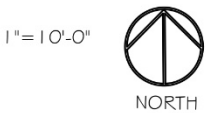


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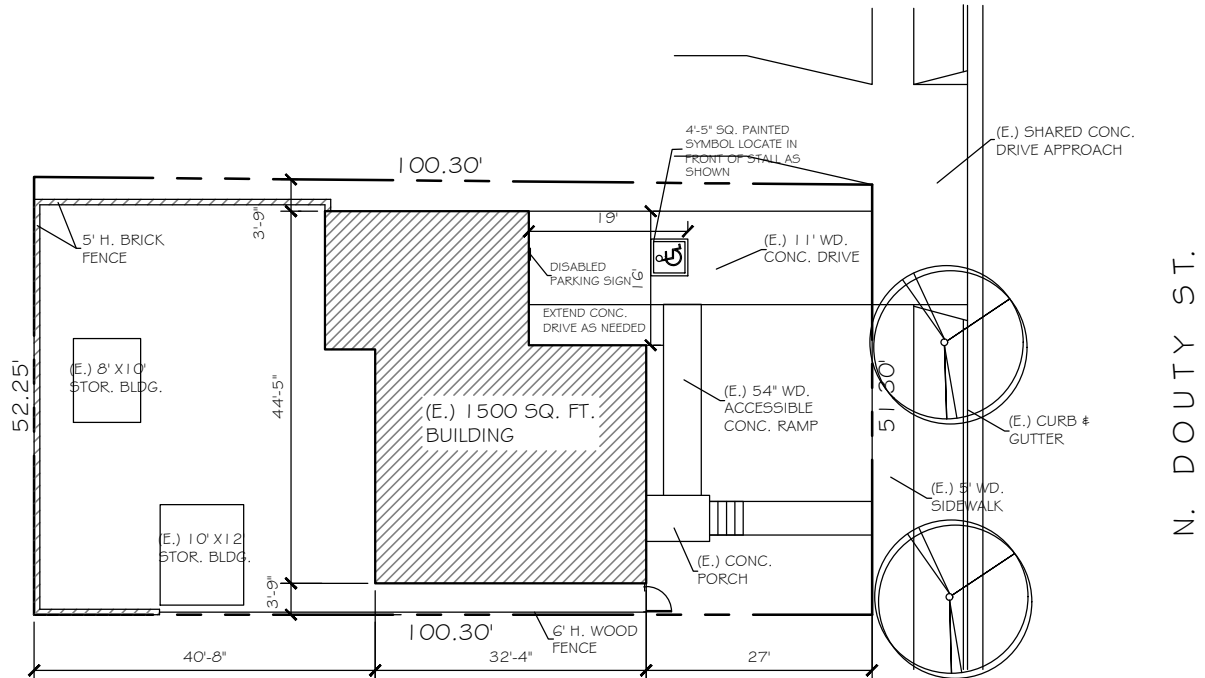
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SITE PLAN

1" = 10'-0"



NORTH

PROJECT INFORMATION

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A.P.N.	010-107-004
ZONING:	RESIDENTIAL / OFFICE
SITE AREA:	5,220 SQ. FT.
PROJECT SCOPE:	MASSAGE THERAPY / SPA

N. DOUTY ST.

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Notice of Exemption 2024-71

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford
317 North Douty Street
Hanford, CA 93230

Project Title: Conditional Use Permit 0038-24

Project Location – 1208 N. Douty Street (APN 010-107-004)

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 0038-24: a request by Blue Door Massage and Spa to locate a massage therapy business in the O-R Office Residential zone district.

Name of Public Agency Approving Project: City of Hanford, Planning Division

Name of Person or Agency Carrying Out Project/Project Applicant: Ayla Tidwell
Address: 709 N. Irwin St., Hanford, CA 93230
Phone Number: (559) 587-5571

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15301 Existing Facilities
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 states that Class 1 exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project involves the permitting of an existing private structure, involving negligible or no expansion.

Lead Agency

Contact Person: Mark Manha Area Code/ Telephone: (559) 585-2583

Signature: _____ Date: October 8, 2024 Title: Associate Planner

☒ Signed by Lead Agency Date received for filing at OPR: _____
☐ Signed by Applicant

Tim & Deene Souza
1830 W Manor Ave
Visalia, CA 93291
(559) 730-6100

October 3, 2024

City of Hanford - Planning Division
317 N Douty St
Hanford, CA 93230

Dear Planning Commission members:

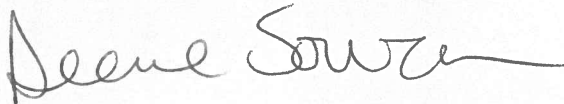
I'm writing **in opposition** to granting a conditional use permit (No. 0038-24) for a massage parlor at 1208 N Douty St. I own apartments on W Cameron St, that have children as residents, that are in the 300 foot mailing radius of this proposed establishment.

I have 1 question. Why would a massage parlor be allowed anywhere near where children may be playing in their front yards or roaming in their neighborhoods? Please connect with the Hanford Police Department and obtain information on crimes involving massage parlors. In California, massage parlors are commonly charged with soliciting prostitution and engaging in acts of prostitution. This business, which could arguably be considered a legalized prostitution establishment and coverup for sex trafficking and illegal immigration, would be sharing a fence WITH HOMES.

This is across the street from a school. This is not just any school. This is a continuation high school that houses students at risk of not completing their high school education. Many of these students are at risk because of poor choices they've made that has removed them from the mainstream classroom. This massage parlor is shoving another temptation of a potential bad decision in their face, everyday they walk or drive by it. SURELY a higher and better use for this property can be found rather than a massage parlor and all the "great, wholesome activities" one provides. It's across the street from a school, with underage minors.

Let's look at the long range planning of Hanford. This is a nice residential area. We need housing in Hanford and all over the state. I am not suggesting that this massage parlor not be allowed to locate in Hanford, just not in a predominately residential area. This business is better suited to a strip mall type setting where the activities can be monitored.

Please deny the massage parlor permit that would share fences with homes on W Cameron St in Hanford.



Deene Souza
Hanford property owner
(559) 730-6100



AGENDA STAFF REPORT

MEETING DATE: 11/5/2024

AGENDA SECTION: GENERAL BUSINESS

SUBJECT:

Approval of Disposition and Development Agreement and Authorization for the Mayor and City Manager to Execute Necessary Documents for the Sale of the County of Kings Courthouse, 113 Court Street, Hanford, California, to Esteem Land Company LLC (DBA Barrelhouse Brewing)

RECOMMENDATION:

Recommendation: Approval of Disposition and Development Agreement and Authorization for the Mayor and City Manager to Execute Necessary Documents for the Sale of the County of Kings Courthouse, 113 Court Street, Hanford, California

Recommended Motion: Approve the Disposition and Development Agreement and authorize the Mayor and City Manager to execute all necessary documents for the sale of the County of Kings Courthouse located at 113 Court Street, Hanford California

BACKGROUND:

History

The City of Hanford currently owns, maintains, and manages the historic Kings County Courthouse, located at 113 Court Street. Originally constructed in 1869, the building was expanded in 1914 to support the growing functions of county government. Until 1978, it served as the primary seat for county government activities, before being listed on the National Register of Historic Places that same year.

Current Status

The Kings County Courthouse is largely unoccupied, with most suites vacant due to required repairs and ADA accessibility upgrades, which the City does not have the funding to do. Presently, only one suite is leased to a salon tenant. To maintain and restore the building, extensive improvements are needed, including:

- Roof restoration and replacement
- Electrical upgrades in five suites and electrical room enhancements
- Sewer repairs
- HVAC system replacement
- Flooring replacement and interior refinishing
- Seismic study and structural reinforcements

- Fire suppression system upgrades

Currently, revenue from the building's occupancy covers only electricity expenses; all other costs, including maintenance and capital upgrades, are subsidized through a loan from the City's General Fund. A 2023 estimate suggests that up to \$10,000,000 in private investment would be required to rehabilitate the courthouse. Given prevailing wage requirements and procurement regulations, the City's costs would significantly exceed this estimate.

Future of the Building

To determine the most viable path forward, the City evaluated several preservation and funding options:

1. **Grant Funding:** Grant opportunities for historic preservation are generally limited and often insufficient for large-scale projects. The Department of the Interior's Save America's Treasures Grant offers a maximum award of \$750,000 (with most recipients in 2023 receiving under \$400,000) and requires a 1:1 match, which would only partially address the building's needs.
2. **City Financing:** Due to the extensive nature of the improvements and budget constraints, financing the restoration directly through the City's General Fund is not feasible at this time.
3. **Public-Private Partnership:** The City explored various public-private partnership models to identify one that would support the courthouse's restoration while minimizing City costs. The most viable option involves a private developer acquiring ownership of the building, with the City retaining specific rights to ensure preservation standards are met.

Partnership Opportunity with Esteem Land Company LLC

In 2022, Esteem Land Company LLC expressed interest in acquiring the courthouse under an agreement that would grant ownership to the developer while ensuring the City's ability to preserve the building's historic integrity. This partnership requires the developer to have both the capital and expertise to undertake the restoration, along with a commitment to meet the City's preservation standards and performance expectations.

Agreement Details

Based on the current condition and anticipated restoration costs, the purchase price has been set at one dollar (\$1). Key provisions in the agreement with Esteem Land Company LLC include:

1. **Preservation Oversight:** Developer's construction plans, Historic Resources Permit, and land use approvals require City approval to ensure all work aligns with the building's historic character.
2. **Historic Integrity:** Improvements must preserve and enhance the building's historic features, adhering to the Secretary of the Interior's Standards. Any construction, alteration, or rehabilitation affecting historic elements will require prior consultation and approval from the City via the Historic Resources Permit process.
3. **Ongoing Maintenance and Restoration:** Developer commits to maintaining the building in accordance with its historic specifications and workmanship comparable to the original construction.
4. **Disaster Recovery:** If damaged, Developer is obligated to restore the building to historic standards, regardless of insurance availability.

5. **Identity Preservation:** The building must always be publicly identified as the “County of Kings Courthouse.”
6. **City's Right of First Refusal:** The City retains the first right of refusal to purchase any portion of the property if offered for sale in the future.
7. **Financial Responsibility:** Developer assumes all costs related to restoration and improvements, including any cost overruns.
8. **Schedule of Performance:** Developer must complete construction and renovation work within specified timelines, with extensions subject to City approval.
9. **Repurchase Rights:** In case of default, the City reserves the right to repurchase the property, including all improvements, if the developer fails to remedy the breach as outlined in the agreement.

The terms outlined in this agreement are designed to safeguard the courthouse’s historic character, provide a pathway for necessary improvements, and ensure that restoration efforts proceed at an acceptable pace.

Possible Next Steps

If the sale of the Courthouse is authorized by the City Council, the developer intends to begin drafting plans and initiating cleanup and maintenance efforts early next year. Major improvements are expected to proceed through 2025 and 2026, with a targeted opening in 2026.

FISCAL IMPACT:

Reduction in expenses associated with maintaining and managing the Courthouse, estimated to be over \$100k in annual general fund expenses.

ATTACHMENTS:

1. Disposition and Development Agreement

DISPOSITION AND DEVELOPMENT AGREEMENT

By and Between

CITY OF HANFORD

and

Esteem Land Company LLC

for the

COUNTY OF KINGS COURTHOUSE
(113 Court Street, Hanford, California)

October 30, 2024

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DISPOSITION AND DEVELOPMENT AGREEMENT

* * * * *

This Disposition and Development Agreement (“**Agreement**”) is made and entered into on the _____ day of _____, 2024 (“**Effective Date**”), by and between the CITY OF HANFORD, a municipal corporation (“**City**”), and Esteem Land Company LLC (“**Developer**”), as it pertains to a portion of that real property located at 119 Court Street, Hanford, California. City and Developer are sometimes collectively referred to herein as “**Parties**” and individually as a “**Party**.”

RECITALS

WHEREAS, the former County of Kings Courthouse (“**Courthouse**”) is located at the City-owned property described above; and

WHEREAS, the Courthouse is listed on the national Register of Historic Places; and

WHEREAS, the Courthouse is largely vacant and is in need of significant improvements; and

WHEREAS, it is Developer’s desire to acquire that portion of the City-owned property (“**Property**”), including, the Courthouse and surrounding grounds, that is more particularly described in the attached Exhibit “A,” which is incorporated herein by reference, and all improvements, facilities, rights, easements, entitlements and privileges appurtenant to the Property, excepting any facilities that may pass through the Property and which serve other City-owned property; and

WHEREAS, it is Developer’s intent that, following its acquisition of the Property, it will improve the Courthouse and the surrounding grounds to make it a premier mixed-use destination in Downtown Hanford;

WHEREAS, City is willing to sell the Property to Developer on explicit conditions, including, without limitation, that Developer improve the Property in accordance with this Agreement so that it is a premier mixed-use destination.

NOW THEREFORE, CITY AND DEVELOPER AGREE AS FOLLOWS:

I. SUBJECT OF AGREEMENT.

A. Purpose of the Agreement.

The purposes of this Agreement are: (i) transfer ownership of the Property from City to Developer; and (ii) timely rehabilitation of the Property. The development, restoration, rehabilitation, and improvement of the Property pursuant to this Agreement (“**Project**”) are

generally described in the “**Scope of Development**,” which attached hereto as Exhibit “B” and incorporated herein by reference, and the fulfillment generally of the Agreement, are in the vital and best interest of City and the health, safety, morals, and welfare of its residents.

City and Developer agree that time is of the essence and that completion of the Project at the earliest possible date will result in an enhancement of the quality of life of City’s present and future residents which otherwise might not occur to the same degree or which might not occur at all, or which might occur only at a substantially later date in the absence of this Agreement. Hence, the provisions of this Agreement are acknowledged to be to the mutual benefit of Developer and City. Development of the Property will address dilapidated vacant commercial space and the rehabilitation and reuse of the Property, thereby preventing further deterioration.

B. The Property.

The Property consists of certain real property owned by the City which is to be conveyed to Developer by the City pursuant to this Agreement. The Property is approximately _____ (_____) square feet in area and includes the Courthouse and surrounding grounds and all rights, easements, entitlements and privileges appurtenant to the Property, excepting any facilities that may pass through the Property and which serve other City-owned property.

C. Parties to Agreement.

1. *City.*

City is a public body, corporate and politic, exercising government functions and powers under the laws of the State of California.

2. *Developer.*

The principal office of Developer is Esteem Land Company LLC 22841 Grangeville Blvd. Lemoore, Ca. 93245

3. *Prohibition Against Change in Ownership, Management, and Control of Developer.*

Developer recognizes that, in view of:

a. The importance of the Project to the general welfare of the community; and

b. For purposes of this Agreement, the qualifications and identity of Developer and its principals are of particular concern to the community and City, and a change in control or majority ownership of Developer is, for practical purposes, a transfer or disposition of the property then owned by Developer. Developer further recognizes that it is because of those qualifications and identity that City is entering into this Agreement with Developer. Prior to the

issuance of a Certificate of Compliance, no voluntary or involuntary successor in interest of Developer shall acquire any rights or powers under this Agreement except as expressly set forth herein.

For the reason cited above, Developer represents and agrees for itself and any successor in interest that prior to the issuance of a Certificate of Compliance by City pursuant to this Agreement, Developer shall not assign all or any part of this Agreement without the prior written approval of City, which may be withheld at City's sole discretion. Pursuant to the terms of this Agreement, the City may terminate this Agreement and/or pursue any other remedies identified herein if there is any significant change (voluntary or involuntary) in Developer prior to the completion of the development of the Property, as evidenced by the issuance by City of a Certificate of Compliance.

4. *Summary of Obligations.*

a. Developer is subject to numerous obligations hereunder, including, without limitation, the following: (i) to prepare, complete and submit to City for its approval Construction Documents as defined herein; (ii) to submit to City a Project Budget (defined below), updates to the Project Budget, and evidence of financing as required herein and (iii) to commence and complete construction of the Project in the manner and within the times specified in the Schedule of Performance (defined below); (iv) to diligently prosecute and complete leasing of all rentable space in the Courthouse; and (v) and following the completion of the Project, to maintain and preserve the Property as required herein.

b. City is subject to numerous obligations hereunder, including, without limitation, the following: (i) subject to the terms and conditions contained herein, to convey the Property to the Developer; (ii) to timely review and approve or disapprove, pursuant to the terms of this Agreement, matters or items submitted by Developer for approval hereunder; and (iii) to timely issue the Certificate of Compliance to Developer if applicable requirements have been satisfied.

c. It is expressly understood and acknowledged that any obligation of Developer or City referred to in this Agreement shall be subject to the satisfaction of any conditions precedent to such performance as set forth in this Agreement.

5. *Schedule of Performance.*

The Parties shall have the obligations identified in the "**Schedule of Performance**," attached to this Agreement as Exhibit "C," which is incorporated herein by reference. The Parties further acknowledge that each has obligations under this Agreement that are not shown in the Schedule of Performance and that the omission or partial omission of these obligations from the Schedule of Performance shall in no way relieve the Parties of their respective obligations nor modify those obligations in any manner.

II. **DISPOSITION OF THE PROPERTY.**

A. Purchase and Sale.

Subject to all of the terms, conditions, and provisions of this Agreement and for the consideration set forth herein, City agrees to sell to Developer and Developer agrees to buy at Closing, as defined in this Agreement, the Property. The sale and purchase of the Property shall be consummated by means of an escrow ("**Escrow**") opened at the offices of STEWART TITLE COMPANY ("**Escrow Holder**") located at 329 West 8th Street, Ste. 105, Hanford, California. This Agreement shall constitute the instructions for the Escrow upon acceptance by Escrow Holder. The Parties shall also execute such additional escrow instructions as may be required by the Escrow Holder, but the same shall be consistent with this Agreement and not modify the terms hereof unless specifically approved by the Parties, such approval to be given or withheld in their sole discretion.

B. Purchase Price.

The purchase price for the Property shall be One Dollar (\$1.00) ("**Purchase Price**").

C. Payment of Purchase Price.

Upon execution of this Agreement hereof by both Parties, Developer shall deposit ("**Deposit**") the Purchase Price with Escrow Holder.

D. Possession.

City shall deliver possession of the Property to Developer at Closing.

E. Condition of Title to Property/Permitted Exceptions.

It shall be a condition to the Close of Escrow, and a covenant of City, that title to the Property be conveyed to Developer by Grant Deed subject only to the following permitted exceptions of title (the "**Permitted Exceptions**"):

1. A lien to secure payment of real estate taxes, not yet due or payable;
2. The lien of supplemental taxes, if any, assessed under California law. City shall be responsible for, and hereby indemnifies Developer and the Property against, any supplemental taxes assessed, to the extent that such taxes relate to events (including, without limitation, any changes in ownership and/or new construction) occurring prior to the Close of Escrow;
3. Exceptions which are disclosed by the Title Report and approved in writing by Developer.

Promptly upon the opening of Escrow, City shall cause Escrow Holder to provide Developer with a preliminary title report for the Property ("**Title Report**"). Not later than seven (7) calendar days following receipt of the Title Report (the "**Title Review Date**"), Developer shall deliver to City and Escrow Holder written notice of Developer's disapproval, or conditional

approval, of the title matters shown in the Title Report ("Buyer's Title Notice"). The failure of Developer to give Developer's Title Notice on or before the Title Review Date shall be deemed to constitute Developer's disapproval of the condition of title. If Developer disapproves, or conditionally approves, any matters shown in the Title Report ("Non-Permitted Exceptions"), City may, within five (5) calendar days after its receipt of Developer's Title Notice, elect to eliminate from title, to Developer's satisfaction, the Non-Permitted Exceptions, and City shall give Developer and Escrow Holder written notice ("City's Title Notice") of the Non-Permitted Exceptions which City covenants and agrees to eliminate from title as of or before the Closing Date. If City fails to deliver City's Title Notice within the five (5) calendar day period, or elects not to remove all Non-Permitted Exceptions prior to the Closing Date, then Developer shall have the right, by a writing delivered to City and Escrow Holder on or before the expiration of the Feasibility Period (defined herein), to:

- a. Waive its prior disapproval, in which event the Non-Permitted Exceptions shall be deemed approved; or
- b. Terminate this Agreement and the rights and obligations of the parties hereunder shall terminate.

Notwithstanding anything to the contrary herein, if Developer fails to waive its prior disapproval in writing prior to the end of the Feasibility Period, Developer shall be deemed to have disapproved the condition of title and the parties shall have no further rights, duties or obligations hereunder except those that expressly survive termination as provided herein.

Permitted Exceptions shall not include any encumbrances (other than non-delinquent bonds and assessments) reflected by deeds of trust or mortgages, mechanics liens, or monetary encumbrances, which, may at City's sole discretion, be paid by City and removed from title on or before Close of Escrow.

F. Title Insurance.

At Closing, and as a condition to Developer's obligation to purchase and City's obligation to sell the Real Property, Escrow Holder shall commit to issue its standard California Land Title Association standard owner's policy (provided, however, Developer may elect to obtain extended coverage if Developer so notifies Escrow Holder prior to Closing and such election does not delay the close of Escrow) showing title to the Property vested in Developer, subject only to the Permitted Exceptions as determined in accordance with the preceding Subsection E. ("**Title Policy**"). The premium for the Title Policy shall be paid as set forth hereinbelow.

G. Feasibility Period.

1. *Feasibility Period Expiration.*

Except as otherwise provided, commencing on the Effective Date and terminating at 5:00 p.m. on the ninetieth (90th) calendar day following the Effective Date (“**Feasibility Period**”), Developer shall undertake, at Developer’s expense, including (but not limited to): (i) an inspection of the Property; (ii) a review of the physical condition of the Property, including (but not limited to), inspection and examination of soils, environmental factors, Hazardous Substances (defined below), if any, and archeological information relating to the Property; and (iii) a review and investigation of the effect of any zoning, maps, permits, reports, engineering data, regulations, ordinances and law affecting the Property.

2. *Notice of Approval or Disapproval.*

If Developer, in its sole and absolute discretion, and for any reason, approves all, or disapproves the results of any aspect of Developer’s inspection and review, Developer shall give, prior to 5:00 p.m. on the last day of the Feasibility Period, either (i) its notice of approval, or (ii) its notice of disapproval and termination of this Agreement. If the transaction is disapproved or deemed disapproved, all Parties hereto shall be relieved of all further obligations or liabilities hereunder except as is otherwise specifically provided in herein. If Developer fails to notify City properly and timely of Developer’s approval of this transaction, Developer shall be deemed to be satisfied with the results of the inspection. If Escrow terminates pursuant to this subsection, the Deposit will be released by Escrow Holder to Developer, and Developer will provide to City at no charge, upon cancellation of Escrow, all reports and material regarding the Property that Developer generates or are generated on Developer’s behalf.

3. *Developer’s Obligations Regarding Feasibility Efforts.*

Developer shall, prior to Closing, indemnify, defend and hold City and City’s officials, officers, employees, representatives and agents and the Property harmless from and against any and all loss, cost, damage, expense, claim or liability, including personal injury, loss of life and/or property damage incurred by: (i) Developer or Developer’s shareholders, directors, officers, employees, representatives, and agents while on or about the Property, which is/are caused by the Property’s condition; or (ii) by any person or entity as a result of the acts or omissions of Developer or its shareholders, directors, officers, employees, representatives, or agents in performing any inspection and/or testing activity on or about the Property. Developer shall promptly pay all costs, fees and expenses incurred as a result of or associated with such inspection work done or caused to be done on the Property as permitted by this section. Developer shall keep the Property free from any and all mechanics or similar liens or charges resulting from such inspection work. During the term of this Agreement, Developer shall satisfy the insurance requirements identified in the attached Exhibit “D,” which is incorporated herein by reference.

H. Condition of Property.

Except as otherwise stated in this Agreement:

1. *AS-IS Purchase.*

Developer expressly acknowledges that Developer is buying the Property in an “AS IS AND WHERE AS” condition, and that it has not relied on any warranties, promises, understandings or representations, express or implied, of City or any employee, agent or representative of City, or any document relating to the Property, except as are specifically set forth in this Agreement. Developer acknowledges that any and all environmental assessments, engineering studies and other information of any type that Developer has received or may receive from City or its agents are furnished on the express condition that Developer shall make an independent verification of the accuracy of any and all such information, all such information being furnished without any warranty whatsoever.

2. *Representations and Warranties.*

Except as otherwise stated herein, Developer acknowledges and agrees that neither City nor any employee, agent or representative of City has made any representation or warranty to Developer concerning the Property, including, without limitation, the suitability of the Property for Developer’s intended use or its compliance with any statutes, ordinances, rules or regulations. Developer shall perform and rely solely upon its own independent investigation concerning the Property and the Property’s compliance with any applicable law. Developer acknowledges that it is acquiring the Property subject to all existing laws, ordinances, rules and regulations, and that neither City nor any of City’s representatives, agents or employees have made any warranties, representations or statements regarding any laws, ordinances, rules and regulations of any governmental or quasi-governmental body, entity, district or agency having authority with respect to the use, condition or occupancy of the Property.

3. *Developer’s Reliance on Own Investigation.*

Developer shall perform and rely solely upon its own investigation concerning Developer’s intended use of the Property, the Property’s fitness therefore, and the permissibility of such intended use under applicable statutes, ordinances, rules and regulations.

4. *Hazardous Substances.*

(a) **“Hazardous Substances,”** as such term is used in this Agreement, shall include, without limitation, any flammables, explosives, radioactive materials, asbestos, lead, polychlorinated biphenyls, chemicals known to cause cancer or reproductive toxicity, pollutants, contaminants, hazardous wastes, toxic substances or related materials of any kind.

(b) After delivery of title and possession of the Property to Developer, Developer agrees to perform and be solely responsible for the clean-up of any Hazardous Substances on, in, under or within the Property as may be required under law or by a government agency, including City, having jurisdiction over the Hazardous Substances, and to comply with all related provisions of the Scope of Development, at the sole cost, risk, and expense of Developer. After delivery and title and possession of the Property to Developer, Developer shall assume responsibility for the removal, cleanup and/or remediation for any pre-existing Hazardous Substances on the Property.

(c) After delivery of title and possession of the Property to Developer, Developer shall defend, indemnify and hold harmless the City, and its officers, agents, employees, contractors, and consultants (“City Parties”) from any claims, liability, injury, damages, costs and expenses (including, without limiting the generality of the foregoing, the cost of any required clean-up of Hazardous Substances, and the cost of attorneys’ fees) which may be sustained as the result of the presence or clean-up of Hazardous Substances on, in or under the Property and which occurred after delivery of title and possession of the Property to Developer.

5. *Developer’s Access to Property.*

Prior to the conveyance of title to the Property, representatives of the Developer shall have the right of access to the Property at all reasonable times for the purpose of obtaining data and making surveys and tests necessary to determine the suitability of the Property (including, without limitation, reviews relating to Hazardous Substances) and to carry out this Agreement. The Developer shall indemnify the City and hold the City harmless for any injury or damages arising out of any activity pursuant to this Section, and Developer shall satisfy the insurance requirements identified in the attached Exhibit “D.”

6. *Developer’s Duty to Indemnify.*

Except as expressly set forth in this Agreement, Developer will indemnify, defend, and will hold City harmless and hereby waives, releases, remises, acquits and forever discharges City and the City Parties of and from any and all suits, causes of action, legal, equitable or administrative proceedings, claims, demands, actual damages, punitive damages, losses, costs, liabilities, interest, attorneys’ fees and expenses of whatever kind and nature, in law or in equity, known or unknown, arising on the date of Closing or thereafter, and arising out of or in any way connected with, directly or indirectly, or based upon or arising out of the physical or environmental condition, status, quality, nature, or state of the Property existing at and after Closing. It is the intention of this Agreement that any and all responsibilities and obligations of City to Developer, and any and all rights or claims of Developer, its successors and assigns and affiliated entities, with respect to, or as against City arising by virtue of, the physical or environmental condition of the Real Property are by this release provision declared to be, from and after Closing, null and void and of no present or future effect as to such parties. With respect to the matters released by Developer pursuant to this subsection, Developer waives the benefits of Section 1542 of the Civil Code of the State of California, which provides as follows:

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

Developer Initials

I. Existing Surveys and Reports.

Within ten (10) calendar days after City's execution of this Agreement, City shall furnish Developer with copies of all existing surveys, soil reports, engineering studies, environmental audits or reports, site plans, and other information in City's possession pertaining to the Property.

J. Covenants, Warranties and Representations of City.

City hereby makes the following covenants, representations, and warranties:

1. Except as otherwise disclosed herein, City's execution of this Agreement and performance of its obligations hereunder will not violate any agreement, option, covenant, condition, obligation or undertaking of City.

2. City is not a "foreign person" as defined in Section 1445(f) of the Internal Revenue Code of 1986, as amended. At Closing, City shall provide Developer Affidavits of Non-Foreign Status made under penalty of perjury, if required by Escrow Holder.

3. Except as otherwise disclosed herein, there are no liens on title or actions, suits, or proceedings of any kind or nature whatsoever, legal or equitable, pending or to the best of City's actual knowledge, threatened by or against City, or the Property, and relating to or arising out of the ownership, management, or operation of the Property, in any court or before or by any federal, state, county or municipal department, commission, board, bureau, agency, or other governmental instrumentality.

4. Portions of the Property are leased to third parties, and the City's rights to said leases shall be assigned to Developer at the Closing. City will provide Developer with true and correct copies of existing leases within fifteen (15) calendar days of the Parties' execution of this Agreement. No lessees under any of the existing leases are presently in breach nor have any had statutory 3-Day Notices served upon them during the term of their leases. Any security deposits collected by the City under the leases shall be transferred to the Developer at Closing.

5. Outdoor events held by Developer or Developer's tenants on the Property, including events utilizing amplified music, shall be subject to and must satisfy then-current City permitting requirements.

6. City shall notify Developer immediately if City becomes aware of any new information or material change concerning the Property that affects the representations and warranties of City under this Agreement.

K. Covenants, Warranties and Representations of Developer.

Developer hereby makes the following covenants, representations, and warranties:

1. Developer has the authority to enter into this Agreement, purchase the Property, and to otherwise perform as set forth herein. The person executing this Agreement on behalf of Developer has the full legal authority and is duly authorized to sign this Agreement on behalf of Developer and to bind Developer to all of the terms and conditions of this Agreement.

2. Developer's execution of this Agreement and performance of its obligations hereunder will not violate any agreement, option, covenant, condition, obligation or undertaking of Developer.

3. There are no actions, suits, or proceedings of any kind or nature whatsoever, legal or equitable, pending or, to the best of Developer's actual knowledge, threatened against Developer, in any court or before or by any federal, state, county or municipal department, commission, board, bureau, agency, or other governmental instrumentality seeking to challenge Developer's ability to purchase the Property.

L. Survival of Warranties.

The satisfaction, truth, accuracy and completeness of each of the representations, warranties and covenants of Developer and City contained in this Section II., as of the date hereof and as of Closing, shall constitute a condition precedent to the obligations of City and Developer, respectively, hereunder. All representations, warranties, covenants, obligations, responsibilities and agreements set forth in this Section II. shall survive Closing, and City and Developer each agree to indemnify, defend and hold the other harmless from any claim, demand, liability, loss or cost (including without limitation, reasonable attorneys' fees and costs) which the other may sustain arising out of any breach of and provision of this Subsection L.

M. Brokerage Commissions.

Developer and City each represents and warrants to the other that it has not engaged the services of any real estate broker, salesperson, agent, or finder, nor done any other act nor made any statement, promise or undertaking which would result in the imposition of liability for the payment of any real estate brokerage commission, finder's fee or otherwise in connection with the transaction described in this Agreement. In the event that any person or entity perfects a claim for a brokerage commission, finder's fee or otherwise, based upon any agreement, statement or act, the Party through whom such person or entity makes such claim shall be responsible therefor and shall defend, indemnify and hold the other Party and the Property harmless from and against such claim and all loss, costs and expense associated therewith, including attorneys' fees.

N. Conditions Precedent to City's Obligations to Perform.

City's obligation to perform as set forth in this Section II. is hereby expressly conditioned on satisfaction of each and every one of the following conditions precedent:

1. *Developer's Timely Performance.*

Developer shall have timely performed each of the acts to be performed by it hereunder.

2. *Developer's Representations and Warranties.*

Each of Developer's representations and warranties set forth herein shall be true at Closing as if affirmatively made at that time.

3. *No Termination by Developer.*

Developer shall not have timely exercised any right set forth in this Agreement to cancel the Escrow or terminate this Agreement.

4. *Affordability Covenant.*

In accordance with Government Code Section 54233, a Covenant must be recorded against the Property at Closing stating that, if ten (10) or more residential units are developed on the Real Property, not less than fifteen percent (15%) of the total number of residential units developed shall be sold or rented at affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code, or affordable rent, as defined in Section 50053 of the Health and Safety Code, to lower income households, as defined in Section 50079.5 of the Health and Safety Code and that rental units shall remain affordable to, and occupied by, lower income households for a period of at least fifty-five (55) years for rental housing and forty-five (45) years for ownership housing. The initial occupants of all ownership units shall be lower income households, and the units shall be subject to an equity sharing agreement consistent with the provisions of paragraph (2) of subdivision (c) of Government Code Section 65915.

5. *State Housing and Community Development Approval.*

In accordance with the Surplus Land Act (California Government §§ 54220-24234), the California Department of Housing and Community Development must issue written confirmation that: (i) the City satisfied the requirements of the Surplus Land Act with respect to sale of the Property; and (ii) the City is permitted to sell the Property pursuant to the terms of this Agreement.

O. Conditions Precedent to Developer's Obligations to Perform.

Developer's obligation to perform as set forth herein is hereby expressly conditioned on satisfaction of each and every one of the following conditions precedents:

1. *City Performance.*

City shall have timely performed each of the acts to be performed by it hereunder.

2. *Necessary City Approvals.*

City shall have approved in writing the Design Development Drawings, the Construction Documents, Historic Resources Permit and all Land Use Approvals for the Project. Developer acknowledges that City will approve the Construction Documents and Historic Resources Permit and grant Land Use Approvals only if they are consistent applicable legal authority, including, without limitation, building codes and the Hanford Municipal Code, and satisfy the requirements thereof.

3. *State Housing and Community Development Approval.*

California Department of Housing and Community Development must issue written approval of sale of Property to Developer.

4. *City Representations and Warranties.*

Each of City's representations and warranties set forth herein shall be true at Closing as if affirmatively made at that time.

5. *No Termination by City.*

City shall not have timely exercised any right set forth in this Agreement to cancel the Escrow or terminate this Agreement.

6. *Issuance of Title Policy.*

Escrow Holder is committed to issue the Title Policy as set forth herein.

7. *Financing.*

a. Developer shall have obtained a loan commitment from an institutional lender on loan terms acceptable to Developer to finance construction work required under the Scope of Development. The specific manner and terms of financing of the Project shall be determined by Developer. At least thirty (30) calendar days prior to Closing, Developer shall submit to City for its review a budget detailing all estimated costs for the Project, including, but not limited to, construction permitting and financing costs and a reasonable contingency fund ("**Project Budget**") and submit to the City for its approval a budget detailing all estimated costs for the Courthouse Improvements including, but not limited to, construction permitting and financing costs and a reasonable contingency fund and evidence of financing for the costs completion of the Courthouse Improvements. The Project Budget is advisory only. If Developer is able to complete the Project for an amount less than what is stated in the Project Budget, it shall have no effect on the enforceability of this Agreement or Developer's rights hereunder.

b. All submission of evidence of financing must be consistent with the Project Budget and sufficient to assure City that adequate funds are available to complete the Project.

c. Acceptable evidence of financing shall include: (i) an unconditional, firm and enforceable commitment by a recognized institutional lender, subject only to routine non-discretionary conditions, or other conditions approved by the City; or (ii) a certified financial statement, or other financial statement or form of financial confirmation, in such form reasonably satisfactory to the City. Other evidence may be accepted based on the reasonable discretion of the City.

d. City shall not be required to subordinate this Agreement to any lender's security interests, including, without limitation, Deeds of Trust. Developer acknowledges that City shall execute this Agreement only under the explicit condition that this Agreement shall be recorded in first (1st) position against the Property at Closing, and the City's rights hereunder

shall not subordinated under any circumstances.

8. *City's Satisfaction of Legal Requirements.*

City has satisfied all legal requirements for the sale of the Property in order to grant clear title to Developer, subject to those conditions and Permitted Exceptions approved by Developer.

P. Establishment of Escrow.

Upon execution of this Agreement by the Parties, a true and correct copy of this Agreement shall be deposited with Escrow Holder. The general provisions of Escrow Holder's escrow instructions shall not impose any additional obligations or liabilities on the Parties. If any of the general provisions conflict with the provisions of this Agreement, the provisions of this Agreement shall control.

Q. Deposits into Escrow.

The Parties shall make the following deposits into Escrow at or prior to Closing:

1. *Grant Deed.*

City shall deposit an executed and acknowledged original Grant Deed conveying good and marketable title to the Property, subject to all Permitted Exceptions.

2. *Agreement.*

The Parties will deposit a true and correct copy of this Agreement.

3. *Funds.*

Developer shall deposit all funds when and as required hereby (including without limitation, amounts necessary to pay all closing costs), and such other amounts as Developer has agreed to pay under this Agreement, or as required by Escrow Holder, and a preliminary change of ownership report for Kings County.

4. *Additional Documents.*

Both Parties shall execute and deliver such additional documents as Escrow Holder reasonably may deem necessary in order to effectuate the transaction set forth in this Agreement and to close the Escrow, including but not limited to an Assignment of Leases.

R. Taxes.

City is a tax-exempt entity and proration of real property taxes is unnecessary. Developer shall pay any supplemental taxes assessed pursuant to Chapter 3.5 (Section 75) of the California Revenue and Taxation Code resulting from the sale of the Property to Developer. Escrow Holder

is not responsible for utility or insurance costs and premiums, all of which shall be prorated outside of Escrow by the Parties.

S. Title Insurance.

At Closing, Escrow Holder shall issue, effective as of that date, the Title Policy described hereinabove.

T. Costs and Expenses.

Closing costs shall be borne by the Parties as follows:

1. *Title Policy Premium.*

The Title Policy premium and any endorsements desired by Developer shall be paid by Developer.

2. *Taxes and Costs.*

Documentary transfer taxes and costs of preparing and recording the Grant Deed shall be paid by Developer.

3. *Recording Fees.*

All recording fees shall be paid by Developer.

4. *Escrow Fees. All Escrow fees shall be paid by Developer.*

All other costs of closing, including, without limitation, filing fees, other recording fees and otherwise, shall be paid by Developer. Each Party shall bear its own legal fees and costs associated with the preparation of this Agreement. Developer shall deposit additional funds into Escrow in an amount equal to its share of the closing costs as determined by Escrow Holder. Escrow Holder is hereby authorized to withhold City's share of the closing costs from funds otherwise distributable to City.

U. Closing Date.

Unless otherwise extended by the Parties in writing or as specified herein, the closing of Escrow for the Real Property shall occur on or before the date that is two hundred seventy (270) calendar days from the Effective Date, subject to the prior satisfaction (or waiver) of any conditions precedent to Closing ("**Closing**"). The date on which Closing occurs is referred to herein as the "**Closing Date**." If the Escrow is not in a condition to close by the Closing Date, Escrow Holder, except as otherwise provided herein, shall cancel the Escrow upon receipt of written notice from either Party of such cancellation; provided, however, that if Escrow is not in a condition to close by the Closing Date due to the failure of only one (1) Party to perform, and such failure to perform constitutes a default under this Agreement, and the other Party has fully performed all of the obligations required of it in order to close the Escrow, only the performing Party shall be entitled

to provide Escrow Holder with written notice of cancellation. In the absence of any written notice of cancellation, Escrow Holder shall proceed to close the Escrow as soon as possible. Time is of the essence in performance of this Agreement.

V. Procedure for Closing.

Escrow Holder shall close the Escrow by doing the following:

1. *Payment of Claims.*

Pay from funds deposited by City all claims, demands and liens necessary to place title to the Property in the condition set forth in Subsection E. above.

2. *Payment of Closing Costs.*

Pay all Closing costs from funds deposited by Developer (other than the Purchase Price).

3. *Record Grant Deed.*

Record City's Grant Deed and this Agreement in the Official Records of Kings County and direct the County Recorder to affix the transfer tax after recording, return the recorded Grant Deed to Developer with a conformed copy to City, and file Developer's preliminary change of ownership report in Kings County, as appropriate.

4. *Record Agreement.*

Record this Agreement in the Official Records of Kings County and return the recorded Agreement to City with a conformed copy to Developer.

5. *Disburse Funds to City.*

Unless otherwise instructed by City, unilaterally deliver the remaining funds held in Escrow, less payments authorized hereunder, to City by Escrow Holder's check.

W. Failure to Close.

If Escrow shall fail to close as a result of Developer's breach of any of its obligations hereunder, then, upon demand of City, Escrow Holder shall terminate the Escrow, immediately deliver all documents that City previously deposited into Escrow (collectively "**City's Documents**") to City, deliver Developer's Deposit and preliminary change of ownership report to Developer, and charge Developer for any cancellation charges. City's right to terminate the Escrow would be in addition to all rights and remedies at law, in contract or in equity, including without limitation, specific performance. If the Escrow shall fail to close as a result of City's breach of any of its obligations hereunder, or upon Developer's election to terminate in accordance with the provisions of this Agreement, then upon demand of Developer, Escrow Holder shall terminate the Escrow, immediately cause the Deposit to be delivered to Developer, deliver City's

Documents to City, deliver Developer's preliminary change of ownership report to Developer, and charge City for any cancellation charges. Developer's right to terminate the Escrow would be in addition to all rights and remedies at law, in contract or in equity, including without limitation, specific performance. If the Escrow fails to close through no fault of either Developer or City, upon the demand of either Party, Escrow Holder shall return Developer's preliminary change of ownership report to Developer, return City's Documents to City, return the entire Deposit to Developer, and cancel the Escrow, with all cancellation charges to be borne equally by Developer and City.

X. Indemnification of Escrow Holder.

Escrow Holder shall be indemnified and held harmless by Developer and City against any and all costs, damages, attorneys' fees, expenses and liabilities which it incurs or sustains in connection with the Escrow, except for such items as may be caused by Escrow Holder's misconduct or negligence.

III. IMPROVEMENT OF PROPERTY.

A. Improvement of Property by Developer.

1. *Scope of Improvement Work.*

Developer shall, after Closing, improve the Property in accordance with and within the limitations established in the Scope of Development, the Schedule of Performance and plans and documents approved by City pursuant to this Agreement. For purposes of this Agreement, the terms "construct," "rehabilitate," "develop," "improve", "construction," "rehabilitation," "improvement," or "development" shall mean and refer to the improvement of the Property as provided in the Scope of Development attached hereto as Exhibit "B."

2. *Design Development Drawings.*

Developer shall submit to City "**Design Development Drawings**" for Developer's improvement of the Property. The commencement of any work to cause improvement of the Property shall be strictly contingent upon City's approval of the Design Development Drawings.

3. *Construction Documents.*

Developer shall prepare and submit to City construction documents ("**Construction Documents**") for all improvements required by the Scope of Development. The Construction Documents may be modified as provided herein. Within three (3) calendar days of the City's determination that the Construction Documents are complete, City shall submit such material for third (3rd) party review and City shall cause such review to occur in a timely manner. The Construction Documents shall be approved by City if they are reasonably acceptable to City and are consistent with the applicable legal authority, including, without limitation, building codes, the Hanford Municipal Code, and the terms of this Agreement. The Construction Documents shall include working drawings, specifications, materials boards, and detailed landscaping plans. City may require Developer to provide supplement information and materials not contained in the

Construction Documents to allow City to confirm that Developer's improvements will cause the Property to be consistent with its historic characteristics and which result in a premier mixed-use project within City's boundaries. The Construction Documents shall be submitted to the City within the time(s) set forth in the Schedule of Performance. The "**Final Construction Documents**" shall be the Construction Documents approved in writing by City. Developer will not undertake any work at the Property without first obtaining City's approval of Construction Documents and all permits required by law.

4. *Construction Contractor.*

Carvalho Construction, Inc. shall serve as general contractor for the Project.

5. *Land Use Approvals.*

a. Developer shall develop the Property in accordance with all applicable local land use requirements ("**Land Use Approvals**") and further agrees that any proposed design changes and the Final Construction Documents to be approved by the City in accordance with this Agreement shall comply with the Land Use Approvals. Approvals from the City shall not be unreasonably withheld, conditioned, or delayed. Additionally, nothing in this Agreement shall prohibit Developer or any future owner of the Property from seeking to have the zoning for the Property amended, modified or changed; however, City offers no representations or warranties as to approval of any such request as the City may not, by contract, commit to exercise its legislative authority in a manner that results in a specified outcome.

b. Developer acknowledges that the Courthouse is listed on the National Register of Historic Places and is designated as a historic structure by City. As a result, Chapter 17.48 of the Hanford Municipal Code ("**HMC**"), the terms of which are incorporated herein by reference, govern exterior modifications to the Courthouse. No changes to the exterior of the Courthouse may occur unless Developer first applies for and obtains a Historic Resources Permit from City in accordance with HMC Chapter 17.48, which shall not be unreasonably withheld, conditioned, or delayed. If HMC Chapter 17.48 ceases to exist following the Parties' execution of this Agreement, the last version existing immediately prior to its elimination shall continue to govern the Property for purposes of this Agreement. The Historic Resources Permit requirement shall be in addition to other permits that may be required under law for the modification of the Property.

6. *Cost of Construction.*

The cost of improving the Property in accordance with this Agreement, including, without limitation, cost overruns, shall be borne solely by Developer.

7. *Schedule of Performance and Progress.*

a. Developer shall begin and complete all construction and development within the times specified in the Schedule of Performance, or within such extensions of such times as may be granted by City or as provided for herein. The Schedule of Performance is also subject to revision from time to time as mutually agreed upon in writing by and between

Developer and City. Any environmental remediation work involving contamination that exists at Closing shall automatically extend the Schedule of Performance or the critical path of the Project and shall be considered excusable delay hereunder.

b. On or before the first (1st) day of each month, Developer shall deliver to City a financial summary and development status report in a form mutually approved by the Parties. City and Developer shall also meet regularly, but no less than quarterly, during construction to review compliance of construction with the Final Construction Documents and the terms of this Agreement. Necessary changes or alterations in the plans will be discussed along with coordination of approval of the changes and other pertinent matters. City shall have the reasonable right to inspect construction, as well as the right to accept or reject work found not to be in compliance with the Final Construction Documents or applicable law.

8. *Standards for Improvement Work.*

All work performed at the Property pursuant to this Section III and all maintenance, repair, and improvement work occurring in the future shall be consistent with the standards identified in the latest version of the “Secretary of Interior’s Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings” (“**Secretary of Interior’s Standards**”), which is incorporated herein by reference, in addition to then-applicable law.

B. Indemnification and Insurance.

1. *Developer’s Duty to Indemnify City.*

Without limiting the force and effect of any other indemnity provisions in this Agreement and except as otherwise limited herein, Developer agrees to, and shall, indemnify, protect, defend and hold City and its officials, officers, employees, representatives, and agents harmless from and against any and all claims, proceedings, liabilities, losses, damages, fees, costs, and expenses (including attorney’s fees and court costs), which arise after City’s conveyance of the Property to Developer, from or as a result of any post-Closing accident, injury, loss or damage whatsoever caused to any person or to the property of any person, which : (i) is due to the Property’s condition, or (ii) in any way arises out of the construction, development, management and/or operation of the Property, including, but not limited to, claims of negligent or defective design or construction, regardless of whether any such liability occurs before or after the City issues the Certificate of Compliance. These indemnity obligations shall survive the termination of this Agreement. The foregoing indemnity obligations shall not apply to claims, proceedings, liabilities, losses, damages, fees, costs, and/or expenses that in any way relate to matters for which the City cannot shift responsibility as a matter of the law.

2. *Developer Insurance.*

Developer shall have and maintain the insurance policies identified in the Insurance Requirements attached hereto as Exhibit “D”, which is incorporated herein by reference, until the City issues the Certificate of Compliance to Developer. Following the issuance of the Certificate

of Compliance, Developer shall maintain the property insurance required identified in Exhibit “D.”

C. Antidiscrimination during Construction; Equal Opportunity.

Developer, for itself and its successors and assigns, agrees as follows.

1. *Non-Discrimination.*

Developer will not discriminate against any employee or applicant for employment because of race, sex, color, age, religion, sexual orientation, actual or perceived gender identity, disability, ethnicity, or national origin. Developer will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, sex, color, age, religion, sexual orientation, actual or perceived gender identity, disability, ethnicity, or national origin. Such action shall include, but not be limited to, the following: employment, promotion, demotion, or transfer; recruitment or recruitment advertising, layoff, or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Developer agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

2. *Non-Discrimination Statement.*

Developer will, in all solicitations or advertisements for employees placed by or on behalf of the Developer, state that all qualified applicants will receive consideration for employment without regard to race, sex, color, age, religion, sexual orientation, actual or perceived gender identity, disability, ethnicity, or national origin.

3. *Contractual Provisions.*

Developer will cause the foregoing provisions to be inserted in all contracts for any work covered by this Agreement so that such provisions will be binding upon each contractor and subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

D. Local, State, and Federal Laws.

1. *Adherence to Laws.*

Developer shall carry out the construction of improvements and all other work on the Property in conformity with applicable laws, including, without limitation, the Americans with Disabilities Act of 1990 (“**ADA**”) and federal and state labor standards, as applicable. Should Developer pursue an exemption with respect to improvements that may be required under the ADA, City shall, in a manner consistent with the ADA, reasonably cooperate with Developer in such efforts.

2. *Prevailing Wage.*

City makes no representations or warranties as to the applicability of prevailing wage requirements of the California Labor Code to the Project. Developer acknowledges that, pursuant to Sections 1720 and 1771 of the California Labor Code, prevailing wage may be triggered for a private project if a public agency conveys property to a private party for less than fair market value. It shall be Developer's sole responsibility to determine whether prevailing wage requirements apply to the Project, and Developer will indemnify, defend, and hold City and its officials, officers, employees, representatives, and agents with respect to any violation of applicable prevailing wage requirements by Developer.

3. *City's Exercise of Police Powers.*

Nothing in this Agreement shall be construed to limit the authority of City in the exercise of its police power or pursuant to federal or state mandate to adopt and apply to Developer and the Project any codes, ordinances, policies, rules, and/or regulations.

E. City and Other Governmental Permits.

1. *Permits.*

Before commencement of any work at the Property, Developer shall secure or shall cause to be secured all permits which may be required by City and any other governmental agency having jurisdiction over construction, development, or work to be performed. Developer shall pay fees as may be required in connection therewith. Developer acknowledges that the execution of this Agreement by City does not constitute City approval for purposes of the issuance of permits, does not relieve Developer from the obligation to apply for and obtain from City all necessary approvals, entitlements, and permits for the Project, nor does it limit in any manner the discretion of City or any other agency in the approval process,

2. *Fees and Charges.*

Developer shall be solely responsible for, and shall promptly pay when due, all customary and usual fees and charges of City and other agencies with jurisdiction over the Project, including, without limitation, those related to the processing and consideration of amendments, if any, to the current entitlements, any related approvals and permits, environmental review, historic review, and any subsequent approvals for the Project.

3. *City's Duty to Process Applications.*

In consideration of Developer entering into this Agreement, and provided that Developer exercises due diligence and good faith, and files full, accurate, and complete applications with timely payment of all fees therefor, City agrees that it will accept, process, and review, in good faith and in an expeditious manner, all applications in accordance with the terms of this Agreement and applicable law.

F. Rights of Access and Inspection.

1. *City's Right of Access.*

City shall have the reasonable right of access to the Property without charges or fees during normal business hours during the period of construction, for inspection of the work being performed at the Property as provided in this Agreement and confirmation of Developer's satisfaction of the requirements of this Agreement. City shall minimize any disruption to any construction work being performed during any inspection.

2. *City Inspections.*

All City inspections of Project work shall be performed by one (1) inspector selected by City and who shall be familiar with this Agreement, the Scope of Development, and Construction Documents; provided however, City may elect to utilize more than one (1) inspector if the designated inspector is unavailable for a prolonged period or an inspection involves a matter exceeding the scope of the inspector's expertise.

G. Liens and Stop Notices.

1. *Restriction Regarding Liens and Stop Notices.*

Prior to the issuance of the Certificate of Compliance, Developer shall not allow to be placed on the Property or any part thereof any lien or stop notice on account of materials supplied to or labor performed on behalf of Developer. If a claim of a lien or stop notice is given or recorded affecting the Project or any part thereof, Developer shall, within twenty (20) calendar days of such recording or service: (i) pay and discharge (or cause to be paid and discharged) the same; or (ii) effect the release thereof by recording and delivering (or causing to be recorded and delivered) to the party entitled thereto a surety bond in sufficient form and amount; or (iii) provide other assurance satisfactory to City that the claim of lien or stop notice will be paid or discharged.

2. *Failure to Address Liens and Stop Notices.*

If Developer fails to satisfy or discharge any lien or stop notice on the Property or any part thereof pursuant to and within the time period set forth hereinabove, City shall have the right upon delivery of five (5) calendar days' written notice to Developer, but not the obligation, to satisfy any such liens or stop notices at Developer's expense. In such event, Developer shall be liable for and shall immediately reimburse City for such paid lien or stop notice. Alternatively, the City may require Developer to immediately deposit with City the amount necessary to satisfy such lien or claim pending resolution thereof. City may use such deposit to satisfy any claim or lien that is adversely determined against Developer. Developer shall file a valid notice of cessation or notice of completion upon cessation of construction work on the Property for a continuous period of thirty (30) calendar days or more and shall take all other reasonable steps to forestall the assertion of claims or liens against the Property. City may, but has no obligation to, record any notices of completion or cessation of labor, or any other notice that City deems necessary or desirable to protect its interest in the Property hereunder.

H. Prohibition Against Transfer.

1. *Assignment Prohibition.*

Prior to the recordation of the Certificate of Compliance for the Project, the Developer shall not, except as permitted by this Agreement, assign or attempt to assign this Agreement or any right herein, nor make any total or partial sale, transfer, conveyance or assignment of the whole or any part of the Property or the improvements thereon, without prior written approval of City, which may be withheld in City's sole discretion. This prohibition shall cease upon the recordation of the Certificate of Compliance. This prohibition shall not be deemed to prevent the granting of easements to facilitate the development of the Property, nor shall it prohibit granting any security interests described in this Agreement for financing the acquisition and development of the Property.

The City shall not assign, attempt to assign, or otherwise transfer its rights and obligations under this Agreement without the prior written approval of Developer, which may be withheld in Developer's sole and absolute discretion.

2. Consequences of Prohibited Assignment.

If, contrary to the provisions of this Agreement, Developer assigns this Agreement or any of the rights herein, or sells, transfers, conveys, or assigns any part of the Property or the improvements thereon prior to the completion of the Project as evidenced by a Certificate of Compliance, the City shall, at the City's discretion, be entitled to: (i) the consideration received by Developer in the sale, transfer, conveyance, or assignment; or (ii) reacquire the Property in accordance with Section VIII.B. below.

3. City's Approval of Assignee.

Prior to issuance of a Certificate of Compliance, any proposed transferee shall be subject to prior written approval by City, which may be withheld in City's sole discretion. Any proposed transferee shall have the qualifications and financial capability necessary and adequate, as determined by City, to fulfill the obligations under this Agreement by the Developer. Prior to City's approval or disapproval of the proposed transfer, Developer and the proposed transferee shall submit to City, for its review and approval, all instruments and other legal documents proposed to effect any such transfer, and a written instrument in a form recordable against the Property, binding upon the proposed transferee and its successors and assigns and for the benefit of City, by which: (i) the proposed transferee shall expressly assume all of the obligations of the Developer under this Agreement and agree to be subject to all conditions and restrictions to which Developer is subject; and (ii) Developer guarantees the transferee's performance hereunder.

4. Developer Not Relieved of Responsibilities.

Prior to the issuance of the Certificate of Compliance for the Project, no sale, transfer, conveyance or assignment of the Property, or approval thereof by the City, shall be deemed to relieve Developer or any other party from any obligations under this Agreement, unless such sale, transfer, conveyance or assignment of the Property is an Allowed Transfer (defined below) or it is approved in writing by the City, which approval may be withheld in the City's sole discretion. The foregoing notwithstanding, upon issuance of the Certificate of Compliance, any subsequent sale,

transfer, conveyance or assignment of the Property shall relieve Developer from any remaining obligations of this Agreement.

5. *Allowed Transfers.*

Notwithstanding the above, Developer shall not be required to seek the approval of City, and this Agreement shall not be terminated in connection with any assignment or transfer of this Agreement (“**Transfer**”) to the extent: (i) such Transfer is to any entity in which Developer is the managing general partner or the managing member or Developer and the transferee entity share common majority ownership; and (ii) Developer has delivered to City a fully executed Completion Guarantee in a form reasonably satisfactory to City, under which Developer guarantees the transferee’s completion of the Project. Developer shall provide the City with written notice of any such Transfer.

I. Security Financing: Rights of Holders.

1. *No Encumbrances Except Mortgages, Deeds of Trust.*

Mortgages, deeds of trust, or any other form of conveyance required for financing are permitted to encumber the Property before the recordation of a Certificate of Compliance for the purpose of securing loans to be used for financing the expenditures necessary and appropriate to develop the Property under this Agreement. Any such conveyance shall be subject to the covenants, conditions, and restrictions applicable to the Property under this Agreement. Developer shall notify City in advance of any mortgage, deed of trust, or other form of conveyance for financing if Developer proposes to enter into the same before the issuance of the Certificate of Compliance. Developer shall not enter into any such conveyance for financing without the prior written approval of the City, which approval the City agrees to give without any unreasonable delay or conditions, if the conveyance complies with this Subsection I. and such conveyance is given to a responsible financial or lending institution or other acceptable person or entity. The words “mortgage” and “deed of trust” as used herein include all other appropriate modes of financing real estate acquisition, construction, and land development.

2. *Holder Not Obligated to Construct Improvements.*

The holder of any mortgage, deed of trust, or other security interest authorized by this Agreement (“**Authorized Lender**”) shall in no way be obligated by the provisions of this Agreement to construct or complete the improvements at the Property or to guarantee such construction or completion. Nothing in this Agreement shall, however, be deemed to permit or authorize any such Authorized Lender to devote the Property to any uses, or to construct any improvements thereon, other than those uses or improvements provided for or authorized by this Agreement or otherwise violate the terms of this Agreement.

3. *Notice of Default to Security Interest Holders; Right to Cure.*

Whenever City shall deliver any notice or demand to the Developer with respect to any breach or default by Developer in completion of development of the improvements at the Property, City shall, at the same time, deliver to each holder of record of any mortgage, deed of trust, or

other security interest authorized by this Agreement a copy of such notice or demand. Each such holder shall (insofar as the rights of the City are concerned) have the right, at its option, within thirty (30) calendar days after the receipt of the notice to cure or remedy any such default and to add the cost thereof to the security interest debt and the lien on its security interest. If such default shall be a default which can only be remedied or cured by such holder upon obtaining possession, such holder shall seek to obtain possession with diligence and continuity through a receiver or otherwise, and shall remedy or cure such default within thirty (30) calendar days after obtaining possession but no later than one hundred twenty (120) calendar days from its receipt of the notice to cure; provided that in the case of a default which cannot with diligence be remedied or cured, or the remedy or cure of which cannot be commenced, within such thirty (30) calendar day period, such holder shall have such additional time as reasonably necessary to remedy or cure such default of Developer if such party commences cure efforts during the thirty (30) calendar day period and diligently pursues the completion of the required work. Nothing contained in this Agreement shall be deemed to permit or authorize such holder to undertake or continue the construction or completion of the Project (beyond the extent necessary to conserve or protect the improvements or construction already made) without first having expressly assumed Developer's obligations to City by written agreement satisfactory to the City. Prior to entering into such an agreement, the holder shall submit evidence satisfactory to City that such holder has the qualifications and financial capability necessary to perform such obligations. Any such holder that properly completes such improvements shall be entitled, upon written request made to City, to a Certificate of Compliance from City.

4. Failure of Holder to Complete Improvements.

In any case where, six (6) months after default by Developer in the completion of the improvements under this Agreement, the holder of any mortgage, deed of trust, or other security interest creating a lien or encumbrance upon the Property or any portion thereof has not exercised the option to cure such default, or, if it has exercised the option and has not proceeded diligently to cure such default, the City may, but shall not be required to, purchase the mortgage, deed of trust, or other security interest by payment to the holder of the amount of the unpaid debt, plus any accrued and unpaid interest. If the ownership of the Property has vested in the security holder, City, if it so desires, shall be entitled to a conveyance from the holder to City upon payment to the holder of an amount equal to the sum of the following:

a. The unpaid amount secured by the mortgage, deed of trust, or other security interest debt at the time title became vested in the holder (less all appropriate credits, including those resulting from collection and application of rentals and other income received during foreclosure proceedings).

b. All expenses with respect to foreclosure or deed in lieu of foreclosure.

c. The net expenses, if any (exclusive of general overhead), incurred by the holder as a direct result of the subsequent ownership or management of the Property, such as insurance premiums and real estate taxes.

d. The costs of any improvements made by such holder.

e. An amount equivalent to the interest that would have accrued on the aggregate of such amounts had all such amounts become part of the secured debt and such debt had continued in existence to the date of payment by City.

5. *Right of City to Cure Mortgage, Deed of Trust, or Other Security Interest Default.*

In the event of a default or breach by Developer of any secured financing with respect to the Property (or any portion thereof) prior to the issuance of the Certificate of Compliance, and the holder has not entered into an agreement to assume Developer's obligations, City may, but shall not be required to, cure the default prior to completion of any foreclosure. In such event, City shall be entitled to immediate reimbursement from Developer of all costs and expenses incurred by the City in curing the default. City shall also be entitled to a lien hereunder against the Property to the extent of such costs and disbursements.

J. Certificate of Compliance.

1. *City's Duty to Provide Certificate.*

Promptly after completion of the Project, as generally and specifically required by this Agreement and in particular by the Scope of Development and Final Construction Documents approved by City hereunder, City shall furnish Developer with a Certificate of Compliance, the form of which is attached hereto as Exhibit "E," which is incorporated herein by reference, upon written request therefor by Developer, if City finds that the Project has been constructed in accordance with the terms and conditions of this Agreement and Developer is not in default. Developer shall include with its request a complete set of as-built drawings for the Project with its request for a Certificate of Compliance. City shall not unreasonably withhold, condition, or delay the issuance of such Certificate of Compliance. Issuance by City of the Certificate of Compliance shall constitute evidence that Developer has completed the Project; issuance of such Certificate shall not, however, constitute evidence that Developer has satisfied any of its other obligations under this Agreement.

2. *City's Non-Issuance of Certificate.*

If City refuses or fails to furnish a Certificate of Compliance after written request from the Developer, City shall, within ten (10) business days of the written request, provide Developer with a written statement of the reasons for City's withholding of the Certificate of Compliance. The statement shall also identify the actions that Developer must take to obtain a Certificate of Compliance. If the reason for such refusal is confined to the immediate availability of specific items or materials for landscaping, and/or minor items, City will issue its Certificate of Compliance upon the posting of a bond by Developer with City in an amount representing one hundred twenty five percent (125%) of the value of the work not yet completed. If City fails to provide such written statement within said ten (10) business days, Developer shall be deemed entitled to the Certificate of Compliance.

3. *Mediation Regarding Non-Issuance of Certificate.*

If City declines to issue the Certificate of Compliance and, during the ten (10) business days following City's notice to Developer that City has declined to issue such certificate, the Parties are unable to come to an agreement on the terms upon which a Certificate of Compliance will be issued, then Developer, upon written notice to the City, may require that the Parties' dispute regarding the issuance of a Certificate of Compliance shall be brought before a mediator meeting the qualifications set forth below. Mediation regarding the subject dispute shall occur within Sixty (60) calendar days, or thereafter as is reasonably possible, following notice from Developer at a mutually agreed upon location, at a mutually convenient time. The mediator shall be a person mutually selected by City and Developer who shall have at least ten (10) years of mediation experience. The costs and expenses of the mediator shall be borne equally by Developer and City. To the extent a party does not participate in mediation in good faith, that party shall not be entitled to recover any attorney's fees or costs in subsequent litigation.

4. *Limited Nature of Certificate.*

Such Certificate of Compliance shall not constitute evidence of compliance with or satisfaction of any obligation of Developer to any security holder, or any insurer of a security holder. Such Certificate of Compliance is not a notice of completion as referred to in Section 3093 of the California Civil Code nor a certificate of compliance as described in Section 66499.35 of the California Government Code.

K. Construction Signage and Project Ceremonies.

Developer shall provide construction site signage that identify the Project and signage shall reference the Courthouse as the "County of Kings Courthouse." The design and text of the signs shall be subject to prior review and approval by City through City's signage permitting process, which shall not be unreasonably withheld, delayed or conditioned. The signs must be erected on the Property on or before commencement of construction. Developer shall be solely responsible for the cost of all Project ceremonies, if any. All such ceremonies shall be closely coordinated with City.

IV. **USE OF THE PROPERTY.**

A. Uses.

1. *Developer Covenants - Generally.*

Developer covenants and agrees for itself and its successors and assigns as follows:

a. The Property shall be developed and utilized in accordance with the provisions of this Agreement, the Scope of Development, City's then-current General Plan, City's then-current Municipal Code, the permits issued for the Property, and all plans approved by City pursuant to this Agreement. The foregoing notwithstanding, Developer or Developer's successors in interest may apply to the City for future amendments or modifications to any of the foregoing Plans, Codes, Permits and any other relevant documents pertaining to the Property.

b. The Courthouse shall always be identified as the “County of Kings Courthouse” in all manners of signage. The foregoing does not preclude Developer or its tenants from incorporating their own branding into signage as well, subject to the signage regulations of the Hanford Municipal Code.

B. Occupancy.

1. *Vacancies and Non-Use.*

The Property is a vital component of Downtown Hanford, and, therefore, prolonged vacancies or non-use of a significant portion of the Property following City’s issuance of the Certificate Completion will have a detrimental effect on City and its residents.

2. *Default for Intentional Non-Use.*

Developer will be deemed in default of this Agreement if, following the one (1) year anniversary of City’s issuance of the Certificate of Compliance, fifty percent (50%) or more of the occupiable floor space within the Courthouse is vacant and/or not utilized for productive operations benefitting the public for any six (6) month period. The Parties hereby agree that there are _____ (____) square feet of occupiable floor space within the Courthouse. Developer will, at City’s request, promptly provide documentation to City that demonstrates that space within the Courthouse is occupied and is being utilized for productive operations benefitting the public. Such evidence may include, without limitation, true and correct copies of tenant leases.

3. *Developer’s Acknowledgment.*

Developer acknowledges that a primary factor for City’s execution of this Agreement is that the Courthouse be put to productive use. Therefore, the provisions of this Subsection B. are of utmost importance, and Developer will be deemed in default of this Agreement if occupancy requirements are not satisfied.

C. Effect and Duration of Covenants; Covenants Run with the Land.

1. *Covenants Binding.*

The covenants established in this Agreement shall be binding for the benefit and in favor of City, Developer, and their respective successors and assigns.

2. *Covenants Survive Transfer.*

Unless necessarily implied, the covenants and obligations herein shall not be merged with the Grant Deed and shall survive the transfer of the Property and the recording of the Grant Deed.

3. *Covenants Run with the Land.*

The covenants and obligations identified in this Agreement shall run with the land.

4. *Recording of Agreement.*

At Closing, this Agreement shall be recorded in the Official Records of Kings County against the Property at Developer's sole cost.

D. Effect of Violation of Terms of Agreement.

The City is deemed beneficiary of the terms and provisions of this Agreement and the covenants running with the land. The Agreement and the covenants shall run in favor of the City. The City shall have the right, if the covenants are breached, to exercise all rights and remedies, and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breaches to which it is entitled.

V. **PRESERVATION AND MAINTENANCE OF THE PROPERTY.**

A. Developer's Duty.

Developer hereby covenants on behalf of itself and its successors and assigns at all times to restore, maintain, and preserve the Property: (i) in accordance with the Secretary of Interior's Standards, which shall include, without limitation, the use by Developer of in-kind materials and colors, applied with workmanship comparable to that which was used in the original construction or application of those materials being repaired or maintained; and (ii) so that it is a premier mixed-use project within City.

B. Historic Resources Permit.

No construction, alteration, or rehabilitation shall be undertaken or permitted to be undertaken that would affect the historic features of the Property without prior consultation with, and express permission of City, which consultation and permission shall occur through City's Historic Resources Permit process (see Hanford Municipal Code Chapter 17.48), as may be amended. If HMC Chapter 17.48 ceases to exist following the Parties' execution of this Agreement and is not replaced with a substitute process, the last version existing immediately prior to its elimination shall continue to govern the Property.

C. Demolition Prohibited.

Developer shall, under no circumstances, demolish the Courthouse without City's prior consent, which may be withheld in City's sole and absolute discretion.

D. Developer's Duty to Restore.

If the Courthouse is damaged or destroyed by any cause, Developer will expeditiously restore the structure in accordance with the standards identified herein regardless of whether insurance coverage exists for such damage. Developer shall promptly obtain the permits required for restoration efforts, and construction will commence within forty-five (45) calendar days of obtaining such permits or as soon thereafter as reasonably possible. Developer shall diligently prosecute such work through completion. In the event of total destruction, the Courthouse will be

fully reconstructed within thirty-six (36) months of the event causing destruction or as soon thereafter as reasonably possible. Any lesser damage will be addressed in a shorter timeframe consistent with the extent of damage incurred.

E. Notice for Failure to Comply.

City shall notify Developer in writing should Developer fail to satisfy the requirements of this Section V. Developer will complete the necessary work to address all deficiencies and non-compliant conditions within thirty (30) calendar days of Developer's receipt of City's written deficiency notice.

F. Developer's Obligation to Pay Taxes.

Commencing upon Developer's acquisition of the Property, Developer shall pay all real and personal property taxes, assessments, and charges assessed against the Property at such times and in such manner as to prevent any penalty from accruing, or any lien or charge from attaching to the Property; provided, however, Developer shall have the right to contest in good faith, any such taxes, assessments, or charges. In the event the Developer exercises its right to contest any tax, assessment, or charge, Developer, on final determination of the proceeding or contest, shall immediately pay or discharge any decision or judgment rendered against it, together with all costs, charges, and interest,

G. Remedies.

1. *City's Right to Cure Breach.*

If Developer fails to cure a breach of this Section V. within the specified period, City may address Developer's breach by remedying any non-compliant condition of the Property. In such case, City will invoice Developer for all costs incurred by City to address Developer's breach. Payment in full shall be due within thirty (30) calendar days of the date of the invoice. Any balance that remains unpaid at the end of a thirty (30) calendar day payment period shall accrue interest at the rate of ten percent (10%) per annum. This Agreement shall: (i) secure all amounts that Developer may come to owe City under this Agreement; and (ii) serve as a lien against the Property securing such amounts owed to City.

2. *Remedies.*

In addition to or in lieu of the remedy identified in the preceding Subsection G.1., City and any resident of City may, after giving the required notice pursuant to Subsection E. above, institute an action for specific performance, injunction, and/or monetary damages. The action for specific performance may include restoration of the Property to the condition required hereunder. The plaintiff in any action brought pursuant to this Section V. shall be entitled to recover its costs and attorneys' fees if it is deemed to be the prevailing party.

3. *Non-Exclusive Remedies.*

The provisions of this Section V. shall not preclude City from pursuing any other remedy against Developer that may be available at law, in equity, or hereunder.

4. *Remedies Cumulative.*

The remedies identified in this Agreement, including in this Section V., shall be cumulative and the pursuit of one (1) form of remedy shall not automatically preclude other remedies.

VI. **FUNDING.**

All development, maintenance, repairs, improvement, and preservation of the Property shall be funded by Developer.

VII. **CITY’S RIGHT OF FIRST REFUSAL.**

A. Right of Refusal – Generally.

City shall have the first right of refusal to purchase any portion of the Property (“**Right of Refusal**”).

B. Notice to City.

If, at any time, Developer receives a bona fide offer from a potential purchaser or Developer otherwise seeks to gift or convey all or any portion of the Property and such conveyance would not otherwise be considered an Allowed Transfer or a transfer to one or more owners of Developer (or its successor) and/or their immediate families or trusts (“**Third Party Offer**”), then, prior to accepting such Third Party Offer, Developer shall transmit all of the terms of such Third Party Offer to City, and City shall have ten (10) business days to notify Developer, in writing (“**ROFR Notice**”), whether it agrees to acquire the applicable portion of the Property on the terms set forth in the Third Party Offer.

C. City’s Waiver of Right of Refusal.

In the event that City does not provide Developer with a ROFR Notice within the timeframe provided for in the preceding sentence, then City shall be deemed to have elected not to acquire the applicable portion of the Property and Developer shall be free to convey the applicable portion of the Property to the third party for which Developer submitted the Third Party Offer on the terms set forth therein. Developer may not sell or transfer to such third party on any terms other than those set forth in the Third-Party Offer. In the event that City does not exercise its Right of First Refusal, City shall be deemed to have irrevocably waived its Right of First Refusal with respect to the transaction outlined in the corresponding Third Party Offer. Should City waive its Right of First Refusal with respect to a Third Party Offer and Developer fail to sell or convey to such third party on the terms outlined in the Third Party Offer, City’s Right of First Refusal will apply to any new or revised offer received by Developer, including, without limitation, a new or revised offer received from the same third party or a new third party.

D. Terms of Purchase.

To the extent that the terms of Section II. above do not directly conflict with the Third Party Offer, the purchase and sale provisions of that section shall govern City's acquisition of the Property from Developer.

VIII. DEFAULTS, REMEDIES, AND TERMINATION.

A. Defaults – Generally.

1. Developer Default.

In addition to the defaults identified herein, the following events shall constitute an event of default on the part of Developer ("**Event of Developer Default**"):

a. Developer fails to commence or complete construction of the Project within the time periods specified herein or abandons or suspends construction of the Project prior to completion for a period of thirty (30) calendar days.

b. Developer transfers or assigns its rights hereunder without City's prior consent.

c. Developer fails to pay, prior to delinquency, taxes or assessments due on the Property or fails to pay when due any other charge that may result in a lien on the Property, and Developer fails to cure such default within twenty (20) calendar days of the date of delinquency, but in all events prior to the date upon which the holder of any such lien has the right to foreclose thereon.

d. A default arises under any loan secured by a mortgage, deed of trust, or other security instrument recorded against the Property and remains uncured beyond any applicable cure period such that the holder of such security instrument has the right to accelerate repayment of such loan.

e. Any representation or warranty contained in this Agreement or in any document submitted to City in connection with this Agreement proves to have been incorrect in any material and adverse respect when made.

f. If, pursuant to, or within the meaning of the United States Bankruptcy Code or any other federal or state law relating to insolvency or relief of debtors ("**Bankruptcy Law**"), Developer: (i) commences a voluntary case or proceeding; (ii) consents to the entry of an order for relief against Developer in an involuntary case; (iii) consents to the appointment of a trustee, receiver, assignee, liquidator or similar official for Developer; (iv) makes an assignment for the benefit of its creditors; or (v) admits in writing its inability to pay its debts as they become due.

g. A court of competent jurisdiction shall have made or entered any decree or order: (i) adjudging Developer to be bankrupt or insolvent; (ii) approving as properly

filed a petition seeking reorganization of Developer or seeking any arrangement for Developer under bankruptcy law or any other applicable debtor's relief law or statute of the United States or any state or other jurisdiction; (iii) appointing a receiver, trustee, liquidator, or assignee of Developer in bankruptcy or insolvency or for any of its properties; or (iv) directing the winding up or liquidation of Developer, in each case if such decree, order, petition, or appointment is not removed or rescinded within sixty (60) calendar days.

h. Developer shall have assigned its assets for the benefit of its creditors (other than pursuant to a mortgage loan) or suffered a sequestration or attachment of or execution on any substantial part of its property, unless the property so assigned, sequestered, attached or executed upon shall have been returned or released within sixty (60) calendar days after such event (unless a lesser time period is permitted for cure pursuant to Subsections (f) or (g) above or pursuant to any other mortgage on the Property, in which event such lesser time period shall apply under this subsection as well) or prior to any sooner sale pursuant to such sequestration, attachment, or execution.

i. Developer shall have voluntarily suspended its business or Developer shall have been dissolved or terminated.

j. Developer defaults in the performance of any term, provision, covenant, or condition contained in this Agreement, and, unless a different cure period is specified for such default, the default continues for thirty (30) calendar days after the date upon which City shall have given written notice of the default to Developer; provided however, if the default is non-monetary in nature and cannot be cured within thirty (30) days, an Event of Developer Default shall not arise hereunder if Developer commences to cure the default within the thirty (30) day cure period and thereafter diligently prosecutes the curing of such default through completion.

2. City Default.

In addition to the defaults identified elsewhere herein, an event of default on the part of City ("**Event of City Default**") shall arise hereunder if City fails to keep, observe, or perform any of its covenants, duties, or obligations under this Agreement, and the default continues for a period of thirty (30) calendar days after written notice thereof from Developer to City, or in the case of a default which cannot with due diligence be cured within thirty (30) calendar days, City fails to commence to cure the default within thirty (30) calendar days of such notice and thereafter diligently prosecutes the curing of such default through completion.

3. Notice of Default.

The non-defaulting Party shall give written notice of default to the Party in default, specifying the default and the actions required to cure the default. Delay in giving such notice shall not constitute a waiver of any default nor shall it change the time of default.

4. No Waiver of Rights or Remedies.

Any failures or delays by either Party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies. Delays

by either Party in asserting any of its rights and remedies shall not deprive either Party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert, or enforce any such rights or remedies.

B. Remedies.

1. *Institution of Legal or Equitable Action.*

In addition to any other rights or remedies available hereunder, either Party may institute legal or equitable action to cure, correct, or remedy any default or recover damages for any default, or to obtain any other remedy consistent with the purpose of this Agreement.

2. *Termination.*

A non-defaulting Party may, at its option, may terminate this Agreement in the event the other Party is in default of any of the defaulting Party's obligations hereunder and such default is not cured within the time specified herein.

3. *City Repurchase.*

a. In addition to the other remedies available under this Agreement, City shall also have the right, at its option, to purchase, enter, and take possession of the Property with all improvements thereon ("**Repurchase Option**"), if Developer breaches the terms of this Agreement and fails to fully remedy the breach as required herein.

b. If City exercises the Repurchase Option as a result of Developer's failure to commence or complete the Project, City shall pay to the Developer cash in an amount equal to:

- (i) The Purchase Price of One Dollar (\$1.00); plus
- (ii) Those costs paid by Developer for improvement work performed at the Property, which are necessary, reasonable, and sufficiently documented, plus
- (iii) The financing costs and interest paid by Developer on its financing for Project work that is necessary, reasonable, and sufficiently documented, minus
- (iv) The value of any liens or encumbrances on the Property which the City assumes or takes subject to; and minus

c. If Developer completes the Project and required under this Agreement and City exercises the Repurchase Option as a result of Developer's post-completion breach of this Agreement, City shall, upon its election to repurchase the Property, pay to Developer:

- (i) The then-current fair market value of the Property; minus

(ii) The value of any liens or encumbrances against the Property which City assumes or takes subject to; minus

(iii) Any amounts owed to City by Developer; minus

(iv) All taxes, assessments, and utility charges payable with respect to the Property for the period prior to the date that City acquires title to the Property; minus

(v) The amount of any payments necessary to discharge or prevent from attaching any subsequent encumbrance or liens due to obligations, defaults, or acts of Developer; and minus

(vi) Any damages to which City is entitled under this Agreement by reason of Developer's default.

(vii) If the Parties are unable to agree upon the Property's then-current fair market value, the Parties shall each hire an MAI-certified real property appraiser. Each Party will be responsible for the fees charged by its respective appraiser. If the Parties' respective appraisers cannot agree upon the Property's then-current fair market value, the Parties will jointly hire a third MAI-certified appraiser selected by the Parties' respective appraisers, and the Property's then-current fair market value shall be an average of the three (3) appraisals. If the Parties are unable to agree upon a third appraiser, that appraiser shall be selected by the Superior Court for the County of Kings. The Parties will each be responsible for one-half (1/2) of the fees charged by the third appraiser.

d. City shall give Developer written notice of its intent to exercise the Repurchase Option. The purchase and escrow terms contained in Section II. above shall, to the greatest extent feasible, govern City's repurchase the Property.

e. Any rights of the City under this Subsection B.3. shall not defeat, limit, or render invalid any mortgage or deed of trust permitted by this Agreement or any rights provided for in this Agreement for the protection of holders of such instruments. Any conveyance or return of the Property to City pursuant to this Subsection B.3. shall be subject to mortgages and deeds of trust permitted by this Agreement.

4. Rights and Remedies Cumulative and Non-Exclusive.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement or if the City elects to exercise its right to repurchase the Property, the rights and remedies of the Parties are cumulative, and the exercise by either Party of one (1) or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.

IX. **GENERAL PROVISIONS.**

A. **Notices.**

Except as otherwise expressly provided herein, any notice, consent, authorization or other communication to be given hereunder shall be in writing and shall be deemed duly given and received when delivered personally, one (1) business day after being deposited for next-day delivery with a nationally recognized overnight delivery service, or five (5) business days after being mailed by certified mail, with return receipt requested, properly addressed to the Party to receive such notice at the last address furnished for such purpose by the Party to whom notice is directed and addressed as follows:

To Buyer: Jason Carvalho and Kevin Nickell

3055 Limestone Way
Paso Robles, CA 93446

To Seller: Mario Cifuentez, City Manager
CITY OF HANFORD
319 N. Douty Street
Hanford, CA 93230

B. **Conflicts of Interest.**

No officer, official, or employee of City shall have any personal interest, direct or indirect, in this Agreement nor shall any such officer, official or employee participate in any decision relating to the Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he, or she is, directly or indirectly, interested.

C. **Warranty Against Payment of Consideration for Agreement.**

Developer warrants that it has not paid or given, and will not pay or give, any third (3rd) party any money or other consideration for obtaining this Agreement.

D. **Nonliability of City Officials and Employees.**

No officer, official, or employee of the City, including, without limitation, the City Attorney, shall be personally liable to Developer or any successor in interest, in the event of any default or breach by City or for any amount which may become due to Developer or to its successor, or on any obligations under the terms of this Agreement.

E. **Enforced Delay; Extension of Time of Performance.**

Notwithstanding specific provisions of this Agreement, performance by either Party shall

not be deemed to be in default where delays or defaults are due forces beyond their control, including but not limited to war; insurrection; strikes; lock-outs; riots; floods; earthquakes; fires; casualties; acts of God; nuclear or natural catastrophes; environmental remediation work occurring pursuant to Section III.A.7. above; acts of the public enemy; epidemics or pandemics; quarantine restrictions; freight embargoes; lack of transportation; breakdown of or damage to buildings, equipment or facilities; interruption or delay in transportation, fuel supplies or electrical power; governmental restrictions or priority; litigation including litigation challenging the validity of this transaction or any element thereof; unusually severe weather; inability to secure necessary labor, materials or tools; acts of the other party; acts or failure to act or delays in acting of City or any other public or governmental agency or entity (other than that acts or failure to act of City shall not excuse performance by City); or any other causes beyond the control or without the fault of the Party claiming an extension of time to perform. An extension of time for any such cause shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause. Times of performance under this Agreement may also be extended in writing by the City and Developer.

F. Inspection of Books and Records.

City has the right, at all reasonable times, to inspect the records of Developer pertaining to the Property and/or the Project as necessary to confirm compliance with the terms of this Agreement.

G. Sole and Only Agreement.

This Agreement supersedes any and all other agreements, either oral or in writing, between the Parties with respect to the matters set forth herein and contains all of the covenants and agreements between the parties regarding said matters. Except as is otherwise provided herein, 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 promise shall be valid or binding.

H. Further Action.

The Parties agree to perform all further acts, and to execute, acknowledge, and deliver any documents that may be reasonably necessary, appropriate or desirable to carry out the purposes of this Agreement.

I. Waiver.

A waiver of any breach of this Agreement by any Party shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or any other provision of this Agreement.

J. Choice of Law.

This Agreement shall be governed by the laws of the State of California and any question arising hereunder shall be construed or determined according to such law.

K. Headings; Interpretation.

1. The language in all parts of this Agreement shall in all cases be construed simply, as a whole and in accordance with its fair meaning and not strictly for or against any party. The Parties acknowledge and agree that this Agreement has been prepared jointly by the Parties and has been the subject of arm's length and careful negotiation over a considerable period of time, that each party has been given the opportunity to independently review this Agreement with legal counsel, and that each Party has the requisite experience and sophistication to understand, interpret, and agree to the particular language of the provisions hereof. Accordingly, in the event of an ambiguity in or dispute regarding the interpretation of this Agreement, this Agreement shall not be interpreted or construed against the Party preparing it.

2. If any term or provision of this Agreement, the deletion of which would not adversely affect the receipt of any material benefit by any Party hereunder, shall be held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby and each other term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. It is the intention of the Parties that in lieu of each clause or provision of this Agreement that is illegal, invalid, or unenforceable, there be added as a part of this Agreement an enforceable clause or provision as similar in terms to such illegal, invalid, or unenforceable clause or provision as may be permitted by law.

3. The captions of the sections and subsections herein are inserted solely for convenience and under no circumstances are they or any of them to be treated or construed as part of this instrument.

4. References in this instrument to this "Agreement" mean, refer to and include this instrument as well as any riders, exhibits, addenda, and attachments hereto (which are hereby incorporated herein by this reference) or other documents expressly incorporated by reference in this instrument. Any references to any covenant, condition, obligation, and/or undertaking "herein," "hereunder," or "pursuant hereto" (or language of like import) means, refers to, and includes the covenants, obligations, and undertakings existing pursuant to this instrument and any riders, exhibits, addenda, and attachments or other documents affixed to or expressly incorporated by reference in this instrument.

5. As used in this Agreement, and as the context may require, the singular includes the plural and vice versa, and the masculine gender includes the feminine and vice versa.

L. Time.

Time is of the essence for each condition, term, obligation and provision of this Agreement. Unless otherwise specified, in computing any period of time described in this Agreement, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included. The final day of any such period shall be deemed to end at 5:00 p.m., local time at the Property. For purposes of this Agreement, a "business

day” means a day that is not a Saturday, Sunday, a federal holiday, or a state holiday under the laws of the State of California.

M. Counterparts.

This Agreement may be signed by the Parties in different counterparts and the signature pages combined to create a document binding on all Parties. This Agreement may be executed in two (2) separate counterparts, each of which, when so executed, shall be deemed to be an original and to constitute the one and same contract. This Agreement may also be signed, and signatures transmitted by facsimile, and any such facsimile copy shall be equivalent to a binding signed original for all purposes. This Agreement additionally may be executed and delivered by way of PDF email, provided the Parties have provided each other with email addresses to accomplish such delivery and the Party sending this Agreement via email either receives an electronic delivery receipt from the Party to whom this Agreement was sent or the recipient acknowledges receipt via email.

N. Attorneys’ Fees and Venue.

In the event of any action between Buyer and Seller seeking enforcement of any of the terms and conditions of this Agreement, the prevailing Party in such action shall be awarded, in addition to damages, injunctive or other relief, its reasonable costs and expenses, including, but not limited to, reasonable costs and reasonable attorneys’ fees. Seller and Buyer agree that any such action shall be venued in Kings County, California or in the Federal District Court in Fresno, California.

O. Relationship.

Nothing in this Agreement is intended to or shall establish the Parties as partners, co-venturers, or principal and agent with one another. The relationship of Developer and City shall not be construed as a joint venture, equity venture, partnership or any other relationship. City neither undertakes nor assumes any responsibility or duty to Developer (except as expressly provided in this Agreement) or to any third party with respect to the Project. Developer and its employees are not employees of City but rather are, and shall always be, considered independent contractors. Furthermore, Developer and its employees shall at no time hold themselves out as employees or agents of City. Except as City may specify in writing, Developer shall not have any authority to act as an agent of City or to bind City to any obligation.

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IN WITNESS WHEREOF, the Parties have executed this Agreement in the City of Hanford, County of Kings, California.

CITY

CITY OF HANFORD, a municipal
corporation

Dated: _____, 2023

By: _____
TRAVIS PADEN
Mayor

DEVELOPER

Dated: _____, 2023

By: _____
JASON CARVALHO
President

Dated: _____, 2023

By: _____
KEVIN NICKELL
Secretary

EXHIBIT “A”

Legal Description and Drawing

EXHIBIT A

Parcel C

A portion of Parcels 1 and 4 of that Quitclaim Deed recorded October 30, 2014 as Instrument No. 1415827, of Kings County Records, located in the Southwest quarter of Section 25 and the Northwest quarter of Section 36, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows:

Commencing at a Point 40 feet West of the Southeast corner of the Southeast quarter of the Southwest quarter of Section 25, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, said point also being the Northeast corner of said Parcel 1 and the Northeast corner of Block 155 of the City of Hanford, per map recorded in Volume 1, at Page 35, of Tulare County Records, and on the West right of way line of North Douty Street;

Thence, North 89°34'04" West, along the South line of said Section 25 and the North line of said Section 36, a distance of 125.91 feet, to the TRUE POINT OF BEGINNING;

Thence, South 10°51'18" East, 93.62 feet,

Thence, South 53°55'11" East, 32.37 feet;

Thence, South 10°27'06" East, 5.50 feet, to the South line of Block 155 of the City of Hanford, per map recorded in Volume 1, at Page 35, of Tulare County Records, and the North right of way line of West 8th Street;

Thence South 79°32'54" West, along said North right of way line of West 8th Street, 156.69 feet;

Thence northeasterly 60.23 feet, along a non-tangent curve, concave to the Southeast, with a radius of 69.50 feet, a central angle of 49°39'20", and a beginning radial which bears South 78°06'46" West;

Thence, North 54°24'23" West, 25.07 feet;

Thence northwesterly 9.81 feet, along a non-tangent curve, concave to the Northeast, with a radius of 6.25 feet, a central angle of 89°58'06", and a beginning radial which bears South 04°32'30" East;

Thence, South 79°49'17" West, 8.33 feet;

Thence, North 10°10'43" West, 71.31 feet, to the South line of said Section 25 and the North line of said Section 36;

Thence, continuing North 10°10'43" West, 72.85 feet;

Thence, South 79°49'17" West, 7.73 feet;

Thence, North 00°57'53" East, 11.23 feet;

Thence, North 18°39'06" East, 38.51 feet;

Thence northwesterly 34.56 feet more or less, to the North line of said Parcel 1, along a non-tangent curve, concave to the Northeast, with a radius of 56.50 feet, a central angle of 35°02'54", and a beginning radial which bears South 53°05'37" West;

Thence, South 89°34'04" East, along said North line, 92.62 feet, more or less;

Thence, South 00°25'56" West, 4.57 feet, more or less;

Thence southerly 12.57 feet, along a curve, concave to the Northeast, with a radius of 8.00 feet, and a central angle of 90°00'00";

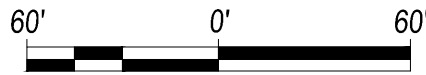
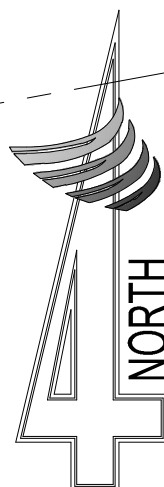
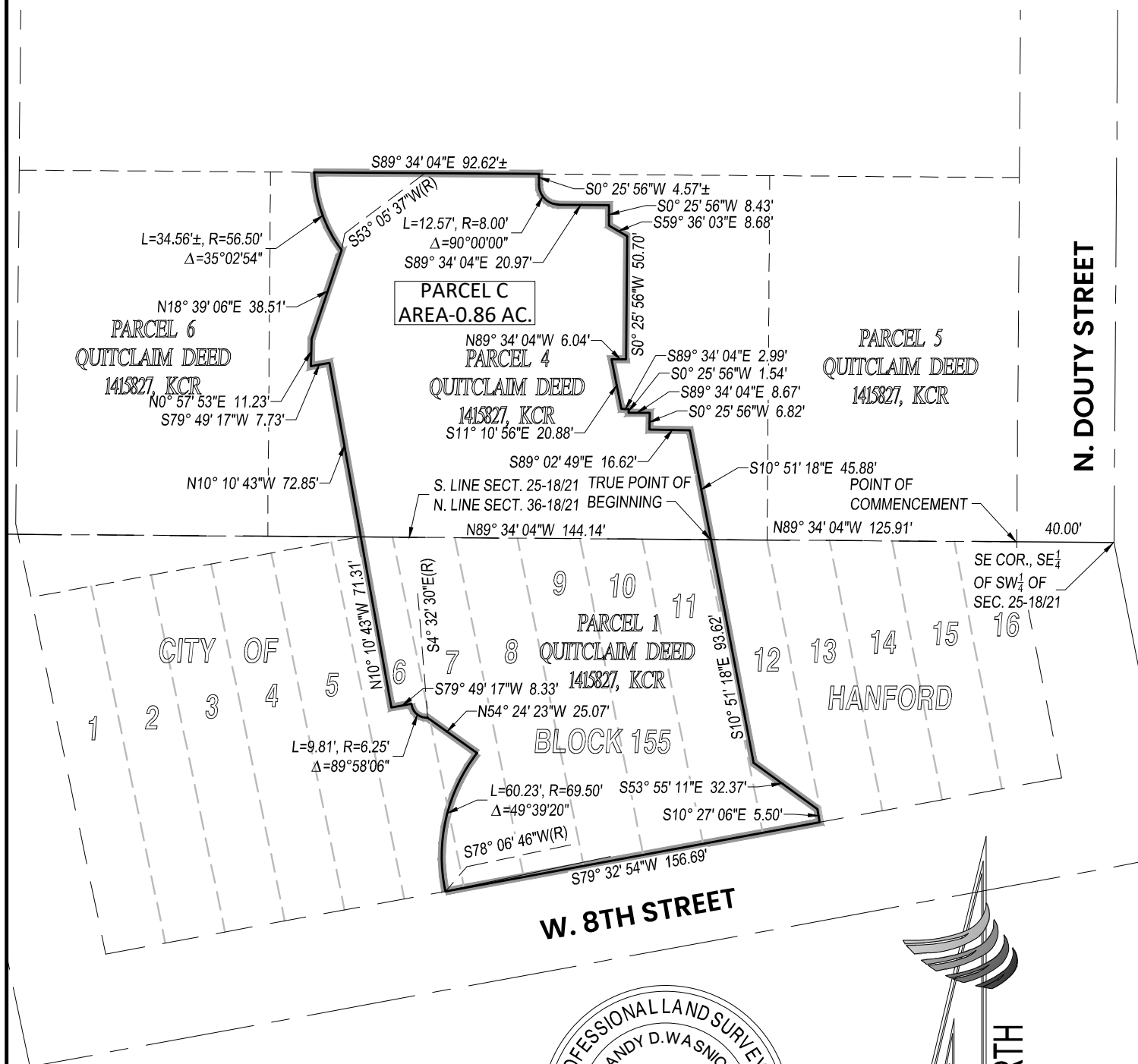
Thence, South 89°34'04" East, 20.97 feet;

Thence, South 00°25'56" West, 8.43 feet;

Thence, South 59°36'03" East, 8.68 feet;
Thence, South 00°25'56" West, 50.70 feet;
Thence, North 89°34'04" West, 6.04 feet;
Thence, South 11°10'56" East, 20.88 feet;
Thence, South 88°34'04" East, 2.99 feet;
Thence, South 00°25'56" West, 1.54 feet;
Thence, South 89°34'04" East, 8.67 feet;
Thence, South 00°25'56" West, 6.82 feet;
Thence, South 89°02'49" East, 16.62 feet;
Thence, South 10°51'18" East, 45.88 feet, to the South line of said Section 25 and the North line of said Section 36, and the TRUE POINT OF BEGINNING;

(Consisting of 0.86 acres more or less)





 4CREEKS	324 S. SANTA FE, STE. A VISALIA, CA 93292 TEL: 559.802.3052 FAX: 559.802.3215 www.4-creeks.com	EXHIBIT B COURTHOUSE CENTER-PARCEL C HANFORD, CA		240674
	240674-LEGALS			
	08/21/24			

EXHIBIT “B”

Scope of Development

Scope of Development

1. Interior Cleanup and Basic Repairs

- Conduct a thorough inspection of the building's interior to identify and remove all accumulated debris and trash.
- Perform necessary basic repairs and addressing cosmetic damages.
- Identify faulty electrical and plumbing issues

2. Plan Development and identification of key tenants for the project.

- Put together master plan and approach key players in the Hanford area and surrounding areas.
- Identify businesses that are key to the success of the courthouse
- Meet with key purveyors within these business segments to entice them to expand into the courthouse project.

3. Utility Identification and Planning

- Coordinate with utility providers to locate all existing utility connections, including water, gas, electricity, and emergency shut-offs.
- Document utility locations to prepare for construction and site improvements.

4. Water Drainage and Roof Repairs

- Inspect the condition of the roof to identify leaks and potential problem areas.
- Patch any locations where water intrusion is occurring.
- Monitor the effectiveness of repairs during subsequent rain events and make additional improvements as necessary.
- Install submersible pumps for secondary water intrusion measures

5. Elevator Modernization and Accessibility Improvements

- Evaluate the existing elevator for necessary upgrades to improve functionality and ensure compliance with accessibility standards.
- Perform repairs and modernize components as needed to enhance safety, reliability, and ADA compliance.

6. Accessibility (ADA) Compliance Enhancements

- **Exterior Access:** Identify and create an accessible path of travel from the public right-of-way to the building entrance.
- **Exterior Slope Adjustments:** Repair or replace areas where walkway slopes do not meet ADA requirements.
- **Interior Accessibility:** Address ADA compliance in interior areas, including doorways, restrooms, and any other access points that do not meet current standards.

7. HVAC System Upgrades

- Upgrade the heating, ventilation, and air conditioning systems on a phased basis, with installations customized to suit tenant requirements as lease agreements are signed.

8. Bathroom Additions and Upgrades

- Construct new ADA-compliant restrooms on the second floor to increase building-wide accessibility.
- Renovate existing bathrooms to improve functionality.

9. Common Area Improvements

- Repair and upgrade all shared interior and exterior common areas, including lobbies, outdoor spaces, and corridors.
- Incorporate aesthetic and functional improvements in common areas.

10. Tenant Space Improvements

- Construct and customize tenant improvements based on the specific requirements and use cases of each tenant as lease agreements are finalized.
- Coordinate phased build-outs to align with tenant move-in schedules.

11. Execute marketing campaign for the courthouse

- Advertise conceptual drawings and share key tenants in marketing materials
- Utilize social media platforms
- Loopnet and onsite marketing

12. Update lighting and electrical

- Repair non-compliant electrical issues
- Repair faulty lighting as needed
- Update light fixtures and increase lighting throughout

EXHIBIT “C”

Schedule of Performance

Hanford Courthouse Schedule 10/16/2024

ID		Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	'23	T	W	T	F	S	M
1			Building Purchase	1 day	Wed 1/1/25	Wed 1/1/25									
2			Draft Plans for Tenant Improvements	60 days	Thu 1/2/25	Wed 3/26/25	1								
3			Start building clean up, general maintenance and basic repairs or upgrades	120 days	Thu 1/2/25	Wed 6/18/25	1								
4			Market for future tenants/lease spaces as applicable	90 days	Thu 6/19/25	Wed 10/22/25	3								
5			Submit plans to building department for approval process	90 days	Thu 3/27/25	Wed 7/30/25	2								
6			Submit approved planning dept plan to building for plan check process	150 days	Wed 3/1/23	Tue 9/26/23									
7			Obtain building permit	1 day	Thu 7/31/25	Thu 7/31/25	5								
8			Start Barrelhouse tenant improvements	180 days	Fri 8/1/25	Thu 4/9/26	7								
9			Final Inspections and corrections	10 days	Fri 4/10/26	Thu 4/23/26	8								
10			Complete improvements and open Barrelhouse	30 days	Fri 4/24/26	Thu 6/4/26	9								

Project: Courthouse Preliminary S Date: Wed 10/16/24	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Deadline	
	External Tasks		Duration-only		Progress	

EXHIBIT "D"

Insurance Requirements

a. Developer, at Developer's own cost and expense, shall procure and maintain, prior to completion of the Project, the following insurance policies.

i. Workers Compensation Coverage. 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.

ii. Commercial General Liability (CGL) Coverage. Insurance Services Office (ISO) Form CG 0001, including products and completed operations, with a limit of no less than TWO MILLION AND NO/100 DOLLARS (\$2,000,000) per occurrence for bodily injury, personal injury, and property damage, and a general aggregate limit of no less than FOUR MILLION AND NO/100 DOLLARS (\$4,000,000).

iii. Automobile Liability Coverage. ISO Form Number CA 0001 covering any auto (Code 1), or if Contractor has no owned autos, Code 8 (hired) and 9 (non-owned), with a limit no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury and property damage.

iv. Builder's Risk. To the extent that damage to the Property is not covered by Developer's property insurance, Developer shall maintain or cause to be maintained coverage of the type now known as builder's completed value risk insurance, as delineated on an All-Risk Builder's Risk 100% Value Non-Reporting Form. Such insurance shall insure against direct physical loss or damage by fire, lightning, wind, storm, explosion, collapse, underground hazards, flood, vandalism, malicious mischief, glass breakage and such other causes as are covered by such form of insurance. Such policy shall include: (1) an endorsement for broad form property damage, breach of warranty, demolition costs and debris removal; (2) a "Replacement Cost Endorsement" in amount sufficient to prevent Developer from becoming a co-insurer under the terms of the policy, but in any event in an amount not less than one hundred percent (100%) of the then full replacement cost, to be determined at least once annually and subject to approval by Agency; and (3) an endorsement to include coverage for budgeted soft costs. The replacement cost coverage shall be for work performed and equipment, supplies and materials furnished to the Property, or any adjoining sidewalks, streets and passageways, or to any bonded warehouse for storage pending incorporation into the work, without deduction for physical depreciation and with a deductible not exceeding TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000) per occurrence.

v. Professional Liability. Developer shall cause the Project architect, engineer, and general contractor, to maintain professional liability coverage with limits no less than TWO MILLION AND NO/100 DOLLARS (\$2,000,000) per occurrence or claim, and TWO MILLION AND NO/100 DOLLARS (\$2,000,000) policy aggregate.

vi. Contractors' Pollution Legal Liability and/or Asbestos Legal Liability and/or Errors and Omissions (if project involves environmental hazards) with limits no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per occurrence, and TWO MILLION AND NO/100 DOLLARS (\$2,000,000) policy aggregate. If services will involve lead-based paint or asbestos identification/remediation, the policy shall not contain lead-based paint or asbestos exclusions. If services will involve mold identification/remediation, the Contractors Pollution

Liability policy shall not contain a mold exclusion, and the definition of Pollution shall include microbial matter, including mold.

vii. Property. Upon completion of construction of the Project, Developer shall maintain property insurance covering all risks of loss, for one hundred percent (100%) of the replacement value of all structures located at the Property, with deductible, if any, in an amount reasonably acceptable to City.

If Developer maintains higher limits than the minimums shown above, City requires and shall be entitled to coverage for the higher limits maintained by Developer.

Contractor may maintain an Umbrella policy in conjunction with the insurance policies referenced above. In such case, Contractor shall be deemed to have satisfied the insurance requirements of this Agreement 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 section; 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.

b. Any deductibles or self-insured retentions must be declared to and approved by the City.

c. The policies are to contain, or be endorsed to contain, the following provisions:

i. City and its officers, officials, employees, and agents 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 Developer including materials, parts, or equipment furnished in connection with such work or operations; products used by Developer; or automobiles owned, leased, hired or borrowed by Developer. General liability coverage can be provided in the form of an endorsement to Developer'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, CG 20 26, CG 20 33 or CG 20 38 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to City and its officers, officials, employees, or agents.

ii. For any claims related to this Agreement, Developer's insurance coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 as to the City and its officers, officials, employees, and agents. Any insurance or self-insurance maintained by the City and/or its officers, officials, employees, or agents shall be in excess of Developer's insurance and shall be non-contributory.

iii. Each insurance policy required above shall provide that coverage shall not be canceled or modified, except with fifteen (15) days prior written notice to the City.

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

Developer shall furnish 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 City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Developer's obligation to provide them. City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

d. Developer hereby grants to City and its officers, officials, employees, and agents a waiver of any right to subrogation which any insurer of Developer may acquire against City and/or its officers, officials, employees, and agents by virtue of the payment of any loss under such insurance. Developer agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not City has received a waiver of subrogation endorsement from the insurer.

e. Developer may submit evidence of Builder's Risk insurance in the form of Course of Construction coverage.

f. Developer's insurance policies shall be "occurrence" policies and not "claims-made" coverage, except for Professional Liability Coverage. If any coverage required is written on a claims-made coverage form:

i. The retroactive date must be shown, and this date must be before the execution date of this contract or the beginning date of contractor work.

ii. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.

iii. If coverage is canceled or non-renewed and not replaced without another claims-made policy form with a retroactive date prior to the contract effective date, or start of work date, Contractor must purchase extended reporting period coverage for a minimum of five (5) years after completion of contract work.

iv. A copy of the claims reporting requirements must be submitted to City for review and approval.

EXHIBIT “E”

Certificate of Compliance

RECORDATION REQUESTED BY:

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

AFTER RECORDATION RETURN TO:

PLEASE RECORD WITHOUT FEE PURSUANT TO GOVERNMENT CODE SECTION 6103

CERTIFICATE OF COMPLIANCE

This certificate is provided pursuant to Section III.J. of that Disposition and Development Agreement dated _____, 2024 (“Agreement”) by and between the CITY OF HANFORD, a municipal corporation, and _____ (“Developer”). This certificate is not a notice of completion pursuant to Section 3093 of the California Civil Code.

This certificate shall evidence City’s determination of satisfactory completion by Developer of the construction of required improvements under the Agreement with respect to the Project as described in the Agreement and located in Hanford, California as more particularly described in the legal description attached hereto as Exhibit “1” (“Project”). As of the date that this certificate is recorded, the covenants and obligations imposed upon the Developer regarding construction of the Project pursuant to the Agreement shall be deemed satisfied and the terms and conditions of the Agreement as such terms and conditions relate to construction of the Project shall no longer be applicable except as otherwise provided in the Agreement.

Executed this _____ day of _____, 202__.

CITY OF HANFORD

By: _____
MARIO A. CIFUENTEZ, II
City Manager

Council Future Agenda Items				
Originated Date	Item	Originator	Staff Lead	Date Estimate
8/6/2024	Presentation to the City Council regarding the next steps in the process for the Hidden Valley Park expansion and more detail related to the chosen Concept #5	Council Direction	Various Staff	12/3/2024
8/14/2024	Council discussion of the celebration for the 100 th Anniversary of the Civic Auditorium direction regarding the community events.	City Manager	Brad Albert	11/19/2024
10/1/2024	Presentation to the City Council of a comprehensive needs analysis of the City's Historic Buildings and options for future uses and possible funding mechanisms	Council Direction	Various Staff	1/21/2025