



City Council Meeting Agenda

December 17, 2024
7:00 PM – Regular Meeting
Council Chambers
400 N. Douty St.

AMENDED

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. Council discussion of the criteria and process necessary for the formation of the Measure H Citizens Oversight Board.
- B. Presentation to the City Council regarding the next steps in the process for the Hidden Valley Park expansion and more detail related to Phasing Options for the preferred Concept.

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:

ROLL CALL:

INVOCATION:

FLAG SALUTE:

CLOSED SESSION ACTION REPORT:

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 - NOVEMBER 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 the title only.
- B. City Clerk: Adoption of Resolution 24-49-R, Declaring Canvass of Results of the Votes Cast and Statement of Election Results for Measure H.
- C. Parks and Community Services: Approval to Convert Part-Time Sports Coordinator positions to a new Full-Time Sports Coordinator Position for Parks and Community Services Department, Softball Complex.
- D. Community Development: Approval of the second reading and adoption of Ordinance 24-11, an ordinance of the City Council of the City of Hanford approving Zone Text Amendment No. 0007-24, a request by the City of Hanford to conduct a comprehensive amendment to the Hanford Municipal Code Title 17, as directed by the City Council of the City of Hanford. Changes include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally advised edits. Location: Citywide
- E. Public Works: Authorization for the Public Works Director (and/or designees) to submit and accept a SWIFR (Solid Waste and Recycling Infrastructure) Grant application up to \$5 million and execute and submit documents on behalf of the City of Hanford to the Environmental Protection Agency (EPA).
- F. Police: Approval of the acceptance of the 2024 Edward Byrne Memorial Justice Assistance Grant in the amount of \$18,614, and amendment of the Police Department's operating budget by appropriation of the same amount in the General Fund.
- G. Fire: Approval of the appropriation of \$80,811 of Ambulance Fine monies in account 0511-300550 to be used for various essential equipment purchases for the Hanford Fire Department

GENERAL BUSINESS:

- A. Utilities and Engineering: Recommendation that the City Council Reject all Bids for the Downtown Traffic and Pedestrian Improvement Project due to financial constraints and re-allocate any and all ARPA Funds related to the project as recommended among the other agenda items presented this same evening and/or to the alternatives previously approved by City Council for obligation by 12/31/24.
- B. Utilities and Engineering: Authorization for the City Manager to enter into a contract with Todd Companies, located in Visalia, CA, for Site Preparation, Utility Coordination/Connection, and Paving work to prepare for the installation of a Prefabricated Restroom and Concession Stand building at the Bob Hill Youth Athletic Complex, in the amount of \$495,700 (CIP Project No. 821611) and re-appropriation of additional ARPA Funds to fund elements of the overall project.
- C. Administration: Authorization to award a scope of work to Crawford and Bowen Planning, Inc. to prepare the environmental studies and reports for the Hidden Valley Park expansion, at a cost not to exceed \$69,400, to be funded through the City's American Rescue Plan Act allocation
- D. Council: Receive and discuss the list of Committees and Boards that have representation appointed directly by the Council and approval of the proposed appointments through a formal vote.
- E. Council: Review and Approve of the 2025 Calendar of City Council Meetings

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:
 - December 21: Toy Giveaway at the Longfield Center 8:00 am - 12:30 pm (Toy donation Drop off location: Fire Station 1 350 W. Grangelville Blvd.)
 - December 23–January 10: Kids Winter Camp [Enroll here](#)
 - December 24-January 1: City Offices will be closed in observance of the holidays

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: 12/17/2024

AGENDA SECTION: STUDY SESSION

SUBJECT:

Council discussion of the criteria and process necessary for the formation of the Measure H Citizens Oversight Board.

RECOMMENDATION:

Recommendation: That the City Council discuss possible criteria for the establishment of a Measure H Oversight Board and provide direction to staff on the preferred structure, terms, and any other requirements for the proposed resolution to be brought back for Council consideration in January 2025.

BACKGROUND:

Establishment of a Measure H Oversight Board is required as presented to voters and approved in Ordinance 2024-10.

On July 2, 2024, the City Council approved Resolution 24-21-R calling for the submittal to voters on the November 2024 ballot whether a transactions and use (sales) tax be implemented within the City of Hanford. As part of the accountability ordinance presented to voters was the establishment of an oversight board.

On November 5, 2024, the voters approved Measure H, a 1% transactions and use tax.

At the December 3, 2024, meeting, the City Council adopted ordinance 2024-10 Sales and Use Tax Accountability Ordinance as approved by voters.

Some key points of the ordinance related to the Oversight Board are:

- The Council shall appoint a standing oversight committee to constitute the Sales Tax Oversight Board (the "Board").
- The members of the Board shall serve terms, be selected, and appointed pursuant to a process to be adopted by Council Resolution.
- City residency shall be required for all Board members
- All meetings of the Board shall be open to the public and noticed
- Board members shall serve without compensation

Possible composition of a "Measure H Oversight Board"

Number (#) of board member options:

- 5, 7, or 9 is common in other cities
- Less than 5 may hinder feedback (too narrow)
- More than 9 may hinder feedback (too broad) or may make it difficult to fill Board seats

Composition of Board options:

- At large member
- By district
- Combination of each

Appointment of member options:

- By City Council through direct appoint
- or
- By City Council through detailed application and interview process

Term of Board Members:

- 2, 3, or 4 year terms are common in other cities

Term limits or no limits:

- No limits
- 2, 3, or 4 consecutive term limits
- Waiting period after term limit? 1 or 2 years?

Duties of the Board:

- Make recommendations to Council regarding the Expenditure Plan
- Review and make recommendations on Measure H audit documents

Other considerations?***Example Draft Language for Board Limits and Composition***

The members of the Board shall serve two (2) year terms, and may be reappointed for up to two (2) additional two (2) year terms for a total of three (3) consecutive two (2) year terms; provided however, for initial Board members who are appointed mid-year, their initial two (2) year terms shall be deemed to have started on January 1 of the following calendar year. Upon initial appointment of Board members, four members shall be appointed to a three (3) year term in order to provide continuity in members as terms end. Thereafter, at the first council meeting in January of each year, the council shall endeavor to fill any vacancies caused by the regular expiration of Board members' terms. Upon expiration of a member's term, the member shall, however, continue to serve until his or her replacement is appointed. No individual, having served the maximum allowable number of consecutive terms may be reappointed to the Board for at least one (1) year from the last date served.

Next Steps

Upon City Council discussion and feedback to staff on the formation of a draft Resolution, Staff will develop a final draft and return to City Council for further consideration and action at the first City Council meeting in January 2025.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 12/17/2024

AGENDA SECTION: STUDY SESSION

SUBJECT:

Presentation to the City Council regarding the next steps in the process for the Hidden Valley Park expansion and more detail related to Phasing Options for the preferred Concept.

RECOMMENDATION:

Recommendation: Council's direction on the:

- Phasing of the project and any modifications to the proposed phasing
- Funding strategies
 - The Trust for Public Land (TPL), a national non-profit organization, has offered to update the May 2022 City of Hanford Public Finance Feasibility Study to include potential funding strategies at no cost. A formal request for technical assistance signed by the Mayor is required.

Recommended Motion:

BACKGROUND:

The expansion of Hidden Valley Park has long been debated for many decades. As part of the General Plan Update in 2017, the City Council approved re-zoning the vacant 18-acre from open space to low-density Residential. In 2021, the Council directed staff to move forward with the feasibility of re-zoning the property back to open space. Because the re-zoning would lower the number of acres for housing units, additional acreage must be found elsewhere in the City to comply with the current state housing laws.

In 2023, the Council allocated \$75,000 from the American Rescue Plan Act (ARPA) funding and directed staff to conduct community outreach to determine the types of amenities, develop conceptual drawings, and estimate the cost of a reimagined Hidden Valley Park consisting of developing the vacant 18-acre parcel and possible improvements to the existing park.

The existing HVP is unique and poses challenges to the design process. Two major topographical features are the Mussel Slough and the Peoples Ditch. Parking, especially on Cortner Ave., is limited, the current water feature is a secondary ponding basin, and circulation is problematic.

Staff contracted with the Urban Tree Foundation (UTF) Landscape Architect Greg Mendonca to develop conceptual drawings and consulted three Landscape Architects to determine probable cost estimates.

On August 6, 2024, staff returned to the Council with five conceptual designs. During that meeting, the Council chose Concept S-5 (attached) as the preferred conceptual design. The Council also directed staff to return with phasing options and cost estimates.

Phasing Options

Upon the Council's direction, staff worked with UTF to create four project phases.

Phase 1 - Planning

Phase 2 - Infrastructure, initial development of the vacant parcel including pathways, two restrooms, the first phase of the parking, trees, shrubs and irrigation

Future phases to be determined based on Council direction at the Study Session.

Update on the Re-zoning of the vacant 18-acre parcel

On December 10, 2024, the Planning Commission approved the zoning change and the General Plan Amendment to change the zoning of the vacant parcel from low-density residential to open space. The authorization to award this project's CEQA and Environmental Studies is on tonight's agenda under General Business. This study is critical in determining this project's traffic, noise, and biological impacts and any required mitigation. The estimated length of this analysis is approximately twelve months.

Design can commence concurrently with the environmental studies but only if Council provides clear direction on the FINAL DESIGN first. Generally, eight to ten percent of the total project budget is required for design services.

Attachments:

Approved Concept Design S-5

Phase 1 Concept Drawing

Phase 2 Concept Drawing

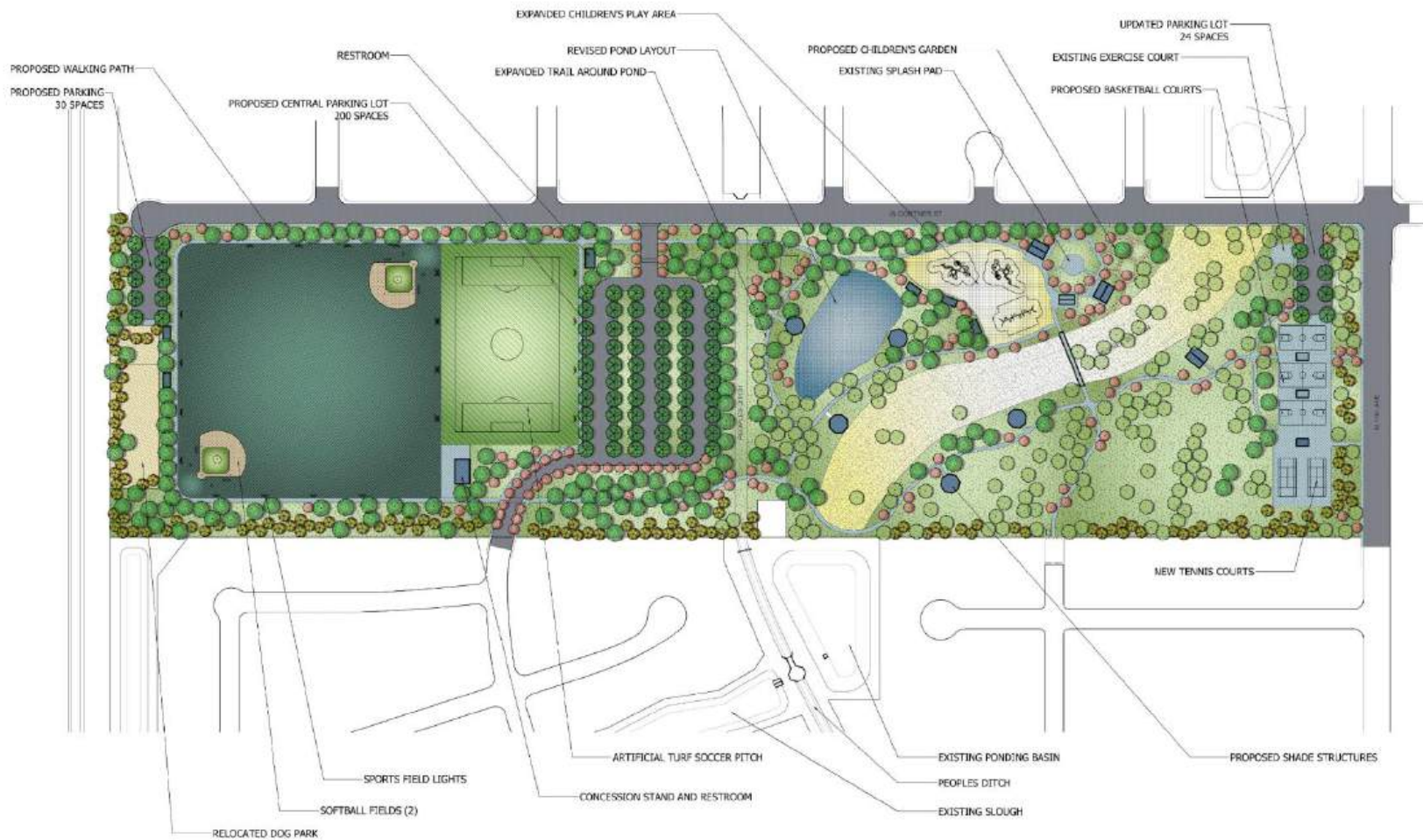
Phase 3 Concept Drawing

FISCAL IMPACT:

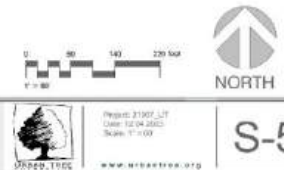
The fiscal impact of this project is unknown until the environmental studies are completed and a final scope of work is detailed.

ATTACHMENTS:

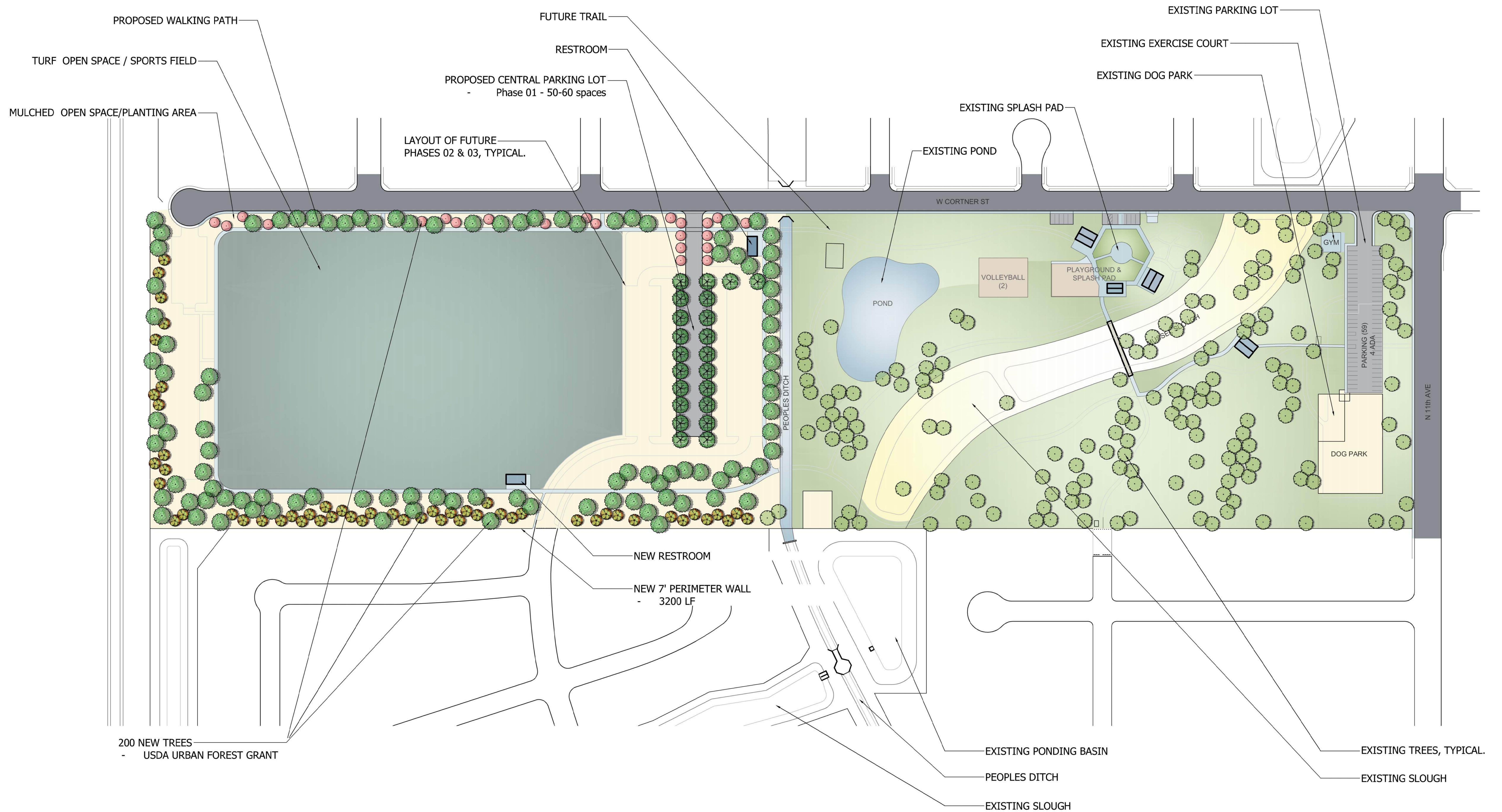
1. HVP Park Concepts and Phasing



HIDDEN VALLEY PARK MASTER PLAN CITY OF HANFORD, CA

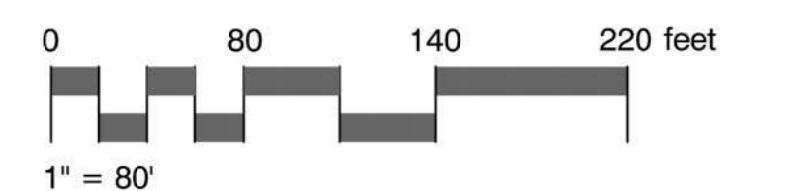


S-5



PHASE - 01

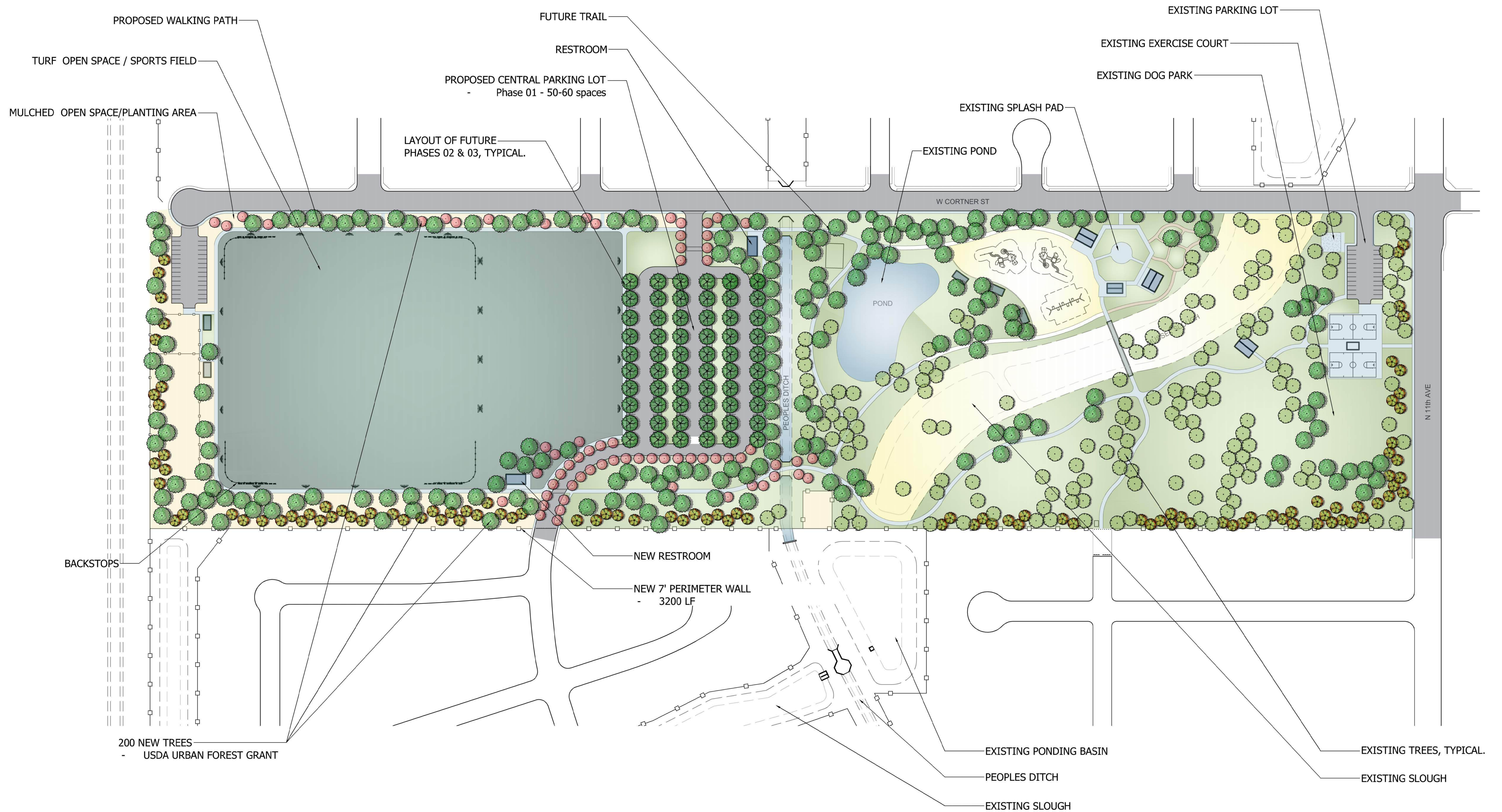
HIDDEN VALLEY PARK MASTER PLAN CITY OF HANFORD, CA



Project: 21007_UT
Date: 12.04.2023
Scale: 1" = 60'

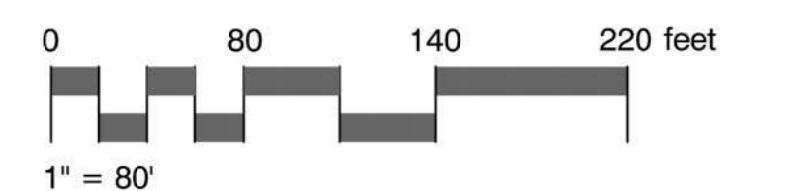
www.urbantree.org

S-5



PHASE - 02

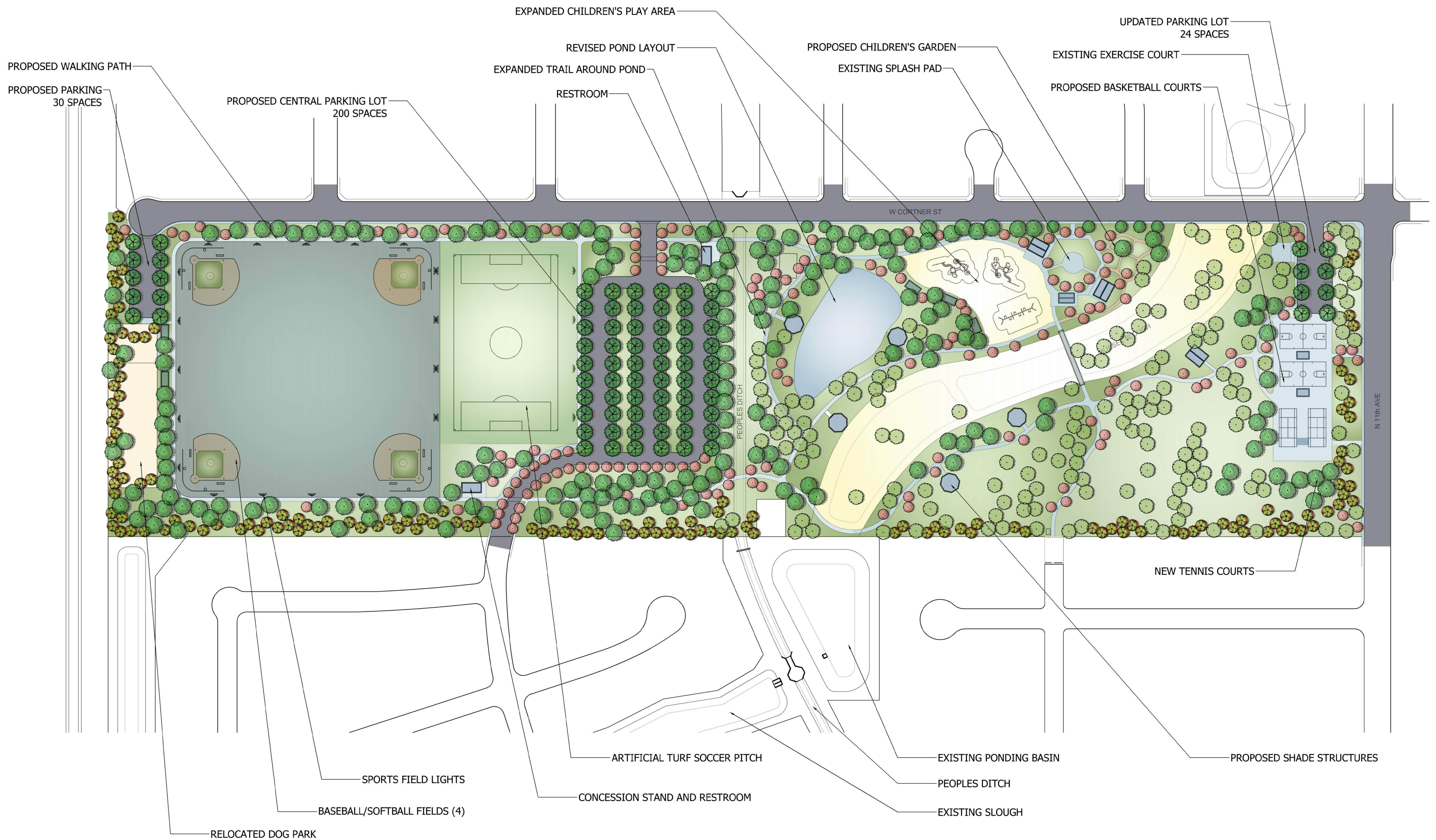
HIDDEN VALLEY PARK MASTER PLAN CITY OF HANFORD, CA



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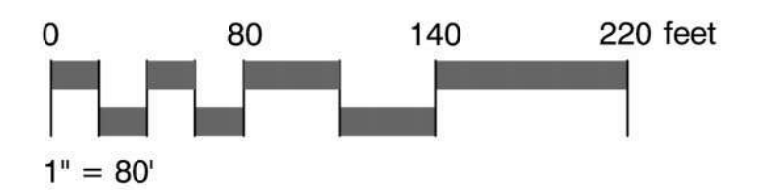
www.urbantree.org

S-5



PHASE - 03

HIDDEN VALLEY PARK MASTER PLAN CITY OF HANFORD, CA



Project: 21007_UT
Date: 12.04.2023
Scale: 1" = 60'

www.urbantree.org

S-5



Warrant Register

Check Date Range: 11/1/2024 - 11/30/2024

Report Date: 12/2/2024

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0001 GENERAL FUND	140910 REVOLVING POSTAGE	11/6/2024	180561	QUADIENT FINANCE USA INC	\$3,059.65	2024-10	OCT.-POSTAGE REPLENISHMEN
	412000 SALES TAX	11/20/2024	180735	MUNI SERVICES, LLC	\$500.00	INV06-019859	STARS CY2024 Q2 DATA
	493001 COMPLIANCE FEE-KC PFF	11/20/2024	180750	ONE TIME VENDOR	\$40.54	RBP23-2264	REFUND/PLAN CHANGE; REQUI
	493001 COMPLIANCE FEE-KC PFF	11/20/2024	180751	ONE TIME VENDOR	\$40.54	RBP23-1518	REFUND/PLAN CHANGE; REQUI
	493001 COMPLIANCE FEE-KC PFF	11/20/2024	180752	ONE TIME VENDOR	\$40.54	RBP23-1514	REFUND/PLAN CHANGE; REQUI
	493001 COMPLIANCE FEE-KC PFF	11/20/2024	180753	ONE TIME VENDOR	\$40.54	RBP23-1516	REFUND/PLAN CHANGE; REQUI
	493001 COMPLIANCE FEE-KC PFF	11/20/2024	180754	ONE TIME VENDOR	\$40.54	RBP23-1511	REFUND/PLAN CHANGE; REQUI
	493001 COMPLIANCE FEE-KC PFF	11/20/2024	180755	ONE TIME VENDOR	\$40.54	RBP24-5720	REFUND/PLAN CHANGE; REQUI
	796000 INTEREST EXPENSE	11/5/2024	1399	U S BANK	\$148,457.19	2721257	2022 TAXABLE PENSION OBLI
	796000 INTEREST EXPENSE	11/5/2024	1399	U S BANK	\$234,374.53	2721257	2022 TAXABLE PENSION OBLI
	796000 INTEREST EXPENSE	11/5/2024	1399	U S BANK	\$120,153.88	2721257	2022 TAXABLE PENSION OBLI
	DIVISION/ORG TOTAL 0001 - GENERAL FUND				\$506,788.49		
00580000 ARPA	821611 YAC CONCESSION BLDG RESTO	11/20/2024	180634	4CREEKS INC	\$1,348.50	4C005608	YAC DESIGN OF SITE IMPROV
	821611 YAC CONCESSION BLDG RESTO	11/20/2024	180654	CALBURTON, INC.	\$1,935.00	CAL-1917	YAC PROJECT-GROUND PENETR
	DIVISION/ORG TOTAL 00580000 - ARPA				\$3,283.50		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0240 LAD 90-1 T606 PINECASTLE	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$386.25	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0240 - LAD 90-1 T606 PINECASTLE					\$386.25		
0241 LAD 90-2 T610 PARK MONTEREY	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$58.10	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0241 - LAD 90-2 T610 PARK MONTEREY					\$58.10		
0242 LAD 90-3 T595 MANSIONETTE 7/8	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$92.16	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0242 - LAD 90-3 T595 MANSIONETTE 7/8					\$92.16		
0243 LAD 90-4 T619 HYDE PARK	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$15.34	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0243 - LAD 90-4 T619 HYDE PARK					\$15.34		
0244 LAD 91-1 T641 SIERRA VISTA	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$312.55	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0244 - LAD 91-1 T641 SIERRA VISTA					\$312.55		
0245 LAD 92-1 PORTOFINO	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$85.54	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0245 - LAD 92-1 PORTOFINO					\$85.54		
0246 LAD 92-2 CIELO EN TIERRA	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$107.50	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0246 - LAD 92-2 CIELO EN TIERRA					\$107.50		
0247 LAD 93-1 T634 VINTAGE ESTATES	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$31.82	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0247 - LAD 93-1 T634 VINTAGE ESTATES					\$31.82		
0248 LAD 93-2 T673 WALNUT FOREST	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$185.33	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0248 - LAD 93-2 T673 WALNUT FOREST					\$185.33		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0249 LAD 94-1 T712 GATEWAY ESTATES	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$124.99	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0249 - LAD 94-1 T712 GATEWAY ESTATES					\$124.99		
0250 LAD 94-2 T708 STONECREST	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$592.20	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0250 - LAD 94-2 T708 STONECREST					\$592.20		
0251 LAD 94-3 T696 QUAIL RUN	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$298.30	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0251 - LAD 94-3 T696 QUAIL RUN					\$298.30		
0252 LAD 97-1 T711 ROSEWOOD ESTATES	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$48.24	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0252 - LAD 97-1 T711 ROSEWOOD ESTATES					\$48.24		
0253 LAD 97-2 T742 SUMMERFIELD	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$32.90	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0253 - LAD 97-2 T742 SUMMERFIELD					\$32.90		
0254 LAD 97-3 T743 COUNTRY CROSSING	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$275.26	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0254 - LAD 97-3 T743 COUNTRY CROSSING					\$275.26		
0255 LAD 98-1 T747 CRYSTAL SPRINGS	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$138.17	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0255 - LAD 98-1 T747 CRYSTAL SPRINGS					\$138.17		
0256 LAD 98-2 T759 MOUNTAIN VIEW	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$177.70	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0256 - LAD 98-2 T759 MOUNTAIN VIEW					\$177.70		
0257 LAD 01-1 T680 PACIFIC GROVE	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$162.29	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0257 - LAD 01-1 T680 PACIFIC GROVE					\$162.29		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0258 LAD 01-2 T770 CAMBRIDGE HOMES	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$218.23	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0258 - LAD 01-2 T770 CAMBRIDGE HOMES					\$218.23		
0259 LAD 01-3 T771 POPPY HILL	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$94.32	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0259 - LAD 01-3 T771 POPPY HILL					\$94.32		
0260 LAD 01-4 T769 SILVER OAKS	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$536.33	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0260 - LAD 01-4 T769 SILVER OAKS					\$536.33		
0261 LAD 02-1 T776 ASHTON PARK	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$199.58	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0261 - LAD 02-1 T776 ASHTON PARK					\$199.58		
0262 LAD 03-1 T789 LE PARC/RR	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180437	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$300.00	5224	BRANC REMOVAL-EXTRA WORK
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$140.40	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0262 - LAD 03-1 T789 LE PARC/RR					\$440.40		
0263 LAD 04-1 T810 SIDONIA I & II	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$255.53	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0263 - LAD 04-1 T810 SIDONIA I & II					\$255.53		
0264 LAD 04-2 T799 CAMBRIDGE/PINNAC	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$82.22	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0264 - LAD 04-2 T799 CAMBRIDGE/PINNAC					\$82.22		
0265 LAD 04-3 T795 CAMBRIDGE/VINEYA	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$464.98	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0265 - LAD 04-3 T795 CAMBRIDGE/VINEYA					\$464.98		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0266 LAD 04-4 T802 SIERRA HEIGHTS	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$17.57	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0266 - LAD 04-4 T802 SIERRA HEIGHTS					\$17.57		
0267 LAD 05-1 MISSION PARK/BASIN	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$42.77	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0267 - LAD 05-1 MISSION PARK/BASIN					\$42.77		
0268 LAD 05-2 T835 COPPER VALLEY	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$164.52	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0268 - LAD 05-2 T835 COPPER VALLEY					\$164.52		
0269 LAD 06-1 T794 QUAIL PARK	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$157.90	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0269 - LAD 06-1 T794 QUAIL PARK					\$157.90		
0270 LAD 09-1 T877 VICTORY ESTATES	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$15.34	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0270 - LAD 09-1 T877 VICTORY ESTATES					\$15.34		
0271 LAD 09-2 T843 INDEP/LENNAR	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$132.70	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0271 - LAD 09-2 T843 INDEP/LENNAR					\$132.70		
0272 LAD 07-2 T811 S GATE/GREENBRIE	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$141.48	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0272 - LAD 07-2 T811 S GATE/GREENBRIE					\$141.48		
0273 LAD 14-1 T843 INDEP III & IV	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$191.95	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0273 - LAD 14-1 T843 INDEP III & IV					\$191.95		
0274 LAD 15-1 T887 SILVER OAKS III	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$512.14	010-59561	AED ENGINEERING ADMIN FOR
DIVISION/ORG TOTAL 0274 - LAD 15-1 T887 SILVER OAKS III					\$512.14		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0275 LAD 15-2 T823 GREENS II	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$37.30	010-59561	AED ENGINEERING ADMIN FOR
	DIVISION/ORG TOTAL 0275 - LAD 15-2 T823 GREENS II				\$37.30		
0276 LAD 16-1 T917 WOODSIDE	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$59.26	010-59561	AED ENGINEERING ADMIN FOR
	DIVISION/ORG TOTAL 0276 - LAD 16-1 T917 WOODSIDE				\$59.26		
0277 LAD 16-2 T914 MYNDERUP	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$123.91	010-59561	AED ENGINEERING ADMIN FOR
	778000 UTILITIES-ELECTRICITY	11/15/2024	1412	SOUTHERN CALIF EDISON CO	\$154.58	2024-10	2024-10 ELECTRICITY SVC
	DIVISION/ORG TOTAL 0277 - LAD 16-2 T914 MYNDERUP				\$278.49		
0278 LAD 18-1 T918-9 BELLA V/BONTER	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$292.82	010-59561	AED ENGINEERING ADMIN FOR
	DIVISION/ORG TOTAL 0278 - LAD 18-1 T918-9 BELLA V/BONTER				\$292.82		
0279 LAD 19-1 T916 PACIFIC GROVE II	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$19.73	010-59561	AED ENGINEERING ADMIN FOR
	DIVISION/ORG TOTAL 0279 - LAD 19-1 T916 PACIFIC GROVE II				\$19.73		
0280 LAD 19-2 T915 ENCLAVE	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$28.51	010-59561	AED ENGINEERING ADMIN FOR
	DIVISION/ORG TOTAL 0280 - LAD 19-2 T915 ENCLAVE				\$28.51		
0281 LAD 20-1 T929 WOODSIDE	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$88.85	010-59561	AED ENGINEERING ADMIN FOR
	DIVISION/ORG TOTAL 0281 - LAD 20-1 T929 WOODSIDE				\$88.85		
0282 LAD 21-1 T928 SAN JOAQUIN VALL	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180613	WILLDAN FINANCIAL SERVICES	\$57.02	010-59561	AED ENGINEERING ADMIN FOR
	DIVISION/ORG TOTAL 0282 - LAD 21-1 T928 SAN JOAQUIN VALL				\$57.02		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0300 AIRPORT OPERATIONS FUND	112000 ACCOUNTS RECEIVABLE	11/6/2024	180489	KEMP, RICHARD -#24	\$90.00	74176	GB Customer ID 343 Bill #
	DIVISION/ORG TOTAL 0300 - AIRPORT OPERATIONS FUND				\$90.00		
0306 REFUSE OPERATIONS FUND	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180533	ONE TIME VENDOR	\$14.98	74378	UB 14501246 1826 DOUTY ST
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180533	ONE TIME VENDOR	\$4.23	74378	UB 14501246 1826 DOUTY ST
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180534	ONE TIME VENDOR	\$25.76	74376	UB 09035200 605 11TH AVE
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180534	ONE TIME VENDOR	\$4.23	74376	UB 09035200 605 11TH AVE
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180534	ONE TIME VENDOR	\$15.95	74379	UB 09035200 605 11TH AVE
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180535	ONE TIME VENDOR	\$4.00	74377	UB 10825300 1060 OLIVE CT
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180535	ONE TIME VENDOR	\$4.23	74377	UB 10825300 1060 OLIVE CT
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180535	ONE TIME VENDOR	\$13.98	74380	UB 10825300 1060 OLIVE CT
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180541	ONE TIME VENDOR	\$6.87	74323	UB 08985200 496 EARL WAY
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180541	ONE TIME VENDOR	\$1.13	74323	UB 08985200 496 EARL WAY
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180760	ONE TIME VENDOR	\$5.15	74618	UB 14801224 1231 DOUTY ST

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0306 REFUSE OPERATIONS FUND	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180760	ONE TIME VENDOR	\$0.85	74618	UB 14801224 1231 DOUTY ST
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180770	ONE TIME VENDOR	\$7.73	74889	UB 09532306 1228 -B N BRO
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180770	ONE TIME VENDOR	\$1.27	74889	UB 09532306 1228 -B N BRO
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180771	ONE TIME VENDOR	\$25.76	74614	UB 09501012 306 -B N WHIT
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180771	ONE TIME VENDOR	\$4.23	74614	UB 09501012 306 -B N WHIT
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180772	ONE TIME VENDOR	\$4.29	74615	UB 09501012 306 -B N WHIT
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180772	ONE TIME VENDOR	\$0.71	74615	UB 09501012 306 -B N WHIT
	796000 INTEREST EXPENSE	11/5/2024	1399	U S BANK	\$33,427.44	2721257	2022 TAXABLE PENSION OBLI
	DIVISION/ORG TOTAL 0306 - REFUSE OPERATIONS FUND				\$33,572.79		
03401340 BUILDING SAFETY	421000 CONSTRUCTION PERMITS	11/20/2024	180748	ONE TIME VENDOR	\$250.00	RBP24-5126	REFUND REC-016790-2024
	421000 CONSTRUCTION PERMITS	11/20/2024	180748	ONE TIME VENDOR	\$35.00	RBP24-5126	REFUND REC-016790-2024
	421000 CONSTRUCTION PERMITS	11/20/2024	180750	ONE TIME VENDOR	\$3,077.57	RBP23-2264	REFUND/PLAN CHANGE; REQUI
	421000 CONSTRUCTION PERMITS	11/20/2024	180750	ONE TIME VENDOR	\$50.00	RBP23-2264	REFUND/PLAN CHANGE; REQUI
	421000 CONSTRUCTION PERMITS	11/20/2024	180751	ONE TIME VENDOR	\$50.00	RBP23-1518	REFUND/PLAN CHANGE; REQUI

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
03401340 BUILDING SAFETY	421000 CONSTRUCTION PERMITS	11/20/2024	180751	ONE TIME VENDOR	\$2,898.08	RBP23-1518	REFUND/PLAN CHANGE; REQUI
	421000 CONSTRUCTION PERMITS	11/20/2024	180752	ONE TIME VENDOR	\$50.00	RBP23-1514	REFUND/PLAN CHANGE; REQUI
	421000 CONSTRUCTION PERMITS	11/20/2024	180752	ONE TIME VENDOR	\$3,077.57	RBP23-1514	REFUND/PLAN CHANGE; REQUI
	421000 CONSTRUCTION PERMITS	11/20/2024	180753	ONE TIME VENDOR	\$2,898.08	RBP23-1516	REFUND/PLAN CHANGE; REQUI
	421000 CONSTRUCTION PERMITS	11/20/2024	180753	ONE TIME VENDOR	\$50.00	RBP23-1516	REFUND/PLAN CHANGE; REQUI
	421000 CONSTRUCTION PERMITS	11/20/2024	180754	ONE TIME VENDOR	\$50.00	RBP23-1511	REFUND/PLAN CHANGE; REQUI
	421000 CONSTRUCTION PERMITS	11/20/2024	180754	ONE TIME VENDOR	\$3,077.57	RBP23-1511	REFUND/PLAN CHANGE; REQUI
	421000 CONSTRUCTION PERMITS	11/20/2024	180755	ONE TIME VENDOR	\$2,215.92	RBP24-5720	REFUND/PLAN CHANGE; REQUI
	421000 CONSTRUCTION PERMITS	11/20/2024	180755	ONE TIME VENDOR	\$50.00	RBP24-5720	REFUND/PLAN CHANGE; REQUI
	421000 CONSTRUCTION PERMITS	11/20/2024	180758	ONE TIME VENDOR	\$35.00	SA+24-0188	REFUND REC-016792-2024
	421000 CONSTRUCTION PERMITS	11/20/2024	180758	ONE TIME VENDOR	\$105.00	SA+24-0188	REFUND REC-016792-2024
	421000 CONSTRUCTION PERMITS	11/20/2024	180758	ONE TIME VENDOR	\$50.00	SA+24-0188	REFUND REC-016792-2024
	421000 CONSTRUCTION PERMITS	11/20/2024	180758	ONE TIME VENDOR	\$157.50	SA+24-0188	REFUND REC-016792-2024

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
03401340 BUILDING SAFETY	421000 CONSTRUCTION PERMITS	11/20/2024	180761	ONE TIME VENDOR	\$157.50	SA+24-0095	REFUND REC-016791-2024
	421000 CONSTRUCTION PERMITS	11/20/2024	180761	ONE TIME VENDOR	\$35.00	SA+24-0095	REFUND REC-016791-2024
	493102 ELEC SYS REPL FEES	11/20/2024	180748	ONE TIME VENDOR	\$5.00	RBP24-5126	REFUND REC-016790-2024
	493102 ELEC SYS REPL FEES	11/20/2024	180750	ONE TIME VENDOR	\$5.00	RBP23-2264	REFUND/PLAN CHANGE; REQUI
	493102 ELEC SYS REPL FEES	11/20/2024	180751	ONE TIME VENDOR	\$5.00	RBP23-1518	REFUND/PLAN CHANGE; REQUI
	493102 ELEC SYS REPL FEES	11/20/2024	180752	ONE TIME VENDOR	\$5.00	RBP23-1514	REFUND/PLAN CHANGE; REQUI
	493102 ELEC SYS REPL FEES	11/20/2024	180753	ONE TIME VENDOR	\$5.00	RBP23-1516	REFUND/PLAN CHANGE; REQUI
	493102 ELEC SYS REPL FEES	11/20/2024	180754	ONE TIME VENDOR	\$5.00	RBP23-1511	REFUND/PLAN CHANGE; REQUI
	493102 ELEC SYS REPL FEES	11/20/2024	180755	ONE TIME VENDOR	\$5.00	RBP24-5720	REFUND/PLAN CHANGE; REQUI
	493102 ELEC SYS REPL FEES	11/20/2024	180758	ONE TIME VENDOR	\$5.00	SA+24-0188	REFUND REC-016792-2024
	493102 ELEC SYS REPL FEES	11/20/2024	180761	ONE TIME VENDOR	\$5.00	SA+24-0095	REFUND REC-016791-2024
	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$103.12	182419321-0	PHONE SERVICE 10/23-11/22
	732000 COMMUNICATIONS	11/20/2024	180818	VERIZON WIRELESS	\$352.58	9977700749	2024-10 CELL PHONE LINES/
	744000 OFFICE EXPENSE MISC	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$288.59	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	747000 PRINTING	11/6/2024	180618	XEROX CORP	\$172.74	022399706	2024-110 COPIER LEASE AND
	749500 PROF AND SPEC SERVICES	11/6/2024	180570	ROD CARSEY	\$1,101.86	24-10	2024-10 PLAN REVIEW SERVI
	749500 PROF AND SPEC SERVICES	11/20/2024	180696	JASON ADISON SMITH CONSULTING	\$7,695.00	PC 7254	2024-10 PLAN REVIEW SERVI

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
03401340	DIVISION/ORG TOTAL 03401340 - BUILDING SAFETY				\$28,128.68		
0358 STORM DRAINAGE OPER FUND	796000 INTEREST EXPENSE	11/5/2024	1399	U S BANK	\$6,715.19	2721257	2022 TAXABLE PENSION OBLI
	DIVISION/ORG TOTAL 0358 - STORM DRAINAGE OPER FUND				\$6,715.19		
0361 WASTEWATER OPER FUND	796000 INTEREST EXPENSE	11/5/2024	1399	U S BANK	\$18,244.26	2721257	2022 TAXABLE PENSION OBLI
	DIVISION/ORG TOTAL 0361 - WASTEWATER OPER FUND				\$18,244.26		
0390 WATER OPERATIONS FUND	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180533	ONE TIME VENDOR	\$209.99	74381	UB 14501246 1826 DOUTY ST
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180534	ONE TIME VENDOR	\$12.34	74383	UB 09035200 605 11TH AVE
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180535	ONE TIME VENDOR	\$6.35	74380	UB 10825300 1060 OLIVE CT
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180536	ONE TIME VENDOR	\$258.00	74319	UB 12104057 2103 VINE CIR
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180537	ONE TIME VENDOR	\$243.00	74316	UB 09223800 213 -215 CENT
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180538	ONE TIME VENDOR	\$980.00	74320	UB 09968251 1 Fire Hydran
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180540	ONE TIME VENDOR	\$50.52	74382	UB 14801047 1408 GREEN ST
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180541	ONE TIME VENDOR	\$212.16	74323	UB 08985200 496 EARL WAY
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180544	ONE TIME VENDOR	\$401.85	74321	UB 08472100 1324 RODGERS
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180545	ONE TIME VENDOR	\$80.52	73547	UB 12104189 1811 DALI WAY

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0390 WATER OPERATIONS FUND	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180546	ONE TIME VENDOR	\$219.32	74128	UB 10333200 2115 CHERRYWO
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180547	ONE TIME VENDOR	\$13.23	74322	UB 09101202 1037 7TH ST
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180548	ONE TIME VENDOR	\$57.19	74318	UB 14101522 1115 LINCOLNW
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180549	ONE TIME VENDOR	\$114.34	74317	UB 09448510 1685 10TH AVE
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180550	ONE TIME VENDOR	\$560.00	74127	UB 09968412 17 Fire Hydra
	112300 CONSUMER ACCTS RECEIVABLE	11/6/2024	180551	ONE TIME VENDOR	\$68.02	74315	UB 08458300 1309 RODGERS
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180746	ONE TIME VENDOR	\$940.00	74999	UB 09968454 38 Fire Hydra
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180747	ONE TIME VENDOR	\$217.05	74998	UB 10995149 1387 HARTLEY
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180756	ONE TIME VENDOR	\$104.01	74892	UB 11259200 877 JULIA WAY
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180757	ONE TIME VENDOR	\$333.45	74617	UB 14801008 1631 HARRIS/2
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180759	ONE TIME VENDOR	\$278.00	74621	UB 14801113 971 GRANGEVIL
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180760	ONE TIME VENDOR	\$12.19	74618	UB 14801224 1231 DOUTY ST
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180764	ONE TIME VENDOR	\$579.59	74891	UB 09116900 550 11TH AVE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0390 WATER OPERATIONS FUND	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180765	ONE TIME VENDOR	\$718.83	74616	UB 14501046 2244 CARTER W
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180766	ONE TIME VENDOR	\$1,742.97	74698	UB 11964420 774 SAFFRON S
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180767	ONE TIME VENDOR	\$650.29	74890	UB 09812800 123 7TH ST
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180768	ONE TIME VENDOR	\$199.28	74747	UB 09076400 313 PHILLIPS
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180769	ONE TIME VENDOR	\$80.39	74619	UB 11942604 3093 NUTMEG P
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180770	ONE TIME VENDOR	\$517.28	74889	UB 09532306 1228 -B N BRO
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180772	ONE TIME VENDOR	\$86.42	74615	UB 09501012 306 -B N WHIT
	112300 CONSUMER ACCTS RECEIVABLE	11/20/2024	180773	ONE TIME VENDOR	\$249.04	74620	UB 09515205 523 1/4 11TH
	796000 INTEREST EXPENSE	11/5/2024	1399	U S BANK	\$29,551.07	2721257	2022 TAXABLE PENSION OBLI
DIVISION/ORG TOTAL 0390 - WATER OPERATIONS FUND					\$39,746.69		
0400 CITY PAYROLL REVOL FUND	205704 INSUR-P/R DED LIFE	11/1/2024	180383	COLONIAL LIFE & ACCIDENT INSURANCE CO	\$40.94	6978114	PAYROLL DEDUCTIONS
	205704 INSUR-P/R DED LIFE	11/4/2024	1400	LINCOLN LIFE ASSURANCE CO OF BOSTON	\$5,907.99	3770408	NOVEMBER 2024 PREMIUMS AC
	205704 INSUR-P/R DED LIFE	11/15/2024	180622	COLONIAL LIFE & ACCIDENT INSURANCE CO	\$40.94	6978115	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/1/2024	180385	G E M A 1121211070	\$780.00	290128	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/1/2024	180386	H M E A 0000129193	\$13.00	291138	PAYROLL DEDUCTIONS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0400 CITY PAYROLL REVOL FUND	205900 EMPLOYEES ASSOCNS PAYABLE	11/1/2024	180387	H P O A 3242162141	\$3,534.00	292139	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/1/2024	180388	I A F F, LOCAL 3898 A/C#9129026	\$2,010.00	293128	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/1/2024	180391	S E I U LOCAL 521	\$2,519.70	295144	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/15/2024	180624	G E M A 1121211070	\$750.00	290129	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/15/2024	180625	H M E A 0000129193	\$12.00	291139	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/15/2024	180626	H P O A 3242162141	\$3,534.00	292140	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/15/2024	180627	I A F F, LOCAL 3898 A/C#9129026	\$2,010.00	293129	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/15/2024	180630	S E I U LOCAL 521	\$2,575.90	295145	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/29/2024	180830	H M E A 0000129193	\$12.00	291140	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/29/2024	180831	H P O A 3242162141	\$3,477.00	292141	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/29/2024	180833	S E I U LOCAL 521	\$2,549.78	295146	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/29/2024	180834	S E I U LOCAL 521	\$59.87	75421	PP022 CORRECTION - CHECK
	206300 EMPLOYEES ATTACHMENT PAY	11/1/2024	180384	EMPLOYMENT DEVELOPMENT DEPT	\$73.73	28816	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	11/1/2024	180389	KINGS COUNTY SHERIFF'S OFFICE	\$626.23	628174	PAYROLL DEDUCTIONS
	206300 EMPLOYEES ATTACHMENT PAY	11/15/2024	180623	EMPLOYMENT DEVELOPMENT DEPT	\$73.73	28817	PAYROLL DEDUCTIONS
	206300 EMPLOYEES ATTACHMENT PAY	11/15/2024	180628	KINGS COUNTY SHERIFF'S OFFICE	\$626.23	628175	PAYROLL DEDUCTIONS
	206300 EMPLOYEES ATTACHMENT PAY	11/29/2024	180829	EMPLOYMENT DEVELOPMENT DEPT	\$73.73	28818	PAYROLL DEDUCTIONS
	206300 EMPLOYEES ATTACHMENT PAY	11/29/2024	180832	KINGS COUNTY SHERIFF'S OFFICE	\$618.05	628176	PAYROLL DEDUCTIONS
	207400 TRANSAMERICA	11/1/2024	180393	TRANSAMERICA LIFE INSURANCE CO	\$548.46	296128	PAYROLL DEDUCTIONS
	207400 TRANSAMERICA	11/15/2024	180632	TRANSAMERICA LIFE INSURANCE CO	\$548.46	296129	PAYROLL DEDUCTIONS
	207700 LEGAL SHIELD	11/1/2024	180390	PRE PAID LEGAL SERVICE, INC	\$291.64	294128	PAYROLL DEDUCTIONS
	207700 LEGAL SHIELD	11/15/2024	180629	PRE PAID LEGAL SERVICE, INC	\$291.64	294129	PAYROLL DEDUCTIONS
	210000 SYMETRA-DISAB	11/1/2024	180392	SYMETRA LIFE INSURANCE CO	\$2,624.60	3426467	PAYROLL DEDUCTIONS
	210000 SYMETRA-DISAB	11/15/2024	180631	SYMETRA LIFE INSURANCE CO	\$2,641.36	3426468	PAYROLL DEDUCTIONS
	210100 VOYA	11/1/2024	180394	RELIASTAR LIFE INSURANCE CO	\$1,092.78	3426567	PAYROLL DEDUCTIONS
	210100 VOYA	11/15/2024	180633	RELIASTAR LIFE INSURANCE CO	\$1,049.39	3426568	PAYROLL DEDUCTIONS
	DIVISION/ORG TOTAL 0400 - CITY PAYROLL REVOL FUND				\$41,007.15		
0405 MEDICAL FUND	207500 LANE HEALTH	11/15/2024	1413	LANE HEALTH INC	\$11,474.56	CY24 PP023	HEALTH SAVINGS ACCT WIRE#
	207900 COBRA PROFESSIONAL INC (C	11/8/2024	1405	COBRA PROFESSIONALS INC	\$2,030.82	FSA24-110724	DEPENDENT CARE PLAN WIRE#

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0405 MEDICAL FUND	719603 SELF INS MEDICAL	11/7/2024	1407	COMPASS HEALTH ADMINISTRATORS	\$25,857.21	20241106	COMPASS/RETIREE/ADMIN FEE
	719603 SELF INS MEDICAL	11/13/2024	1414	COMPASS HEALTH ADMINISTRATORS	\$27,973.68	20241113	COMPASS/RETIREE WIRE# 910
	719603 SELF INS MEDICAL	11/21/2024	1418	COMPASS HEALTH ADMINISTRATORS	\$3,653.99	20241120	COMPASS/RETIREE WIRE#9100
	719604 SELF INS PRESCRIPTIONS	11/8/2024	1406	COMPASS HEALTH ADMINISTRATORS	\$26,194.73	NVCOH-CP-103124	COMPASS RETIREE/PHARMACY
	719604 SELF INS PRESCRIPTIONS	11/25/2024	1426	COMPASS HEALTH ADMINISTRATORS	\$45,242.19	NVCOH-CP-111524	COMPASS RETIREE/PHARMACY
	719605 SELF INS DENTAL	11/18/2024	1409	DELTA DENTAL	\$6,467.56	BE006319198	DENTAL EE/ER/RETIREE/ADMI
	719605 SELF INS DENTAL	11/18/2024	1409	DELTA DENTAL	\$9,701.34	BE006319198	DENTAL EE/ER/RETIREE/ADMI
	719608 SELF INS VISION	11/19/2024	1419	V S P VISION	\$1,189.91	75149	VISION EE/ER/RETIREE/ADMI
	719608 SELF INS VISION	11/19/2024	1419	V S P VISION	\$1,784.87	75149	VISION EE/ER/RETIREE/ADMI
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180411	FRANK ALVISO	\$119.00	1142853	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180424	FRANKIE BERNAL	\$119.00	4320524	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180426	RICHARD BUTTS	\$119.00	1142953	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180428	JOHN M CAIN	\$119.00	1143153	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180433	NICHOLAS CARDARAS	\$119.00	1143253	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180434	TERRY CARR	\$119.00	1143353	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180436	JERRY CHOW	\$119.00	1143753	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	11/6/2024	180442	SIDNEY DAVIS	\$119.00	4894020	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180444	BRIAN DECUIR	\$119.00	1143853	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180445	MARK DILLON	\$119.00	1142653	RETIREE INSURANCE- CITY C
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180450	DOLORES GALLEGOS	\$119.00	1143953	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180451	DAVID E GARCIA	\$119.00	1144053	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180456	JOHN L GOMES	\$119.00	1144153	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180459	DON GREEN	\$119.00	1144253	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180460	CATHY GREGORY	\$119.00	1144353	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180471	ROBERT HERNANDEZ	\$119.00	1144453	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180477	TIMOTHY L IERONIMO	\$119.00	1144653	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180485	CHRIS JORDAN	\$119.00	1144753	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180499	ARTHUR KNIGHT	\$119.00	1144853	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180508	JOHN LOBOA	\$119.00	1144953	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	11/6/2024	180509	GLORIA LOPEZ	\$119.00	1145153	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180516	MARY MATA	\$119.00	1145253	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180519	MANUEL MEDRANO	\$119.00	1145453	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180524	PETER M MOES	\$119.00	1145653	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180530	LUIS M NAVARRO	\$119.00	1145753	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180563	JOE H RAMSEY	\$119.00	1145853	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180564	DAVID REBELO	\$119.00	1145952	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180565	JERRY REED	\$119.00	1146053	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180568	JAN REYNOLDS	\$119.00	1146153	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180580	SCOTT, DAVID	\$119.00	1146253	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180581	GEORGE SEPEDA	\$119.00	1146453	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/6/2024	180619	WES YEARY	\$119.00	1146553	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/7/2024	1407	COMPASS HEALTH ADMINISTRATORS	\$3.16	20241106	COMPASS/RETIREE/ADMIN FEE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0405 MEDICAL FUND	749600 GRP INSUR ADM EXPENSE	11/18/2024	1409	DELTA DENTAL	\$2,688.36	BE006319198	DENTAL EE/ER/RETIREE/ADMI
	749600 GRP INSUR ADM EXPENSE	11/20/2024	180648	BENISTAR / HARTFORD-6795	\$238.00	12012024	BPO/RETIREE INSURANCE/B B
	749600 GRP INSUR ADM EXPENSE	11/25/2024	1427	COMPASS HEALTH ADMINISTRATORS	\$74,531.50	1000-4306	2024-12 COMPASS RETIREE/A
	749600 GRP INSUR ADM EXPENSE	11/25/2024	1429	NAVITUS HEALTH SOLUTIONS, LLC	\$1,192.80	NVCOH-PM-111524	PHARMACY RETIREE/ADMIN FE
	DIVISION/ORG TOTAL 0405 - MEDICAL FUND				\$244,032.68		
0415 INFORMATION TECH SERV FUND	796000 INTEREST EXPENSE	11/5/2024	1399	U S BANK	\$3,283.50	2721257	2022 TAXABLE PENSION OBLI
	DIVISION/ORG TOTAL 0415 - INFORMATION TECH SERV FUND				\$3,283.50		
0416 BUILDING MAINTENANCE FUND	796000 INTEREST EXPENSE	11/5/2024	1399	U S BANK	\$7,796.05	2721257	2022 TAXABLE PENSION OBLI
	DIVISION/ORG TOTAL 0416 - BUILDING MAINTENANCE FUND				\$7,796.05		
0447 FLEET MAINT OPER FUND	796000 INTEREST EXPENSE	11/5/2024	1399	U S BANK	\$11,038.44	2721257	2022 TAXABLE PENSION OBLI
	DIVISION/ORG TOTAL 0447 - FLEET MAINT OPER FUND				\$11,038.44		
0511 MISC CASH DEP TRUST FUND	220200 UNCLAIMED PROPERTY	11/6/2024	180466	HANFORD PIRANAHS SWIM TEAM	\$250.00	UP-160169	POOL DEPOSIT REFUND
	300110 REC-AUDITORIUM DEP TRUST	11/6/2024	180543	ONE TIME VENDOR	\$250.00	2004733.002.1	CIVIC DEPOSIT REFUND
	300110 REC-AUDITORIUM DEP TRUST	11/20/2024	180762	ONE TIME VENDOR	\$250.00	2004798	BASTILLE REFUND
	300500 KC-EL RANCHO DEBT SERVICE	11/6/2024	180491	KINGS CO PUBLIC WORKS	\$2,935.98	2024-10	DEBT SVC COLL OCT FOR EL
	300503 STRONG MOTION INSTRU PROG	11/20/2024	180750	ONE TIME VENDOR	\$61.37	RBP23-2264	REFUND/PLAN CHANGE; REQUI

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0511 MISC CASH DEP TRUST FUND	300503 STRONG MOTION INSTRU PROG	11/20/2024	180751	ONE TIME VENDOR	\$57.21	RBP23-1518	REFUND/PLAN CHANGE; REQUI
	300503 STRONG MOTION INSTRU PROG	11/20/2024	180752	ONE TIME VENDOR	\$61.37	RBP23-1514	REFUND/PLAN CHANGE; REQUI
	300503 STRONG MOTION INSTRU PROG	11/20/2024	180753	ONE TIME VENDOR	\$57.21	RBP23-1516	REFUND/PLAN CHANGE; REQUI
	300503 STRONG MOTION INSTRU PROG	11/20/2024	180754	ONE TIME VENDOR	\$61.37	RBP23-1511	REFUND/PLAN CHANGE; REQUI
	300503 STRONG MOTION INSTRU PROG	11/20/2024	180755	ONE TIME VENDOR	\$41.37	RBP24-5720	REFUND/PLAN CHANGE; REQUI
	300504 INSURANCE-RETIRED EMPLOYE	11/7/2024	1407	COMPASS HEALTH ADMINISTRATORS	\$878.92	20241106	COMPASS/RETIREE/ADMIN FEE
	300504 INSURANCE-RETIRED EMPLOYE	11/8/2024	1406	COMPASS HEALTH ADMINISTRATORS	\$76.64	NVCOH-CP-103124	COMPASS RETIREE/PHARMACY
	300504 INSURANCE-RETIRED EMPLOYE	11/13/2024	1414	COMPASS HEALTH ADMINISTRATORS	\$1,710.67	20241113	COMPASS/RETIREE WIRE# 910
	300504 INSURANCE-RETIRED EMPLOYE	11/18/2024	1409	DELTA DENTAL	\$1,346.50	BE006319198	DENTAL EE/ER/RETIREE/ADMI
	300504 INSURANCE-RETIRED EMPLOYE	11/19/2024	1419	V S P VISION	\$166.63	75149	VISION EE/ER/RETIREE/ADMI
	300504 INSURANCE-RETIRED EMPLOYE	11/21/2024	1418	COMPASS HEALTH ADMINISTRATORS	\$364.44	20241120	COMPASS/RETIREE WIRE#9100
	300504 INSURANCE-RETIRED EMPLOYE	11/25/2024	1426	COMPASS HEALTH ADMINISTRATORS	\$376.09	NVCOH-CP-111524	COMPASS RETIREE/PHARMACY
	300504 INSURANCE-RETIRED EMPLOYE	11/25/2024	1427	COMPASS HEALTH ADMINISTRATORS	\$4,519.54	1000-4306	2024-12 COMPASS RETIREE/A

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0511 MISC CASH DEP TRUST FUND	300504 INSURANCE-RETIRED EMPLOYE	11/25/2024	1427	COMPASS HEALTH ADMINISTRATORS	(\$10,470.83)	1000-4306	2024-12 COMPASS RETIREE/A
	300504 INSURANCE-RETIRED EMPLOYE	11/25/2024	1427	COMPASS HEALTH ADMINISTRATORS	\$15.67	1000-4306	2024-12 COMPASS RETIREE/A
	300504 INSURANCE-RETIRED EMPLOYE	11/25/2024	1429	NAVITUS HEALTH SOLUTIONS, LLC	\$33.60	NVCOH-PM-111524	PHARMACY RETIREE/ADMIN FE
	300521 KC-LIBRARY IMP FEES	11/20/2024	180704	KINGS CO DEPT OF FINANCE	\$30,912.05	2024-10	2024-10 IMPACT FEES
	300521 KC-LIBRARY IMP FEES	11/20/2024	180750	ONE TIME VENDOR	\$475.57	RBP23-2264	REFUND/PLAN CHANGE; REQUI
	300521 KC-LIBRARY IMP FEES	11/20/2024	180751	ONE TIME VENDOR	\$475.57	RBP23-1518	REFUND/PLAN CHANGE; REQUI
	300521 KC-LIBRARY IMP FEES	11/20/2024	180752	ONE TIME VENDOR	\$475.57	RBP23-1514	REFUND/PLAN CHANGE; REQUI
	300521 KC-LIBRARY IMP FEES	11/20/2024	180753	ONE TIME VENDOR	\$475.57	RBP23-1516	REFUND/PLAN CHANGE; REQUI
	300521 KC-LIBRARY IMP FEES	11/20/2024	180754	ONE TIME VENDOR	\$475.57	RBP23-1511	REFUND/PLAN CHANGE; REQUI
	300521 KC-LIBRARY IMP FEES	11/20/2024	180755	ONE TIME VENDOR	\$475.57	RBP24-5720	REFUND/PLAN CHANGE; REQUI
	300522 KC-CRIMINAL JSTC IMP FEES	11/20/2024	180704	KINGS CO DEPT OF FINANCE	\$73,732.10	2024-10	2024-10 IMPACT FEES
	300522 KC-CRIMINAL JSTC IMP FEES	11/20/2024	180750	ONE TIME VENDOR	\$1,134.34	RBP23-2264	REFUND/PLAN CHANGE; REQUI
	300522 KC-CRIMINAL JSTC IMP FEES	11/20/2024	180751	ONE TIME VENDOR	\$1,134.34	RBP23-1518	REFUND/PLAN CHANGE; REQUI
	300522 KC-CRIMINAL JSTC IMP FEES	11/20/2024	180752	ONE TIME VENDOR	\$1,134.34	RBP23-1514	REFUND/PLAN CHANGE; REQUI
	300522 KC-CRIMINAL JSTC IMP FEES	11/20/2024	180753	ONE TIME VENDOR	\$1,134.34	RBP23-1516	REFUND/PLAN CHANGE; REQUI

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0511 MISC CASH DEP TRUST FUND	300522 KC-CRIMINAL JSTC IMP FEES	11/20/2024	180754	ONE TIME VENDOR	\$1,134.34	RBP23-1511	REFUND/PLAN CHANGE; REQUI
	300522 KC-CRIMINAL JSTC IMP FEES	11/20/2024	180755	ONE TIME VENDOR	\$1,134.34	RBP24-5720	REFUND/PLAN CHANGE; REQUI
	300544 BLDG STD ADMIN REVLV FUND	11/20/2024	180748	ONE TIME VENDOR	\$1.00	RBP24-5126	REFUND REC-016790-2024
	300544 BLDG STD ADMIN REVLV FUND	11/20/2024	180750	ONE TIME VENDOR	\$19.00	RBP23-2264	REFUND/PLAN CHANGE; REQUI
	300544 BLDG STD ADMIN REVLV FUND	11/20/2024	180751	ONE TIME VENDOR	\$18.00	RBP23-1518	REFUND/PLAN CHANGE; REQUI
	300544 BLDG STD ADMIN REVLV FUND	11/20/2024	180752	ONE TIME VENDOR	\$19.00	RBP23-1514	REFUND/PLAN CHANGE; REQUI
	300544 BLDG STD ADMIN REVLV FUND	11/20/2024	180753	ONE TIME VENDOR	\$18.00	RBP23-1516	REFUND/PLAN CHANGE; REQUI
	300544 BLDG STD ADMIN REVLV FUND	11/20/2024	180754	ONE TIME VENDOR	\$19.00	RBP23-1511	REFUND/PLAN CHANGE; REQUI
	300544 BLDG STD ADMIN REVLV FUND	11/20/2024	180755	ONE TIME VENDOR	\$13.00	RBP24-5720	REFUND/PLAN CHANGE; REQUI
	300600 SCHOOL DEVEL FEES	11/20/2024	180706	KINGS CO OFFICE OF EDUCATION	\$397,221.44	2024-10	2024-10 SCHOOL DEVELOPER
	300600 SCHOOL DEVEL FEES	11/20/2024	180706	KINGS CO OFFICE OF EDUCATION	\$132,339.59	2024-10	2024-10 SCHOOL DEVELOPER
	300600 SCHOOL DEVEL FEES	11/20/2024	180706	KINGS CO OFFICE OF EDUCATION	\$75,548.07	2024-10	2024-10 SCHOOL DEVELOPER
	300600 SCHOOL DEVEL FEES	11/20/2024	180750	ONE TIME VENDOR	\$12,535.43	RBP23-2264	REFUND/PLAN CHANGE; REQUI
	300600 SCHOOL DEVEL FEES	11/20/2024	180751	ONE TIME VENDOR	\$11,414.57	RBP23-1518	REFUND/PLAN CHANGE; REQUI
	300600 SCHOOL DEVEL FEES	11/20/2024	180752	ONE TIME VENDOR	\$12,535.43	RBP23-1514	REFUND/PLAN CHANGE; REQUI

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0511 MISC CASH DEP TRUST FUND	300600 SCHOOL DEVEL FEES	11/20/2024	180753	ONE TIME VENDOR	\$11,414.57	RBP23-1516	REFUND/PLAN CHANGE; REQUI
	300600 SCHOOL DEVEL FEES	11/20/2024	180754	ONE TIME VENDOR	\$12,535.43	RBP23-1511	REFUND/PLAN CHANGE; REQUI
	300600 SCHOOL DEVEL FEES	11/20/2024	180755	ONE TIME VENDOR	\$8,814.85	RBP24-5720	REFUND/PLAN CHANGE; REQUI
	DIVISION/ORG TOTAL 0511 - MISC CASH DEP TRUST FUND				\$791,813.74		
0514 POLICE- TRUST/EVD/SUBP FUND	300900 OPIOID SETTL (RESTRICT)	11/20/2024	180702	KINGS CO BEHAVIORAL HEALTH	\$5,102.11	20241113	OPIOID ABATEMENT TURST
	DIVISION/ORG TOTAL 0514 - POLICE-TRUST/EVD/SUBP FUND				\$5,102.11		
11000000 CITY COUNCIL	732000 COMMUNICATIONS	11/6/2024	180589	T-MOBILE USA INC	\$78.39	997828401 2024-09	2024-09 ACCT 997828401 PH
	732000 COMMUNICATIONS	11/6/2024	180589	T-MOBILE USA INC	\$1,018.86	997828401.1 2024-09	iPAD-VICE MAYOR / MARK KA
	732000 COMMUNICATIONS	11/6/2024	180589	T-MOBILE USA INC	\$91.03	997828401 2024-10	2024-10 ACCT 997828401 PH
	749500 PROF AND SPEC SERVICES	11/6/2024	180566	JOSHUA J CORDERO	\$2,230.00	890123397	MEASURE H ADD-ONS & ADDIT
	749500 PROF AND SPEC SERVICES	11/6/2024	180591	THORN RUN PARTNERS LLC	\$5,000.00	323721	2024-11 GOVERNMENT RELATI
	749500 PROF AND SPEC SERVICES	11/20/2024	180742	NIELSON MERKSAMER PARRINELLO	\$6,000.00	282057	BPO/LEGISLATIVE ADVOCACY
	749500 PROF AND SPEC SERVICES	11/20/2024	180789	RANDLE COMMUNICATIONS LLC	\$20,019.53	16449	2024-10 BALLOT MEASURE OU
	777005 TRAVEL-DISTRICT E	11/6/2024	180448	ENTERPRISE RENT A CAR	\$494.74	37365997	2024-10 CAR RENTAL
	DIVISION/ORG TOTAL 11000000 - CITY COUNCIL				\$34,932.55		
11100000 CITY MANAGER-CITY CLERK	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$90.23	182419321-0	PHONE SERVICE 10/23-11/22
	745000 PUBLICATIONS AND DUES	11/20/2024	180779	PLACER LABS, INC.	\$29,400.00	12.44000608	ANNUAL PLACER ACCESS SUBS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
11100000 CITY MANAGER-CITY CLERK	747000 PRINTING	11/6/2024	180618	XEROX CORP	\$245.42	022399714	2024-10 COPIER LEASE AND
	747000 PRINTING	11/20/2024	180828	M R C SMART TECHNOLOGY SOLUTIONS	\$57.41	IN4468339	BASE CHARGE 10/24-11/23/2
	747000 PRINTING	11/20/2024	180828	M R C SMART TECHNOLOGY SOLUTIONS	\$57.40	IN4468339	BASE CHARGE 10/24-11/23/2
	749500 PROF AND SPEC SERVICES	11/6/2024	180469	HAWK ON HAND	\$4,592.81	HAN1522	2024-10 CROW ABATEMENT
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180448	ENTERPRISE RENT A CAR	\$179.44	37365997	2024-10 CAR RENTAL
	DIVISION/ORG TOTAL 11100000 - CITY MANAGER-CITY CLERK				\$34,622.71		
11102020 AIRPORT OPERATIONS	732000 COMMUNICATIONS	11/6/2024	180601	UNWIRED BROADBAND INC	\$79.99	INV02154539	BPO/INTERNET SERVICE WWTP
	743300 FUEL AND LUBE MAINTENANCE	11/6/2024	180417	W BANKS MOORE, INC CUST#01833	\$110.00	INV516543	2024-11 FUEL AND PUMP INS
	743300 FUEL AND LUBE MAINTENANCE	11/6/2024	180493	KINGS COUNTY	\$749.00	65151	UNDERGROUND STORAGE TANK
	743300 FUEL AND LUBE MAINTENANCE	11/6/2024	180493	KINGS COUNTY	\$311.00	60869	RETAIL/WHOLESALE PETRO &
	743300 FUEL AND LUBE MAINTENANCE	11/20/2024	180643	WORLD FUEL SERVICES DBA	\$32,762.31	1065512	BPO/FUEL AND LUBE
	744000 OFFICE EXPENSE MISC	11/20/2024	180744	OFFICE DEPOT (CONTRACT)	\$107.24	32879472	2024-10 CONSOLIDATED FOR
	749500 PROF AND SPEC SERVICES	11/6/2024	180498	KINGS REHABILITATION CENTER, INC	\$175.00	10901	2024-09 AIRPORT CLEANING
	749500 PROF AND SPEC SERVICES	11/6/2024	180517	MATSON ALARM COMPANY, INC	\$30.00	5353922	2024-11 ALARM SERVICE
	749500 PROF AND SPEC SERVICES	11/20/2024	180652	BRANDLEY ENGINEERING, INC.	\$3,860.00	11298	PROFESSIONAL ENGINEERING

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
11102020 AIRPORT OPERATIONS	749500 PROF AND SPEC SERVICES	11/20/2024	180652	BRANDLEY ENGINEERING, INC.	\$6,420.00	11262	ENGINEERING ANALYSIS AND
	749500 PROF AND SPEC SERVICES	11/20/2024	180741	NICK CHAMPI ENTERPRISES INC	\$2,475.00	28588	RECONSTRUCT CHAIN LINK FE
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180531	NEWEGG BUSINESS INC	\$1,430.94	1305186968	EPSON TM-S9000II RECEIPT
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$554.16	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180677	FLIGHT LIGHT, INC	\$48.02	0096411-CM	BPO/BULBS AIRPORT RUNWAY
	778000 UTILITIES-ELECTRICITY	11/15/2024	1412	SOUTHERN CALIF EDISON CO	\$1,484.08	2024-10	2024-10 ELECTRICITY SVC
	778500 UTILITIES-GAS	11/14/2024	1410	SOUTHERN CALIF GAS CO	\$1.59	2024-10.1	2024-10.1 GAS SERVICE
	DIVISION/ORG TOTAL 11102020 - AIRPORT OPERATIONS				\$50,598.33		
11110000 HUMAN RESOURCES	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$51.56	182419321-0	PHONE SERVICE 10/23-11/22
	744000 OFFICE EXPENSE MISC	11/20/2024	180744	OFFICE DEPOT (CONTRACT)	\$125.02	32879472	2024-10 CONSOLIDATED FOR
	747000 PRINTING	11/6/2024	180618	XEROX CORP	\$245.42	022399714	2024-10 COPIER LEASE AND
	747000 PRINTING	11/20/2024	180828	M R C SMART TECHNOLOGY SOLUTIONS	\$114.81	IN4468339	BASE CHARGE 10/24-11/23/2
	749500 PROF AND SPEC SERVICES	11/6/2024	180476	I C M A RETIREMENT CORP #303617	\$125.00	20240930-109-320501	2024 Q4 RETIREMENT FEE
	749501 LIVE SCAN	11/6/2024	180496	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$1,116.00	257519	PRE-EMPLOYMENT TESTING
	749501 LIVE SCAN	11/6/2024	180558	PLEXUS GLOBAL LLC	\$246.00	17748	BPO/RANDOM DRUG SCREENING
	749501 LIVE SCAN	11/20/2024	180712	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$90.00	257519INV	DRUG SCREEN/TB TEST

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
11110000 HUMAN RESOURCES	749501 LIVE SCAN	11/20/2024	180712	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$465.00	259216	PHYSICAL EXAMS
	749501 LIVE SCAN	11/20/2024	180712	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$930.00	245598	PHYISCAL EXAMS BASIC
	749501 LIVE SCAN	11/20/2024	180713	KINGS MEDICAL CENTERS	\$387.00	258438	EMPLOYEE PHYSICAL EXAMS
	749501 LIVE SCAN	11/20/2024	180714	KINGS MEDICAL CENTERS	\$232.00	258507	EMPLOYEE PHYSCALS
	749501 LIVE SCAN	11/20/2024	180780	PLEXUS GLOBAL LLC	\$428.00	17872	BPO/RANDOM DRUG SCREENING
	749503 WELLNESS	11/6/2024	180438	NATALIE CORRAL	\$35.00	CY24 Q3	GYM MEMBERSHIP REIMBURSEM
	749503 WELLNESS	11/6/2024	180461	JONATHAN GUTIERREZ	\$35.00	CY24 Q3	GYM MEMBERSHIP REIMBURSEM
	749503 WELLNESS	11/6/2024	180464	HALCYON BEHAVIORAL, LLC	\$100.00	17163	2024-11 WELLNESS PROGRAM
	749503 WELLNESS	11/6/2024	180464	HALCYON BEHAVIORAL, LLC	\$603.98	17162	2024-11 EAP SERVICES
	749503 WELLNESS	11/6/2024	180472	QUINCY HOLGUIN	\$35.00	CY24 Q3	GYM MEMBERSHIP REIMBURSEM
	749503 WELLNESS	11/6/2024	180503	SANDRA LERMA-MARTINEZ	\$30.00	CY24 Q3	GYM MEMBERSHIP REIMBURSEM
	749503 WELLNESS	11/6/2024	180569	FRANK RIOS	\$35.00	CY24 Q3	GYM MEMBERSHIP REIMBURSEM
	749503 WELLNESS	11/6/2024	180611	WESLEY CORRAL	\$35.00	CY24 Q3	GYM MEMBERSHIP REIMBURSEM
	DIVISION/ORG TOTAL 11110000 - HUMAN RESOURCES				\$5,464.79		
12010000 FINANCE-ACCOUNTING	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$103.12	182419321-0	PHONE SERVICE 10/23-11/22
	744000 OFFICE EXPENSE MISC	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$254.71	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	744000 OFFICE EXPENSE MISC	11/20/2024	180744	OFFICE DEPOT (CONTRACT)	\$243.84	32879472	2024-10 CONSOLIDATED FOR
	747000 PRINTING	11/6/2024	180618	XEROX CORP	\$453.65	022399705	2024-10 COPIER LEASE AND
	747000 PRINTING	11/6/2024	180618	XEROX CORP	\$353.40	022399715	2024-10 COPIER LEASE AND

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
12010000 FINANCE-ACCOUNTING	747000 PRINTING	11/20/2024	180828	M R C SMART TECHNOLOGY SOLUTIONS	\$306.16	IN4468339	BASE CHARGE 10/24-11/23/2
	749500 PROF AND SPEC SERVICES	11/1/2024	1401	UKG INC	\$5,548.00	300076326	2024-08 SUBSCRIPTION FEES
	749500 PROF AND SPEC SERVICES	11/20/2024	180671	EIDE BAILLY LLP	\$14,488.00	EI01765521	2024-10 CONSULTING SERVIC
	749500 PROF AND SPEC SERVICES	11/20/2024	180692	HINDERLITER, DE LLAMAS & ASSOCIATES	\$200.00	SIN041882	2023-24 DEMOGRAPHICS REPO
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180642	ARC FRESNO/MADERA COUNTIES, THE	\$67.80	13964	SHREDDING SERVICES-FINANC
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180797	SMART & FINAL CORP	\$210.86	2024-10	2024-10 SUPPLIES FOR VARI
	DIVISION/ORG TOTAL 12010000 - FINANCE-ACCOUNTING				\$22,229.54		
12100000 FINANCE-UTILITY BILLING	730000 UNIFORM EXPENSE	11/6/2024	180480	J H TACKETT INC	\$47.14	811398	COH - NEW ERA NAVY HATS
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.08	26764021	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.08	26759589	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$30.12	26755616	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$10.98	5031484143	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$10.98	5031481075	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$64.94	5031468748	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$10.98	5031487188	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	11/1/2024	180404	VERIZON WIRELESS	\$179.27	9976176787	CELL PHONE LINES/iPADS/AI
	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$77.34	182419321-0	PHONE SERVICE 10/23-11/22

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
12100000 FINANCE-UTILITY BILLING	732000 COMMUNICATIONS	11/6/2024	180589	T-MOBILE USA INC	\$106.85	995770698 2024-10	2024-10 ACCT 995770698 iP
	744000 OFFICE EXPENSE MISC	11/20/2024	180744	OFFICE DEPOT (CONTRACT)	\$359.35	32879472	2024-10 CONSOLIDATED FOR
	745500 POSTAGE AND FREIGHT	11/20/2024	180776	PRE-SORT CENTER OF STOCKTON INC	\$1,639.61	410105921	BPO/UBS & FINANCE PRINTIN
	747000 PRINTING	11/6/2024	180555	PRE-SORT CENTER OF STOCKTON INC	\$2,113.94	410105573	BPO/UBS & FINANCE PRINTIN
	747000 PRINTING	11/20/2024	180776	PRE-SORT CENTER OF STOCKTON INC	\$328.49	410105921	BPO/UBS & FINANCE PRINTIN
	747000 PRINTING	11/20/2024	180828	M R C SMART TECHNOLOGY SOLUTIONS	\$76.54	IN4468339	BASE CHARGE 10/24-11/23/2
	749500 PROF AND SPEC SERVICES	11/6/2024	180452	GARDA CL WEST INC	\$1,367.67	10796519	2024-11 TRANSPORT TO WELL
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180410	ALTA LANGUAGE SERVICES INC	\$69.00	IS749287	BILINGUAL TEST- JOSE CARR
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180555	PRE-SORT CENTER OF STOCKTON INC	\$46.40	410105604	BPO/UBS & FINANCE PRINTIN
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180555	PRE-SORT CENTER OF STOCKTON INC	\$8,365.50	410105353	#9 REGULAR ENVELOPES UTIL
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180776	PRE-SORT CENTER OF STOCKTON INC	\$53.06	410105811	BPO/UBS & FINANCE PRINTIN
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180776	PRE-SORT CENTER OF STOCKTON INC	\$55.05	410105715	BPO/UBS & FINANCE PRINTIN
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180776	PRE-SORT CENTER OF STOCKTON INC	\$82.80	410105938	BPO/UBS & FINANCE PRINTIN
	DIVISION/ORG TOTAL 12100000 - FINANCE-UTILITY BILLING				\$15,176.17		
13000000 CITY ATTORNEY/LEGAL SVCS	749000 CONTRACTED LEGAL SERVICES	11/20/2024	180684	GRISWOLD, LASALLE, COBB, DOWD & GIN	\$37,660.81	2024-10	2024-10 LEGAL SVC
	751800 SPECIAL LEGAL SERVICES	11/20/2024	180684	GRISWOLD, LASALLE, COBB, DOWD & GIN	\$633.31	2024-10	2024-10 LEGAL SVC

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
13000000 CITY ATTORNEY/LEGAL SVCS	751900 LIABILITY RISK MANAGEMENT	11/20/2024	180684	GRISWOLD, LASALLE, COBB, DOWD & GIN	\$12,492.85	2024-10	2024-10 LEGAL SVC
	DIVISION/ORG TOTAL 13000000 - CITY ATTORNEY/LEGAL SVCS				\$50,786.97		
13090000 LIABILITY INSURANCE	733000 LIABILITY INSURANCE	11/20/2024	180681	GEORGE HILLS COMPANY INC	\$4,205.83	INV1030066	2024-11 CLAIMS MGMT FLAT
	733800 SPECIAL-LITIGATION EXPENS	11/6/2024	180505	LIEBERT CASSIDY WHITMORE	\$14,070.22	278197	LEGAL SERVICES
	733800 SPECIAL-LITIGATION EXPENS	11/6/2024	180505	LIEBERT CASSIDY WHITMORE	\$180.00	277551	LEGAL SERVICES
	733800 SPECIAL-LITIGATION EXPENS	11/6/2024	180505	LIEBERT CASSIDY WHITMORE	\$3,542.50	278157	LEGAL SERVICES
	733800 SPECIAL-LITIGATION EXPENS	11/6/2024	180505	LIEBERT CASSIDY WHITMORE	\$675.00	278171	LEGAL SERVICES
	733800 SPECIAL-LITIGATION EXPENS	11/20/2024	180722	LIEBERT CASSIDY WHITMORE	\$1,715.88	278185	LEGAL SERVICES
	733800 SPECIAL-LITIGATION EXPENS	11/20/2024	180787	PUBLIC SAFETY CONSULTING, INC.	\$3,468.00	010/24	INVESTIGATION
	DIVISION/ORG TOTAL 13090000 - LIABILITY INSURANCE				\$27,857.43		
13100000 WORKERS' COMPENSATION	707169 WORKERS' COMP INSURANCE	11/5/2024	1417	ACCLAMATION INSURANCE MGMT SVC-WC	\$93,664.74	2024-10	AIMS TRUST REPLENISHMENT
	707169 WORKERS' COMP INSURANCE	11/25/2024	1428	ACCLAMATION INSURANCE MGMT SVC-WC	\$10,649.89	113129	NOVEMBER 2024 ADMIN FEES
	DIVISION/ORG TOTAL 13100000 - WORKERS' COMPENSATION				\$104,314.63		
13150000 I T S INFORMATIONAL TECH SERV	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$64.45	182419321-0	PHONE SERVICE 10/23-11/22
	743000 COMPUTER MAINTENANCE	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$3,768.95	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
13150000 I T S INFORMATIONAL TECH SERV	749500 PROF AND SPEC SERVICES	11/1/2024	180402	VERIZON WIRELESS	\$574.30	9975259796	CELL PHONE LINES/iPADS/AI
	749500 PROF AND SPEC SERVICES	11/6/2024	180455	GLOBAL C T I GROUP INC	\$6,060.00	171763	1YR SUPPORT FOR MITEL SWI
	749500 PROF AND SPEC SERVICES	11/20/2024	180660	CIVICPLUS LLC	\$9,154.64	302551	Monsido Platform- Premium
	749500 PROF AND SPEC SERVICES	11/20/2024	180818	VERIZON WIRELESS	\$40.01	9977700749	2024-10 CELL PHONE LINES/
	749500 PROF AND SPEC SERVICES	11/22/2024	1422	COMCAST CABLE COMMUNICATIONS, INC	\$390.94	0287568 11/24	2024-11 ACCT 8155 50 039
	778500 UTILITIES-GAS	11/14/2024	1410	SOUTHERN CALIF GAS CO	\$15.78	2024-10.1	2024-10.1 GAS SERVICE
	DIVISION/ORG TOTAL 13150000 - I T S INFORMATIONAL TECH SERV				\$20,069.07		
14110000 PLANNING OPERATIONS	492200 SUBDIVISION & ZONING FEES	11/20/2024	180749	ONE TIME VENDOR	\$1,100.00	VAR0018-24	REFUND REC-016788-2024
	492200 SUBDIVISION & ZONING FEES	11/20/2024	180763	ONE TIME VENDOR	\$275.00	TUP0071-24	REFUND REC-016787-2024
	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$64.45	182419321-0	PHONE SERVICE 10/23-11/22
	745000 PUBLICATIONS AND DUES	11/20/2024	180686	SANTA MARIA CALIFORNIA NEWS MEDIA INC	\$565.50	11247650	AD 400703/ZONE TEXT AMEND
	745000 PUBLICATIONS AND DUES	11/20/2024	180686	SANTA MARIA CALIFORNIA NEWS MEDIA INC	\$565.50	111524	AD 406644/ ZONE TEXT AMEN
	747000 PRINTING	11/6/2024	180618	XEROX CORP	\$82.26	022399706	2024-110 COPIER LEASE AND
	747000 PRINTING	11/20/2024	180828	M R C SMART TECHNOLOGY SOLUTIONS	\$38.27	IN4468339	BASE CHARGE 10/24-11/23/2
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180709	KINGS CO RECORDER	\$60.00	PMW0022-24 BOND	COURTHOUSE LOT LINE ADJUS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
14110000	DIVISION/ORG TOTAL 14110000 - PLANNING OPERATIONS				\$2,750.98		
14120000 CODE COMPLIANCE	730000 UNIFORM EXPENSE	11/20/2024	180821	VESTIS GROUP, INC.	\$9.30	5031484133	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180821	VESTIS GROUP, INC.	\$9.30	5031481065	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180821	VESTIS GROUP, INC.	\$9.30	5031468734	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180821	VESTIS GROUP, INC.	\$9.30	5031487178	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$64.45	182419321-0	PHONE SERVICE 10/23-11/22
	732000 COMMUNICATIONS	11/6/2024	180589	T-MOBILE USA INC	\$145.97	995871713 2024-10	2024-10 ACCT 995871713 CO
	732000 COMMUNICATIONS	11/20/2024	180818	VERIZON WIRELESS	\$181.71	9977700749	2024-10 CELL PHONE LINES/
	744000 OFFICE EXPENSE MISC	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$70.50	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	745000 PUBLICATIONS AND DUES	11/20/2024	180655	CALIF ASSC OF CODE ENFORCEMENT	\$100.00	300020869	E MAGANA/MEMBERSHIP DUES
	747000 PRINTING	11/6/2024	180618	XEROX CORP	\$74.03	022399706	2024-110 COPIER LEASE AND
	747000 PRINTING	11/20/2024	180828	M R C SMART TECHNOLOGY SOLUTIONS	\$38.27	IN4468339	BASE CHARGE 10/24-11/23/2
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180708	KINGS CO RECORDER	\$119.00	2415128	PMW0010-23 PARCEL MAP WAI
	792401 DANGEROUS BLDG ABATEMENT	11/20/2024	180729	MICHAEL GAMBLE	\$2,860.00	678	PROPERTY ABATEMENT 1282 L
	792401 DANGEROUS BLDG ABATEMENT	11/20/2024	180730	MICHAEL GAMBLE	\$2,195.00	67890	PROPERTY ABETEMENT PM23-0
	792401 DANGEROUS BLDG ABATEMENT	11/20/2024	180731	MICHAEL GAMBLE	\$810.00	67894	PROPERTY ABETEMENT PM23-0
	DIVISION/ORG TOTAL 14120000 - CODE COMPLIANCE				\$6,696.13		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
14130000 CITY HFD PUBLIC HSG AUTH	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$38.67	182419321-0	PHONE SERVICE 10/23-11/22
	744000 OFFICE EXPENSE MISC	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$379.55	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	747000 PRINTING	11/6/2024	180618	XEROX CORP	\$82.26	022399706	2024-110 COPIER LEASE AND
	747000 PRINTING	11/20/2024	180828	M R C SMART TECHNOLOGY SOLUTIONS	\$38.27	IN4468339	BASE CHARGE 10/24-11/23/2
	749500 PROF AND SPEC SERVICES	11/20/2024	180680	G M S, INC	\$380.00	801102024	2024-10 GMS LICENSE/SERVI
	777000 TRAINING/TRAVEL/MEE TIN G	11/20/2024	180680	G M S, INC	\$150.00	801102024	2024-10 GMS LICENSE/SERVI
	DIVISION/ORG TOTAL 14130000 - CITY HFD PUBLIC HSG AUTH				\$1,068.75		
14310000 CENTRAL PARKING & IMPRV OPER	749500 PROF AND SPEC SERVICES	11/6/2024	180469	HAWK ON HAND	\$1,007.19	HAN1522	2024-10 CROW ABATEMENT
	DIVISION/ORG TOTAL 14310000 - CENTRAL PARKING & IMPRV OPER				\$1,007.19		
14500200 CDBG ENTITLEMENT	792309 HOUSING REHABILITATION	11/6/2024	180414	APEX VALLEY ROOFING, INC	\$11,730.00	7745	ERP - APEX VALLEY ROOFING
	792309 HOUSING REHABILITATION	11/20/2024	180644	VENUSTIANO AVALOS JR	\$14,385.00	2024-1113	ERP - ROOF REPLACEMENT -
	DIVISION/ORG TOTAL 14500200 - CDBG ENTITLEMENT				\$26,115.00		
14510000 CITY HOUSING REUSE UNEMCUMB	792310 FORECLOSED PROPERTY	11/6/2024	180520	MICHAEL GAMBLE	\$180.00	1002	YARD MAINT. - SALE PREPER
	DIVISION/ORG TOTAL 14510000 - CITY HOUSING REUSE UNEMCUMB				\$180.00		
14600000 HOME GRNT REVOLVING REUSE	749500 PROF AND SPEC SERVICES	11/20/2024	180708	KINGS CO RECORDER	\$20.00	2417135	Receipt#24-14448 Document
	749500 PROF AND SPEC SERVICES	11/20/2024	180708	KINGS CO RECORDER	\$20.00	2417136	Receipt#: 24-1448 Documen
	DIVISION/ORG TOTAL 14600000 - HOME GRNT REVOLVING REUSE				\$40.00		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15110000 POLICE-SUPPORT SERVICE	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$963.19	182419321-0	PHONE SERVICE 10/23-11/22
	732000 COMMUNICATIONS	11/6/2024	180607	MCI NETWORK SERV, INC	\$912.11	73109544	BPO/CALNET3 SYSTEM & MOBI
	745000 PUBLICATIONS AND DUES	11/20/2024	180782	PEACE OFFICERS RESEARCH ASSOCIATION OF CALIFORNIA	\$270.00	2024-45293	WEB SALES SEPTEMBER
	749500 PROF AND SPEC SERVICES	11/6/2024	180429	CALIFORNIA FORENSIC INSTITUTE	\$600.00	1050	BPO/WELLNESS CHECKS
	749500 PROF AND SPEC SERVICES	11/6/2024	180440	DALE B DRUMMOND JR	\$1,350.00	241029 DD	BPO/PRE EMPLOYMENT POLYGR
	749500 PROF AND SPEC SERVICES	11/6/2024	180605	GEIL ENTERPRISES, INC	\$3,080.00	454429	2024-10 JANOTORIAL SERVIC
	749500 PROF AND SPEC SERVICES	11/26/2024	1424	COMCAST CABLE COMMUNICATIONS, INC	\$199.95	0695141 11/24	2024-11 ACCT 8155 50 039
	749500 PROF AND SPEC SERVICES	11/26/2024	1425	COMCAST CABLE COMMUNICATIONS, INC	\$259.95	0704471 11/24	2024-11 ACCT 8155 50 039
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180481	DBA: JANITORIAL INC.	\$315.95	4547378	RESTROOM SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180586	SPEAKWRITE LLC	\$69.00	5f2223ed	2024-09 DICTATION SERVICE
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180609	VESTIS GROUP, INC.	\$35.00	2580448585	BPO/PD & FIRE FLOOR MATS
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180609	VESTIS GROUP, INC.	\$129.70	2580451916	BPO/PD & FIRE FLOOR MATS
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$238.48	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180669	SECURITY RESOLUTIONS OF CALIFORNIA INC	\$9,165.00	08152454-3	SECURITY SERVICES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15110000 POLICE-SUPPORT SERVICE	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180687	C & J TOWING	\$266.00	16082	EVIDENCE TOW
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180687	C & J TOWING	\$292.00	16081	EVIDENCE TOW
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180794	SAN DIEGO POLICE EQUIP CO	\$4,920.63	663244	DEPARTMENT AMMO
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180799	SPEAKWRITE LLC	\$417.00	7cb3fd89	2024-08 DICTATION SERVICE
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180799	SPEAKWRITE LLC	\$1,713.00	8eb3d452	2024-10 DICTATION SERVICE
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180820	VESTIS GROUP, INC.	\$35.00	2580455257	BPO/PD & FIRE FLOOR MATS
	760300 SWAT EXPENSES	11/20/2024	180794	SAN DIEGO POLICE EQUIP CO	\$5,904.76	663221	SWAT AMMO
	777000 TRAINING/TRAVEL/MEETING	11/1/2024	180395	CHRISTIFER BARKER	\$301.00	TRV 2024 10/27-30	TRV FOLSOM 2024 10/27-30
	777000 TRAINING/TRAVEL/MEETING	11/1/2024	180396	HEATHER FELEPPA	\$275.00	TRV 2024 11/03-08	TRV UNI CITY 2024 11/03-0
	777000 TRAINING/TRAVEL/MEETING	11/1/2024	180400	KIMBERLY HERNANDEZ-WILLHITE	\$275.00	TRV 2024 11/03-08	TRV U CITY 2024 11/03-08
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180418	CHRISTIFER BARKER	\$301.00	TRV 2024 12/08-11	TRV FOLSOM 2024 12/08-11
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180419	CHRISTIFER BARKER	\$301.00	TRV 2025 01/05-08	TRV FOLSOM 2025 01/05-08
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180425	BRIENO, BRIANA	\$45.00	TRV 2024 11/19	TRV FRESNO 2024 11/19

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15110000 POLICE-SUPPORT SERVICE	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180430	CALIF POLICE CHIEFS ASSOC	\$1,750.00	8906	REG 3/9/25 ANNUAL TRNG SY
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180430	CALIF POLICE CHIEFS ASSOC	\$750.00	8943	REG 5/5-7/25 EXEC ASSIST
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180439	SEAN-PAUL CRAIN	\$88.00	TRV 2024 11/20-23	TRV VISALIA 2024 11/20-23
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180448	ENTERPRISE RENT A CAR	\$2,446.04	37365997	2024-10 CAR RENTAL
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180453	GENERAL DYNAMICS ORDNANCE &	\$1,510.00	74310	REG 7/16-17/24 SIM TRNG L
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180457	SAN DIEGO REGIONAL TRAINING CTR	\$625.00	74066	REG ONLINE 12/9-13/24 RE
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180504	JOSHUA W LEVIN	\$88.00	TRV 2024 11/20-23	TRV VISALIA 2024 11/20-23
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180510	JAMES LUTZ	\$473.00	TRV 2024 11/17-22	TRV SAN DIEGO 2024 11/17-
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180512	FRANK J MARTINEZ	\$301.00	TRV 2024 12/18-21	TRV FOLSOM 2024 12/18-21
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180513	FRANK J MARTINEZ	\$301.00	TRV 2024 11/20-23	TRV FOLSOM 2024 11/20-23
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180514	FRANK J MARTINEZ	\$301.00	TRV 2025 01/22-25	TRV FOLSOM 2025 01/22-25
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180529	NATIONAL TRAINING CONCEPTS, INC	\$1,650.00	24-090	REG 11/20-23/24 ACTIVE SH
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180578	BRIAN SCANDURA	\$248.57	GAS 2024 10/21-25	GAS MILIAGE MADERA 2024 1

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15110000 POLICE-SUPPORT SERVICE	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180584	KAYLA DANYL SMITH	\$47.74	GAS 2024 10/06-18	GAS MONTEREY 2024 10/06-1
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180617	CHANDLER WYAND	\$88.00	TRV 2024 11/20-23	TRV VISALIA 2024 11/20-23
	777000 TRAINING/TRAVEL/MEETING	11/15/2024	180621	CALIF SECRETARY OF STATE	\$40.00	74392	BRIANA BRIENO NOTARY EXAM
	777000 TRAINING/TRAVEL/MEETING	11/20/2024	180661	COLLEGE OF THE SEQUOIAS	\$90.00	604	REG 11/5/24 FIRST AID R.
	777000 TRAINING/TRAVEL/MEETING	11/20/2024	180662	COLLEGE OF THE SEQUOIAS	\$480.00	611	REG 11/6-8/24 PERISHABLE
	777000 TRAINING/TRAVEL/MEETING	11/20/2024	180740	NATIONAL TRAINING CONCEPTS, INC	\$1,114.00	24-091	REG 10/22-25/24 FIREARM/R
	777000 TRAINING/TRAVEL/MEETING	11/20/2024	180826	WRIGHT EXPRESS FSC	\$1,254.29	100815693	2024-11 GAS CARD
	778000 UTILITIES-ELECTRICITY	11/15/2024	1412	SOUTHERN CALIF EDISON CO	\$5,390.06	2024-10	2024-10 ELECTRICITY SVC
	778500 UTILITIES-GAS	11/12/2024	1403	SOUTHERN CALIF GAS CO	\$56.53	2024-10	2024-10 GAS SERVICE
	778500 UTILITIES-GAS	11/14/2024	1410	SOUTHERN CALIF GAS CO	\$35.48	2024-10.1	2024-10.1 GAS SERVICE
	823012 PD SIGHT & SLIDE	11/20/2024	180785	PROFORCE LAW ENFORCEMENT	\$8,546.48	561793	SIGHT AND SLIDE ASSEMBLIE
	DIVISION/ORG TOTAL 15110000 - POLICE-SUPPORT SERVICE				\$60,308.91		
15121000 POLICE-RECORDS	747000 PRINTING	11/6/2024	180618	XEROX CORP	\$410.38	022399712	2024-10 COPIER LEASE AND
	747000 PRINTING	11/6/2024	180618	XEROX CORP	\$179.19	022399709	2024-10 COPIER LEASE AND
	747000 PRINTING	11/6/2024	180618	XEROX CORP	\$202.69	022399710	2024-10 COPIER LEASE AND
	747000 PRINTING	11/6/2024	180618	XEROX CORP	\$284.49	022399711	2024-10 COPIER LEASE AND

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15121000 POLICE-RECORDS	747000 PRINTING	11/20/2024	180828	M R C SMART TECHNOLOGY SOLUTIONS	\$267.89	IN4468339	BASE CHARGE 10/24-11/23/2
	749500 PROF AND SPEC SERVICES	11/20/2024	180795	STERICYCLE, INC.	\$169.92	8008831602	BPO/DOCUMENT SHREDDING
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180473	KERI HUNTER	\$473.00	TRV 2024 12/01-06	TRV HUNNINGTON BEACH 2024
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180474	KERI HUNTER	\$473.00	TRV 2024 12/08-13	TRV HUNNINGTON BEACH 2024
	777000 TRAINING/TRAVEL/MEETING	11/6/2024	180475	KERI HUNTER	\$45.00	TRV 2024 11/19	TRV FRESNO 2024 11/19
	777000 TRAINING/TRAVEL/MEETING	11/15/2024	180620	CALIF SECRETARY OF STATE	\$40.00	74391	KERI HUNTER NOTARY EXAM A
	DIVISION/ORG TOTAL 15121000 - POLICE-RECORDS				\$2,545.56		
15130000 POLICE-OPERATIONS	741300 SOFTWARE MAINTENANCE	11/20/2024	180663	COPWARE, INC	\$1,270.00	86987	LEGAL SOURCEBOOK
	741300 SOFTWARE MAINTENANCE	11/20/2024	180824	THOMSON REUTERS- WEST OR WEST	\$593.75	850992863	2024-10 SOFTWARE MAINTENA
	759000 RENTS AND LEASES - VEHICL	11/21/2024	1415	ENTERPRISE FM TRUST	\$12,855.73	FBN5181352	26QZWW/ZWV/ZX4/ZX6/ZXB/ZX
	759000 RENTS AND LEASES - VEHICL	11/21/2024	1416	ENTERPRISE FM TRUST	\$3,328.54	FBN5181380	LEASE CHARGES/UNIT 2684HT
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180421	BEATWEAR, INC	\$19.51	8979	OFFICER NAME PLATES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180586	SPEAKWRITE LLC	\$2,394.00	5f2223ed	2024-09 DICTATION SERVICE
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$649.87	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15130000 POLICE-OPERATIONS	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180670	ED JONES CO	\$519.93	57092	NEW OFFICER BADGES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180785	PROFORCE LAW ENFORCEMENT	\$18,801.44	558737	OFFICER VESTS
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180785	PROFORCE LAW ENFORCEMENT	\$840.94	558975	OFFICER VESTS
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180799	SPEAKWRITE LLC	\$2,982.00	7cb3fd89	2024-08 DICTATION SERVICE
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180799	SPEAKWRITE LLC	\$1,935.00	8eb3d452	2024-10 DICTATION SERVICE
	DIVISION/ORG TOTAL 15130000 - POLICE-OPERATIONS				\$46,190.71		
15140000 POLICE-TRAFFIC ENFORCEMNT	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180552	P V P COMMUNICATIONS	\$860.34	135517	MOTORS BIKE COMMUNICATION
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180721	LARRY LEEDS	\$125.00	74599	MOTOR UNIT SAFETY GLASSES
	DIVISION/ORG TOTAL 15140000 - POLICE-TRAFFIC ENFORCEMNT				\$985.34		
15180000 POLICE-ANIMAL CONTROL	749500 PROF AND SPEC SERVICES	11/6/2024	180468	HANFORD VETERINARY HOSPITAL, INC	\$134.74	1280888	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	11/6/2024	180468	HANFORD VETERINARY HOSPITAL, INC	\$134.74	1280889	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	11/6/2024	180468	HANFORD VETERINARY HOSPITAL, INC	\$57.49	1281090	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	11/6/2024	180468	HANFORD VETERINARY HOSPITAL, INC	\$134.74	1281091	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	11/6/2024	180468	HANFORD VETERINARY HOSPITAL, INC	\$75.46	1280479	BPO ANIMAL CONTROL VET SE

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	11/6/2024	180468	HANFORD VETERINARY HOSPITAL, INC	\$101.30	1281092	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	11/20/2024	180688	HANFORD VETERINARY HOSPITAL, INC	\$168.24	1282285	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	11/20/2024	180688	HANFORD VETERINARY HOSPITAL, INC	\$134.74	1282498	BPO ANIMAL CONTROL VET SE
	751000 ANIMAL CONTROL	11/20/2024	180711	KINGS COUNTY SHERIFF'S OFFICE	\$90,033.91	2025 Q1	Q1 ANIMAL CONTROL/KINGS C
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$242.67	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	DIVISION/ORG TOTAL 15180000 - POLICE-ANIMAL CONTROL				\$91,218.03		
15200000 POLICE-CANINE	749500 PROF AND SPEC SERVICES	11/6/2024	180468	HANFORD VETERINARY HOSPITAL, INC	\$55.49	1281191	BPO K9 VET SERVICES AND F
	749500 PROF AND SPEC SERVICES	11/6/2024	180495	KINGS COUNTY SHERIFF'S OFFICE	\$1,350.00	74324	2024 Q3 QUARTERLY K9 TRAI
	DIVISION/ORG TOTAL 15200000 - POLICE-CANINE				\$1,405.49		
16100000 FIRE-ADMIN/SUPPRESSION	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$296.47	182419321-0	PHONE SERVICE 10/23-11/22
	732000 COMMUNICATIONS	11/20/2024	180636	A T & T	\$619.64	287301186711X111024	BPO/ACCT 287301186711 INT
	732000 COMMUNICATIONS	11/20/2024	180664	COUNTY OF FRESNO	\$21,360.00	P-5981	2024-11 DISPATCH SRVS FRE
	732000 COMMUNICATIONS	11/20/2024	180664	COUNTY OF FRESNO	\$21,360.00	P-5972	2024-10 DISPATCH SRVS FRE
	732000 COMMUNICATIONS	11/20/2024	180695	IMAGETREND LLC	\$2,770.83	PS-INV111412	IMAGETREND - VECTOR DISTR
	732000 COMMUNICATIONS	11/20/2024	180695	IMAGETREND LLC	\$40,102.00	PS-INV109653	FIRE IMAGETREND ANNUAL FE
	741200 EQUIPMENT MAINTENANCE	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$154.41	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
16100000 FIRE- ADMIN/SUPPRESSION	744000 OFFICE EXPENSE MISC	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$134.19	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	744000 OFFICE EXPENSE MISC	11/20/2024	180800	STAPLES DEPT11-0007061138	\$62.43	7002819602	OFFICE SUPPLIES
	745500 POSTAGE AND FREIGHT	11/20/2024	180810	TWO EAGER DREAMS INC	\$167.14	74928	UPS SHIPMENT
	747000 PRINTING	11/6/2024	180618	XEROX CORP	\$224.24	022399716	2024-10 COPIER LEASE AND
	747000 PRINTING	11/20/2024	180828	M R C SMART TECHNOLOGY SOLUTIONS	\$114.81	IN4468339	BASE CHARGE 10/24-11/23/2
	749500 PROF AND SPEC SERVICES	11/6/2024	180562	TAYLOR BROTHERS, INC	\$55.00	2268111	2024-10 PEST CONTROL ST#1
	749500 PROF AND SPEC SERVICES	11/6/2024	180562	TAYLOR BROTHERS, INC	\$48.00	2268174	2024-10 PEST CONTROL ST#2
	749500 PROF AND SPEC SERVICES	11/6/2024	180562	TAYLOR BROTHERS, INC	\$48.00	2268175	2024-10 PEST CONTROL ST#3
	749500 PROF AND SPEC SERVICES	11/6/2024	180609	VESTIS GROUP, INC.	\$109.03	2580447762	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	11/6/2024	180609	VESTIS GROUP, INC.	\$50.00	2580448586	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	11/6/2024	180609	VESTIS GROUP, INC.	\$116.62	2580448581	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	11/6/2024	180609	VESTIS GROUP, INC.	\$100.58	2580451912	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	11/6/2024	180609	VESTIS GROUP, INC.	\$107.48	2580451919	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	11/20/2024	180712	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$75.00	247060	RESPIRATIONN MEDICAL EXAM
	749500 PROF AND SPEC SERVICES	11/20/2024	180820	VESTIS GROUP, INC.	\$109.03	2580454443	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	11/20/2024	180820	VESTIS GROUP, INC.	\$50.00	2580455258	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	11/20/2024	180820	VESTIS GROUP, INC.	\$116.62	2580455253	BPO/PD & FIRE FLOOR MATS
	749502 TUITION	11/6/2024	180412	ANDREW BARKSDALE	\$100.00	BARKSDALETUITIO NREIM	ANDREW BARKSDALE TUITION
	749502 TUITION	11/20/2024	180678	CHRISTOPHER FREDIANI	\$140.00	TUITION 3Q2024	TUITION REIMBURSEMENT-INS
	749502 TUITION	11/20/2024	180679	CHRISTOPHER FREDIANI	\$418.00	TUTION 4Q2024	TUITION REIMBURSEMENT-COM
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180401	HOME DEPOT U S A INC-DEPT 32 2540194606	\$41.21	2024-09	2024-09 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180401	HOME DEPOT U S A INC-DEPT 32 2540194606	\$195.73	2024-10	2024-10 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180605	GEIL ENTERPRISES, INC	\$360.00	453643	FOBS FOR TIMECLOCK - FIRE
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$377.12	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180691	HD SUPPLY, INC.	\$521.45	824606651	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180691	HD SUPPLY, INC.	\$363.49	833564255	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180691	HD SUPPLY, INC.	\$137.11	833718943	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180725	LOWE'S	\$20.35	2024-10	2024-10 CONSOLIDATED FOR
	777000 TRAINING/TRAVEL/MEETIN G	11/20/2024	180656	CALIF DEPT OF FORESTRY & FIRE PROTECTION	\$1,680.00	11498	INSTRUCTOR 2 STATE CERTS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
16100000 FIRE- ADMIN/SUPPRESSION	777000 TRAINING/TRAVEL/MEETING	11/20/2024	180826	WRIGHT EXPRESS FSC	\$538.45	100815693	2024-11 GAS CARD
	778000 UTILITIES-ELECTRICITY	11/15/2024	1412	SOUTHERN CALIF EDISON CO	\$4,298.66	2024-10	2024-10 ELECTRICITY SVC
	778500 UTILITIES-GAS	11/14/2024	1410	SOUTHERN CALIF GAS CO	\$251.69	2024-10.1	2024-10.1 GAS SERVICE
	792300 GRANT PROGRAM EXPENSES	11/20/2024	180651	BOUND TREE MEDICAL LLC	\$58.98	85535161	BPO/ MEDICAL SUPPLIES
	799500 OPERATIONAL CAPITAL OUTLA	11/6/2024	180527	MUNICIPAL EMERGENCY SERVICES INC	\$4,050.71	IN2058591	THERMAL IMAGING CAMERAS
	799500 OPERATIONAL CAPITAL OUTLA	11/6/2024	180527	MUNICIPAL EMERGENCY SERVICES INC	\$4,050.71	IN2058582	THERMAL IMAGING CAMERAS
	799500 OPERATIONAL CAPITAL OUTLA	11/20/2024	180639	ALLSTAR FIRE EQUIPMENT INC	\$494.02	259558	HELMET FOR BATTALION CHIEF
	799500 OPERATIONAL CAPITAL OUTLA	11/20/2024	180717	L N CURTIS & SONS	\$11,949.80	INV861417	3 SETS OF GLOBE TURNOUT J
	799500 OPERATIONAL CAPITAL OUTLA	11/20/2024	180736	MUNICIPAL EMERGENCY SERVICES INC	\$842.18	IN2152455	RESPONDER PARKA & TACTICAL
	823005 BASE STATION AND APPARATUS	11/20/2024	180822	VINCENT COMMUNICATIONS	\$4,284.42	88829	VINCENT COMM AFG GRANT -
	823005 BASE STATION AND APPARATUS	11/20/2024	180822	VINCENT COMMUNICATIONS	\$3,909.55	88828	VINCENT COMM SHSGP GRANT-
	823005 BASE STATION AND APPARATUS	11/20/2024	180822	VINCENT COMMUNICATIONS	\$4,661.53	88827	VINCENT COMM SHSGP GRANT-
	823310 FIRE CHEVY TAHOE/NEW	11/20/2024	180698	JACK B MARTIN	\$2,663.77	30266	FIRE CHIEF TAHOE DECAL ST
DIVISION/ORG TOTAL 16100000 - FIRE-ADMIN/SUPPRESSION					\$134,760.45		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
16110000 FIRE-FIRE PREVENTION	732000 COMMUNICATIONS	11/20/2024	180636	A T & T	\$165.24	287301186711X111024	BPO/ACCT 287301186711 INT
	749500 PROF AND SPEC SERVICES	11/20/2024	180700	JERRY MATOS	\$981.65	3102	APN 012-211-009 WEED ABAT
	749500 PROF AND SPEC SERVICES	11/20/2024	180700	JERRY MATOS	\$210.00	3105	APN 010-081-019 WEED ABAT
	749500 PROF AND SPEC SERVICES	11/20/2024	180700	JERRY MATOS	\$435.00	3106	APN VACANT LOT BEHIND ST#
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180638	ALL VALLEY PRINTING	\$53.63	2400443	A FRAME GRAPHIC DESIGN ON
	DIVISION/ORG TOTAL 16110000 - FIRE-FIRE PREVENTION				\$1,845.52		
17100000 PARKS & COMM SERV-ADMIN	732000 COMMUNICATIONS	11/1/2024	180403	VERIZON WIRELESS	\$12.89	9976322705	2024-10 CELL PHONE LINES/
	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$51.56	182419321-0	PHONE SERVICE 10/23-11/22
	744000 OFFICE EXPENSE MISC	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$181.95	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	747000 PRINTING	11/6/2024	180618	XEROX CORP	\$414.82	022399707	2024-10 COPIER LEASE AND
	747000 PRINTING	11/20/2024	180828	M R C SMART TECHNOLOGY SOLUTIONS	\$38.27	IN4468339	BASE CHARGE 10/24-11/23/2
	749500 PROF AND SPEC SERVICES	11/20/2024	180781	POLICY CONFLUENCE, INC.	\$5,600.00	19446	BALANCING ACT SOFTWARE.
	777000 TRAINING/TRAVEL/MEE TIN G	11/6/2024	180408	BRADLEY ALBERT	\$56.94	RIDE SHARE 10/06-10	RIDE SHARE/ATLANTA 10/06-10
	DIVISION/ORG TOTAL 17100000 - PARKS & COMM SERV-ADMIN				\$6,356.43		
17110000 PARKS & COMM SERV-SPORTS	749500 PROF AND SPEC SERVICES	11/6/2024	180422	BENJAMIN JAMES GRAHAM	\$96.00	74398	SB SERVICES UMP 10/24
	749500 PROF AND SPEC SERVICES	11/6/2024	180423	EMILY BENNETT	\$288.00	74335	SB SERVICES 10/14,15,17,2

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	11/6/2024	180435	JESSE CHAVARRIA	\$480.00	74340	SB SERVICES 10/14,15,21,2
	749500 PROF AND SPEC SERVICES	11/6/2024	180443	DAYON L. DILLIHUNT	\$96.00	74333	SB SERVICES
	749500 PROF AND SPEC SERVICES	11/6/2024	180454	GILBERT ESCALANTE	\$352.00	74337	SB SERVICES 10/15,17,22,2
	749500 PROF AND SPEC SERVICES	11/6/2024	180483	JENNIFER GAMEZ	\$128.00	74402	SB SERVICES 10/20 & 26
	749500 PROF AND SPEC SERVICES	11/6/2024	180515	JOSEPH MARTINEZ	\$192.00	74341	SB SERVICES 10/15 & 22/24
	749500 PROF AND SPEC SERVICES	11/6/2024	180518	VANESSA MCBRIDE	\$40.00	74067	YOGA INSTRUCTION
	749500 PROF AND SPEC SERVICES	11/6/2024	180525	MONTOYA, ROBERT J	\$256.00	74344	SB SERVICES 10/15,17,22/2
	749500 PROF AND SPEC SERVICES	11/6/2024	180559	PRESTON LEE KING	\$1,264.00	74342	SB SERVICES 10/15,17-20,2
	749500 PROF AND SPEC SERVICES	11/6/2024	180592	TIMOTHY MC WEBSTER JR	\$1,504.00	74346	SB SERVICES 10/14-16,18-2
	749500 PROF AND SPEC SERVICES	11/6/2024	180595	TROY HALL	\$368.00	74347	SB SERVICES 10/21,26,27/2
	749500 PROF AND SPEC SERVICES	11/6/2024	180602	FILEMON VALDEZ	\$160.00	74336	SB SERVICES 10/15,17,22,2
	749500 PROF AND SPEC SERVICES	11/6/2024	180603	HANNA VALDEZ	\$704.00	74339	SB SERVICES 10/15,17,19,2
	749500 PROF AND SPEC SERVICES	11/20/2024	180649	BENJAMIN JAMES GRAHAM	\$800.00	74794	SB SERVICES 10/29,30; 11/

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	11/20/2024	180650	EMILY BENNETT	\$288.00	74798	SB SERVICES 10/28-30; 11/
	749500 PROF AND SPEC SERVICES	11/20/2024	180659	JESSE CHAVARRIA	\$448.00	74804	SB SERVICES
	749500 PROF AND SPEC SERVICES	11/20/2024	180665	DANIEL MOLANO	\$352.00	74796	SB SERVICES 11/02,03
	749500 PROF AND SPEC SERVICES	11/20/2024	180668	LELAND DIHEL	\$384.00	74806	SB SERVICES 11/01,02
	749500 PROF AND SPEC SERVICES	11/20/2024	180682	GILBERT ESCALANTE	\$672.00	74801	SB SERVICES 10/29,30; 11/
	749500 PROF AND SPEC SERVICES	11/20/2024	180699	JENNIFER GAMEZ	\$336.00	74803	SB SERVICES 10/29; 11/02,
	749500 PROF AND SPEC SERVICES	11/20/2024	180719	RODNEY LAWRENCE	\$128.00	74810	SB SERVICES 11/09
	749500 PROF AND SPEC SERVICES	11/20/2024	180726	JOSEPH MARTINEZ	\$192.00	74805	SB SERVICES 10/29; 11/05
	749500 PROF AND SPEC SERVICES	11/20/2024	180733	MONTOYA, ROBERT J	\$352.00	74809	SB SERVICES 11/05,07,09
	749500 PROF AND SPEC SERVICES	11/20/2024	180783	PRADO, SAL	\$2,808.00	74345	SB SERVICES 10/14,15,17,1
	749500 PROF AND SPEC SERVICES	11/20/2024	180783	PRADO, SAL	\$2,970.00	74792	SB SERVICES
	749500 PROF AND SPEC SERVICES	11/20/2024	180784	PRESTON LEE KING	\$1,520.00	74808	SB SERVICES 10/29,31; 11/
	749500 PROF AND SPEC SERVICES	11/20/2024	180796	SKYLER LEE	\$96.00	74811	SB SERVICES 11/05-07

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	11/20/2024	180805	THOMAS BARRAGAN	\$640.00	74812	SB SERVICES 11/01-03
	749500 PROF AND SPEC SERVICES	11/20/2024	180806	TIMOTHY MC WEBSTER JR	\$1,392.00	74813	SB SERVICES 10/28-30; 11/
	749500 PROF AND SPEC SERVICES	11/20/2024	180807	TROY HALL	\$480.00	74814	SB SERVICES 10/30, 11/02,
	749500 PROF AND SPEC SERVICES	11/20/2024	180809	TYRONE TRUMAN	\$160.00	74815	SB SERVICES 11/09
	749500 PROF AND SPEC SERVICES	11/20/2024	180814	FILEMON VALDEZ	\$128.00	74800	SB SERVICES 10/29; 11/05,
	749500 PROF AND SPEC SERVICES	11/20/2024	180815	HANNA VALDEZ	\$448.00	74802	SB SERVICES 10/29; 11/01-
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180401	HOME DEPOT U S A INC-DEPT 32 2540194606	\$420.63	2024-09	2024-09 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180401	HOME DEPOT U S A INC-DEPT 32 2540194606	\$1,099.99	2024-10	2024-10 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180420	BEACON ATHLETICS, LLC	\$607.03	0600409-IN	SB COMPLEX CHALKER
	767500 SOFTBALL COMPLEX EXPENSES	11/1/2024	180398	HD SUPPLY, INC.	\$124.45	830380325	RENOWN HONEY ALMOND SOAP
	767500 SOFTBALL COMPLEX EXPENSES	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$364.32	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	767500 SOFTBALL COMPLEX EXPENSES	11/20/2024	180826	WRIGHT EXPRESS FSC	\$212.99	100815693	2024-11 GAS CARD
	778000 UTILITIES-ELECTRICITY	11/15/2024	1412	SOUTHERN CALIF EDISON CO	\$4,321.77	2024-10	2024-10 ELECTRICITY SVC
DIVISION/ORG TOTAL 17110000 - PARKS & COMM SERV-SPORTS					\$27,673.18		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17140000 PARKS & COMM SER-AQUATIC/SKATE	749500 PROF AND SPEC SERVICES	11/6/2024	180517	MATSON ALARM COMPANY, INC	\$24.50	5353922	2024-11 ALARM SERVICE
	DIVISION/ORG TOTAL 17140000 - PARKS & COMM SER-AQUATIC/SKATE				\$24.50		
17160000 PARKS & COMM SERV-FACILITIES	447220 FM-FACILITIES-OTHER RENTS	11/6/2024	180539	ONE TIME VENDOR	\$946.03	20047442.002	REFUND FOR PROGRAMS
	749500 PROF AND SPEC SERVICES	11/6/2024	180432	CALIFITNESS INC	\$115.00	12768	LF GYM REPAIRS
	749500 PROF AND SPEC SERVICES	11/6/2024	180432	CALIFITNESS INC	\$295.00	41141	LF GYM SERVICE.
	749500 PROF AND SPEC SERVICES	11/20/2024	180658	CHANCE RIDES MANUFACTURING INC	\$1,326.98	037211	REPLACEMENT CAROUSEL PART
	749500 PROF AND SPEC SERVICES	11/22/2024	1421	COMCAST CABLE COMMUNICATIONS, INC	\$268.60	0714199 11/24	2024-11 ACCT 8155 50 039
	749500 PROF AND SPEC SERVICES	11/26/2024	1423	COMCAST CABLE COMMUNICATIONS, INC	\$111.95	0454929 11/24	2024-11 ACCT 8155 50 039
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180398	HD SUPPLY, INC.	\$325.06	830222949	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180401	HOME DEPOT U S A INC-DEPT 32 2540194606	\$66.35	2024-09	2024-09 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180470	HD SUPPLY, INC.	\$676.15	832145874	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180470	HD SUPPLY, INC.	\$75.70	832325567	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180470	HD SUPPLY, INC.	\$12.01	832325575	BPO/HOME DEPOT SUPPLIES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17160000 PARKS & COMM SERV-FACILITIES	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180608	VESTIS GROUP, INC.	\$75.42	5031481063	BPO/LONGFIELD TOWELS
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$932.47	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180797	SMART & FINAL CORP	\$768.63	2024-10.1	2024-10.1 PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180819	VESTIS GROUP, INC.	\$75.42	5031487175	BPO/LONGFIELD TOWELS
	765000 CHEMICAL AND CHEMICAL SUP	11/1/2024	180401	HOME DEPOT U S A INC-DEPT 32 2540194606	\$428.40	2024-09	2024-09 CONSOLIDATED FOR
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180506	LINCOLN EQUIPMENT INC	\$7.05	Q2029236	BPO CHEMICALS FOR PLUNGE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180506	LINCOLN EQUIPMENT INC	\$3.61	Q2028903	BPO CHEMICALS FOR PLUNGE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180506	LINCOLN EQUIPMENT INC	\$7.55	Q2029360	BPO CHEMICALS FOR PLUNGE
	778000 UTILITIES-ELECTRICITY	11/15/2024	1412	SOUTHERN CALIF EDISON CO	\$4,270.76	2024-10	2024-10 ELECTRICITY SVC
	778500 UTILITIES-GAS	11/14/2024	1410	SOUTHERN CALIF GAS CO	\$2,237.88	2024-10.1	2024-10.1 GAS SERVICE
DIVISION/ORG TOTAL 17160000 - PARKS & COMM SERV-FACILITIES					\$13,026.02		
17190000 PARKS & COMM SER- YOUTH SERVICE	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$38.67	182419321-0	PHONE SERVICE 10/23-11/22
	749500 PROF AND SPEC SERVICES	11/6/2024	180462	ROSAEMA S GUZMAN	\$210.00	74082	2024-10 ZUMBA CLASS INSTR
	749500 PROF AND SPEC SERVICES	11/6/2024	180571	CINDY LYNN RODRIGUEZ	\$484.00	74083	2024-10 SENIOR AEROBICS-C

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17190000 PARKS & COMM SER-YOUTH SERVICE	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$32.16	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	767602 B&GC 02 SERV & SUPPLIES P	11/6/2024	180481	DBA: JANITORIAL INC.	\$760.00	454438	OCTOBER SERVICES BOYS GIR
	767602 B&GC 02 SERV & SUPPLIES P	11/6/2024	180481	DBA: JANITORIAL INC.	\$760.00	453525	BGC JANITORIAL SERVICES
	767603 B&GC 03 PROFESS SVC PROP6	11/6/2024	180494	KINGS COUNTY AREA PUBLIC TRANSIT AGENCY (KCAPTA)	\$198.00	3042	RIDES FOR MEMBERS. BOYS A
	767603 B&GC 03 PROFESS SVC PROP6	11/6/2024	180494	KINGS COUNTY AREA PUBLIC TRANSIT AGENCY (KCAPTA)	\$33.00	3004	BOYS&GIRLS CLUB RIDE SHAR
	DIVISION/ORG TOTAL 17190000 - PARKS & COMM SER-YOUTH SERVICE				\$2,515.83		
17210000 PARKS & COMM SERV-COMM PROM/EV	732000 COMMUNICATIONS	11/1/2024	180403	VERIZON WIRELESS	\$38.01	9976322705	2024-10 CELL PHONE LINES/
	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$12.89	182419321-0	PHONE SERVICE 10/23-11/22
	756000 ADVERTISING & PUBLIC REL	11/6/2024	180467	SANTA MARIA CALIFORNIA NEWS MEDIA INC	\$400.00	10241044	2024-10 FRONT PAGE AD AGR
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180401	HOME DEPOT U S A INC-DEPT 32 2540194606	\$55.11	2024-09	2024-09 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180401	HOME DEPOT U S A INC-DEPT 32 2540194606	\$585.81	2024-10	2024-10 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$438.15	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	761100 RENAISSANCE FAIRE EXPENSE	11/6/2024	180427	C SQUARED PRODUCTION, LLC	\$6,198.20	74057	REN FAIR PRODUCTION COMPA
	761100 RENAISSANCE FAIRE EXPENSE	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$21.34	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17210000 PARKS & COMM SERV-COMM PROM/EV	761110 ICE RINK EXPENSES	11/1/2024	180401	HOME DEPOT U S A INC-DEPT 32 2540194606	\$310.75	2024-10	2024-10 CONSOLIDATED FOR
	761110 ICE RINK EXPENSES	11/6/2024	180484	JILL CAVIEZEL	\$1,500.00	002	SPONSORSHIPS CONSULTANT
	761110 ICE RINK EXPENSES	11/6/2024	180484	JILL CAVIEZEL	\$1,578.50	003	WWL SPONSONRSHIP
	761110 ICE RINK EXPENSES	11/6/2024	180575	SANCHEZ FEED & SEED, INC	\$354.80	140356	STRAW BALES-WWL
	761110 ICE RINK EXPENSES	11/14/2024	1410	SOUTHERN CALIF GAS CO	\$15.78	2024-10.1	2024-10.1 GAS SERVICE
	761110 ICE RINK EXPENSES	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$3,157.16	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	761110 ICE RINK EXPENSES	11/20/2024	180674	EVERYTHING ICE, INC.	\$48,369.22	1313-2	PURCHASE OF ICE RINK FOR
	761110 ICE RINK EXPENSES	11/20/2024	180675	FENCE FACTORY RENTALS	\$5,100.00	951402	WHITE VINYL FENCING. WWL.
	761110 ICE RINK EXPENSES	11/20/2024	180676	FERRELLGAS	\$225.91	1039722640	PROPANE FOR WWL
	761110 ICE RINK EXPENSES	11/20/2024	180734	MORGAN & SLATES	\$107.54	1812667	BPO/PARK REPAIR SUPPLIES
	761110 ICE RINK EXPENSES	11/20/2024	180801	STONEYS CONCRETE LLC	\$6,737.25	139540	SAND FOR ICE RINK CONSTRU
	824010 ICE RINK	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$484.77	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	DIVISION/ORG TOTAL 17210000 - PARKS & COMM SERV-COMM PROM/EV				\$75,691.19		
17220000 PARKS & COMM SERV-PARKS	730000 UNIFORM EXPENSE	11/6/2024	180608	VESTIS GROUP, INC.	\$40.90	5031484141	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/6/2024	180615	WORKINGMAN'S STORE INC	\$75.08	137425	JACKET/ PEDRO TAFOLLA
	730000 UNIFORM EXPENSE	11/6/2024	180615	WORKINGMAN'S STORE INC	\$78.29	137249	JACKET/ ROBERTO MILLAN
	730000 UNIFORM EXPENSE	11/6/2024	180615	WORKINGMAN'S STORE INC	\$78.29	137260	JACKET/ GREG GARZA
	730000 UNIFORM EXPENSE	11/6/2024	180615	WORKINGMAN'S STORE INC	\$78.29	137072	JACKET/ DONNIE HERNANDEZ
	730000 UNIFORM EXPENSE	11/6/2024	180615	WORKINGMAN'S STORE INC	\$78.29	137062	JACKET/ TREK FAYERWEATHER

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17220000 PARKS & COMM SERV-PARKS	730000 UNIFORM EXPENSE	11/6/2024	180615	WORKINGMAN'S STORE INC	\$224.15	137061	FY25 SAFETY SHOES/ TREK F
	730000 UNIFORM EXPENSE	11/6/2024	180615	WORKINGMAN'S STORE INC	\$75.08	137196	JACKET/ WILLIE JOHNSON
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$40.90	5031481073	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$40.90	5031468746	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$40.90	5031487186	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180827	WORKINGMAN'S STORE INC	\$75.08	137755	JACKET/ JOEL BARBA
	730000 UNIFORM EXPENSE	11/20/2024	180827	WORKINGMAN'S STORE INC	\$219.85	136215	SAFETY SHOES/ PEDRO TAFOL
	732000 COMMUNICATIONS	11/1/2024	180403	VERIZON WIRELESS	\$358.65	9976322705	2024-10 CELL PHONE LINES/
	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$25.78	182419321-0	PHONE SERVICE 10/23-11/22
	749500 PROF AND SPEC SERVICES	11/20/2024	180705	PHILLIP J GAPEN	\$30.57	9760	BPO LOCKSMITH SERVICES
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180498	KINGS REHABILITATION CENTER, INC	\$2,500.00	10894	2024-09 CONTRACTED MOWING
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180401	HOME DEPOT U S A INC-DEPT 32 2540194606	\$385.11	2024-09	2024-09 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180401	HOME DEPOT U S A INC-DEPT 32 2540194606	\$904.56	2024-10	2024-10 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180501	SCHAUB RENTAL AND SALES INC	\$64.35	29593	BPO/PARKS EQUIPMENT PARTS
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180501	SCHAUB RENTAL AND SALES INC	\$182.33	29724	BPO/PARKS EQUIPMENT PARTS
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180526	MORGAN & SLATES	\$54.38	1809877	BPO/PARK REPAIR SUPPLIES

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	11/6/2024	180526	MORGAN & SLATES	\$101.03	1810963	BPO/PARK REPAIR SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180556	PARK ASSOCIATES, INC	\$520.87	IN24-1946	EQUIPMENT REPLACEMENT.
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180597	UKG INC	\$1,094.81	12317035	CY 2025 TIMECLOCK RENTAL
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180598	ULINE, INC	\$146.71	184607882	DOGGY BAGS PARKS
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180612	WEST VALLEY SUPPLY INC	\$324.70	116835	BPO/SUPPLIES, PART, AND M
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180691	HD SUPPLY, INC.	\$1,543.11	834004269	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180693	HOFMANS NURSERY	\$218.79	11697	NURSEY SUPPLIES FOR PARKS
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180725	LOWE'S	\$59.05	2024-10	2024-10 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180734	MORGAN & SLATES	\$18.79	1811781	BPO/RUBBER GLOVES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180811	UKG INC	\$1,492.94	12317036	CY 2025 TIMECLOCK RENTAL
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180506	LINCOLN EQUIPMENT INC	\$713.31	Q2029236	BPO CHEMICALS FOR PLUNGE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180506	LINCOLN EQUIPMENT INC	\$364.62	Q2028903	BPO CHEMICALS FOR PLUNGE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180506	LINCOLN EQUIPMENT INC	\$763.46	Q2029360	BPO CHEMICALS FOR PLUNGE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17220000 PARKS & COMM SERV-PARKS	778000 UTILITIES-ELECTRICITY	11/15/2024	1412	SOUTHERN CALIF EDISON CO	(\$904.43)	2024-10	2024-10 ELECTRICITY SVC
	795500 TAXES	11/20/2024	180710	KINGS CO TAX COLLECTOR	\$3,175.44	74746	PROPERTY TAX
	822649 HEROES PARK	11/20/2024	180728	MELTON DESIGN GROUP, INC.	\$113,402.50	6589	concept design consultant
	DIVISION/ORG TOTAL 17220000 - PARKS & COMM SERV-PARKS				\$128,687.43		
17502091 INTERMODAL FACILITY OPER	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180517	MATSON ALARM COMPANY, INC	\$49.00	5353922	2024-11 ALARM SERVICE
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180593	TOTAL FILTRATION SERVICES, INC	\$0.00	2732350-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180593	TOTAL FILTRATION SERVICES, INC	\$0.00	2732306-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180593	TOTAL FILTRATION SERVICES, INC	\$0.00	2732259-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180593	TOTAL FILTRATION SERVICES, INC	\$0.00	2732348-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180593	TOTAL FILTRATION SERVICES, INC	\$173.92	2732326-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180593	TOTAL FILTRATION SERVICES, INC	\$0.00	2732351-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180593	TOTAL FILTRATION SERVICES, INC	\$152.55	2741638-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180608	VESTIS GROUP, INC.	\$44.81	5031481064	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	11/20/2024	180778	PEST CONTROL NOW INC	\$35.00	44794567	BPO/PEST CONTROL SVC MULT

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17502091 INTERMODAL FACILITY OPER	755000 OTHER CONTRACTUAL SERVICE	11/20/2024	180819	VESTIS GROUP, INC.	\$14.00	5031484132	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	11/20/2024	180819	VESTIS GROUP, INC.	\$14.00	5031490214	BPO/WWTP & BLG MAINT FLOO
	778000 UTILITIES-ELECTRICITY	11/15/2024	1412	SOUTHERN CALIF EDISON CO	\$504.80	2024-10	2024-10 ELECTRICITY SVC
	DIVISION/ORG TOTAL 17502091 - INTERMODAL FACILITY OPER				\$988.08		
17502100 BUILDING MAINTENANCE	730000 UNIFORM EXPENSE	11/6/2024	180480	J H TACKETT INC	\$47.15	811398	COH - NEW ERA NAVY HATS
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.09	26764021	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.09	26759589	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$30.12	26755616	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$25.77	5031484142	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$28.27	5031481074	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$25.59	5031468747	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$25.77	5031487187	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	11/1/2024	180404	VERIZON WIRELESS	\$367.99	9976176787	CELL PHONE LINES/IPADS/AI
	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$38.67	182419321-0	PHONE SERVICE 10/23-11/22
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180413	APEX ASSOCIATES 1, LLS	\$2,061.30	INV0153544	REPLACEMENT STEAM CONTOL
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180517	MATSON ALARM COMPANY, INC	\$312.00	5353922	2024-11 ALARM SERVICE
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180593	TOTAL FILTRATION SERVICES, INC	\$444.89	2732350-00	BPO/FILTRATION SUPPLIES A

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17502100 BUILDING MAINTENANCE	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180593	TOTAL FILTRATION SERVICES, INC	\$301.45	2732306-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180593	TOTAL FILTRATION SERVICES, INC	\$228.51	2732259-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180593	TOTAL FILTRATION SERVICES, INC	\$403.19	2732348-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180593	TOTAL FILTRATION SERVICES, INC	\$0.00	2732326-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180593	TOTAL FILTRATION SERVICES, INC	\$140.39	2732351-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180593	TOTAL FILTRATION SERVICES, INC	\$0.00	2741638-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180614	WILSON FIRE SPRINKLER CO, INC.	\$657.00	9136	INSPECTION REPAIRS
	755000 OTHER CONTRACTUAL SERVICE	11/20/2024	180727	MATSON ALARM COMPANY, INC	\$155.00	5452435	CHECK ISSUE WITH FIRE PAN
	755000 OTHER CONTRACTUAL SERVICE	11/20/2024	180778	PEST CONTROL NOW INC	\$425.00	44794567	BPO/PEST CONTROL SVC MULT
	755000 OTHER CONTRACTUAL SERVICE	11/20/2024	180792	ROBERT S MARKS PLUMBING INC	\$1,405.61	20800	INSTALL NEW RECIRC PUMP F
	755000 OTHER CONTRACTUAL SERVICE	11/20/2024	180819	VESTIS GROUP, INC.	\$57.72	5031484130	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	11/20/2024	180819	VESTIS GROUP, INC.	\$62.71	5031484131	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	11/20/2024	180819	VESTIS GROUP, INC.	\$57.72	5031490212	BPO/WWTP & BLG MAINT FLOO

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17502100 BUILDING MAINTENANCE	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180397	HD SUPPLY, INC.	\$23.47	830223855	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180398	HD SUPPLY, INC.	\$38.80	829923341	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180398	HD SUPPLY, INC.	\$1,478.31	830222931	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180399	HD SUPPLY, INC.	\$13.84	830154738	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$166.24	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180689	HARBOR FREIGHT TOOLS	\$51.42	0f6823e2	BPO/SUPPLIES/TOOLS NEEDED
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180690	HD SUPPLY, INC.	\$21.32	831405089	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180694	HOLT LUMBER INC	\$13.28	537181	BPO/REPAIR SUPPLIES SPRTS
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180707	KINGS CO PIPE & SUPPLY	\$16.88	2024928	BPO/PIPES & SUPPLIES NEED
	778000 UTILITIES-ELECTRICITY	11/15/2024	1412	SOUTHERN CALIF EDISON CO	\$8,708.97	2024-10	2024-10 ELECTRICITY SVC
	778500 UTILITIES-GAS	11/14/2024	1410	SOUTHERN CALIF GAS CO	\$220.32	2024-10.1	2024-10.1 GAS SERVICE
DIVISION/ORG TOTAL 17502100 - BUILDING MAINTENANCE					\$18,134.85		
17502102 BLDG (CITY) RESERVES	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180738	MYERS RESTAURANT SUPPLY, LLC	\$17,985.83	351534	REPLACEMENT DISHWASHER FO
	825009 CIVIC-KARCHER AUTO SCRUBB	11/1/2024	180398	HD SUPPLY, INC.	\$11,264.09	827229147	NEW AUTOSCRUBBER FOR CIVI
	DIVISION/ORG TOTAL 17502102 - BLDG (CITY) RESERVES				\$29,249.92		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17502131 COURTHOUSE SQUARE FACIL	749500 PROF AND SPEC SERVICES	11/6/2024	180517	MATSON ALARM COMPANY, INC	\$104.00	5353922	2024-11 ALARM SERVICE
	749500 PROF AND SPEC SERVICES	11/20/2024	180778	PEST CONTROL NOW INC	\$35.00	44794567	BPO/PEST CONTROL SVC MULT
	778000 UTILITIES-ELECTRICITY	11/15/2024	1412	SOUTHERN CALIF EDISON CO	\$2,627.26	2024-10	2024-10 ELECTRICITY SVC
	778500 UTILITIES-GAS	11/14/2024	1410	SOUTHERN CALIF GAS CO	\$34.82	2024-10.1	2024-10.1 GAS SERVICE
	778500 UTILITIES-GAS	11/19/2024	1411	SOUTHERN CALIF GAS CO	\$16.12	2024-10.2	2024-10.2 GAS SERVICE
	DIVISION/ORG TOTAL 17502131 - COURTHOUSE SQUARE FACIL				\$2,817.20		
20100000 PW- ADMINISTRATION & ENGR	730000 UNIFORM EXPENSE	11/6/2024	180480	J H TACKETT INC	\$47.15	811398	COH - NEW ERA NAVY HATS
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.09	26764021	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.09	26759589	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$30.12	26755616	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$8.28	5031484134	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$8.28	5031481066	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$8.28	5031468739	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$8.28	5031487179	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	11/1/2024	180404	VERIZON WIRELESS	\$210.28	9976176787	CELL PHONE LINES/iPADS/AI
	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$232.02	182419321-0	PHONE SERVICE 10/23-11/22
	744000 OFFICE EXPENSE MISC	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$373.12	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	744000 OFFICE EXPENSE MISC	11/20/2024	180744	OFFICE DEPOT (CONTRACT)	\$186.90	32879472	2024-10 CONSOLIDATED FOR

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20100000 PW- ADMINISTRATION & ENGR	747000 PRINTING	11/6/2024	180618	XEROX CORP	\$613.85	022399713	2024-10 COPIER LEASE AND
	747000 PRINTING	11/20/2024	180828	M R C SMART TECHNOLOGY SOLUTIONS	\$76.54	IN4468339	BASE CHARGE 10/24-11/23/2
	749500 PROF AND SPEC SERVICES	11/6/2024	180521	MICHAEL SUTHERLAND & ASSN	\$2,025.00	242815-1	CITY SURVEYOR SERVICES
	749500 PROF AND SPEC SERVICES	11/6/2024	180521	MICHAEL SUTHERLAND & ASSN	\$225.00	232737-10	CITY SURVEYOR SERVICES
	749500 PROF AND SPEC SERVICES	11/20/2024	180732	MICHAEL SUTHERLAND & ASSN	\$1,200.00	242815-2	CITY SURVEYOR SERVICES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180597	UKG INC	\$1,094.81	12317035	CY 2025 TIMECLOCK RENTAL
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180795	STERICYCLE, INC.	\$158.51	1000108657	BPO/DOCUMENT SHREDDING
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180811	UKG INC	\$1,492.94	12317036	CY 2025 TIMECLOCK RENTAL
	777000 TRAINING/TRAVEL/MEETIN G	11/6/2024	180482	JAVIER ISIDORO	\$214.76	TRV 2024 10/23-24	TRV OAKLAND 2024 10/23-24
DIVISION/ORG TOTAL 20100000 - PW-ADMINISTRATION & ENGR					\$8,294.30		
20110000 PW-STREET MAINTENANCE	730000 UNIFORM EXPENSE	11/6/2024	180480	J H TACKETT INC	\$47.15	811398	COH - NEW ERA NAVY HATS
	730000 UNIFORM EXPENSE	11/6/2024	180608	VESTIS GROUP, INC.	\$57.43	5031484135	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.09	26764021	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.09	26759589	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$30.12	26755616	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$94.43	5031481067	BPO/ACCT 2322940000 UNIFO

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20110000 PW-STREET MAINTENANCE	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$37.38	5031468740	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$41.43	5031487180	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	11/1/2024	180404	VERIZON WIRELESS	\$1,261.98	9976176787	CELL PHONE LINES/IPADS/AI
	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$25.78	182419321-0	PHONE SERVICE 10/23-11/22
	749500 PROF AND SPEC SERVICES	11/20/2024	180712	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$95.00	259216	PHYSICAL EXAMS
	749500 PROF AND SPEC SERVICES	11/20/2024	180712	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$30.00	245589	URINE DUG SCREEN EXAMS
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180441	EDPO, LLC	\$14.76	7556346	BPO/PROPANE
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180478	J A MOMANEY SERVICES INC	\$5,426.85	184842	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180487	K R C SAFETY CO INC	\$839.29	66119	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180522	MILLER'S RENTALAND	\$80.51	824073	PROPANE
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180526	MORGAN & SLATES	\$203.23	1810301	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$1,041.77	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180666	EDPO, LLC	\$60.86	7890198	BPO/PROPANE
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180718	SCHAUB RENTAL AND SALES INC	\$77.89	824452	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	11/20/2024	180725	LOWE'S	\$353.13	2024-10	2024-10 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180812	ULINE, INC	\$878.92	185139128	6' PLASTIC SPEED BUMP-YEL
	772000 STREET CONST & MAINT MTRL	11/6/2024	180447	ECONOLITE PRODUCTS INC	\$10,893.39	INV227360	MMU2 ETHERNET PORT/RELAY
	772000 STREET CONST & MAINT MTRL	11/6/2024	180511	MARTIN MARIETTA MATERIALS INC	\$241.63	44200199	BPO/MATERIAL/ASPHALT
	772000 STREET CONST & MAINT MTRL	11/6/2024	180587	STANDARD EMULSIONS INC	\$258.60	4264	BPO/EMULSION
	777000 TRAINING/TRAVEL/MEETING	11/20/2024	180653	BRYAN GLOVER	\$94.50	TRV 2024 11/19-20	TRV ANAHEIM 2024 11/19-20
	777000 TRAINING/TRAVEL/MEETING	11/20/2024	180701	JORGE L. VALTIERRA	\$94.50	TRV 2024 11/19 - 20	TRV ANAHEIM 2024 11/19-20
	778000 UTILITIES-ELECTRICITY	11/15/2024	1412	SOUTHERN CALIF EDISON CO	\$52,533.43	2024-10	2024-10 ELECTRICITY SVC
DIVISION/ORG TOTAL 20110000 - PW-STREET MAINTENANCE					\$74,894.14		
20310000 REFUSE OPERATIONS	490300 REFUSE SERVICE CHARGES	11/6/2024	180542	ONE TIME VENDOR	\$149.28	20241028	SPECIAL EVENT REFUSE SERV
	730000 UNIFORM EXPENSE	11/6/2024	180480	J H TACKETT INC	\$47.15	811398	COH - NEW ERA NAVY HATS
	730000 UNIFORM EXPENSE	11/6/2024	180608	VESTIS GROUP, INC.	\$112.81	5031484136	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.09	26764021	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.09	26759589	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$30.12	26755616	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$181.56	5031481068	BPO/ACCT 2322940000 UNIFO

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20310000 REFUSE OPERATIONS	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$111.43	5031468741	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$112.81	5031487181	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	11/1/2024	180404	VERIZON WIRELESS	\$76.02	9976176787	CELL PHONE LINES/IPADS/AI
	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$51.56	182419321-0	PHONE SERVICE 10/23-11/22
	741200 EQUIPMENT MAINTENANCE	11/6/2024	180585	SOAPMAN OF KERN COUNTY PBE INC	\$800.40	68862	BPO/PARTS & SUPPLIES
	741200 EQUIPMENT MAINTENANCE	11/6/2024	180604	VALLEY PAINT & SUPPLY INC	\$222.01	488007	BPO/EQUIPMENT MAINTENANCE
	744000 OFFICE EXPENSE MISC	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$13.82	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	749500 PROF AND SPEC SERVICES	11/20/2024	180712	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$285.00	259216	PHYSICAL EXAMS
	749500 PROF AND SPEC SERVICES	11/20/2024	180712	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$30.00	245589	URINE DUG SCREEN EXAMS
	755000 OTHER CONTRACTUAL SERVICE	11/20/2024	180715	KINGS WASTE & RECYCLE AUTHORITY	\$205,003.55	2024-10	2024-10 TIPPING FEES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180597	UKG INC	\$1,094.81	12317035	CY 2025 TIMECLOCK RENTAL
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180598	ULINE, INC	\$550.16	184050357	TRAILER JACK 100,000 CAP/
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180811	UKG INC	\$1,492.95	12317036	CY 2025 TIMECLOCK RENTAL
	824001 COMMERCIAL/RECYCLE DUMPST	11/20/2024	180823	WASTEQUIP MANUFACTURING COMPANY LLC	\$769.18	20INV000647082	BPO/ REFUSE CONTAINERS (R
DIVISION/ORG TOTAL 20310000 - REFUSE OPERATIONS					\$211,214.80		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20320000 REFUSE STREET CLEANING	730000 UNIFORM EXPENSE	11/6/2024	180608	VESTIS GROUP, INC.	\$3.52	5031484137	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$3.52	5031481069	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$3.52	5031468742	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$3.52	5031487182	BPO/ACCT 2322940000 UNIFO
	749500 PROF AND SPEC SERVICES	11/6/2024	180574	S C A OF CA, LLC	\$83,181.79	2024-010092	COH STREET SWEEPING SERVI
	DIVISION/ORG TOTAL 20320000 - REFUSE STREET CLEANING				\$83,195.87		
20400000 FLEET MAINTENANCE OPER	730000 UNIFORM EXPENSE	11/6/2024	180480	J H TACKETT INC	\$47.15	811398	COH - NEW ERA NAVY HATS
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.09	26764021	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.09	26759589	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$30.12	26755616	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$45.82	5031484138	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$77.32	5031481070	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$45.82	5031468743	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$45.82	5031487183	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$25.78	182419321-0	PHONE SERVICE 10/23-11/22
	743300 FUEL AND LUBE MAINTENANCE	11/6/2024	180497	KINGS PETROLEUM LLC	\$29,391.59	369019	BPO/FUEL SERVICES
	743300 FUEL AND LUBE MAINTENANCE	11/6/2024	180572	ROE OIL COMPANY	\$264.63	265396CT	BPO/FUEL COSTS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	743300 FUEL AND LUBE MAINTENANCE	11/6/2024	180572	ROE OIL COMPANY	\$145.45	266813CT	BPO/FUEL COSTS
	743300 FUEL AND LUBE MAINTENANCE	11/6/2024	180582	SHIELDS HARPER & CO, INC	\$1,075.72	3358149	FUEL CARDS FOR MISC-FLEET
	743300 FUEL AND LUBE MAINTENANCE	11/6/2024	180606	VAN DE POL ENTERPRISES	\$746.46	0818003-IN	BPO/FUEL SERVICES
	743300 FUEL AND LUBE MAINTENANCE	11/20/2024	180697	J C LANSDOWNE DIST INC	\$969.87	267266	BPO/FUEL SERVICES
	743300 FUEL AND LUBE MAINTENANCE	11/20/2024	180817	VAN DE POL ENTERPRISES	\$30,252.59	0869924-IN	BPO/FUEL SERVICES
	743400 TIRES AND TUBES	11/6/2024	180416	BADASCI TIRE CO, INC	\$3,011.30	197576	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	11/20/2024	180646	BADASCI TIRE CO, INC	\$1,048.28	197709	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	11/20/2024	180646	BADASCI TIRE CO, INC	\$258.02	197809	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	11/20/2024	180646	BADASCI TIRE CO, INC	\$2,069.08	197812	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	11/20/2024	180646	BADASCI TIRE CO, INC	\$274.00	197812	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	11/20/2024	180646	BADASCI TIRE CO, INC	\$4,974.32	198014	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	11/20/2024	180667	DELRAY TIRE & RETREADING, INC	\$1,096.64	750063485	BPO/TIRES AND TUBES
	744000 OFFICE EXPENSE MISC	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$10.29	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	747000 PRINTING	11/20/2024	180828	M R C SMART TECHNOLOGY SOLUTIONS	\$38.27	IN4468339	BASE CHARGE 10/24-11/23/2
	749500 PROF AND SPEC SERVICES	11/6/2024	180409	ALPHA HYDRAULICS INC	\$420.00	2642	BPO/PARTS & SUPPLIES
	749500 PROF AND SPEC SERVICES	11/6/2024	180490	KINGS CO GLASS	\$65.00	I082464	BPO/VEHICLE PARTS AND LAB

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20400000 FLEET MAINTENANCE OPER	749500 PROF AND SPEC SERVICES	11/6/2024	180507	LITTLE CORPORATION	\$35.00	65708	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	11/6/2024	180507	LITTLE CORPORATION	\$35.00	65704	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	11/6/2024	180507	LITTLE CORPORATION	\$35.00	65683	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	11/6/2024	180507	LITTLE CORPORATION	\$35.00	65682	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	11/6/2024	180507	LITTLE CORPORATION	\$35.00	65684	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	11/6/2024	180523	CAR WASH PARTNERS LLC	\$1,140.00	227907	2024-10 CAR WASHES
	749500 PROF AND SPEC SERVICES	11/6/2024	180554	PACIFIC TOWING & TRANSPORT	\$412.50	11724	TOW SERVICE FOR TRUCK #14
	749500 PROF AND SPEC SERVICES	11/6/2024	180576	SAUNDERS AUTOMATIC SERVICE INC	\$900.00	56949	TRANSMISSION REPAIR FOR F
	749500 PROF AND SPEC SERVICES	11/6/2024	180577	SAWTELLE & ROSPRIM MACHINE SHOP	\$617.03	13590	BPO PARTS/LABOR
	749500 PROF AND SPEC SERVICES	11/6/2024	180616	ASBURY ENVIRONMENTAL SERVICES	\$102.00	I500-01138096	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	11/20/2024	180635	A & E INDUSTRIAL CLEANING EQUIPMENT CORP	\$267.75	51757	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	11/20/2024	180635	A & E INDUSTRIAL CLEANING EQUIPMENT CORP	\$743.75	52261	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	11/20/2024	180647	W BANKS MOORE, INC CUST #01833	\$110.00	INV516933	BPO/VEHICLE PARTS AND LAB

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20400000 FLEET MAINTENANCE OPER	749500 PROF AND SPEC SERVICES	11/20/2024	180685	HANFORD MOTORS, LLC	\$200.00	CHCS136711	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	11/20/2024	180712	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$95.00	259216	PHYSICAL EXAMS
	749500 PROF AND SPEC SERVICES	11/20/2024	180723	LITTLE CORPORATION	\$71.00	65794	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	11/20/2024	180723	LITTLE CORPORATION	\$35.00	65805	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	11/20/2024	180723	LITTLE CORPORATION	\$35.00	65809	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	11/20/2024	180737	MUNICIPAL MAINTENANCE EQUIPMENT	\$1,432.00	029169	BPO/PARTS AND LABOR
	749500 PROF AND SPEC SERVICES	11/20/2024	180745	OIL CHANGERS INC	\$150.19	2024-10	PD CAR WASH-OCTOBER
	749500 PROF AND SPEC SERVICES	11/20/2024	180775	PACIFIC TOWING & TRANSPORT	\$275.00	11722	RECOVERY TOW FOR FIRE TRU
	749500 PROF AND SPEC SERVICES	11/20/2024	180816	CHRISTOPHER R JONES	\$1,320.00	856	FENDER REPAIR FOR UNIT #4
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180405	A & E INDUSTRIAL CLEANING EQUIPMENT CORP	\$2,153.16	51665	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180406	CENTRAL VALLEY GMC	\$263.36	F00378460603	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180406	CENTRAL VALLEY GMC	\$547.68	F00378476401	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180406	CENTRAL VALLEY GMC	\$2,015.17	F00378607801	BPO/VEHICLE PARTS & LABOR

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180406	CENTRAL VALLEY GMC	\$70.76	F00378608201	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180406	CENTRAL VALLEY GMC	\$43.07	F00378587001	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180406	CENTRAL VALLEY GMC	\$35.52	F00378618401	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180406	CENTRAL VALLEY GMC	(\$64.52)	F00378630101	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180406	CENTRAL VALLEY GMC	(\$287.81)	F00378630301	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180406	CENTRAL VALLEY GMC	\$13.11	F00378656901	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180407	AIRGAS, INC	\$33.41	9154968095	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180409	ALPHA HYDRAULICS INC	\$230.19	2642	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180446	E M THARP INC INTERSTATE BILLING #596724	\$113.62	01P127178	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180458	GRAINGER, INC	\$41.56	9299049396	PARTS FOR MISC-REFUSE
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180458	GRAINGER, INC	\$40.80	9288340608	C CLAMP FOR MISC FLEET
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180463	HAAKER EQUIP CO	\$126.10	C5A2A0	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180488	KELLER MOTORS OF HANFORD	\$138.51	5130795	BPO/VEHICLE PARTS AND LAB

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180488	KELLER MOTORS OF HANFORD	\$159.16	5130843	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180490	KINGS CO GLASS	\$271.85	I082447	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180490	KINGS CO GLASS	\$430.00	I082464	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180502	LAWRENCE TRACTOR CO	(\$126.36)	699279	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180502	LAWRENCE TRACTOR CO	\$19.09	699280	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180502	LAWRENCE TRACTOR CO	\$57.40	702729	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180502	LAWRENCE TRACTOR CO	\$168.51	703457	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180502	LAWRENCE TRACTOR CO	\$17.33	704726	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180502	LAWRENCE TRACTOR CO	\$160.59	704719	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180502	LAWRENCE TRACTOR CO	\$781.24	704718	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180502	LAWRENCE TRACTOR CO	\$6.87	705459	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180528	CENCAL AUTO & TRUCK PARTS INC	\$213.43	462236	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180528	CENCAL AUTO & TRUCK PARTS INC	\$434.41	462203	BPO / PARTS & SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180528	CENCAL AUTO & TRUCK PARTS INC	\$456.98	462892	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180528	CENCAL AUTO & TRUCK PARTS INC	\$109.73	462696	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180528	CENCAL AUTO & TRUCK PARTS INC	\$8.34	462584	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180528	CENCAL AUTO & TRUCK PARTS INC	\$24.66	462647	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180528	CENCAL AUTO & TRUCK PARTS INC	\$51.75	462501	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180528	CENCAL AUTO & TRUCK PARTS INC	\$107.63	462534	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180528	CENCAL AUTO & TRUCK PARTS INC	\$19.00	462979	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180528	CENCAL AUTO & TRUCK PARTS INC	\$103.95	462950	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180528	CENCAL AUTO & TRUCK PARTS INC	\$21.25	463047	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180528	CENCAL AUTO & TRUCK PARTS INC	\$79.32	463136	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180532	O'REILLY AUTOMOTIVE STORES INC	\$76.16	3632-332994	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180532	O'REILLY AUTOMOTIVE STORES INC	\$32.15	3632-333205	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180532	O'REILLY AUTOMOTIVE STORES INC	\$20.38	3632-333287	BPO/PARTS AND SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180532	O'REILLY AUTOMOTIVE STORES INC	\$71.31	3632-333494	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180532	O'REILLY AUTOMOTIVE STORES INC	\$67.33	3632-333311	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180557	PARTS AUTHORITY METRO LLC	\$480.02	298-208549	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180557	PARTS AUTHORITY METRO LLC	\$62.74	064-895453	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180557	PARTS AUTHORITY METRO LLC	\$62.74	298-208468	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180557	PARTS AUTHORITY METRO LLC	\$679.04	298-208259	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180557	PARTS AUTHORITY METRO LLC	(\$317.01)	298-101971	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180557	PARTS AUTHORITY METRO LLC	\$21.99	298-208600	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180557	PARTS AUTHORITY METRO LLC	\$99.53	298-208587	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180557	PARTS AUTHORITY METRO LLC	\$36.37	298-208589	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180557	PARTS AUTHORITY METRO LLC	\$16.78	062-758634	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180557	PARTS AUTHORITY METRO LLC	(\$32.96)	298-102124	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180557	PARTS AUTHORITY METRO LLC	\$548.99	298-208730	BPO/PARTS & SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180557	PARTS AUTHORITY METRO LLC	\$84.06	064-900346	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180557	PARTS AUTHORITY METRO LLC	\$20.72	062-761948	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180557	PARTS AUTHORITY METRO LLC	\$32.96	298-208737	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180557	PARTS AUTHORITY METRO LLC	\$27.37	064-902330	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180573	RUCKSTELL CALIF SALES CO	\$1,380.41	716987	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180576	SAUNDERS AUTOMATIC SERVICE INC	\$35.65	56949	TRANSMISSION REPAIR FOR F
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180577	SAWTELLE & ROSPRIM MACHINE SHOP	\$7.89	13590	BPO PARTS/LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180579	SCELZI EQUIPMENT INC	\$427.45	F12308	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180579	SCELZI EQUIPMENT INC	\$151.61	F12342	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180583	SMITH AUTO PARTS, INC	\$135.23	162424	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180583	SMITH AUTO PARTS, INC	\$136.82	162428	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180583	SMITH AUTO PARTS, INC	\$121.17	162641	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180635	A & E INDUSTRIAL CLEANING EQUIPMENT CORP	\$959.62	51757	BPO/VEHICLE PARTS AND LAB

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180635	A & E INDUSTRIAL CLEANING EQUIPMENT CORP	\$837.25	52261	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180635	A & E INDUSTRIAL CLEANING EQUIPMENT CORP	\$253.42	51848	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180637	CENTRAL VALLEY GMC	(\$126.98)	F00378668501	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180637	CENTRAL VALLEY GMC	\$643.22	F00378689401	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180637	CENTRAL VALLEY GMC	\$161.64	F00378693801	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180637	CENTRAL VALLEY GMC	(\$338.59)	F00378724801	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180637	CENTRAL VALLEY GMC	\$85.54	F00378705401	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180637	CENTRAL VALLEY GMC	\$132.04	F00378705501	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180637	CENTRAL VALLEY GMC	\$267.82	F00378762401	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180637	CENTRAL VALLEY GMC	\$27.68	F00378768601	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180637	CENTRAL VALLEY GMC	\$87.08	F00378769401	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180637	CENTRAL VALLEY GMC	\$880.73	F00378781601	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180637	CENTRAL VALLEY GMC	\$113.61	F00378795801	BPO/VEHICLE PARTS & LABOR

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180637	CENTRAL VALLEY GMC	\$455.44	F00378800001	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180637	CENTRAL VALLEY GMC	\$161.64	F00378770401	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180637	CENTRAL VALLEY GMC	\$153.08	F00378797201	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180637	CENTRAL VALLEY GMC	\$830.49	F00378840601	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$325.59	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180672	THE ELBERT GROUP INC	\$312.48	24142640	BPO/FUEL AND PARTS
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180672	THE ELBERT GROUP INC	\$88.87	24142650	BPO/FUEL AND PARTS
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180698	JACK B MARTIN	\$145.93	30455	BPO/ PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180705	PHILLIP J GAPEN	\$425.95	9764	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180716	KROEGER EQUIP & SUPPLY	\$942.26	06P118335	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180720	LAWSON PRODUCTS, INC	\$30.57	9311964216	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180720	LAWSON PRODUCTS, INC	\$9.65	9311960802	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180720	LAWSON PRODUCTS, INC	\$226.83	9311975396	BPO/PARTS AND SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180725	LOWE'S	\$22.37	2024-10	2024-10 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180737	MUNICIPAL MAINTENANCE EQUIPMENT	\$143.20	029169	BPO/PARTS AND LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	(\$53.69)	461389	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	(\$16.14)	461567	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	(\$27.42)	461741	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$19.72	463262	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$319.95	463263	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$10.12	463267	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$66.74	463291	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$98.63	463308	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$62.01	463364	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$27.18	463425	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$14.20	463442	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	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$54.69	463495	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$41.22	463760	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$565.43	463786	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$22.22	464421	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$42.94	463944	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$41.70	464450	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$16.39	464094	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$74.28	464043	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$8.26	464037	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$123.65	464606	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$6.74	464864	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$96.40	464726	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$178.41	464672	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	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$34.98	464733	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$4.49	464607	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$26.75	463992	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$54.69	464883	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$62.56	464818	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180739	CENCAL AUTO & TRUCK PARTS INC	\$9.88	465033	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180743	O'REILLY AUTOMOTIVE STORES INC	\$250.48	3632-334771	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180743	O'REILLY AUTOMOTIVE STORES INC	\$84.53	3632-336696	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180743	O'REILLY AUTOMOTIVE STORES INC	\$42.81	3632-337563	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	(\$35.40)	298-102019	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	(\$47.20)	298-102046	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$12.14	298-208799	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	(\$16.78)	298-102170	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	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$17.78	064-908905	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$21.75	064-912367	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$23.42	064-912310	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$100.34	062782004	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$105.19	064-910443	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$146.98	298-209219	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$13.04	064-912718	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$590.50	298-209645	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$181.30	298-209275	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$173.97	298-209732	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	(\$17.78)	298-102221	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$83.66	298-209746	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	(\$72.92)	298-102332	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	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$23.51	298-209860	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$409.96	298-209802	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$49.61	064-924333	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$11.07	298-209780	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$317.01	062-809930	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$106.07	062-810390	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$52.39	062-809921	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$23.51	064-925304	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$72.92	298-209766	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$212.14	103-898837	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180777	PARTS AUTHORITY METRO LLC	\$83.66	113-637386	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180790	RENEWELL FLEET SERVICE LLC	\$138.43	3595	BPO / PARTS
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180790	RENEWELL FLEET SERVICE LLC	\$2,148.22	3782	BPO / PARTS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180793	RUCKSTELL CALIF SALES CO	\$5,105.87	717053	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180793	RUCKSTELL CALIF SALES CO	\$4,694.54	717100	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180793	RUCKSTELL CALIF SALES CO	\$3,516.18	717096	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180793	RUCKSTELL CALIF SALES CO	\$5,481.76	717080	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180798	SMITH AUTO PARTS, INC	(\$59.68)	163541	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180798	SMITH AUTO PARTS, INC	\$11.26	164536	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180798	SMITH AUTO PARTS, INC	\$30.41	165862	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180798	SMITH AUTO PARTS, INC	\$900.94	166000	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180798	SMITH AUTO PARTS, INC	\$42.64	166974	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180798	SMITH AUTO PARTS, INC	\$130.53	165865	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180808	TURF STAR INC	\$112.78	INV055575	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180816	CHRISTOPHER R JONES	\$256.33	856	FENDER REPAIR FOR UNIT #4
	777000 TRAINING/TRAVEL/MEETIN G	11/20/2024	180826	WRIGHT EXPRESS FSC	\$35.17	100815693	2024-11 GAS CARD

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	778000 UTILITIES-ELECTRICITY	11/15/2024	1412	SOUTHERN CALIF EDISON CO	\$3,255.43	2024-10	2024-10 ELECTRICITY SVC
	778500 UTILITIES-GAS	11/14/2024	1410	SOUTHERN CALIF GAS CO	\$79.47	2024-10.1	2024-10.1 GAS SERVICE
	825004 SHOP LIFT	11/6/2024	180465	HANFORD AUTO & TRUCK PARTS, INC	\$57,915.00	461927	MOBILE COLUMN LIFT FOR TH
	825005 SHOP EQUIPMENT	11/6/2024	180406	CENTRAL VALLEY GMC	\$424.99	F00378612701	WIRING DIAGRAMS FOR MISC-
	941500 SUBROGATION EXPENSE	11/6/2024	180596	TURF STAR INC	\$406.38	INV049793	BPO/PARTS AND SUPPLIES
	941500 SUBROGATION EXPENSE	11/6/2024	180596	TURF STAR INC	\$406.38	INV050372	BPO/PARTS AND SUPPLIES
	DIVISION/ORG TOTAL 20400000 - FLEET MAINTENANCE OPER				\$196,465.56		
20610000 STORM DRAINAGE OPERATIONS	730000 UNIFORM EXPENSE	11/6/2024	180480	J H TACKETT INC	\$47.15	811398	COH - NEW ERA NAVY HATS
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.09	26764021	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.09	26759589	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$30.12	26755616	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$43.06	5031484139	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$43.06	5031481071	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$43.24	5031468744	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$43.06	5031487184	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	11/1/2024	180404	VERIZON WIRELESS	\$5.10	9976176787	CELL PHONE LINES/IPADS/AI
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180705	PHILLIP J GAPEN	\$114.93	9702	MASTER PADLOCK

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20610000 STORM DRAINAGE OPERATIONS	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180725	LOWE'S	\$94.56	2024-10	2024-10 CONSOLIDATED FOR
	778000 UTILITIES-ELECTRICITY	11/15/2024	1412	SOUTHERN CALIF EDISON CO	\$1.87	2024-10	2024-10 ELECTRICITY SVC
	DIVISION/ORG TOTAL 20610000 - STORM DRAINAGE OPERATIONS				\$546.33		
20620000 STORM DRAINAGE CAPITAL	823620 CURB AND GUTTER INSTALL	11/20/2024	180657	J L PLANK INC	\$0.00	24100-02	SIDEWALK, CURB, GUTTER RE
	DIVISION/ORG TOTAL 20620000 - STORM DRAINAGE CAPITAL				\$0.00		
20710000 WASTEWATER OPERATIONS	730000 UNIFORM EXPENSE	11/6/2024	180480	J H TACKETT INC	\$47.15	811398	COH - NEW ERA NAVY HATS
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.09	26764021	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.09	26759589	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$30.12	26755616	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$57.34	5031484145	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$57.34	5031481077	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$57.34	5031468750	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$57.34	5031487190	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	11/1/2024	180404	VERIZON WIRELESS	\$90.58	9976176787	CELL PHONE LINES/IPADS/AI
	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$128.90	182419321-0	PHONE SERVICE 10/23-11/22
	741200 EQUIPMENT MAINTENANCE	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$433.14	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	747000 PRINTING	11/6/2024	180618	XEROX CORP	\$204.17	022399708	2024-10 COPIER LEASE AND
	749500 PROF AND SPEC SERVICES	11/6/2024	180449	FRUIT GROWERS LABORATORY, INC	\$5,054.00	2024-09	2024-09 PROFESSIONAL SERV

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20710000 WASTEWATER OPERATIONS	749500 PROF AND SPEC SERVICES	11/6/2024	180567	RESOURCE COMPLIANCE INC	\$750.00	INV2241	2024-11 PROCESS SAFETY CO
	749500 PROF AND SPEC SERVICES	11/6/2024	180608	VESTIS GROUP, INC.	\$71.60	5031484128	BPO/WWTP & BLG MAINT FLOO
	749500 PROF AND SPEC SERVICES	11/20/2024	180724	LOU'S GLOVES INC	\$990.00	057761	BPO/LAB SUPPLIES
	749500 PROF AND SPEC SERVICES	11/20/2024	180778	PEST CONTROL NOW INC	\$70.00	44794567	BPO/PEST CONTROL SVC MULT
	749500 PROF AND SPEC SERVICES	11/20/2024	180819	VESTIS GROUP, INC.	\$71.60	5031490210	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	11/6/2024	180600	UNWIRED BROADBAND INC	\$69.99	INV02149798	2024-11 INTERNET SERVICE
	755000 OTHER CONTRACTUAL SERVICE	11/20/2024	180802	SYNAGRO WEST, LLC	\$53,499.60	52164	BPO/BIOSOLIDS DISPOSAL
	755100 WWTP EFFLUENT DISPOSAL	11/6/2024	180500	LAKESIDE IRRIGATION WATER DISTRICT	\$5,490.00	2024-10	2024-10 WWTP EFFLUENT
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180401	HOME DEPOT U S A INC-DEPT 32 2540194606	\$103.83	2024-09	2024-09 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180401	HOME DEPOT U S A INC-DEPT 32 2540194606	\$749.62	2024-10	2024-10 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180486	JORGENSEN CO INC	\$65.00	6158150	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180597	UKG INC	\$1,094.81	12317035	CY 2025 TIMECLOCK RENTAL
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$19.27	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20710000 WASTEWATER OPERATIONS	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180683	GARLICK, INC	\$108.54	13182	BPO/SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180811	UKG INC	\$1,492.94	12317036	CY 2025 TIMECLOCK RENTAL
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180825	WEST VALLEY SUPPLY INC	\$230.69	116485	BPO/SPECIAL DEPT EXPENSE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180479	J C LANSLOWNE DIST INC	\$1,408.53	265103	BPO/CHEMICALS
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180479	J C LANSLOWNE DIST INC	\$693.26	265464	BPO/CHEMICALS
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180590	THATCHER CO OF CALIF INC	(\$6,000.00)	2024250901321	BPO/CHEMICALS/CHEM SUPP
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180590	THATCHER CO OF CALIF INC	\$23,199.03	2024250106114	BPO/CHEMICALS/CHEM SUPP
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180673	EVANTEC LAB SUPPLY	\$1,233.22	202401666	BPO/CHEMICAL EQ & CHEMICA
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180804	THATCHER CO OF CALIF INC	\$23,022.33	2024250106406	BPO/CHEMICALS/CHEM SUPP
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180804	THATCHER CO OF CALIF INC	(\$6,000.00)	2024250901366	BPO/CHEMICALS/CHEM SUPP
	778000 UTILITIES-ELECTRICITY	11/15/2024	1412	SOUTHERN CALIF EDISON CO	\$62,019.72	2024-10	2024-10 ELECTRICITY SVC
	778500 UTILITIES-GAS	11/14/2024	1410	SOUTHERN CALIF GAS CO	\$505.09	2024-10.1	2024-10.1 GAS SERVICE
	795500 TAXES	11/6/2024	180500	LAKESIDE IRRIGATION WATER DISTRICT	\$711.00	FY25	STANBY CHARGE TAX ASSESSM
	795500 TAXES	11/20/2024	180710	KINGS CO TAX COLLECTOR	\$59,578.12	74746	PROPERTY TAX
DIVISION/ORG TOTAL 20710000 - WASTEWATER OPERATIONS					\$231,545.39		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20720000 SANITARY SEWER COLLECTION	730000 UNIFORM EXPENSE	11/6/2024	180480	J H TACKETT INC	\$47.14	811398	COH - NEW ERA NAVY HATS
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.09	26764021	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.09	26759589	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$30.12	26755616	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$27.52	5031484144	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$27.52	5031481076	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$27.52	5031468749	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$27.52	5031487189	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	11/1/2024	180404	VERIZON WIRELESS	\$219.17	9976176787	CELL PHONE LINES/IPADS/AI
	732000 COMMUNICATIONS	11/22/2024	1420	COMCAST CABLE COMMUNICATIONS, INC	\$53.97	0439763 11/24	2024-11 ACCT 8155 50 039
	744000 OFFICE EXPENSE MISC	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$187.45	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	749500 PROF AND SPEC SERVICES	11/20/2024	180712	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$95.00	259216	PHYSICAL EXAMS
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180401	HOME DEPOT U S A INC-DEPT 32 2540194606	\$21.43	2024-09	2024-09 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180401	HOME DEPOT U S A INC-DEPT 32 2540194606	\$199.32	2024-10	2024-10 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$49.32	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	778000 UTILITIES-ELECTRICITY	11/15/2024	1412	SOUTHERN CALIF EDISON CO	\$3,339.35	2024-10	2024-10 ELECTRICITY SVC
DIVISION/ORG TOTAL 20720000 - SANITARY SEWER COLLECTION					\$4,432.53		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20730000 WASTEWATER CAPITAL & RESV	824302 WW PICKUP TRUCK (NEW)	11/21/2024	1415	ENTERPRISE FM TRUST	\$40.96	FBN5181352	26QZWW/ZWV/ZX4/ZX6/ZXB/ZX
	DIVISION/ORG TOTAL 20730000 - WASTEWATER CAPITAL & RESV				\$40.96		
20810000 WATER OPERATIONS	491800 SERVICE ORDERS/JOB ORDERS	11/20/2024	180750	ONE TIME VENDOR	\$408.00	RBP23-2264	REFUND/PLAN CHANGE; REQUI
	491800 SERVICE ORDERS/JOB ORDERS	11/20/2024	180751	ONE TIME VENDOR	\$408.00	RBP23-1518	REFUND/PLAN CHANGE; REQUI
	491800 SERVICE ORDERS/JOB ORDERS	11/20/2024	180752	ONE TIME VENDOR	\$408.00	RBP23-1514	REFUND/PLAN CHANGE; REQUI
	491800 SERVICE ORDERS/JOB ORDERS	11/20/2024	180753	ONE TIME VENDOR	\$408.00	RBP23-1516	REFUND/PLAN CHANGE; REQUI
	491800 SERVICE ORDERS/JOB ORDERS	11/20/2024	180754	ONE TIME VENDOR	\$408.00	RBP23-1511	REFUND/PLAN CHANGE; REQUI
	491800 SERVICE ORDERS/JOB ORDERS	11/20/2024	180755	ONE TIME VENDOR	\$408.00	RBP24-5720	REFUND/PLAN CHANGE; REQUI
	730000 UNIFORM EXPENSE	11/6/2024	180480	J H TACKETT INC	\$47.14	811398	COH - NEW ERA NAVY HATS
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.08	26764021	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$40.08	26759589	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180610	VESTIS GROUP, INC.	\$30.11	26755616	COH NAVY JACKETS INVOICE
	730000 UNIFORM EXPENSE	11/6/2024	180615	WORKINGMAN'S STORE INC	\$78.29	137258	JACKET/ ANTONIO MENDOZA
	730000 UNIFORM EXPENSE	11/6/2024	180615	WORKINGMAN'S STORE INC	\$78.29	137178	JACKET/ JORGE BUSTAMANTE
	730000 UNIFORM EXPENSE	11/6/2024	180615	WORKINGMAN'S STORE INC	\$75.08	137179	JACKET/ RONALD HICKS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20810000 WATER OPERATIONS	730000 UNIFORM EXPENSE	11/6/2024	180615	WORKINGMAN'S STORE INC	\$78.29	137186	JACKET/ FRANSISCO CABRERA
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$160.55	5031484140	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$91.55	5031481072	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$82.58	5031468745	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/20/2024	180819	VESTIS GROUP, INC.	\$93.53	5031487185	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	11/1/2024	180404	VERIZON WIRELESS	\$222.13	9976176787	CELL PHONE LINES/IPADS/AI
	732000 COMMUNICATIONS	11/6/2024	180588	U S TELEPACIFIC CORP	\$77.38	182419321-0	PHONE SERVICE 10/23-11/22
	732000 COMMUNICATIONS	11/22/2024	1420	COMCAST CABLE COMMUNICATIONS, INC	\$53.97	0439763 11/24	2024-11 ACCT 8155 50 039
	745000 PUBLICATIONS AND DUES	11/20/2024	180641	AMERICAN WATER WORKS ASSN	\$5,020.00	SO191302	AWW MEMBERSHIP:BOB WILLIA
	747000 PRINTING	11/20/2024	180828	M R C SMART TECHNOLOGY SOLUTIONS	\$152.79	IN4468339	BASE CHARGE 10/24-11/23/2
	749000 CONTRACTED LEGAL SERVICES	11/20/2024	180684	GRISWOLD, LASALLE, COBB, DOWD & GIN	\$3,628.50	2024-10	2024-10 LEGAL SVC
	749500 PROF AND SPEC SERVICES	11/6/2024	180415	B S K & ASSOCIATES INC	\$100.80	AH26288	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/6/2024	180415	B S K & ASSOCIATES INC	\$453.60	AH26289	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/6/2024	180415	B S K & ASSOCIATES INC	\$168.00	AH26505	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/6/2024	180415	B S K & ASSOCIATES INC	\$151.20	AH26601	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/6/2024	180415	B S K & ASSOCIATES INC	\$151.20	AH26602	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	11/6/2024	180415	B S K & ASSOCIATES INC	\$1,008.00	AH27160	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/6/2024	180415	B S K & ASSOCIATES INC	\$453.60	AH27135	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/6/2024	180415	B S K & ASSOCIATES INC	\$100.80	AH27137	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/20/2024	180645	B S K & ASSOCIATES INC	\$378.00	AH27630	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/20/2024	180645	B S K & ASSOCIATES INC	\$252.00	AH27916	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/20/2024	180645	B S K & ASSOCIATES INC	\$75.60	AH27931	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/20/2024	180645	B S K & ASSOCIATES INC	\$453.60	AH27660	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/20/2024	180645	B S K & ASSOCIATES INC	\$100.80	AH27662	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/20/2024	180645	B S K & ASSOCIATES INC	\$58.80	AH28101	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/20/2024	180645	B S K & ASSOCIATES INC	\$176.40	AH28568	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/20/2024	180645	B S K & ASSOCIATES INC	\$100.80	AH28436	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/20/2024	180645	B S K & ASSOCIATES INC	\$453.60	AH28435	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/20/2024	180703	KINGS CO COMMUNITY DEVELOPMENT	\$3,019.94	1014	SGM ROUND I REIMB

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20810000 WATER OPERATIONS	749500 PROF AND SPEC SERVICES	11/20/2024	180703	KINGS CO COMMUNITY DEVELOPMENT	\$496.44	1016	2024 ANNUAL REPORT FOR TU
	749500 PROF AND SPEC SERVICES	11/20/2024	180803	TELSTAR INSTRUMENTS, INC	\$1,253.56	124115	BPO/SCADA MNTC
	749500 PROF AND SPEC SERVICES	11/20/2024	180803	TELSTAR INSTRUMENTS, INC	\$194.64	124116	BPO/SCADA MNTC
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180401	HOME DEPOT U S A INC-DEPT 32 2540194606	\$120.49	2024-09	2024-09 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	11/1/2024	180401	HOME DEPOT U S A INC-DEPT 32 2540194606	\$384.77	2024-10	2024-10 CONSOLIDATED FOR
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180594	TRIPLE J CONCRETE	\$130.30	17161	BPO/CONCRETE WORK
	760000 SPECIAL DEPARTMENTAL EXP	11/6/2024	180594	TRIPLE J CONCRETE	\$219.88	17193	BPO/CONCRETE WORK
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180640	AMAZON CAPITAL SERVICE, INC.	\$852.59	1XVV-P7N7-NPTY	2024-10 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/20/2024	180725	LOWE'S	\$265.11	2024-10	2024-10 CONSOLIDATED FOR
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180599	UNIVAR SOLUTIONS USA INC	\$918.21	52518940	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180599	UNIVAR SOLUTIONS USA INC	\$915.40	52518939	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180599	UNIVAR SOLUTIONS USA INC	\$625.00	52518938	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180599	UNIVAR SOLUTIONS USA INC	\$1,830.80	52518937	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	11/6/2024	180599	UNIVAR SOLUTIONS USA INC	\$366.16	52526073	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180599	UNIVAR SOLUTIONS USA INC	\$732.32	52526069	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180599	UNIVAR SOLUTIONS USA INC	\$274.62	52526071	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180599	UNIVAR SOLUTIONS USA INC	\$1,611.11	52526070	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180599	UNIVAR SOLUTIONS USA INC	\$1,098.48	52526068	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180599	UNIVAR SOLUTIONS USA INC	\$1,100.00	52526067	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180599	UNIVAR SOLUTIONS USA INC	\$549.24	52541464	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180599	UNIVAR SOLUTIONS USA INC	\$1,100.00	52541465	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180599	UNIVAR SOLUTIONS USA INC	\$1,739.26	52541462	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180599	UNIVAR SOLUTIONS USA INC	\$842.17	52541461	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180599	UNIVAR SOLUTIONS USA INC	\$915.40	52538243	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180599	UNIVAR SOLUTIONS USA INC	\$837.67	52538247	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/6/2024	180599	UNIVAR SOLUTIONS USA INC	\$768.94	52538246	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	11/6/2024	180599	UNIVAR SOLUTIONS USA INC	\$464.29	52538245	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$512.62	52544938	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$659.08	52544937	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$998.74	52551223	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$571.43	52551221	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$915.40	52551222	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$1,336.49	52551220	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$1,706.30	52561619	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$1,636.73	52561617	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$439.39	52561618	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$1,171.43	52561615	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$995.96	52561616	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$805.45	52571659	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	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$900.75	52571658	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$464.29	52571656	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$512.62	52571655	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$915.40	52574979	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$640.78	52574978	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$476.01	52574975	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$585.85	52574974	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$725.00	52574973	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/20/2024	180813	UNIVAR SOLUTIONS USA INC	\$915.40	52571654	BPO/CHLORINE
	778000 UTILITIES-ELECTRICITY	11/15/2024	1412	SOUTHERN CALIF EDISON CO	\$134,477.63	2024-10	2024-10 ELECTRICITY SVC
	799000 MATERIALS/SUPP'S/INVENTORY	11/6/2024	180553	PACE SUPPLY CORP	\$1,562.20	199715461-1	BPO/PARTS AND SUPPLIES
	799000 MATERIALS/SUPP'S/INVENTORY	11/6/2024	180553	PACE SUPPLY CORP	\$340.63	199715461-2	BPO/PARTS AND SUPPLIES
	799000 MATERIALS/SUPP'S/INVENTORY	11/6/2024	180553	PACE SUPPLY CORP	\$638.24	199484151-4	BPO/PARTS AND SUPPLIES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20810000 WATER OPERATIONS	799000 MATERIALS/SUPP'S/INVENTORY	11/20/2024	180774	PAGE SUPPLY CORP	\$332.63	199994209	BPO/PARTS AND SUPPLIES
	DIVISION/ORG TOTAL 20810000 - WATER OPERATIONS				\$195,998.38		
21200000 PARKING	823653 DOWNTOWN STRATEGIES PARTN	11/20/2024	180791	RETAIL STRATEGIES LLC	\$45,000.00	522-26	CONSULTING SERVICES FOR T
	DIVISION/ORG TOTAL 21200000 - PARKING				\$45,000.00		
21800000 PARKS FACILITY IMPACT FEE	550000 PARKS FACILITY IMPACT FEES	11/20/2024	180750	ONE TIME VENDOR	\$2,899.77	RBP23-2264	REFUND/PLAN CHANGE; REQUI
	550000 PARKS FACILITY IMPACT FEES	11/20/2024	180751	ONE TIME VENDOR	\$2,899.77	RBP23-1518	REFUND/PLAN CHANGE; REQUI
	550000 PARKS FACILITY IMPACT FEES	11/20/2024	180752	ONE TIME VENDOR	\$2,899.77	RBP23-1514	REFUND/PLAN CHANGE; REQUI
	550000 PARKS FACILITY IMPACT FEES	11/20/2024	180753	ONE TIME VENDOR	\$2,899.77	RBP23-1516	REFUND/PLAN CHANGE; REQUI
	550000 PARKS FACILITY IMPACT FEES	11/20/2024	180754	ONE TIME VENDOR	\$2,899.77	RBP23-1511	REFUND/PLAN CHANGE; REQUI
	550000 PARKS FACILITY IMPACT FEES	11/20/2024	180755	ONE TIME VENDOR	\$3,192.47	RBP24-5720	REFUND/PLAN CHANGE; REQUI
	DIVISION/ORG TOTAL 21800000 - PARKS FACILITY IMPACT FEE				\$17,691.32		
21810000 TRANSPORTN FACILITY IMP FEE	550100 TRANSPORTATION IMPACT FEE	11/20/2024	180750	ONE TIME VENDOR	\$4,117.12	RBP23-2264	REFUND/PLAN CHANGE; REQUI
	550100 TRANSPORTATION IMPACT FEE	11/20/2024	180751	ONE TIME VENDOR	\$4,117.12	RBP23-1518	REFUND/PLAN CHANGE; REQUI
	550100 TRANSPORTATION IMPACT FEE	11/20/2024	180752	ONE TIME VENDOR	\$4,117.12	RBP23-1514	REFUND/PLAN CHANGE; REQUI
	550100 TRANSPORTATION IMPACT FEE	11/20/2024	180753	ONE TIME VENDOR	\$4,117.12	RBP23-1516	REFUND/PLAN CHANGE; REQUI

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
21810000 TRANSPORTN FACLTYP IMP FEE	550100 TRANSPORTATION IMPACT FEE	11/20/2024	180754	ONE TIME VENDOR	\$4,117.12	RBP23-1511	REFUND/PLAN CHANGE; REQUI
	550100 TRANSPORTATION IMPACT FEE	11/20/2024	180755	ONE TIME VENDOR	\$3,995.72	RBP24-5720	REFUND/PLAN CHANGE; REQUI
	740400 REFUNDS	11/20/2024	180684	GRISWOLD, LASALLE, COBB, DOWD & GIN	\$2,707.93	2024-10	2024-10 LEGAL SVC
	820640 12TH AV WID/SPRINGCREST-S	11/20/2024	180684	GRISWOLD, LASALLE, COBB, DOWD & GIN	\$1,211.04	2024-10	2024-10 LEGAL SVC
	823619 LACEY WIDEN/RECON/10TH-SI	11/20/2024	180788	QUAD KNOFF, INC	\$6,092.71	125466	2024-10 Eng. & Design Ser
	DIVISION/ORG TOTAL 21810000 - TRANSPORTN FACLTYP IMP FEE				\$34,593.00		
21820000 FIRE PROTECTION IMP FEE	550200 FIRE PROTECTION IMP FEE	11/20/2024	180750	ONE TIME VENDOR	\$578.19	RBP23-2264	REFUND/PLAN CHANGE; REQUI
	550200 FIRE PROTECTION IMP FEE	11/20/2024	180751	ONE TIME VENDOR	\$578.19	RBP23-1518	REFUND/PLAN CHANGE; REQUI
	550200 FIRE PROTECTION IMP FEE	11/20/2024	180752	ONE TIME VENDOR	\$578.19	RBP23-1514	REFUND/PLAN CHANGE; REQUI
	550200 FIRE PROTECTION IMP FEE	11/20/2024	180753	ONE TIME VENDOR	\$578.19	RBP23-1516	REFUND/PLAN CHANGE; REQUI
	550200 FIRE PROTECTION IMP FEE	11/20/2024	180754	ONE TIME VENDOR	\$578.19	RBP23-1511	REFUND/PLAN CHANGE; REQUI
	550200 FIRE PROTECTION IMP FEE	11/20/2024	180755	ONE TIME VENDOR	\$636.55	RBP24-5720	REFUND/PLAN CHANGE; REQUI
	DIVISION/ORG TOTAL 21820000 - FIRE PROTECTION IMP FEE				\$3,527.50		
21830000 POLICE PROTECTION IMP FEE	550300 POLICE PROTECTION IMP FEE	11/20/2024	180750	ONE TIME VENDOR	\$313.75	RBP23-2264	REFUND/PLAN CHANGE; REQUI

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
21830000 POLICE PROTECTION IMP FEE	550300 POLICE PROTECTION IMP FEE	11/20/2024	180751	ONE TIME VENDOR	\$313.75	RBP23-1518	REFUND/PLAN CHANGE; REQUI
	550300 POLICE PROTECTION IMP FEE	11/20/2024	180752	ONE TIME VENDOR	\$313.75	RBP23-1514	REFUND/PLAN CHANGE; REQUI
	550300 POLICE PROTECTION IMP FEE	11/20/2024	180753	ONE TIME VENDOR	\$313.75	RBP23-1516	REFUND/PLAN CHANGE; REQUI
	550300 POLICE PROTECTION IMP FEE	11/20/2024	180754	ONE TIME VENDOR	\$313.75	RBP23-1511	REFUND/PLAN CHANGE; REQUI
	550300 POLICE PROTECTION IMP FEE	11/20/2024	180755	ONE TIME VENDOR	\$345.42	RBP24-5720	REFUND/PLAN CHANGE; REQUI
	DIVISION/ORG TOTAL 21830000 - POLICE PROTECTION IMP FEE				\$1,914.17		
21840000 STORM DRAINAGE IMPACT FEE	550400 STORM WATER IMPACT FEE	11/20/2024	180750	ONE TIME VENDOR	\$562.44	RBP23-2264	REFUND/PLAN CHANGE; REQUI
	550400 STORM WATER IMPACT FEE	11/20/2024	180751	ONE TIME VENDOR	\$562.44	RBP23-1518	REFUND/PLAN CHANGE; REQUI
	550400 STORM WATER IMPACT FEE	11/20/2024	180752	ONE TIME VENDOR	\$562.44	RBP23-1514	REFUND/PLAN CHANGE; REQUI
	550400 STORM WATER IMPACT FEE	11/20/2024	180753	ONE TIME VENDOR	\$562.44	RBP23-1516	REFUND/PLAN CHANGE; REQUI
	550400 STORM WATER IMPACT FEE	11/20/2024	180754	ONE TIME VENDOR	\$562.44	RBP23-1511	REFUND/PLAN CHANGE; REQUI
	550400 STORM WATER IMPACT FEE	11/20/2024	180755	ONE TIME VENDOR	\$619.22	RBP24-5720	REFUND/PLAN CHANGE; REQUI
	DIVISION/ORG TOTAL 21840000 - STORM DRAINAGE IMPACT FEE				\$3,431.42		
21850000 WATER SYSTEM IMPACT FEE	550500 WATER SYSTEM IMPACT FEE	11/20/2024	180750	ONE TIME VENDOR	\$2,626.68	RBP23-2264	REFUND/PLAN CHANGE; REQUI

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
21850000 WATER SYSTEM IMPACT FEE	550500 WATER SYSTEM IMPACT FEE	11/20/2024	180751	ONE TIME VENDOR	\$2,626.68	RBP23-1518	REFUND/PLAN CHANGE; REQUI
	550500 WATER SYSTEM IMPACT FEE	11/20/2024	180752	ONE TIME VENDOR	\$2,626.68	RBP23-1514	REFUND/PLAN CHANGE; REQUI
	550500 WATER SYSTEM IMPACT FEE	11/20/2024	180753	ONE TIME VENDOR	\$2,626.68	RBP23-1516	REFUND/PLAN CHANGE; REQUI
	550500 WATER SYSTEM IMPACT FEE	11/20/2024	180754	ONE TIME VENDOR	\$2,626.68	RBP23-1511	REFUND/PLAN CHANGE; REQUI
	550500 WATER SYSTEM IMPACT FEE	11/20/2024	180755	ONE TIME VENDOR	\$2,891.82	RBP24-5720	REFUND/PLAN CHANGE; REQUI
	DIVISION/ORG TOTAL 21850000 - WATER SYSTEM IMPACT FEE				\$16,025.22		
21860000 WASTEWATER SYS IMPACT FEE	550600 WASTEWATER SYSTEM IMP FEE	11/20/2024	180750	ONE TIME VENDOR	\$2,249.50	RBP23-2264	REFUND/PLAN CHANGE; REQUI
	550600 WASTEWATER SYSTEM IMP FEE	11/20/2024	180751	ONE TIME VENDOR	\$2,249.50	RBP23-1518	REFUND/PLAN CHANGE; REQUI
	550600 WASTEWATER SYSTEM IMP FEE	11/20/2024	180752	ONE TIME VENDOR	\$2,249.50	RBP23-1514	REFUND/PLAN CHANGE; REQUI
	550600 WASTEWATER SYSTEM IMP FEE	11/20/2024	180753	ONE TIME VENDOR	\$2,249.50	RBP23-1516	REFUND/PLAN CHANGE; REQUI
	550600 WASTEWATER SYSTEM IMP FEE	11/20/2024	180754	ONE TIME VENDOR	\$2,249.50	RBP23-1511	REFUND/PLAN CHANGE; REQUI
	550600 WASTEWATER SYSTEM IMP FEE	11/20/2024	180755	ONE TIME VENDOR	\$2,476.57	RBP24-5720	REFUND/PLAN CHANGE; REQUI
	DIVISION/ORG TOTAL 21860000 - WASTEWATER SYS IMPACT FEE				\$13,724.07		
21870000 REFUSE/RECYCLE IMPACT FEE	550700 REFUSE/RECYCLE IMPACT FEE	11/20/2024	180750	ONE TIME VENDOR	\$523.39	RBP23-2264	REFUND/PLAN CHANGE; REQUI

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
21870000 REFUSE/RECYCLE IMPACT FEE	550700 REFUSE/RECYCLE IMPACT FEE	11/20/2024	180751	ONE TIME VENDOR	\$523.39	RBP23-1518	REFUND/PLAN CHANGE; REQUI
	550700 REFUSE/RECYCLE IMPACT FEE	11/20/2024	180752	ONE TIME VENDOR	\$523.39	RBP23-1514	REFUND/PLAN CHANGE; REQUI
	550700 REFUSE/RECYCLE IMPACT FEE	11/20/2024	180753	ONE TIME VENDOR	\$523.39	RBP23-1516	REFUND/PLAN CHANGE; REQUI
	550700 REFUSE/RECYCLE IMPACT FEE	11/20/2024	180754	ONE TIME VENDOR	\$523.39	RBP23-1511	REFUND/PLAN CHANGE; REQUI
	550700 REFUSE/RECYCLE IMPACT FEE	11/20/2024	180755	ONE TIME VENDOR	\$576.22	RBP24-5720	REFUND/PLAN CHANGE; REQUI
	DIVISION/ORG TOTAL 21870000 - REFUSE/RECYCLE IMPACT FEE				\$3,193.17		
26650000 GAS TAX - 2103	823614 NEW SIDEWALK/ADA IMPROVEM	11/20/2024	180657	J L PLANK INC	\$0.00	24100-02	SIDEWALK, CURB, GUTTER RE
	DIVISION/ORG TOTAL 26650000 - GAS TAX - 2103				\$0.00		
26670000 T D A - TRANSPORTATION	823613 SIDEWALK/MISC CONCRETE RE	11/20/2024	180657	J L PLANK INC	\$3,124.55	24100-02	SIDEWALK, CURB, GUTTER RE
	DIVISION/ORG TOTAL 26670000 - T D A - TRANSPORTATION				\$3,124.55		
29100000 WATER CAPITAL & RESERVE	823637 NEW WATER SUPPLY WELL	11/6/2024	180560	PROVOST & PRITCHARD CONSULTING GRP	\$4,249.25	114073	2024-09 Site Facility Des
	823637 NEW WATER SUPPLY WELL	11/20/2024	180786	PROVOST & PRITCHARD CONSULTING GRP	\$161.00	114575	Site Facility Design: Wel
	DIVISION/ORG TOTAL 29100000 - WATER CAPITAL & RESERVE				\$4,410.25		
37500200 2015 RFD SWR REV BD	751300 BANKING/INVESTMENT FEES	11/13/2024	1404	U S BANK	\$1,590.00	7540975	WASTEWATER BOND 2015 ADMI
	DIVISION/ORG TOTAL 37500200 - 2015 RFD SWR REV BD				\$1,590.00		
			TOTAL AMOUNTS FOR CHECKS:		\$3,951,485.66		



AGENDA STAFF REPORT

MEETING DATE: 12/17/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Adoption of Resolution 24-49-R, Declaring Canvass of Results of the Votes Cast and Statement of Election Results for Measure H.

RECOMMENDATION:

Recommendation: The Council, by motion, adopt Resolution 24-49-R, Declaring Canvass of Results of the Votes Cast and Statement of Election Results, declaring the passing of Measure H.

BACKGROUND:

On July 2, 2024, Resolution 2024-21-R approved the submission to City of Hanford voters of ballot language and necessary papers to be filed with the Kings County Elections Office for the November 5, 2024, election.

The results of the official canvass conducted by the Elections Office of Kings County were certified on December 3, 2024, for the General Election held on Tuesday, November 5, 2024, declaring the passing of Measure H.

FISCAL IMPACT:

None.

ATTACHMENTS:

1. RESOLUTION 24-49-R
2. Certificate of Facts for Measure H
3. Certification of County Clerk and Registrar of Voters

RESOLUTION 24-49-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD,
DECLARING CANVASS OF RESULTS OF THE VOTES CAST AND STATEMENT OF
ELECTION RESULTS FOR MEASURE H**

At the regular meeting of the City Council of the City of Hanford, duly called and held on the 17th day of December 2024, by motion of Council Member _____, seconded by Council Member _____, the following resolution was adopted.

WHEREAS, by proceedings heretofore the City Council of the City of Hanford requested the Board of Supervisors of the County of Kings to permit the County Clerk of the County of Kings to render specified services to the City of Hanford relating to the conduct of the General Municipal Election to be held in the City of Hanford on November 5, 2024; and

WHEREAS, said election was held in the City of Hanford on November 5, 2024, and the County Clerk did canvass the returns of said election and did certify to the City Council of the City of Hanford said canvass and statement of results, a true copy of which is attached to this Resolution and by reference thereto made a part hereof as though duly set forth in full herein; and

WHEREAS, the conduct of said election and the counting of the votes were duly conducted as provided in the Elections Code.

NOW, THEREFORE, BE IT RESOLVED and declared by the City Council of the City of Hanford, that the following measure has been successfully passed by the citizens of the City of Hanford and that said canvass and results of said election are attached hereto as Exhibit A.

SECTION 1. 63.21% of the voters voted Yes in support of Measure H;

SECTION 2. The total number of votes counted, for and against said measure, is described on the attached Certificate of Facts of the certified official results dated 12/03/24; and

SECTION 3. The City Clerk shall enter this Resolution as a statement of the results of said election.

PASSED, APPROVED, AND ADOPTED the 17th day of December 2024 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT:

Lou Martinez, MAYOR

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 17th day of December 2024.

Date: _____

City Clerk

Exhibit A

CERTIFICATE OF FACTS OF THE RESULTS OF THE CANVASS OF THE NOVEMBER 5, 2024, GENERAL ELECTION

STATE OF CALIFORNIA

COUNTY OF KINGS

SS.

I, Lupe Villa, Registrar of Voters of the County of Kings, State of California, do hereby certify that the names of the candidates shown below were submitted to the known qualified electors in Kings County in the **City of Hanford Measure H** for the purpose of **passing one (1) city measure** at the November 5, 2024, General Election.

The results of the Official Canvass conducted by this office are as follows:

	<u>Voted For</u>	<u>Vote Total</u>	
YES		12781	63.21% <i>Passed</i>
NO		7439	36.79%

And that the conduct of the election and canvass of the ballots were in every respect in accordance with the election laws of the State of California.

I hereby set my hand and official seal on this 3rd day of December 2024 in the County of Kings.



Lupe Villa
Registrar of Voters
County of Kings
State of California

**CERTIFICATION OF
COUNTY CLERK/REGISTRAR OF VOTERS OF THE
RESULTS OF THE CANVASS
OF THE NOVEMBER 5, 2024,
GENERAL ELECTION**

STATE OF CALIFORNIA

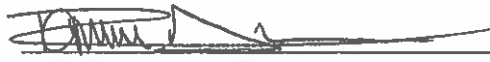
COUNTY OF KINGS

SS.

I, LUPE VILLA, County Clerk/Registrar of Voters of County
of KINGS, do hereby certify that, in pursuance of the provisions of Elections Code
section 15300, et seq., I did canvass the results of the votes cast in the General Election held in said
County on November 5, 2024, for measures and contests that were submitted to the vote of the voters,
and that the Statement of Votes Cast, to which this certificate is attached is full, true, and correct.

I hereby set my hand and official seal this 3RD day of DECEMBER, 2024, at the
County of KINGS





County Clerk/Registrar of Voters
County of KINGS
State of California

Canvass Certification of Elections Official
(11/2024)

**HELP AMERICA VOTE ACT OF 2002
CERTIFICATION OF ELECTIONS OFFICIAL**

STATE OF CALIFORNIA

COUNTY OF KINGS

} ss.

Pursuant to the statewide voter registration list requirements set forth in the Help America Vote Act of 2002 ((HAVA) 52 U.S.C. § 21083),

I, LUPE VILLA, County Clerk/Registrar of Voters for the County of KINGS, State of California, hereby certify that I complied with all provisions of Chapter 2 of Division 7 of Title 2 of the California Code of Regulations for the Federal election held on the 5th day of November 2024, in the County of KINGS, State of California and all elections consolidated therewith.

I hereby set my hand and official seal this 3RD day of DECEMBER, 2024, at the County of KINGS



[Signature]
County Clerk/Registrar of Voters
County of KINGS
State of California

HAVA Certification of Elections Official
(11/2024)



AGENDA STAFF REPORT

MEETING DATE: 12/17/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval to Convert Part-Time Sports Coordinator positions to a new Full-Time Sports Coordinator Position for Parks and Community Services Department, Softball Complex.

Recommendation: Approve conversion of Part-Time Sports Coordinator positions to a new Full-time Sports Coordinator position for Parks and Community Services Department, Softball Complex.

Recommended Motion: I move to approve the conversion of Part-Time Sports Coordinator positions to a new Full-Time Sports Coordinator position for the Parks and Community Services Department, Softball Complex.

BACKGROUND:

The Hanford Sports Complex is a cornerstone of our community's recreational offerings that sees over 150,000 people annually pass its gates. The facility includes five fully equipped fields and serves as a hub for various softball and baseball leagues, tournaments, and programs catering to all age groups throughout the year. Not only does the City of Hanford utilize the facility, it has a joint use agreement with Sierra Pacific High School, which its softball sports teams call "home field". In addition to the fields, the complex features a full service concession stand that serves as an essential amenity for players and spectators that the Parks and Community Service's Department is now fully operating. Currently, the complex operates with a part-time staff structure that has now proved insufficient in addressing the growing demands of its operations.

The growing demands, which will become the responsibilities of the Full-Time Sports Coordinator, are as follows:

- Analyzing and creating budgets to ensure financial sustainability and revenue generation.
- Oversight of daily field operations, including staff scheduling and maintenance coordination. Program development and management to ensure a diverse range of offerings for all ages.
- Coordination of tournaments, which require extensive planning, communication, and logistical support.
- Management of the concession stand, including staffing, inventory, purchasing, and compliance with health and safety regulations.
- Serving as a point of contact for patrons, addressing inquiries, resolving conflicts, and ensuring overall satisfaction.

Justification for conversion of multiple part-time positions to a Full-Time Position:

Centralized Oversight: A single full-time Manager/Coordinator dedicated to the complex will ensure consistency, accountability, and efficiency in operations. The current part-time structure lacks the continuity needed to effectively manage a facility of this scale and complexity.

Year-Round Demand: With year-round programming, leagues, and tournaments, the workload extends beyond seasonal peaks. A full-time employee will provide the stability necessary to sustain operations and meet community expectations during busy and slower periods alike.

Program and Event Growth: The complex has significant potential for growth in both recreational leagues and tournaments, which could enhance revenue and community engagement. A full-time Sports Coordinator can focus on strategic development to maximize these opportunities.

Improved Concession Stand Operations: The concession stand is a vital revenue source and amenity. Oversight requires consistent management to ensure proper staffing, inventory control, and adherence to health standards. A full-time employee can take on this responsibility, reducing the risk of operational disruptions and profitability.

Community Satisfaction: A full-time Sports Coordinator will improve responsiveness to user needs, ensuring high-quality service and addressing issues promptly. This role will enhance the experience for all users, from young athletes and their families to tournament organizers and spectators.

Cost-Effectiveness: While the conversion to a full-time position involves increases personnel costs, it is a cost-effective investment when considering the potential for enhanced program revenues, increased tournament bookings, and improved concession stand profitability. Furthermore, the reduction in operational inefficiencies and reliance on temporary solutions will yield long-term savings and, due to the numerous revenue sources within the complex, this will have a net-zero impact on the budget (see Table 1: Softball Complex Budget Detail).

FISCAL IMPACT:

The fiscal impact of converting Part-Time Sports Coordinator Positions to a Full-Time Sports Coordinator Position has a net-zero impact on the General Fund due to a combination of increased revenues and a reduction of some operating expenses. This is a NEW full-time position to be added funded by the General Fund to the City's personnel master budget. In accordance with the current adopted budget, new positions would only be considered if offset by new revenues and cost offsets/reductions.

Table 1: Softball Complex Budget Detail

	Current Budget	With proposed FTE	
	dr/(cr)	dr/(cr)	
Adult softball	\$ (120,000.00)	\$ (118,896.00)	
CONCESSION STAND rev	\$ (20,000.00)	\$ (244,710.96)	
CONCESSION expenses	\$ 17,000.00	\$ 107,466.96	
Prof and Spec	\$ 85,000.00	\$ 157,140.00	
Employee Salary/Benefits	\$ 39,000.00	\$ 100,000.00	(convert to 1 FTE)
assumes all other division budget items as budgeted (zero impact)			Net change
Net Impact/(Gain)	\$ 1,000.00	\$ 1,000.00	\$ (0.00)

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 12/17/2024	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of the second reading and adoption of Ordinance 24-11, an ordinance of the City Council of the City of Hanford approving Zone Text Amendment No. 0007-24, a request by the City of Hanford to conduct a comprehensive amendment to the Hanford Municipal Code Title 17, as directed by the City Council of the City of Hanford. Changes include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally advised edits.

Location: Citywide

RECOMMENDATION:

1. I move to waive and adopt the second reading of Ordinance 24-11, approving Zone Text Amendment No. 0007-24.

RECOMMENDED MOTION:

1. Staff recommends the City Council waive the second reading and adopt Ordinance 24-11, approving Zone Text Amendment No. 0007-24: Zone Text Amendment No. 0007-24: a request to conduct a comprehensive amendment to the Hanford Municipal Code Title 17, as directed by the City Council of the City of Hanford. Changes include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally advised edits.

BACKGROUND:

The Zone Text Amendment was presented to the Planning Commission on November 12, 2024 and recommended for approval by the Planning Commission to the City Council by a 5,0 vote through adoption of Resolution 2024-19.

On December 3, 2024, the City Council voted to introduce and waive the first reading of Ordinance 24-11 by a 4,0 vote.

One comment was received via email following the publication of the staff report for the first reading of the ordinance. The letter was summarized during the Public Hearing and is attached for review – Attachment 2.

Findings

In accordance with Section 17.86.030, before a zone change or text amendment may be approved, all of the following findings shall be made by the reviewing authority:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance;

Analysis: The changes proposed to the HMC include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally advised edits. That each amendment request has been evaluated for consistency with the General Plan and recommended for approval if deemed consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community;

Analysis: That the changes proposed are minor in nature or extrapolate on an already permitted overall use to provide further clarification. The amendments proposed have been evaluated to ensure the changes will not be detrimental to the public health, safety, or welfare of the community.

3. That the amendment would maintain the appropriate balance of land uses within the City; and

Analysis: That jobs-housing balance is achieved, by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposed text amendments recommended for approval are all consistent with the General Plan and will not affect the City's ability to maintain an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: The comprehensive edits to the Zoning Ordinance include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally advised edits consistent with the General Plan and Zoning Ordinance. The amendments proposing changes to land uses were based on existing land use categories and similar uses within zones. The anticipated land uses proposed through the zoning ordinance in their respective zone districts will be compatible with existing and future surrounding uses.

FISCAL IMPACT:

no fiscal impact

ATTACHMENTS:

1. Ordinance No. 24-11
2. Attachment 1 ZTA007-24 Proposed Ordinance Changes
3. Attachment 2 - Public Comment Received 12_03_2024

4. Attachment 3 - Notice of Exemption 2024-79

ORDINANCE NO. 24-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING ZONE TEXT AMENDMENT NO. 0007-24, A REQUEST BY THE CITY OF HANFORD TO CONDUCT A COMPREHENSIVE AMENDMENT TO THE HANFORD MUNICIPAL CODE TITLE 17, AS DIRECTED BY THE CITY COUNCIL OF THE CITY OF HANFORD. CHANGES INCLUDE VARIOUS LAND USE CHANGES, DEFINITION CHANGES AND UPDATES, REGULATION CHANGES, SPELLING AND GRAMMAR EDITS, AS WELL AS LEGALLY ADVISED EDITS.

LOCATION: CITYWIDE

The City Council of the City of Hanford does ordain as follows:

SECTION 1: The Hanford Municipal Code Title 17, the Zoning Ordinance contains regulations to ensure the public health, safety, peace, comfort, convenience, prosperity and general welfare of the citizens of Hanford, including zoning categories, allowed uses and development standards.

SECTION 2: The City Council has held a public hearing on the Zone Text Amendment No. 0007-24, to conduct a comprehensive amendment to the Hanford Municipal Code Title 17, as directed by the City Council of the City of Hanford. Changes include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally advised edits. The proposed ordinance changes are attached as **Exhibit A**;

SECTION 3: The City Council finds that the adoption of this ordinance is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to the following section of the CEQA Guidelines, 14 Cal. Code of Regulations, Chapter 3.

- a) The ordinance is exempt under Section 15061(b) (3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 4: The proposed amendment was evaluated for consistency with the General Plan and the Zoning Ordinance in accordance with Sections 17.86.030 and based on the following findings:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance;

Analysis: The changes proposed to the HMC include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally advised edits. That each amendment request has been evaluated for consistency with the General Plan and recommended for approval if deemed consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community;

Analysis: That the changes proposed are minor in nature or extrapolate on an already permitted overall use to provide further clarification. The amendments proposed have been evaluated to ensure the changes will not be detrimental to the public health, safety, or welfare of the community.

3. That the amendment would maintain the appropriate balance of land uses within the City; and

Analysis: That jobs-housing balance is achieved, by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposed text amendments recommended for approval are all consistent with the General Plan and will not affect the City's ability to maintain an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: The comprehensive edits to the Zoning Ordinance include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally advised edits consistent with the General Plan and Zoning Ordinance. The amendments proposing changes to land uses were based on existing land use categories and similar uses within zones. The anticipated land uses proposed through the zoning ordinance in their respective zone districts will be compatible with existing and future surrounding uses.

SECTION 5: The City Council of the City of Hanford does ordain that Title 17 is hereby amended, as shown in **Exhibit A**.

SECTION 6: That the ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage or a summary of this ordinance shall be published in the Hanford Sentinel in a manner consistent with the requirements of the California Government Code.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on December 3, 2024, by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

Travis Paden
MAYOR of the City of Hanford

ATTEST:

Natalie Corral
CITY CLERK

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

I, NATALIE CORRAL, City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 3rd day of December, 2024, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 17th day of December 2024.

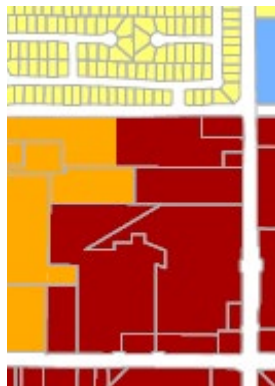
NATALIE CORRAL
CITY CLERK

Exhibit A
Zone Text Amendment No. 0007-24

Note: not included as part of the agenda packet, since it appears as Attachment 1

Zoning Ordinance

City of Hanford



Effective June 1, 2017

Last Printed 07/11/2017

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Effective June 1, 2017

Last Printed 07/11/2017

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Effective June 1, 2017

Last Printed 07/11/2017

**CITY OF HANFORD
MUNICIPAL CODE
TITLE 17

ZONING ORDINANCE**

Title 17

ZONING

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Chapter 17.02

GENERAL PROVISIONS

Sections:

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

17.02.010 Adoption.

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

17.02.020 Purposes and objectives.

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

- A. To provide a zoning map and associated regulations to guide the physical development of the city in such a manner as to progressively achieve the general arrangement of the land uses described and depicted in the Hanford General Plan;
- B. To foster a wholesome, serviceable and attractive living environment, the beneficial development of areas that exhibit conflicting patterns of use, and the stability of existing land uses that conform with the objectives, policies, principles and standards of the General Plan;
- C. To prevent excessive population densities and the overcrowding of land with structures;
- D. To promote a safe, effective traffic circulation system, the provision of adequate off-street parking and truck loading facilities, and the appropriate location of community facilities;
- E. To protect and promote appropriately located commercial and industrial activities in order to preserve and strengthen the city's economic base;

- F. To protect and enhance real property values and the city's natural assets;
- G. To ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with the objectives and policies of the General Plan; and
- H. To provide and protect open space in accordance with the policies of the Open Space Element of the General Plan;

17.02.030 Short title.

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

17.02.040 Components.

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

17.02.050 Authority.

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

17.02.060 Relationship to the general plan.

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

17.02.070 Relationship to specific plans.

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

~~17.02.080 Relationship to design guidelines.~~

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

17.02.090 Relationship to other titles of the municipal code.

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

17.02.100 Conflict between regulations.

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

- A. In the event of any conflict between the provisions of this title, the most restrictive requirement shall control.
- B. In the event of any conflict between the requirements of this title and standards adopted as part of any specific plan, the requirements of the specific plan shall control.
- C. In the event of any conflict between requirements of this title and other regulations of the City, the most restrictive requirement shall control, as determined by the City.
- D. It is not intended that the requirements of this title shall interfere with, repeal, abrogate or annul any easement, covenant, or other agreement that existed when this zoning ordinance became effective. This zoning ordinance applies to all land uses and development regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than an applicable private agreement or restriction, without affecting the applicability of any agreement or restriction. The City shall not enforce any private covenant or agreement unless it is a party to the covenant or agreement. Where a requirement of a private covenant or agreement directly conflicts with a requirement in this title, the City shall enforce the requirements of this title.

17.02.110 Application.

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

Chapter 17.04

CONSTRUCTION AND TERMINOLOGY

Sections:

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

17.04.010 Construction.

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

- A. The present tense includes the past and future tenses; and the future tense includes the present.
- B. Words used in the singular shall include the plural, and words used in the plural shall include the singular.
- C. In the event there is any conflict or inconsistency between the heading of a chapter, section or subsection of this title and the context thereof, such heading shall not be deemed to affect the scope, meaning or intent of such context.
- D. The words “shall,” “will,” “is to,” and “are to” are always mandatory. “Should” is not mandatory but is strongly recommended; and “may” is permissive. “Shall not” and “may not” are always restrictive.
- E. The words “zone district,” “zoning district,” and “zone” shall have the same meaning.
- F. Whenever a number of days are specified in this title, or in any permit, condition of approval, or notice issued or given as provided in this title, the number of days shall be construed as calendar days, unless business days are specified. Time limits will extend to the following business day where the last of the specified number of days falls on a day that the city is not open for business, except as otherwise provided for by other state and federal laws, regulations, and agencies.
- G. Whenever a time limit in this title is specified in months, the number of months shall be deemed to be consecutive months.
- H. When a provision of this title refers to a requirement elsewhere, the subject of the cross reference is assumed to be another chapter, Section, or subsection of this title, or another provision within the same Section or chapter, unless the title of another document is provided.

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

17.04.020 General terminology of persons and entities.

- A. "Applicant" means the property owner or his/her authorized agent or contractor who is requesting approval of a project.
- B. "Building Official" means the Building Official of the City of Hanford, or his/her designee.
- C. "City" means the City of Hanford, California.
- D. "City Council" and "Council" mean the City Council of the City of Hanford.
- E. "City Engineer" means the City Engineer of the City of Hanford, or his/her designee.
- F. "Community Development Director" means the Community Development Director of the City of Hanford, or his/her designee.
- G. "Planning Commission" means the Planning Commission of the City of Hanford, duly appointed in accordance with Section 2.20.030 of the Hanford Municipal Code.
- H. "Person" means person, firm, corporation, or organization.

17.04.030 Rules of interpretation.

- A. The Community Development Director shall have the responsibility and authority on a staff level to interpret the meaning and applicability of all provisions and requirements of this title.
- B. A request for an interpretation or determination shall be filed with the Community Development Director and shall include all information required by the City.
- C. The Community Development Director has the option of forwarding any determination of the meaning or applicability of any provision of this title directly to the Planning Commission for consideration.
- D. The issuance of an interpretation shall include findings stating the basis for the interpretation. The basis for an interpretation may include technological changes or new industry standards. The issuance of an interpretation shall also include a finding documenting the consistency of the interpretation with the General Plan, and any applicable Specific Plan.
- E. Any affected person may appeal the interpretation of the Community Development Director or the Planning Commission to the City Council. If appealed, a hearing officer designated by the City Council shall then make the final interpretation.

17.04.040 Record of interpretations.

- A. Interpretations shall be written and shall quote the provisions of this title being interpreted, and the applicability in the particular or general circumstances that caused the need for the interpretation.
- B. The Community Development Director shall maintain a complete record of all interpretations indexed by the number of the chapter or section that is the subject of the interpretation.

17.04.050 Rules of measurement.

- A. For all measurements and calculations, the applicant shall be responsible for supplying drawings accurately illustrating the measurements that apply to a project. These drawings shall be drawn to scale and shall include sufficient detail to allow easy verification upon inspection by the City.
- B. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement shall be made at the closest or shortest distance between the two objects.
- C. Distances are measured along a horizontal plane unless otherwise specified.
- D. Measurements involving a structure are made to the closest wall of the structure, unless otherwise specified.
- E. When measuring the distance between two different uses, the measurement shall be made from closest lot line to lot line.
- F. When measuring height, the measurement shall be the vertical distance from the highest point to the ground level directly below, except as otherwise specified.
- G. Where there is a grade difference on either side of a fence or wall, the **height of the structure shall be measured vertically from the average elevation of the ground surface covered by the structure to the highest point of the structure; provided, however, the provisions of this section shall not apply to the height of any structure necessary for public safety or as required by any law or regulation of the state or an agency thereof.**
- H. Minimum lot width shall be measured at the front setback line, or from the front property line if there is no required setback, as determined by the zoning of the lot.
- I. Lot depth is measured along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.
- J. Required yard space shall be measured as the minimum horizontal distance from the property line of the site or street line to a line parallel thereto on the site; provided, however, where a precise street plan has been adopted by the City Council, required front yards shall be measured from the precise street plan line.

17.04.060 Multiple decisions.

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

Chapter 17.06

ZONE DISTRICTS AND ZONING MAP

Sections:

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

17.06.010 Purpose.

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

17.06.020 Applicability.

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

17.06.030 Establishment of Zone Districts.

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

B. The base zones are hereby established as follows:

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

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7. Regional Commercial, abbreviated as C-R.
 8. Service Commercial, abbreviated as C-S.
 9. Highway Commercial, abbreviated as C-H.
 10. Neighborhood Mixed Use, abbreviated as MX-N.
 11. Corridor Mixed Use, abbreviated as MX-C.
 12. Downtown Mixed Use, abbreviated as MX-D.
 13. Office Residential, abbreviated as OR.
 14. Office, abbreviated as O.
 15. Light Industrial, abbreviated as I-L.
 16. Heavy Industrial, abbreviated as I-H.
 17. Public Facilities, abbreviated as PF.
 18. Airport Protection, abbreviated as AP.
 19. Conservation, abbreviated as CO.
- C. The overlay zone districts are hereby established as follows:
1. Airport Overlay District
 2. Historic Overlay District

17.06.040 Establishment of zoning map.

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

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

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

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

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

17.06.050 Interpretation of zone boundary lines.

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

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- A. Where a boundary line is indicated as following a street, alley, railroad right-of-way, drainage channel, or other watercourse, the center line of such street, alley, railroad right-of-way, drainage channel, or other watercourse shall be considered to be the boundary line.
- B. Where a boundary line is indicated as following a lot line or property line, the boundary line shall be construed as following such lot line or property line.
- C. Where a boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line or property line, the zone boundary line shall be determined by the use of the scale designated on the city's zone plan map.
- D. Where further uncertainty exists, the Planning Commission, upon a written application from the owner of the property in question or on its own motion, shall determine the location of the zone boundary in question, giving due consideration to the location indicated on the city's zone plan map, the purposes and objectives of the zoning ordinance, and the applicable policies set forth in the General Plan.

17.06.060 Zone changes.

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

17.06.070 Prezoning.

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

17.06.080 Right-of-way abandonment.

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

Chapter 17.08

LAND USE TABLES

Sections:

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

17.08.010 Land use restriction.

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

17.08.020 Residential land use table.

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

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

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

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

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

Table 17.08.020

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

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Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
9	Mobilehome park (two or more mobile homes or manufactured dwellings on a site; 5 acre minimum)				C		17.60.100
10	Multi-family dwelling, two (2) units per building (duplex)	P	P	P	P	P	17.10.020 – only permitted in single-family zone districts if the requirements of Government Code Section 65852.21 are satisfied
11	Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)			C	P	P	17.10.020 – only permitted on corner lots in R-L-5
12	Multi-family dwelling, five (5) or more units per building/site				P	P	
13	Recreational vehicle park			C	C		

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Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
14	Residential care facility, up to six (6) persons	P	P	P	P	P	
15	Residential care facility, seven (7) or more persons	C	C	C	C	C	
16	Single-family dwelling, attached			P	P	P	
17	Single-family dwelling, detached	P	P	P	P	P	
18	Single-room occupancy (SRO)					C	
19	Supportive housing	P	P	P	P	P	
20	Transitional housing	P	P	P	P	P	
	Residential Accessory and Support Uses						
30	Accessory dwelling unit	P	P	P	P	P	17.60.030, subject to State Law regulations;
31	Building ancillary to the main residential use	P	P	P	P	P	

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Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
32	Cottage food operation	P	P	P	P	P	17.60.050 – Home Occupation Permit Required
33	Expansion of existing nonconforming residential use	C	C	C	C	C	17.90.070
34	Guest house	P	P	P			Without a kitchen
35	Home occupation	P	P	P	P	P	17.78 – Home Occupation Permit Required
36	Keeping of household pets	P	P	P	P	P	§ 6.12.010 limits the number of pets a household may maintain
37	Raising of fruit, vegetables, and horticultural specialties for personal use	P	P	P	P	P	

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Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
38	Temporary caretaker's dwelling	T	T	T	T	T	
39	Temporary materials storage yard	T	T	T	T	T	
40	Temporary residential sales office	T	T	T	T	T	
41	Temporary construction living quarters	A	A	A	A	A	must be manufactured dwelling unit on permanent foundation; six month limit
42	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P	P	P	P	P	
	Other Uses						
50	Community center or facility	C	C	C	C	C	
51	Day care, up to eight (8) children	P	P	P	P	P	17.60.060

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Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
52	Day care, nine (9) to fourteen (14) children	P	P	P	P	P	17.60.060; SB 234
53	Day care, over fourteen (14) children	C	C	C	C	C	17.60.060
54	Gas and electric transmission lines, electrical transmission and distribution substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	
55	Golf course or country club	C	C	C			
56	Mini-warehouse or self-storage facility			C			17.60.095 on a parcel which has frontage on and adequate main access to an arterial or collector street
57	Park or playground	P	P	P	P	P	
58	Religious institution or facility	C	C	C	C	C	

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Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
59	School, private (kindergarten to 12 th grade)	C	C	C			
60	School, public (kindergarten to 12 th grade)	P	P	P			
61	Storm drainage basin, with without a park	P	P	P	P	P	
62	Land uses listed in the Commercial, Office, and Industrial Zone Use Table (Section 17.08.030) that are not listed in this Residential Zone Use Table						

17.08.030 Commercial, Office, and Industrial Zone Use Table

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

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

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

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

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

Table 17.08.030

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
	Accessory and Support Uses															
A1	Automated teller machine (ATM)	P	P	P	P	P	P	P		P	P	P		P		

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Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
A2	Caretaker residence or quarters					A	A	A	A		A	A	A			
A3	Cottage food operation					P	P	P	P							17.60.050 – Home Occupation Permit Required
A4	Day care primarily for children of employees on the same site as a permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P		17.60.060
A5	Drive-thru pick-up window, not in conjunction with a restaurant	P	P	P	P	P	P	C								17.60.070
A6	Electric vehicle charging station	P	P	P	P	P	P	P		P	P	P		P		AB 1236
A7	Food service primarily for employees on the same site as a permitted use	P	P	P	P	P	P	P		P	P	P	P	P		
A8	Games of skill or amusement, eight (8) or less	P	P	P	P	P	P	P			P			P		

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															Specific Land Use Standards (See identified Section)
A9	Games of skill or amusement, more than eight (8)	C	C	C	C	C	C	C			C			C	
A10	Home occupation					P	P	P	P				P		17.78 – Home Occupation Permit Required
A11	Keeping of household pets					P	P	P	P				P		Title 6
A12	Keeping of large animals as pets												P		Title 6
A13	Marijuana cultivation											C			See Chapters 5.56 and 17.69
A14	Mobile vending or food truck	T	T	T	T	T	T	T	T	T	T	T			See Chapter 5.64; CUP required for placement exceeding six (6) months
A15	Outdoor advertising structure-Billboard														

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		Specific Land Use Standards (See identified Section)													
A16	Outdoor storage ancillary to and on the same site as a permitted use	P	P	P	P	P	P	P			P	P	P	P	17.60.120
A17	Temporary materials and/or equipment storage yard	T	T	T	T	T	T	T		T	T	T	T	P	
A18	Temporary sales office (including parking lot)	T	T	T	T	T	T	T	T	T	T	T			
A19	Vending machines	A	A	A	A	A	A	A		A	A	A	A	A	17.60.150
A20	Accessory or ancillary Office use; medical, dental, or optometry; that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P		P	P	P	P	P	P	P	P	P	P	P	

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A21	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Eating and Drinking Establishment Uses															
B1	Artisan food and beverage production and sales	P	P	P	P	P	P	P			P					
B2	Bar, nightclub, or lounge		C	C	C		C	C								
B3	Brewpub	C	P	P	C	C	P	P								
B4	Microbrewery		C	P	C		C	C								
B5	Restaurant, full service	P	P	P	P	P	P	P								
B6	Restaurant, limited service with drive-thru pickup window	P	P	P	P	P	P	P								17.60.070

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B7	Restaurant, limited service without drive-thru pickup window	P	P	P	P	P	P	P								
	Education, Religious and Assembly Uses															
C1	Auditorium				P		P	P						P		
C2	Card room			C												
C3	Club, lodge, event space, or private meeting hall			P			P	P								
C4	Carnival or circus		T	T	T		T	T								
C5	College or university, public or private		C	C			C	C						P		
C6	Convention or conference center				P		P	P						P		
C7	Funeral home or mortuary			P			C		P	C						
C8	Library, museum, or cultural facility						P	P						P		
C9	Pool hall or billiard parlor			C			C									

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C10	Religious institution or facility			P			C	C		C	C					
C11	School, private (kindergarten to 12 th grade)													C		
C12	School, public (kindergarten to 12 th grade)													P		
C13	School; charter, trade, vocational, art, business, or professional			C	P			C	C	C	C	C			P	
C14	Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	P	P	P		P	P	P		P	P					
C15	Theater, live or movie		P					P								
	Theater, live or movie with incidental alcohol sales		C					C								ABC Type 41 or 47 required
	Manufacturing and Processing Uses															
D1	Agricultural crop production											P	P	P	P	

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		Specific Land Use Standards (See identified Section)													
D2	Agricultural products packing, packaging, preparing or processing										C	P	C		
D3	Agricultural technology			P							P	P			
D3 D4	Animal raising												P		
D5	Beverage Production			P							P	P			
D6	Blacksmiths or metal products manufacturing			C							P	P			
D7	Boat building and repair			P							P	P			
D8	Cannabis cultivation											C			See chapters 5.56 and 17.69
D9	Cannabis distribution										C	C			See chapters 5.56 and 17.69
D10	Cannabis manufacturing											C			See chapters 5.56 and 17.69

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D11	Cannabis testing										C	C				See chapters 5.56 and 17.69
D12	Chemical products manufacturing											C				
D13	Clothing production			C							P	P				
D14	Concrete and cement production											C				
D15	Electrical equipment or component manufacturing			C							P	P				
D16	Fabric product manufacturing			C							P	P				
D17	Food and beverage manufacturing (large scale)										P	P				
D18	Furniture and cabinet shops			C							P	P				
D19	Glass production			C							P	P				
D20	Hazardous waste facility											C				

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
D5	Industrial or manufacturing facility, general											P				
D6	Industrial or manufacturing, intensive											C				
D23	Industrial or manufacturing facility, limited										P	P				
D7	Jewelry manufacturing			P							P	P				
D25	Lumber and wood product manufacturing			C							P	P				
D26	Machinery manufacturing, no punch presses or drop hammers over 20 tons			C							P	P				
D27	Machinery manufacturing, with punch presses or drop hammers over 20 tons										C	C				
D28	Cannabis manufacture transportation, distribution or lab testing											C				See Chapters 5.56 and 17.69

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D29	Meat packing without slaughterhouse											C				
D30	Mining, quarry, or sand and gravel excavation											C	C			
D40 D31	Monument and tombstone works			C							P	P				
D32	Motor vehicle manufacturing										P	P				
D33	Paint manufacturing											C				
D34	Pharmaceutical manufacturing										P	P				
D35	Plastics and rubber products										P	P				
D36	Printing and publishing (large-scale)			P							P	P				
D37	Research and development facility			P	C					P	P	C				
D38	Structural clay and pottery production			C							P	P				
D39	Surgical and medical instrument manufacturing			C							P	P				

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D40	Telecommunication component manufacturing			C							P	P				
D41	Tire recapping, retreading, and rebuilding										C	P				
	Office and Medical Uses															
E1	Business support service		P	P			P	P	P	P						
E2	Call center		C		C					C						
E3	Communications broadcasting or media studio			P			C	P		P	C					
E4	Laboratory; general, medical or dental			P	C		P	C		P	C					
E5	Hospital, general or psychiatric									P				P		
E6	Office; medical, dental, or optometry	P		P		P	P	P	P	P						
	Under 2,000 sq. ft.	P	P	P		P	P	P	P	P						

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
	2,000 – 6,000 sq. ft	P	C	P		P	P	P	P	P					
	Over 6,000 sq. ft.	P		P		P	P	P	P	P					
E7	Office; professional or commercial	P		P		P	P	P	P	P					
	Under 2,000 sq. ft.	P	P	P		P	P	P	P	P					
	2,000 – 6,000 sq. ft	P	C	P		P	P	P	P	P					
	Over 6,000 sq. ft.	P		P		P	P	P	P	P					
E8	Pharmacy	P	P	P		P	P	P		P					
	Urgent care center or other walk-in clinic	P	C	C		P	P	P		P					
	Public and Quasi-Public Uses														
F1	Cemetery													P	
F2	Community center or facility	P		P		P	P	P							
F3	Community garden			P		P	P	P		P			P	P	

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
F4	Day care, up to eight (8) persons					P	P	P	P						17.60.060
F5	Day care, nine (9) to fourteen (14) persons			C		A	A	A	A						17.60.060
F6	Day care, over fourteen (14) persons			C		C	C	C	C						17.60.060
F7	Electrical distribution and transmission and substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	A	A	A	A	A	A	A	A	
F8	Fairgrounds													P	
F9	Government office; local, state, or federal		C					P		P				P	Federal and State agencies exempt from zoning
F10	Post office						P	P		P				P	

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
		Specific Land Use Standards (See identified Section)													
F11	Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard										C	P	P	P	
F12	Public safety facility or station	P	P	P	P	P	P	P			P	P	P	P	
F13	Social service office, assistance center, or guidance center							P		C					
F14	Storm drainage basin, with or without a park	P	P	P	P	P	P			P	P	P	P	P	P
F15	Wireless communication facility (WCF)		C	P	P		C	C		C	P	P		P	
	Recreation Uses														
G1	Athletic complex or ball field													P	
G2	Commercial recreation facility, indoor	C	C	P	P	C	P	C			C				
G3	Commercial recreation facility, outdoor				C						C	C	C	C	
G4	Golf course or country club												C	C	

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		Specific Land Use Standards (See identified Section)													
G5	Health or fitness facility, large		C	P	C		P	P		C					
G6	Health or fitness facility, small	P	P	P	P	P	P	P		P	C				
G7	Park or playground						P						P	P	
	Residential Uses														
H1	Assisted living, skilled nursing, or hospice facility					C	C	C	C						
H2	Bed and breakfast inn				C		C	C	C						17.60.040
H3	Boarding or rooming house				C	C	P	P							
H4	Emergency shelter								P					P	
H5	Employee housing for six (6) or fewer employees					P	P	P	P						
H6	Hotel or motel		C	C	P		P	P							
H7	Live/work facility			P		P	P	P	P						

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H7	Manufactured home on permanent foundation					P	P	P	P				P			
H8	Mobile home park (two or more mobile homes or manufactured dwellings on a site; 5 acre minimum)															17.60.100
H9	Multi-family dwelling, two (2) units per building site (duplex)					P	P	P	P							Permitted at a ratio of one unit per 1,500 sq. ft. of site area
H10	Multi-family dwelling, three (3) or four (4) units per building site (triplex or fourplex)					P	P	P	C							Permitted at a ratio of one unit per 1,500 sq. ft. of site area
H11	Multi-family dwelling, five (5) or more units per building site					P	P	P								Permitted at a ratio of one unit per 1,500 sq. ft. of site area

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		Specific Land Use Standards (See identified Section)													
H12	Recreational vehicle park				C						C				
H13	Residential care facility					P	P	P	P						
H14	Residential dwelling located in same building with office or commercial use			C		P	P	P	P				P		
H15	Single-family dwelling, attached					P	P	P							
H16	Single-family dwelling, detached					P	P	P	P				P		
H17	Single-room occupancy (SRO)						P	P	P						
H18	Supportive housing					P	P	P	P				P		
H19	Transitional housing					P	P	P	P				P		
	Retail Uses														
I1	Adult entertainment establishment		A	A			A								17.62
I2	Auction or sales house			P			P	P							

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I3	Auction or sales yard			C							C					
I4	Automobile and pick-up sales, new and used			P	P			P							17.60.140	
I5	Automobile and pick-up sales, used only			P	P										17.60.140	
I6	Automobile and/or motorcycle parts (retail), no installation	P	P	P	P	P	P	P								
I7	Boat, recreational vehicle (RV), and truck sales			P	C											
I8	Building materials and supply or home improvement store		P	P			P	P			C					
I9	Cannabis storefront dispensary or sales							C							See Chapters 5.56 and 17.69	
I10	Convenience store, with or without fuel sales	P	P	P	P	P	P	P			C					
I11	Farm or construction equipment sales or service			P	C										Definition Needed	

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I12	Farmers market		A T	A T				A T						A T		
I13	Feed and seed store			P							P					
I14	Food market	P	P	P	P	P	P	P								
I15	Food produce stand	A	A	A	A	A	A			A	A	A	A	A		Limited to produce grown on the site
I16	Fuel sales, fleet or cardlock			P	P						P	P		P		
I17	Fuel sales, retail	P	P	P	P	P	P	P			C					
I18	Furniture store		P				P	P								
I21	Garden shop		P	P			P	P								
I22	Landscape nursery			P			C				C	C	C			
I20	Liquor store	P	P	P	P	P	P	P								
I21	Manufactured home sales yard			C									C			

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I22	Marijuana dispensary or sales							C								See Chapters 5.56 and 17.69
I22	News, magazine or flower stand, outdoor				C			P								
I23	Optical retailers		P				P	P								
I24	Pawn shop			P				P								
I25	Pet store	P	P	P		P	P	P								
I26	Retail sales store	P	P	P	P	P	P	P								Also see Lines I16, I17, and I18 related to sales of furniture
I27	Retail sales solely via internet, direct mail, or telephone			P		P	P	P	C	C						17.78 Home Occupation Permit Required in conjunction with residential use

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I28	Secondhand or thrift store			P			P									
I29	Swap meet or flea market			C						C	C		C			
I30	Tobacco or smoke shop		C	P	P	P C	P								Regulations: 17.60 distances from schools and sensitive uses 600 ft.; 600 ft. from other smoke shops	
	Service Uses															
J1	Ambulance service			P		P			C							
J2	Bank or credit union, main branch						P									

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
J3	Bank or credit union, secondary branch	P				P	P	P								
J4	Barber shop, hair salon, nail care, massage therapy establishment, or day spa	P	P	P	P	P	P	P	C	C	C					
J5	Car wash, automatic or full service	C	C	P	P	C	P									
J6	Car wash, self-service			C	C		C									
J7	Carpet cleaning and dyeing			P			C				P					
J8	Construction materials recycling											C		P		
J9	Copy, printing, or mailing service	P	P	P	P	P	P	P		P	P					
J10	Crematorium or columbarium			C			C				C					
J11	Dry cleaning or laundromat	P		P	P	P	P	P								
J12	Equipment rental yard			P							P					
J13	Exterminator or pest control service			P			P	C			P	P				

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J14	Food catering			P			P	P	C							
J15	Fortunetelling			P							P					
J16	Fuel distributing			P							P	P				
J17	Kennel or animal boarding			P	P		C				C					
J18	Linen, diaper, or uniform supply service			P							P	P				
J19	Medical Spa	P	P	P		P	P	P	P	P						
J19	Motor vehicle repair or service, major			P	P		C				P	P				
J20	Motor vehicle repair or service, minor		C	P	P		P	C			P					
J21	Motor vehicle window tinting			P	P		C				P	P				
J22	Payday lenders or check cashing establishment			C			C	C								
J23	Pet grooming	C	C	P		C	P	C								
J24	Photography studio	P	P	P		P	P	P	C	P						

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
J25	Recycling, small collection facility (CRV only)	P A	P A	P A	P A	P A	P A	P A			P A			P A		
J26	Recycling, large collection facility			C							P	P		P		
J27	Recycling, processing or sorting facility										C	C				
J28	Repair shop, large appliance or equipment			P			P	C								
J29	Repair shop, small appliance or equipment	C		P		C	P	P	C							
J30	Shooting range, indoor			C							C		C	C		
J31	Shooting range, outdoor															
J32	Specialty construction or trade service			P							P	P				
J33	Tailoring or clothing alterations	P		P		P	P	P	P							
J34	Tattooing or body art			C			C	P								
J35	Veterinary clinic or office		C	P			C			P						

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
J36	Veterinary hospital										C		C			
	Transportation and Storage Uses															
K1	Airport or heliport												P	P		
K2	Bus, transit, or train station							P						P		
K3	Cold storage or ice house			C							P	P	P			
K4	Food locker			P							P		P	P		
K5	Junk yard, wrecking yard, or salvage facility											C				
K6	Mini-warehouse or self-storage facility			P	C		C				C					
K7	Parking facility, off-site		C	C				C		C						
K8	Truck stop or travel center				C											
K9	Trucking or transportation terminal											P				
K10	Vehicle impound yard			C							P	P				

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

Commercial, Office, and Industrial Use Table																
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L3	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires a conditional use permit in the same zone	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

17.08.050 Addition of a use to land use tables.

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

- A. That the addition of the use to the land use table will be consistent with the purposes of this title and of the zone district or districts in which the use will be permitted;
- B. That the use has similar basic characteristics as the present uses allowed in the district;
- C. That the use will not generate a noticeably greater amount of odor, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable influence or hazard than the amount normally created by any of the other uses permitted in the district or districts in which the use will be permitted.
- D. That the establishment of the use in the zone district or districts in which it will be permitted will not be detrimental to the public health, safety or welfare;

Chapter 17.10

LOW DENSITY RESIDENTIAL ZONES

Sections:

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

17.10.010 Application.

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

17.10.020 Permitted uses.

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

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

17.10.030 Lot area.

A. The minimum lot area shall be as follows:

1. In the R-L-5 zone, 5,000 square feet, except as prescribed in Section 17.10.100.
2. In the R-L-8 zone, 8,000 square feet.
3. In the R-L-12 zone, 12,000 square feet.

17.10.040 Lot dimensions.

A. The minimum lot frontage shall be 40 feet.

B. The average lot width shall be:

1. In the R-L-5 zone, 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.
2. In the R-L-8 zone, 70 feet for interior lots and 75 feet for corner lots.
3. In the R-L-12 zone, 80 feet for interior lots and 90 feet for corner lots.

C. The minimum lot depth shall be:

1. In the R-L-5 zone, 90 feet, except as prescribed in Section 17.10.100.
2. In the R-L-8 zone, 95 feet.
3. In the R-L-12 zone, 100 feet.

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

17.10.050 Dwelling units per lot.

Not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit in accordance with Section 17.60.030.

17.10.060 Coverage.

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

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

17.10.070 Building setback areas.

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

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

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

D. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.

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

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

G. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

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

17.10.080 Distances between structures.

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

17.10.090 Height of structures.

A. The maximum structure height shall be 35 feet.

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

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

17.10.100 Lot area less than 5,000 square feet.

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

- ~~1. Each lot shall have only one dwelling unit. Second dwelling units are not permitted~~
2. Not more than one hundred fifty (150) lots less than 5,000 square feet may be approved per tentative subdivision map.
3. Streets shall be constructed to public street standards.
4. All structures shall be constructed on site.
5. Each subdivision with small lots shall have at least three (3) different small lot floor plans with two (2) available elevation designs for each floor plan.
6. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.
7. The primary frontage of the main structure shall include the primary entrance and at least one window.
8. Required covered parking spaces shall be in garages. Carports are prohibited.
9. The width of the garage shall not be greater than fifty percent (50%) of the width of the structure.

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

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

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

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

1. The minimum lot depth shall be seventy (70) feet.
2. The minimum lot width shall be forty (40) feet for interior lots and forty-five (45) feet for corner lots.
3. The minimum front building setback area shall be twelve (12) feet for livable space and eighteen (18) feet for garages.
4. The minimum rear yard building setback area shall be ten (10) feet for the first story and fifteen (15) feet for upper stories.
5. The minimum interior side yard building setback area shall be five (5) feet.
6. The minimum corner side yard building setback area shall be ten (10) feet.
7. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.
8. The maximum building height shall be thirty-five (35) feet.
9. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.

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

17.10.110 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty (40) percent of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty (50) percent of the front building setback area.

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

C. On key lots, the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.10.120 Accessory structures.

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

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.10.130 Other setback standards.

- A. Mechanical equipment shall be located a minimum of ~~five (5)~~ **three (3) feet from a side or rear lot line, except where there is a landscape easement with a block wall on the side or rear of the property, then the setback shall be taken from the block wall instead of the lot line.**
- B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines, **measured from the water's edge,** where the lot has a landscape easement with a block wall on the rear or side, the setback shall be taken from the inside of the wall to the water's edge
- D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.
- E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.10.140 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.
- C. Required parking spaces may not be provided within any front, side, or rear building setback area, **except for uncovered driveways.**
- D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

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

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

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

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

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

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

17.10.150 Usable open space.

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

17.10.160 Landscaping.

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

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

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

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

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

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

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

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

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

17.10.170 Screening, fences, and walls.

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

17.10.180 Signs.

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

17.10.190 General provisions and standards.

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

Chapter 17.12

MEDIUM DENSITY RESIDENTIAL ZONE

Sections:

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

17.12.010 Application.

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

17.12.020 Permitted uses.

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

17.12.030 Lot area.

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

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

17.12.040 Lot dimensions.

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

B. The **average** lot width shall be fifty (50) feet for interior lots and sixty (60) feet for corner lots, except as prescribed in Section 17.1**2**.100.

C. The minimum lot depth shall be ninety (90) feet, except as prescribed in Section 17.1**2**.100.

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

17.12.050 Site area per dwelling unit.

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

17.12.060 Coverage.

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

17.12.70 Building setback areas.

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

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

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

C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.

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

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

F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

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

17.12.080 Distances between structures.

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

17.12.090 Height of structures.

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

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

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

17.12.100 Lot area less than 5,000 square feet.

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

- ~~1. Each lot shall have only one dwelling unit. Second dwelling units are not permitted.~~
2. Not more than one hundred fifty (150) lots less than five thousand (5,000) square feet may be approved per tentative subdivision map.
3. Streets shall be constructed to public street standards.
4. All structures shall be constructed on site.
5. Each subdivision with small lots shall have at least three (3) different small lot floor plans with two (2) available elevation designs for each floor plan.
6. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.
7. The primary frontage of the main structure shall include the primary entrance and at least one window.
8. Required covered parking spaces shall be in garages. Carports are prohibited.
9. The width of the garage shall not be greater than fifty percent (50%) of the width of the structure.
10. Main structures shall include a covered front porch at least four (4) feet deep or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the main structure or a wall or fence between three (3) and four (4) feet high.

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

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

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

1. The minimum lot depth shall be seventy (70) feet.
2. The minimum lot width shall be forty (40) feet for interior lots and forty-five (45) feet for corner lots.
3. The minimum front building setback area shall be twelve (12) feet for livable space and eighteen (18) feet for garages.
4. The minimum rear yard building setback area shall be ten (10) feet for the first story and fifteen (15) feet for upper stories.
5. The minimum interior side yard building setback area shall be five (5) feet.
6. The minimum corner side yard building setback area shall be ten (10) feet.

7. The maximum building height shall be thirty-five (35) feet.
8. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.
- C. Lots having a lot area of less than 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned unit development process per Chapter 17.82.

17.12.110 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.

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

C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.12.120 Accessory structures.

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

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.12.130 Other setback standards.

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

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

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines **where the lot has a landscape easement with a block wall on the rear or side, the setback shall be taken from the inside of the wall to the water's edge.**

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

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

17.12.140 Off-street parking.

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

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

C. Required parking spaces may not be provided within any front, side, or rear building setback area, **except for uncovered driveways. For multi-family development projects providing 10 units or more, required parking spaces, covered and uncovered, may be located a minimum of five (5) feet from any rear or side property line and 10 feet from a street-side property line.**

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

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

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

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

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

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

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

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

17.12.150 Usable open space.

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

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

17.12.160 Landscaping.

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

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

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

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

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

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

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

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

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

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

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

17.12.170 Screening, fences, and walls.

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

17.12.180 Signs.

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

17.12.190 General provisions and standards.

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

Chapter 17.14

HIGH DENSITY RESIDENTIAL ZONE

Sections:

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

17.14.010 Application.

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

17.14.020 Permitted uses.

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

17.14.030 Lot area.

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

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

17.14.040 Lot dimensions.

- A. The minimum lot frontage shall be forty (40) feet.
- B. The minimum lot width shall be fifty (50) feet for interior lots and sixty (60) feet for corner lots.
- C. The minimum lot depth shall be ninety (90) feet.
- D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.14.050 Site area per dwelling unit.

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

17.14.060 Coverage.

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

17.14.70 Building setback areas.

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

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.
- F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

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

17.14.080 Distances between structures.

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

17.14.090 Height of structures.

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

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

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

17.14.100 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty (40) percent of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty (50) percent of the front building setback area.

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

C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.14.110 Accessory structures.

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

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

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

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

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

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

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

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

17.14.120 Other setback standards.

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

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

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines **where the lot has a landscape easement with a block wall on the rear or side, the setback shall be taken from the inside of the wall to the water's edge.**

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

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

17.14.130 Off-street parking.

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

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

C. Required parking spaces may not be provided within any front, side, or rear building setback area, **except for uncovered driveways. For multi-family development projects providing 10 units or more, required parking spaces, covered and uncovered, may be located a minimum of five (5) feet from any rear or side property line and 10 feet from a street-side property line.**

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

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

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

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

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

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

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

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

17.14.140 Usable open space.

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

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

17.14.150 Landscaping.

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

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

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

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

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

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

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

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

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

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

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

17.14.160 Screening, fences, and walls.

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

17.14.170 Signs.

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

17.14.180 General provisions and standards.

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

Chapter 17.16

NEIGHBORHOOD COMMERCIAL ZONE

Sections:

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

17.16.010 Application.

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

17.16.020 Permitted uses.

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

17.16.030 Site area.

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

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

17.16.040 Lot dimensions.

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

17.16.050 Coverage.

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

17.16.60 Building setback areas.

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

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

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

17.16.070 Distances between structures.

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

17.16.080 Height of structures.

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

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

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

17.16.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.16.100 Off-street parking.

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

17.16.110 Usable open space.

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

17.16.120 Landscaping.

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

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

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

17.16.130 Screening, fences, and walls.

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

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

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

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

17.16.140 Signs.

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

17.16.150 General provisions and standards.

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

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

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

Chapter 17.18

REGIONAL COMMERCIAL ZONE

Sections:

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

17.18.010 Application.

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

17.18.020 Permitted uses.

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

17.18.030 Site area.

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

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

17.18.040 Lot dimensions.

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

17.18.050 Coverage.

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

17.18.060 Building setback areas.

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

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

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

17.18.070 Distances between structures.

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

17.18.080 Height of structures.

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

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

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

17.18.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.18.100 Off-street parking.

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

17.18.110 Usable open space.

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

17.18.120 Landscaping.

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

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

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

17.18.130 Screening, fences, and walls.

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

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

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

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

17.18.140 Signs.

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

17.18.150 General provisions and standards.

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

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

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

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

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

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

Chapter 17.20

SERVICE COMMERCIAL ZONE

Sections:

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

17.20.010 Application.

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

17.20.020 Permitted uses.

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

17.20.030 Site area.

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

17.20.040 Lot dimensions.

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

17.20.050 Coverage.

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

17.20.060 Building setback areas.

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

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of fifteen (15) feet, except that in C-S zones bounded by State Route 198, 10th Avenue, 11th Avenue, and Sixth Street there is no minimum front building setback area requirement.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

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

17.20.070 Distances between structures.

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

17.20.080 Height of structures.

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

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

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

17.20.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.20.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- ~~B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.~~
- C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.20.110 Usable open space.

There is no minimum requirement for usable open space.

17.20.120 Landscaping.

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

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

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

17.20.130 Screening, fences, and walls.

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

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

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

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

17.20.140 Signs.

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

17.20.150 General provisions and standards.

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

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

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

Chapter 17.22

HIGHWAY COMMERCIAL ZONE

Sections:

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

17.22.010 Application.

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

17.22.020 Permitted uses.

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

17.22.030 Site area.

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

17.22.040 Lot dimensions.

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

17.22.050 Coverage.

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

17.22.060 Building setback areas.

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

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

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

17.22.070 Distances between structures.

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

17.22.080 Height of structures.

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

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

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

17.22.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.22.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- ~~B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.~~
- C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.22.110 Usable open space.

There is no minimum requirement for usable open space.

17.22.120 Landscaping.

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

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

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

17.22.130 Screening, fences, and walls.

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

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

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

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

17.22.140 Signs.

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

17.22.150 General provisions and standards.

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

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

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

Chapter 17.24

NEIGHBORHOOD MIXED USE ZONE

Sections:

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

17.24.010 Application.

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

17.24.020 Permitted uses.

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

17.24.030 Site area.

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

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

17.24.040 Lot dimensions.

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

17.24.050 Coverage.

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

17.24.60 Building setback areas.

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

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

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

17.24.070 Distances between structures.

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

17.24.080 Height of structures.

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

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

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

17.24.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.24.100 Off-street parking.

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

17.24.110 Usable open space.

- A. New commercial developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.
- B. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

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

17.24.120 Landscaping.

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

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

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

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

17.24.130 Screening, fences, and walls.

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

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

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

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

17.24.140 Signs.

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

17.24.150 General provisions and standards.

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

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

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

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

Chapter 17.26

CORRIDOR MIXED USE ZONE

Sections:

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

17.26.010 Application.

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

17.26.020 Permitted uses.

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

17.26.030 Site area.

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

17.26.040 Lot dimensions.

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

17.26.050 Coverage.

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

17.26.060 Building setback areas.

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

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

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

17.26.070 Distances between structures.

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

17.26.080 Height of structures.

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

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

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

17.26.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.26.100 Off-street parking.

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

17.26.110 Usable open space.

- A. New commercial developments with a site area over one (1) acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.
- B. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.
- C. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development

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

17.26.120 Landscaping.

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

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

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

17.26.130 Screening, fences, and walls.

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

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

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

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

17.26.140 Signs.

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

17.26.150 General provisions and standards.

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

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

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

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

Chapter 17.28

DOWNTOWN MIXED-USE ZONE

Sections:

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

17.28.010 Application.

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

17.28.020 Permitted uses.

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

17.28.030 Site area.

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

17.28.040 Lot dimensions.

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

17.28.050 Coverage.

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

17.28.060 Building setback areas.

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

- A. No structure shall be placed within a building setback area.
- B. There is no front building setback area.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

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

17.28.070 Distances between structures.

All distances allowed by the building code are allowed.

17.28.080 Height of structures.

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

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

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

17.28.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.28.100 Off-street parking.

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

17.28.110 Usable open space.

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

17.28.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, **except where the setback area is covered by structures, parking, or driveways.**

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

17.28.130 Screening, fences, and walls.

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

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

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

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

17.28.140 Signs.

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

17.28.150 General provisions and standards.

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

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

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

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

Chapter 17.30

OFFICE RESIDENTIAL ZONE

Sections:

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

17.30.010 Application.

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

17.30.020 Permitted uses.

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

17.30.030 Lot area.

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

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

17.30.040 Lot dimensions.

- A. The minimum lot frontage shall be forty (40) feet.
- B. The minimum lot width shall be fifty (50) feet for interior lots and 60 feet for corner lots.
- C. The minimum lot depth shall be ninety (90) feet.
- D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.30.050 Site area per dwelling unit.

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

17.30.060 Coverage.

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

17.30.070 Building setback areas.

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

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The rear building setback area may be reduced to a minimum of five (5) if the lot is **permanently** converted to non-residential use and the rear lot line is adjacent to an alley.
- F. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.
- G. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

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

17.30.080 Distances between structures.

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

17.30.090 Height of structures.

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

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

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

17.30.100 Conversion to non-residential use.

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

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

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

17.30.110 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.

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

C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.30.120 Accessory structures.

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

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

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

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

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

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

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

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

17.30.130 Other setback standards.

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

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

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines, **where the lot has a landscape easement with a block wall on the rear or side, the setback shall be taken from the inside of the wall to the water's edge.**

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

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

17.30.140 Off-street parking.

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

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

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

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

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

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

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

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

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

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

17.30.150 Usable open space.

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

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

17.30.160 Landscaping.

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

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

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

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

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

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

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

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

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted

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

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

17.30.170 Screening, fences, and walls.

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

17.30.180 Signs.

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

17.30.190 General provisions and standards.

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

Chapter 17.32

OFFICE ZONE

Sections:

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

17.32.010 Application.

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

17.32.020 Permitted uses.

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

17.32.030 Site area.

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

17.32.040 Lot dimensions.

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

17.32.050 Coverage.

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

17.32.060 Building setback areas.

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

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

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

17.32.070 Distances between structures.

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

17.32.080 Height of structures.

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

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

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

17.32.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.32.100 Off-street parking.

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

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

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

17.32.110 Usable open space.

There is no minimum requirement for usable open space.

17.32.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.
- C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.32.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110. and** 17.50.120.
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height,. Such storage shall not be visible above the fence or wall.

17.32.140 Signs.

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

17.32.150 General provisions and standards.

- A. No business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.34

LIGHT INDUSTRIAL ZONE

Sections:

17.34.010	Application.
17.34.020	Permitted uses.
17.34.030	Site area.
17.34.040	Lot dimensions.
17.34.050	Coverage.
17.34.060	Building setback areas.
17.34.070	Distance between structures.
17.34.080	Height of structures.
17.34.090	Driveways.
17.34.100	Off-street parking.
17.34.110	Usable open space.
17.34.120	Landscaping.
17.34.130	Screening, fences, and walls.
17.34.140	Signs.
17.34.150	General provisions and standards.

17.34.010 Application.

This chapter shall apply to all land within the Light Industrial (I-L) zone.

17.34.020 Permitted uses.

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

17.34.030 Site area.

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

B. The minimum site area for lots north of Houston Avenue shall be six thousand (6,000) square feet.

17.34.040 Lot dimensions.

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

17.34.050 Coverage.

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

17.34.060 Building setback areas.

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

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of ten (10) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

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

17.34.070 Distances between structures.

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

17.34.080 Height of structures.

- A. The maximum structure height shall be seventy-five (75) feet, except that the height of portions of structures set back at least two hundred (200) feet from any lot line may be up to one hundred (100) feet.

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

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

17.34.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Gated entrances shall be set back at least one hundred (100) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.34.100 Off-street parking.

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

17.34.110 Usable open space.

There is no minimum requirement for usable open space.

17.34.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in **the required** setback area ~~not less than ten (10) feet~~ from a lot line adjoining a street.
- C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.34.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50. **110.**
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, ~~except as may be modified under site plan review.~~ Such storage shall not be visible above the fence or wall.

17.34.140 Signs.

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

17.34.150 General provisions and standards.

- A. No business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- C. ~~Uses in the Kings Industrial Park are subject to the Performance and Development Standards adopted by the Hanford Redevelopment Agency for the Kings Industrial Park and are a part of the zoning code by reference.~~
- D. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.
- E. No use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.

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F. No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and city ordinances and policies.

G. No use shall be permitted, and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity or other forms of energy. This section also applies to the Kings Industrial Park.

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

Chapter 17.36

HEAVY INDUSTRIAL ZONE

Sections:

17.36.010	Application.
17.36.020	Permitted uses.
17.36.030	Site area.
17.36.040	Lot dimensions.
17.36.050	Coverage.
17.36.060	Building setback areas.
17.36.070	Distance between structures.
17.36.080	Height of structures.
17.36.090	Driveways.
17.36.100	Off-street parking.
17.36.110	Usable open space.
17.36.120	Landscaping.
17.36.130	Screening, fences, and walls.
17.36.140	Signs.
17.36.150	General provisions and standards.

17.36.010 Application.

This chapter shall apply to all land within the Heavy Industrial (I-H) zone.

17.36.020 Permitted uses.

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

17.36.030 Site area.

The minimum site area shall be twenty thousand (20,000) square feet.

17.36.040 Lot dimensions.

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

17.36.050 Coverage.

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

17.36.60 Building setback areas.

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

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of ten (10) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

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

17.36.070 Distances between structures.

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

17.36.080 Height of structures.

- A. The maximum structure height shall be seventy-five (75) feet, except that the height of portions of structures set back at least two hundred (200) feet from any lot line may be up to one hundred (100) feet.

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

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

17.36.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Gated entrances shall be set back at least one hundred (100) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.36.100 Off-street parking.

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

17.36.110 Usable open space.

There is no minimum requirement for usable open space.

17.36.120 Landscaping.

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

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

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

17.36.130 Screening, fences, and walls.

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

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

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

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

17.36.140 Signs.

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

17.36.150 General provisions and standards.

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

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

~~C. Uses in the Kings Industrial Park are subject to the Performance and Development Standards adopted by the Hanford Redevelopment Agency for the Kings Industrial Park and are a part of the zoning code by reference.~~

D. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.

E. No use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.

F. No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and city ordinances and policies.

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G. No use shall be permitted, and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity or other forms of energy. This section also applies to the Kings Industrial Park.

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

Chapter 17.38

PUBLIC FACILITIES ZONE

Sections:

17.38.010	Application.
17.38.020	Permitted uses.
17.38.030	Site area.
17.38.040	Lot dimensions.
17.38.050	Coverage.
17.38.060	Building setback areas.
17.38.070	Distance between structures.
17.38.080	Height of structures.
17.38.090	Driveways.
17.38.100	Accessory structures.
17.38.110	Off-street parking.
17.38.120	Usable open space.
17.38.130	Landscaping.
17.38.140	Screening, fences, and walls.
17.38.150	Signs.
17.38.160	General provisions and standards.

17.38.010 Application.

This chapter shall apply to all land within the Public Facilities (PF) zone.

17.38.020 Permitted uses.

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

17.38.030 Site area.

There is no minimum lot area.

17.38.040 Lot dimensions.

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

17.38.050 Coverage.

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

17.38.060 Building setback areas.

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

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be twenty (20) feet from the front lot line.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.
- F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

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

17.38.070 Distances between structures.

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

17.38.080 Height of structures.

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

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

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

17.38.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Gated entrances shall be set back at least fifty (50) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.38.100 Accessory structures.

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

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

- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.38.110 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Required parking spaces may not be provided in within any front, side, or rear building setback area.

17.38.120 Usable open space.

There is no required usable open space.

17.38.130 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Except for driveways and approved parking areas, all yard areas and setback areas visible from a public street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

17.38.140 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110 and** 17.50.120.
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, ~~except as may be modified under site plan review.~~ Such storage shall not be visible above the fence or wall.

17.38.150 Signs.

Signs placed in the PF zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed by a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56

17.38.160 General provisions and standards.

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

Chapter 17.40

AIRPORT PROTECTION ZONE

Sections:

17.40.010	Application.
17.40.020	Permitted uses.
17.40.030	Lot area.
17.40.040	Lot dimensions.
17.40.050	Dwelling units per lot.
17.40.060	Coverage.
17.40.070	Building setback areas.
17.40.080	Distance between structures.
17.40.090	Height of structures.
17.40.100	Driveways.
17.40.110	Accessory structures.
17.40.120	Other setback standards.
17.40.130	Off-street parking.
17.40.140	Usable open space.
17.40.150	Landscaping.
17.40.160	Screening, fences, and walls.
17.40.170	Signs.
17.40.180	General provisions and standards.

17.40.010 Application.

This chapter shall apply to all land within the Airport Protection (AP) zone.

17.40.020 Permitted uses.

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

17.40.030 Lot area.

There is no minimum lot area.

17.40.040 Lot dimensions.

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

B. The minimum lot width shall be eighty (80) feet for interior lots and ninety (90) feet for corner lots.

C. The minimum lot depth shall be one hundred (100) feet.

17.40.050 Dwelling units per lot.

Not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or conditional use in accordance with Chapter 17.80, or approved as a second dwelling unit in accordance with Section 17.60.030.

17.40.060 Coverage.

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

17.40.070 Building setback areas.

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

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

B. The front building setback area shall be twenty (20) feet from the front lot line.

C. The rear building setback shall be twenty-five (25) feet from the rear lot line.

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

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

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

17.40.080 Distances between structures.

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

17.40.090 Height of structures.

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

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

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

17.40.100 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.

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

17.40.110 Accessory structures.

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

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.40.120 Other setback standards.

- A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.
- B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.
- D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.
- E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.40.130 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.
- C. Required parking spaces may not be provided in within any front, side, or rear building setback area.
- D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

- E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood.
- F. No recreational vehicle or trailer shall be used as a residence.
- G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.
- H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.
- I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited.
- J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.40.140 Usable open space.

There is no required usable open space.

17.40.150 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Except for driveways and approved parking areas, all yard areas and setback areas visible from a public street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

17.40.160 Screening, fences, and walls.

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

17.40.170 Signs.

Signs placed in the AP zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56.

17.40.180 General provisions and standards.

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

Chapter 17.42

CONSERVATION ZONE

Sections:

17.42.010	Application.
17.42.020	Permitted uses.
17.42.030	Lot area.
17.42.040	Lot dimensions.
17.42.050	Coverage.
17.42.060	Building setback areas.
17.42.070	Distance between structures.
17.42.080	Height of structures.
17.42.090	Driveways.
17.42.100	Other setback standards.
17.42.110	Off-street parking.
17.42.120	Usable open space.
17.42.130	Landscaping.
17.42.140	Screening, fences, and walls.
17.42.150	Signs.
17.42.160	General provisions and standards.

17.42.010 Application.

This chapter shall apply to all land within the Conservation (CO) zone.

17.42.020 Permitted uses.

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

17.42.030 Lot area.

There is no minimum lot area.

17.42.040 Lot dimensions.

There are no minimum lot dimensions.

17.42.050 Coverage.

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

17.42.060 Building setback areas.

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

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be twenty-five (25) feet from the front lot line.
- C. The rear building setback shall be twenty-five (25) feet from the rear lot line.
- D. The side building setback area shall be twenty-five (25) feet from a street side property line.

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

17.42.070 Distances between structures.

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

17.42.080 Height of structures.

- A. The maximum structure height shall be twenty (20) feet.

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

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

17.42.090 Driveways.

Driveways should be minimized to protect the maximum amount of open space. Driveways shall be the minimum width and length necessary to support the use, as determined by the Community Development Director.

17.42.100 Other setback standards.

Mechanical equipment shall be located a minimum of twenty-five (25) feet from any lot line.

17.42.110 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.
- C. No parking spaces **shall** be provided within any front, side, or rear building setback area.

17.42.120 Usable open space.

There is no required usable open space.

17.42.130 Landscaping.

Areas around buildings and parking areas that are disturbed shall be landscaped with natural landscape plants and materials that blend in with the natural environment on the site.

17.42.140 Screening, fences, and walls.

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

17.42.150 Signs.

Signs placed in the CO zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed by a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56.

17.42.160 General provisions and standards.

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

Chapter 17.44

AIRPORT OVERLAY ZONE

Sections:

- 17.44.010 Application.**
- 17.44.020 Permitted uses.**
- 17.44.030 Definitions.**
- 17.44.040 Airport height zones.**
- 17.44.050 Airport height limitations.**
- 17.44.060 Markings and lights.**
- 17.44.070 Nonconforming structures and trees.**

17.44.010 Application.

- A. This chapter shall apply to all land within the Airport Overlay zone, as defined on the Zoning Map.
- B. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district. If a conflict exists between the requirements of the base zone district and this chapter, the requirements of this chapter shall apply.

17.44.020 Permitted uses.

- A. Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.
- B. No use may create electrical interference with navigational signals for radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the airport.
- C. Uses shall be further restricted by this chapter and the policies and requirements of the Kings County Airport Land Use Compatibility Plan, and applicable requirements of the Federal Aviation Administration (FAA.).

17.44.030 Definitions.

For the purposes of this chapter, the following words and phrases when used in this chapter are defined as follows:

- A. “Airport” means the Hanford Municipal Airport.

- B. "Airport elevation" means the highest point of the airport's usable landing area measured in feet from the sea level (two hundred forty-five (245) feet).
- C. "Approach surface" means the surface longitudinally centered on the extended runway center line, extending outward and upward from the end of the primary surface at a slope of twenty (20) to one. In plan, the perimeter of the approach surface coincides with the perimeter of the approach zone.
- D. "Conical surface" means a surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty (20) to one for a horizontal distance of four thousand (4,000) feet.
- E. "Hazard to air navigation" means a height obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.
- F. "Height" means, for the purpose of determining the height limits in all zones set forth in this chapter and shown on the airport zoning map, the datum mean sea level elevation, unless otherwise specified.
- G. "Horizontal surface" means a horizontal plane one hundred fifty (150) feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.
- H. "Kings County Airport Land Use Compatibility Plan" means the document so named and dated February 1994, as adopted and amended by the City.
- I. "Nonconforming use" means any preexisting structure, object of natural growth or use of land which is inconsistent with the provisions of this chapter or an amendment thereto.
- J. "Nonprecision instrument runway" means a runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight in nonprecision instrument approach procedure has been approved or planned.
- K. "Obstruction" means any structure, growth or other object, including a mobile object, that exceeds a height limit set forth in Section 17.44.050.
- L. "Primary surface" means a surface longitudinally centered on a runway. The primary surface extends two hundred (200) feet beyond each end of that runway. The width of the primary surface is five hundred (500) feet. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway center line.
- M. "Runway" means a defined area on the airport prepared for the landing and takeoff of aircraft along its length.
- N. "Structure" means an object, including a mobile object, constructed or installed by man, including but without limitation, buildings, towers, cranes, smokestacks, earth formations, and overhead transmission lines.
- O. "Transitional surface" means a surface which extends outward at a ninety (90) degree angle to the runway center line and the runway center line extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces.

P. “Tree” means any object of natural growth.

Q. “Utility runway” means a runway that is constructed for, and intended to be used by, propeller driven aircraft of twelve thousand five hundred (12,500) pounds maximum gross weight and less.

R. “Visual runway” means a runway intended solely for the operation of aircraft using visual approach procedures.

17.44.040 Airport height zones.

A. There are hereby created and established airport zones that include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they relate to the airport. Such zones are shown on the Hanford Airport “Airspace Plan” of the Kings County Airport Land Use Compatibility Plan, which is on file in the Community Development Department of the City.

B. All structure heights within the Airport Overlay zone are subject to the policies and requirements of the Kings County Airport Land Use Compatibility Plan. A use located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation.

C. The airport height zones are defined as follows:

1. Utility Runway Visual Approach Zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred (500) feet wide. The approach zone expands outward uniformly to a width of one thousand two hundred fifty (1,250) feet at a horizontal distance of five thousand (5,000) feet from the primary surface. Its center line is the continuation of the center line of the runway.

2. Utility Runway, Nonprecision Instrument Approach Zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred (500) feet wide. The approach zone expands outward uniformly to a width of two thousand (2,000) feet at a horizontal distance five thousand (5,000) feet from the primary surface.

3. Transitional Zones. The transitional zones are the areas beneath the transitional surfaces.

4. Horizontal Zone. The horizontal zone is established by swinging arcs of five thousand (5,000) feet radii for runways designated as utility or visual from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.

5. Conical Zone. The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward there from a horizontal distance of four thousand (4,000) feet.

17.44.050 Airport height limitations.

A. No structure shall be erected, altered, maintained or no object of natural growth shall be allowed to penetrate into any airport height zone created by this chapter.

B. No nonconforming use, structure or object of natural growth shall be modified or permitted to grow such that the nonconformity is expanded or increased beyond that existing on the date of the adoption of this chapter.

17.44.060 Markings and lights.

Markings and lights, as determined necessary by the City Engineer and the Building Official to achieve the purposes of this chapter and the Kings County Airport Land Use Compatibility Plan, shall be installed, operated and maintained at the property owner's expense such.

17.44.070 Nonconforming structures and trees.

A. The regulations prescribed by this chapter shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree below their existing height on the date of the adoption of this chapter, or otherwise interfere with the continuance of any use of said structure.

B. Notwithstanding the provisions of subsection A of this section, the owner of any existing structure or tree not conforming to the provisions of this chapter shall permit the installation, operation and maintenance thereon of such markers and lights, as shall be deemed necessary by the City Engineer and Building Official to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the City.

Chapter 17.46

RESERVED

Chapter 17.48

HISTORIC OVERLAY ZONE

Sections:

17.48.005	Purpose.
17.48.010	Application.
17.48.020	Permitted uses.
17.48.030	Definitions.
17.48.040	Regulation of Improvements.
17.48.050	Designation of historic districts, buildings and sites.
17.48.055	Ordinary maintenance and repairs.
17.48.060	Minor improvement permits.
17.48.070	Historic resource permits.
17.48.080	Deviation from standards.
17.48.090	Appeals.
17.48.100	Building permits.
17.48.110	Lapse of permits.
17.48.120	Revocation.
17.48.130	Permits to run with the land.
17.48.140	Penalties for improvements without permits.
17.48.150	Design criteria.
17.48.160	Demolition of historic structures.
17.48.170	Substandard buildings.
17.48.180	Duty to keep in good repair.
17.48.190	Evidence of hardship.

17.48.005 Purpose.

The council finds the protection, enhancement, preservation and use of structures in districts of historic, architectural and engineering significance located within the city to be of cultural and aesthetic benefit to the community. It is further found that respect of the heritage of the city will

enhance the economic, cultural and aesthetic standing of the city. The purpose of this chapter is to promote the general welfare of the public through:

- A. The protection, enhancement, preservation and use of structures which represent past eras, events and persons important in history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the city and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived;
- B. The development and maintenance of complementary settings and environment for such structures and/or districts;
- C. The enhancement of property values; the stabilization of neighborhoods and areas of the city; the increase of economic and financial benefits to the city and its property owners and inhabitants; and the promotion of visitor trade and interest;
- D. The preservation and encouragement of a city of varied architectural styles reflecting the cultural, social, economic, political and architectural phases of its history;
- E. The educational and cultural enrichment of this and future generations by fostering knowledge of our heritage; and
- F. The promotion and encouragement of continued private ownership and utilization of such structures so that the objectives set forth in this section can be attained under this policy.

17.48.010 Application.

- A. This chapter shall apply to the area identified as “Historic Overlay Zone” as defined on the Zoning Map. The Historic Overlay zone is a geographically definable area, possessing a significant concentration and continuity of sites, building, structures, or objects unified by past events and aesthetically by plan and physical development.
- B. This chapter shall also apply to all buildings and sites designated by the City Council as a historic building or historic site.
- C. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district. If a conflict exists between the requirements of the base zone district and this chapter, the requirements of this chapter shall apply.

17.48.020 Permitted uses.

Uses shall be permitted or not permitted, conditional permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.

17.48.030 Definitions.

For the purposes of this chapter, unless otherwise defined, the following words and phrases used in this chapter are defined as follows:

“Alteration” means any exterior change or modification, through public or private action, of any property located within a designated historic district or site or a designated historical building, including exterior changes to or the modification of a structure, architectural details or visual characteristics, such as paint color and surface texture, grading, surface paving, new structures,

removal of trees and other natural features, disturbance of archeological sites or areas, and the placement or removal of any exterior objects, such as signs, plaques, light fixtures, street furniture affixed to the pavement, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of the property.

“Contributing building” means a structure within a historic district which ~~structure~~ retains scale, mass and other architectural characteristics to the degree that it contributes to the sense of time and place of the immediate area and the district. The building may have individual architectural significance or may be one of a grouping of background buildings that jointly contribute to the character of the immediate area and the district. Contributing buildings may reflect interim modifications if those modifications do not irreparably detract from the character of the building or if the modifications reflect an architectural style or particular era important to the development of the city. Contributing buildings shall also include structures that have a strong historical tie to activities, events, or individuals important in the development of the city.

“Designated historic feature” means any improvement which has special historical, cultural, aesthetic or architectural character, interest or value as part of the development, heritage or history of the city, the state or the nation and which has been designated as such pursuant to the provisions of this chapter.

“Designated historic site” means a parcel of property, or part thereof, on which a designated historic building is situated, and any abutting parcel or part thereof constituting part of the parcel of property on which the designated historic building is situated, and which has been designated a designated historic site pursuant to the provisions of this chapter.

“Exterior architectural feature” means the architectural elements embodying the style, design, general arrangement and components of all of the outer surfaces of an improvement, including without limitation, the kind, color and texture of the building materials, and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such improvement.

“Historic district” means the area within the Historic Overlay zone, as defined on the Zoning Map.

“Improvement” means any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical improvement of real property, or any part of such improvement.

“Noncontributing building” means a structure within a historic district which, in its present condition, does not contribute to the sense of time and place of the immediate area and the district.

“Noncontributing building” may include those buildings constructed after the time period featured in a historic district or buildings in which the historical characteristics have been irreparably modified. “Noncontributing building” may also include buildings which, while noncontributing at present, may become contributing through the application of appropriate design criteria.

“Preservation” means the identification, study, protection, restoration, rehabilitation or enhancement of historical resources.

17.48.040 Regulation of Improvements.

No improvement or exterior architectural feature of any improvement shall be constructed or altered or enlarged which is located in the Historic Overlay District or identified as a historic site outside the District unless a permit is issued pursuant to the terms of this chapter. The section shall

not apply to any interior alteration which has no effect on the condition or appearance of any exterior architectural feature of an improvement. No structure listed on a State or National Register shall be moved or demolished unless a permit is issued pursuant to the terms of this chapter.

17.48.050 Designation of historic districts, buildings and sites.

A. For the purposes of this chapter, an improvement may be designated a historic building and property may be designated as a historic site by the City Council pursuant to this section if any one of the following criteria is met:

1. Historical and Cultural Significance.

- a. The structure, property or district proposed for designation is representative of a distinct historical period, type, style, region or way of life;
- b. The structure, property or district proposed for designation is, or contains, a type of building or buildings which was once common but is now rare;
- c. The structure, property or district proposed for designation was connected with someone renowned or important or a local personality;
- d. The structure, property or district proposed for designation is connected with a business or use which was once common but is now rare;
- e. The structure, property or district proposed for designation represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced his era;
- f. The structure, property or district proposed for designation is the site of an important historic event or is associated with events which have made a meaningful contribution to the nation, state or community; or
- g. The structure, property or district proposed for designation has a high potential of yielding information of archeological interest.

2. Historic, Architectural and Engineering Significance.

- a. The structure, property or district proposed for designation exemplifies a particular architectural style or way of life important to the city;
- b. The structure, property or district proposed for designation exemplifies the best remaining architectural type of a neighborhood; or
- c. The construction materials or engineering methods used in the structure or district proposed for designation embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship.

3. Neighborhood and Geographic Setting.

- a. The structure materially benefits the historic character of the neighborhood;
- b. The unique location or singular physical characteristic of the structure or district proposed for designation represents an established and familiar visual feature of the neighborhood, community or city;
- d. The preservation of a structure is essential to the integrity of the district.

B. Historic buildings or sites shall be designated by the City Council in the following manner:

1. Any person may request the designation of an improvement as a historic building or site by submitting an application for such designation to the Community Development Department. The Community Development Department or the City Council may also initiate such proceedings on its own motion.
 2. The Community Development Department shall conduct a study of the proposed designation and make a preliminary determination, based on such documentation and other information as it may require, whether the building site or district should be considered for historic designation. If the Community Development Department determines that the application merits consideration, it shall schedule a public hearing before the City Council within sixty (60) days of such determination.
 3. The decision of the Community Development Department that the building, site or district should not be considered for historic designation may be appealed to the City Council in accordance with the provisions of Section 17.48.090.
 4. Notice of the date, place, time and purpose of the public hearing shall be given by first-class mail to the applicants, owners and occupants of each building site or district at least ten days prior to the date of the public hearing, using the name and address of such owners as shown on the latest equalized assessment rolls, and shall be advertised once in a daily newspaper of general circulation at least ten days prior to the public hearing.
 5. At the conclusion of the public hearing, but in no event more than thirty (30) days after the date set for the public hearing the City Council may approve in whole or in part, or deny in whole or in part, the application. The decision of the City Council shall be in writing and submitted to the applicant.
 6. Failure to send any notice by mail to any property owner whose address is not shown on the latest equalized assessment rolls shall not invalidate any proceeding in connection with the proposed designation. The Community Development Department and City Council may also give such other notice as they may deem desirable and practicable.
- C. Determinations of Contributing and Noncontributing Buildings. In conjunction with the designation of an historic district, the Community Development Department shall recommend and the City Council shall designate all buildings within the proposed district as either contributing or noncontributing.

17.48.055 Ordinary maintenance and repairs.

- A. Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any property subject to this chapter if the maintenance or repair does not involve a change in the design, material, color or external appearance thereof.
- B. This chapter shall not prevent the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when the Building Official certified to the City Council that such action is required for the public safety due to an unsafe or dangerous condition which cannot be rectified through the use of the Historical Building Code of the State of California.
- C. No permit shall be required for ordinary maintenance and repairs as defined in this section.

17.48.060 Minor improvement permits.

A permit for minor improvements including, without limitation, such as repainting in accordance with a color palette approved by the City Council or replacement of minor landscaping features, may be issued by the Community Development Director.

17.48.070 Historic resource permits.

A. A historic resource permit shall be required for any alteration of the exterior features of a building within a designated historic district, or a designated historic building or site, or to construct a new building or improvements upon property within a designated historic district except as otherwise provided in this Chapter 17.48. The City Council shall determine whether a historic resources permit shall be issued. A permit shall not be required for ordinary maintenance and repairs as defined in this section.

B. Permit Procedures. An application for a historic resource permit shall be made on a form prescribed by the Community Development Department and shall be accompanied by the fees established by resolution of the City Council. The application shall include the information required by Section 17.70.040 for site plan review, complete elevation drawings of the proposed alterations, samples of proposed colors and materials, color photographs of all sides of any existing improvement, building or structure on the site, and such other information as may be required by the community development department. If applicable, the application shall include the information required by Chapter 17.80 (permit for conditional uses) and Chapter 17.82 (planned unit development).

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

17.48.080 Deviation from standards.

The Community Development Department or City Council are granted the authority to approve deviations from the provisions of this title if the Community Development Director or City Council finds that the deviation is necessary to achieve the purposes of this chapter and that the deviation will not adversely affect the public health, safety and general welfare of the citizens of Hanford.

17.48.090 Appeals.

A. Within ten days following the date of a decision by the Community Development Department, the decision may be appealed to the City Council by the applicant or any other party adversely affected by the decision of the Community Development Department.

B. An appeal application and required fee shall be filed with the Community Development Department and shall state specifically the basis for the appeal.

C. Within sixty (60) days after the date of receipt by the Community Development Department of the appeal application and fee, the City Council shall hear the appeal. A time period greater than sixty (60) days may be agreed upon by the appellant and the city. The Community Development Department shall give a ten-day written notice to the appellant of the time and meeting place of the hearing of the appeal.

D. Upon the conclusion of the hearing by the City Council, the City Council may render its decision immediately or may continue its decision until its next regular meeting. The City Council

shall declare its findings and may sustain, modify, reject or overrule the decision of the Community Development Department.

17.48.100 Building permits.

Before a building permit shall be issued for any structure, improvement or building proposed as part of the approved historic resource permit application, the building department shall secure written approval from the Community Development Department that the proposed improvements are in conformity with an approved historic resource permit. Before a building, improvement or structure may be occupied, the Community Development Department shall notify the ~~chief building inspector~~ **Building Official** that the site and such building improvement or structure thereon have been developed in conformity with an approved historic resource permit.

17.48.110 Lapse of permits.

A. An historic resource permit shall lapse and become void one year following the date on which the permit became effective, unless the conditions of approval specify a lesser or greater time or unless, prior to such expiration date, a building permit is issued by the ~~chief building inspector~~ **Building Official** and construction is commenced and diligently pursued toward completion on the site which was the subject of the historic resource permit application.

B. A permit may be renewed for an additional period of one year or for a lesser or greater period provided that, prior to the expiration of the time period granted, an application for renewal of the permit is filed with the Community Development Department. The Community Development Department may approve, approve with conditions, or deny an application for the renewal of a permit.

17.48.120 Revocation.

A. Should the holder of a historic resources permit violate any provision of this title or any condition of approval of the historic resources permit, the historic resources permit shall be automatically suspended.

B. The Community Development Department shall provide the holder of the historic resources permit with written notice of the suspension, which notice shall identify the reasons for the suspension and may instruct the holder of the historic resources permit to immediately terminate any and all activities, including, without limitation, construction or renovation work being performed pursuant to the historic resources permit.

C. Within thirty (30) days of the date of the automatic suspension of the historic resources permit, the City Council shall hold a hearing and receive evidence whether the historic resources permit should be reinstated, revoked or whether additional conditions or restrictions should be placed upon the historic resources permit or other actions should be taken by the holder of the historic resources permit in order to ensure compliance with the provisions of the historic resources permit and this title.

17.48.130 Permits to run with the land.

A historic resource permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application.

17.48.140 Penalties for improvements without permits.

When any improvements are made or installed to a building, improvement, or structure where a historic resource permit is required but not obtained, the owner of the site and occupant of the building, improvements or structure thereon shall be subject to completing the application process and a penalty fee of double the standard processing fee.

17.48.150 Design criteria.

A. The design criteria set forth in this section are intended to provide a guidance to both the City Council and Community Development Department and property owners regarding the improvements to structures, buildings, improvements or sites designated as historic or located in historic districts. The design criteria set forth in this section shall be used in evaluating applications for historic resource permits and for other related issues as determined by the Community Development Department.

1. Contributing Buildings. The design criteria shall be used to insure the preservation and enhancement of the historical and architectural characteristics of the historic structures through restoration of those structures. The restoration of a structure to their exact former appearance shall be permitted but not required.

2. Noncontributing Buildings Constructed Prior to 1935. The design criteria shall be used to ensure that modifications or alterations do not increase the noncontributing characteristics of the structure. The application of the design criteria to rehabilitate or renovate a structure to become a contributing building shall be encouraged.

3. Noncontributing Buildings Constructed After 1935. The design criteria shall be used to ensure that modifications or alterations to nonconforming structures do not increase the nonconforming characteristics of the structure or do not add to the intrusive character of the structure.

4. New Construction. The design criteria shall be used for new construction to achieve compatibility and harmony with surrounding structures and the historic district.

B. Design Guidelines. The following design guidelines are to be used to formulate plans for the rehabilitation, preservation, and continued use of old buildings consistent with the intent of this chapter. The guidelines apply to buildings of all occupancy and construction types, sizes and materials and to all permanent and temporary construction on the exterior of historic buildings as well as new attached or adjacent construction.

1. Every reasonable effort shall be made to use the building, structure or site for its originally intended purpose or for a compatible use which requires minimum alteration of the building, structure or site.

2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

3. All buildings, structures and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. Such changes may have acquired significance in their own right, and this significance shall be recognized and respected.
 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be preserved.
 6. Deteriorated architectural features shall be repaired, rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. The repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the historic building materials shall not be used.
 8. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any building, structure or site.
 9. Contemporary design for alterations and additions to existing buildings, structures or sites shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, materials and character of the property, neighborhood or environment.
 10. Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.
 11. Interior features of historical significance, such as stairways, light wells, pressed metal ceilings, ornate woodwork, and the like should be integrated into the design of any adaptive use.
- C. Rehabilitation Standards. The provisions of this subsection are intended to provide reasonable design for the rehabilitation of historic buildings so that the basic historic and architectural presentation of the buildings is retained and enhanced.
1. Storefronts.
 - a. Where original old store fronts remain, their appearance should not be altered. Such store fronts should be repaired and preserved. Where store fronts have been altered, the original design should be determined by examining photographs from the period and by investigating any original architectural fabric which remains beneath the changes. As much original material and detail should be retained in the rehabilitation as possible. Retention of cast iron elements is particularly important for structural and waterproofing reasons. Wood or stone steps, stone sills, and other elements which contribute to the character of store front entries should be preserved.
 - b. Where most of the existing architectural design dates from an interim remodeling and where such remodeling adds to the historical character of the historic district, rehabilitation may conform to the period of such remodeling and not to the original design.
 - c. Where the original design cannot be determined or where financial considerations preclude full-scale rehabilitation of a store front which has already been altered, a design which is not a

pure rehabilitation but which is in keeping with the design of the rest of the building may be appropriate. The general proportions, materials, colors, rhythm of solids to voids, repetition of design elements, and directional expression (the effect of verticality or horizontally common to the street) should be followed in designing new store fronts. The use of materials not in existence when a store front was built should be discouraged in its rehabilitation.

d. The architectural integrity of a buildings storefront in the historic district should be preserved. Accessories, such as light fixtures, which do not imitate the designs of these eras should be prohibited. Designs appropriate to the years during which the buildings in the historic district were constructed should be encouraged.

e. Canvas awnings are traditional to the historic district and are an acceptable element of store fronts. The size and scale of awnings should be appropriate to the building to which they are attached, based on photographic and documentary evidence. Color choice should be made with discretion. Metal awnings, glass awnings and glass canopies are not in keeping with the prevailing character of the historic district and may be prohibited. To avoid obscuring building elements on the upper stories, canopies and awnings should not be permitted above the ground floor unless documented by photographic evidence.

f. Wooden balconies, canopies and porches are traditional to some buildings within the historic district and are an acceptable element of store fronts where such features can be appropriately documented. The recreation of such elements should be carefully considered to ensure that they are a faithful reproduction of original features, based on photographic and documentary evidence. Interim building modifications which in themselves represent an important historic era or architectural style in the development of the area should not, however, be obscured or destroyed in the rebuilding of such features.

2. Windows and Doors.

a. Where they still exist, the original sills, lintels, frames, sash, muntins, and glass of windows and transoms should be preserved. The original doorway elements, including sills, lintels, frames and the doors, should also be retained. When they must be replaced, the replacements should duplicate the originals in design and materials.

b. Glass in windows, doors and transoms should be clear, except where documentary evidence indicates the original use of colored glass. Plastic materials should not be used in place of glass. Any existing small paned transoms should not be obscured on the exterior.

c. The original proportions of wall openings should be retained. The blocking of any existing opening to accommodate standard sash and glass sizes, to hide ceilings lowered beneath the tops of existing windows, or for any other reason should not be allowed.

d. Decorative wood or metal lintels, brackets and any other window or doorway trim should be preserved and should be restored where possible.

e. In rehabilitation, the original number of panes in glassed areas should be used.

3. Cornices.

a. Cornices should be restored to their original appearance, using original materials where possible and duplications of the original where necessary. Original materials were wood, plaster or metal.

b. In some instances, duplication of the original cornice using contemporary materials may be necessary, although the use of materials in existence when the original was constructed is the preferred treatment.

c. Where the use of the original materials is not feasible, surviving cornice elements should be retained and repaired. An alternative to full-scale rehabilitation may be the construction of a new cornice of contemporary but sympathetic design in the same design relation to the rest of the building as the original cornice.

d. Where possible, brick corbels should be restored and treated in the same manner as brick wall surfaces.

e. Gutters, downspouts and flashings should be inconspicuous.

4. Roofs.

a. Roofs retaining their original shapes should be maintained. In some cases, where roof shapes have been altered, restoration to original appearance may be possible.

b. Contemporary roofing materials shall be acceptable. Where roofs are visible, roofing materials should be dark. Flashings should be unobtrusive.

c. Pseudo-mansard roofs applied to store fronts should only be considered when photographic evidence indicates the prior existence of such features and should be reconstructed to be consistent with such prior features.

5. Building Materials.

a. Brick.

i. Brick is a dominant building material in the historic district. Brick should be treated and maintained in a manner which will preserve it and should not be treated in a manner which will deface it or accelerate deterioration. Brick should not be covered by synthetic brick or stone, or wood shingles, by wood or aluminum siding, or by synthetic materials of any other kind.

ii. Sandblasting accelerates the deterioration of brick and should not be used. Sandblasting gouges the mortar joints between bricks, admitting water which freezes, expands and breaks the bricks.

iii. Brick may be cleaned by applying mild chemical solvents, by scrubbing with stiff nonferrous brushes, or by spraying with water under high pressure.

iv. Brick which has already been sandblasted should be treated with clear silicone every two or four years to repel water. However, treating with silicone is not the equivalent of retaining the original glaze.

v. When repointing is necessary to replace deteriorated mortar or to stop water damage, loose mortar should be raked out to a depth of approximately one-half inch to one inch in both vertical and horizontal joints and the brick washed to remove small particles which remain. Joints should not be sawed.

vi. When deteriorating brick must be replaced, replacements should match the old brick in color, texture, size and coursing technique. Mortar should be painted to match existing joints. Replacement brick should be laid in the same bond as the original.

vii. Repainting shall be preferable to cleaning brick which has previously been painted. Painting brick which has not previously been painted is an appropriate way to unify a facade for which the original brick color, size, texture, coursing technique, and mortar appearance cannot be matched in repair work and in which such inconsistency is visually disruptive.

viii. Many of the buildings in the historic district have been stuccoed. Stucco is very difficult to remove from brick, especially soft brick, and therefore its removal is not recommended. Although stucco may be removed laboriously by use of a hammer and chisel, the chisel marks often mark the brick. If wire mesh was attached to the brick to hold the stucco, the mesh may be pulled from the surface of the brick to remove the stucco.

b. Wood. Wood is not common as a primary structural material in the historic district. Wood frame accessory features, such as skylights, however, should be retained as they constitute important elements of the buildings and offer unique opportunities for variation in mass, color and texture. Restoration techniques should be as gentle as possible and should not include sandblasting. Where the replacement of wooden exterior features or portions of such features is necessary, the new structure should be constructed to resemble, as closely as possible, the original structure.

c. Metals. Architectural metals are utilized as an exterior structural element in several buildings within the historic district. They constitute an important architectural feature and should be preserved. Cast iron store front frames should be treated sensitively and covered with a protective paint or sealer. Pressed metal cornice and trim elements should likewise be protected.

D. New Construction Standards. The construction standards proposed in this subsection are based on a combination of existing and historical design elements common to the historic district building materials common and identify the downtown Hanford commercial buildings. The standards will help to assure that new design, while contemporary, will be compatible with the existing building character. The building design shall be consistent with the historical design elements found on adjacent buildings and the total character of the streetscape.

1. “Wild West” theme construction typified by false front architecture embellished with gingerbread-style detail, board-and-batten siding, and bright colors are not appropriate and shall not be an acceptable building motif.

2. New construction should maintain the continuity of existing rows of buildings or help to establish such continuity. Facades should be constructed at the property line facing the street.

3. The front and side walls of new construction should be parallel to the property lines. Polygonal and circular shaped buildings shall be prohibited.

4. New buildings should be constructed to within ten percent of the average height of the existing adjacent buildings. The maximum height of any new building should be fifty (50) feet. The minimum height should be twenty (20) feet. Sidewalk level commercial spaces should have a minimum ceiling height of ten feet from the floor.

5. Brick is the preferred exterior material for new construction. The color and texture should be similar to that of brick historically used in the city. Stuccoed surfaces may be permitted on a limited basis. The use of wood, synthetics and metal siding shall be prohibited.

6. A new facade should be rectangular in shape and its proportions (width in relation to height) should be consistent or compatible with the proportions of adjacent historic buildings. The

principal directional expression of new facades may be horizontal or vertical. Facades of one-story buildings should be organized into three horizontal or vertical bands: store front, solid wall space above the store front, and cornice with or without parapet. Two-story buildings should be organized into three or four horizontal bands: store front, horizontal band (optional), second floor, and cornice (with or without parapet). Such bands should align with those of adjacent buildings.

7. Facades should be organized into three, four or five bays. The directional expression of windows and doors should be vertical, though several vertical elements may be combined to form a horizontal opening.

8. New construction details should approximate the character of historic details found in the historic district. The reproduction of historic building details shall be discouraged, except where the reconstruction of historic buildings may be appropriate.

9. New store fronts should approximate the character of those built in the past within the historic district: the double doors of some of the oldest buildings, the recessed entries with flanking showcases of the 1880-1940 period, and others which can be photographically documented. Store fronts with recessed entries should be divided into three bands: a transom band, a band of display windows, and a small spandrel or paneled band under display windows. Proportions of store fronts should be consistent with those of historical store fronts. Store fronts should be ten feet high, including the transom band. Metal store front elements should not leave exposed the natural color of the metal. Dark anodized finishes shall be preferred, as are colors traditionally used in the historic district.

10. Awnings or triangular sidewalk roofs attached above street level store fronts should be encouraged.

11. False fronts or parapet walls should conceal roofs from the public view. Mansard, free form, and geometric roof shapes shall be prohibited.

12. The scale of new construction should be harmonious with that of adjacent buildings. Materials, signs and other elements of new construction should be consistent with the scale of similar elements found in adjacent historic buildings.

13. Those sections of the rehabilitation standards set forth in subsection C of this section discussing store front design, canopies, and awnings shall also apply to new construction.

E. General Building Standards. The standards set forth in this subsection should be applied to all alterations or new construction in the historic district.

1. Color.

a. Exterior colors should harmonize with other colors on the same building and on the streetscape. Exterior colors should complement the colors of neighboring buildings and should be selected to be mutually supportive and beneficial to the overall historic character of the streetscape.

b. Where wood or metal surfaces of windows, doors, porches and details, other than cornices, are to be painted, the following colors shall be used: During the early twentieth century, muted colors and earth colors were favored. They included gray, dark brown, dark green, blue gray, beige, brick red, and terra cotta. A slightly grayish-white paint, was frequently used for major surface areas and for details. This grayish-white is an appropriate choice for window sash and frames and for other details. In some instances, black or dark gray may be appropriate for the fixed window

or door frame. If the original color of a cornice cannot be determined, grayish-white, buff or sandstone color are preferred choices.

c. Where brick has been painted, repainting in a color which approximates that of the natural brick is appropriate. Mortar joints might also be suggested in a color approximating the natural color of the mortar (not a pure white). Depending on the paint history of a building, grayish-white paint may be an acceptable alternative for the facade. Where brick was unpainted and remains unpainted, the use of paint on the exterior shall be discouraged, since unpainted brick is a strong design tradition in the historic district.

d. Paint colors which were not produced or used during the early twentieth century should be discouraged in the historic district. Bright, new colors are to be avoided, even when used sparingly.

2. Signs.

a. General Requirements. Signs shall be designed to contribute to the quality of the historic commercial environment. Within the historic district, each business shall be limited to one primary sign, except those businesses on corners which may have a sign on each street. Each business may also appropriately establish one sign directly lettered onto the window glass or the glass in the doors. Signs in the historic district shall be pedestrian oriented in size and shape. Graphics shall be simple and bold. Signs shall be flush with the wall since they usually complement architectural elements more effectively than projecting sign. Wall mounted can or cabinet type internally illuminated wall signs are not permitted. Symbolic, three-dimensional signs (such as a barber pole or a pawn shop symbol) shall be encouraged. Paper signs attached to the interiors or exteriors of store windows shall be discouraged, except where temporary presentation for public notice requires such treatment. The height of new signs shall not extend above the window sills of the second floor. Signs on one-story buildings shall not project above the cornice line, and all roof-mounted signs shall be precluded.

b. Area of Permanent Signs.

i. Each ground floor tenant may have a maximum of one square foot of signage for each linear foot of business establishment on his primary frontage (that portion of the building occupied by the business which faces a street and contains the main entrance), with a twenty-five (25) square foot minimum sign area, regardless of the width of such primary frontage.

ii. Each ground floor tenant may have a maximum of one-half square foot of signage for each linear foot of secondary frontage (that portion of the building occupied by the business and facing an alley, street, adjacent building, parking lot, or the like).

iii. Each ground floor tenant may have one sign located at each entrance attached below the marquee or canopy which shall not exceed six square feet per sign face and with a minimum ground clearance of seven feet above the sidewalk grade. Such sign shall not count against the maximum sign area allowed for a business frontage.

iv. Each basement and second and third story tenant may have painted window signs at a maximum of thirty (30) percent of the businesses' total window area on a given frontage.

v. Each basement and second and third story tenant may also use the awning skin above his businesses' windows for signage based on thirty (30) percent of the window area.

vi. Basement and second and third story tenants may use a maximum of fifty (50) percent of the entrance door area (the street entrance leading up to the second story) for a directory type sign to be placed on the door or on the wall beside the door.

vii. Where second stories are occupied by only one tenant, the tenant may use the skirt of the awning above the entrance door (the street entrance leading up to the second story) for signage.

viii. Multi-tenant buildings or businesses within a row of buildings shall be permitted a directory type sign located on a building with each business allowed up to an eight-inch by thirty-six (36) inch sign per directory. Such a sign will not count against the maximum sign allowance for the business frontages.

ix. Pole signs shall not be permitted except under special circumstances where a sign on a building is not appropriate and where such is approved by the Community Development Department.

c. Temporary signs.

i. Each building tenant may use one of the following two types of temporary signs, but not both at the same time:

(A) Basement, ground and second and third story tenants may use a maximum of twenty-five (25) percent of their total window area along a single frontage for temporary signage. Such promotional or sale signs shall only be used for a period of seven consecutive days per month with at least a thirty (30) day period between sign displays. Such signs shall be of professional quality.

(B) Each building tenant shall be permitted to use one portable sign only on Fridays and Saturdays which sign is a maximum of three and one-half feet high and two feet wide. Such signs shall be placed immediately adjacent to the building and not next to the curb or anywhere else in the sidewalk area. Portable signs shall be removed and placed inside the business each afternoon or early evening on Fridays and Saturdays before the business closes.

ii. Commercial banner type signs on buildings or store fronts shall be prohibited except for grand openings and community events. Such signs shall only be used for a period of fourteen (14) days and then be removed. Such signs shall be of professional quality. Except for dealerships of cars, trucks, motorcycles, recreational vehicles and boats, and temporary parking lots sales which require outdoor display, canvas, plastic, cloth, paper or other types of banners or streamers suspended across private property, buildings or structures shall not be permitted. "Grand Opening" banners are permitted as stated above.

d. Brand Names or Product Signs. Registered trademarks, the portrayal of specific commodities, or signs advertising an individual brand of products shall not exceed ten percent of the total sign area. If the trademark or commodity represents the principal activity conducted, a maximum of twenty-five (25) percent of the total sign area for trademark use.

f. Sign Approval Process. All signs prior to their use and installation shall require a permit and shall be approved for consistency with this chapter.

g. Deviations from Sign Standards. The community development department or the City Council are granted the authority to approve deviations from the provisions of this section as allowed pursuant to Section 17.48.080.

3. Roof-Mounted Equipment. Roof-mounted equipment should be located so that it is not generally visible from the adjoining streets or alleys and does not detract from the lines of the building.
4. Energy Conservation. The conservation of energy should be considered in the review of building rehabilitations so that within the historical context of a building the conservation of energy resources is maximized.
5. Additional Design Criteria. The City Council may adopt, by resolution, such additional design criteria as may be desirable to further implement and clarify this section. Such criteria shall be consistent with the purposes and intent of this chapter.
6. Other Provisions. The following rules and regulations are incorporated by this reference into the design criteria set forth in this section:
 - a. The Secretary of the Interior Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings;
 - b. California Code of Regulations, Title 14, Part 8: State Historical Building Code.

17.48.160 Demolition of historic structures.

A. Notices Required. The demolition, wholly or partially, of a contributing building in a historic district or a designated historic building shall be prohibited unless the property owner of such structure gives the Community Development Department one hundred eighty (180) days' prior written notice that such demolition is planned for such structure. Subject to the provisions of subsection B of this section, no application to the city for a permit to carry out such demolition shall be accepted during said one hundred eighty (180) day notice period. Following the receipt of such notice, the City Council may take such steps as it determines are necessary to preserve the structure concerned. The City Council, among other things, may:

1. Seek local trusts and other financial sources which may be willing to purchase the structure for restoration;
2. Publicize, with the owner's consent, the availability of the structure for purchase for restoration purposes;
3. Make offer concerning the acquisition of development rights or facade easements and the imposition or negotiation of other restrictions for the preservation of the structure;
4. Investigate possible sites for the relocation of the structure; and
5. Direct city staff to purchase the structure pursuant to a development plan where it does not appear that private preservation is feasible.

6. Deny the demolition request.

B. Waivers of Notices.

1. The City Council, upon the request of the property owner, may waive the requirement of one hundred eighty (180) days' prior written notice if the action planned for the structure involves:
 - a. An emergency repair to, or removing an unsafe condition of, the structure; or
 - b. The relocation of the structure to a site approved by the City Council; or

c. Relief of extreme financial hardship to the owner of the structure as set forth in Section 17.48.190.

2. A request by a property owner for the waiver of a notice shall be considered by the City Council at its next regular meeting after the filing of such request in writing with the Community Development Department; however, if the request is filed within ten days of the next regular meeting of the City Council, the request shall be placed on the agenda of the City Council's second regular meeting following the filing of the request.

17.48.170 Substandard buildings.

The Building Official or the Fire Marshal shall notify the Community Development Department whenever such official declares a designated historic building or structure within a historic district to be a substandard or dangerous building.

Upon the receipt of notice from the Building Official or the Fire Marshal, the City Council shall evaluate the historic and architectural merit of the structure and shall provide recommendations to the Building Official within thirty (30) days.

17.48.180 Duty to keep in good repair.

The owner, occupant or other person in actual charge of a designated historic building or site, structure or building in an historic district shall keep in good repair all of the exterior portions of such site, improvement, building or structure, and all interior portions thereof whose maintenance is necessary to prevent the deterioration and decay of any exterior architectural feature.

17.48.190 Evidence of hardship.

The City Council may approve an application for a permit to carry out any proposed work in an historic district or on a historic site, structure or building if the applicant presents clear and convincing evidence of facts demonstrating, to the satisfaction of the City Council, that denial or the application will cause immediate and substantial hardship on the applicant because of conditions peculiar to the particular building, structure or site or other feature involved, and that the approval of the application will be consistent with the purposes of this title. If a hardship is found to exist under this section, the City Council shall make written findings to that effect.

Chapter 17.50

DEVELOPMENT STANDARDS

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17.50.010 Purpose and applicability.

The purpose of this chapter is to establish development standards in order to preserve, protect, and promote the public health, safety, and general welfare of the city, and to minimize environmental impacts and land use conflicts.

17.50.020 Applicability.

This chapter shall apply to uses within all zone districts, unless specifically stated otherwise.

17.50.025 Nuisance.

~~No use shall create a Nuisance~~ **conditions caused by** noise, odor, dust, mud, smoke, steam, vibration, light or other similar causes **are prohibited.**

17.50.030 Waste materials.

Waste materials that are associated with any use that cause fumes or dust, that may be a fire hazard, or that are edible by, or otherwise attractive to, rodents or insects, shall be stored in closed containers.

17.50.040 Air pollution.

No use shall cause the emission of any smoke, ash, dust, fumes, vapors, gases or other forms of air pollution exceeding regulatory limits that, or other forms of air pollution that can cause excessive soiling on any other parcel. No emission shall be permitted that exceeds the requirements of the San Joaquin Valley Air Pollution Control District or the requirements of any air quality plan adopted by the City of Hanford.

17.50.050 Odorous gases and matter.

No use shall be permitted which emits odorous gases or other odorous matter in such quantities as to be dangerous, harmful, noxious, or otherwise objectionable at a level that is detectable with or without the aid of instruments at or beyond the project site boundary.

17.50.060 Discharge of materials.

No use shall discharge at any point into any public or private street, public sewer, storm drain, private stream, body of water, or into the ground, any material that can contaminate any water supply, interfere with bacteriological processes in sewerage treatment, or otherwise cause the emission of dangerous or offensive elements, except according to the standards approved by the California Department of Public Health, or any other federal, state or local government agency.

17.50.070 Ground vibration.

No use shall be permitted to cause a steady state, earth-borne oscillation beyond the project site. Ground vibration caused by moving vehicles, trains, aircraft, or temporary construction or demolition is exempt from this requirement.

17.50.080 Combustibles and explosives.

The use, handling, storage, and transportation of combustibles and explosives shall comply with the Uniform Fire Code and California Code of Regulations Title 19.

17.50.090 Trash collection areas.

A. Suitable area shall be provided on-site for collection of trash and recyclable materials for all multi-family residential, mixed-use, commercial, office, and industrial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer.

B. All uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

17.50.100 Rooftop equipment.

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

17.50.110 Fences and walls.

A. No fence or wall shall be placed within the public right-of-way.

B. A masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit;

C. No hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

D. The provisions of this title regarding fences or walls shall not apply to a fence or wall necessary for public safety or as required by any law or regulation of the state, or any agency thereof.

17.50.120 Fence and wall locations in residential, office, and public facilities zones.

Fences and walls in the R-L, R-M, R-H, OR, O and PF zone districts shall be constructed or installed in accordance with the following:

A. Along a rear lot line not exceeding seven feet in height;

B. Along an interior side lot line not exceeding seven (7) feet in height beginning at ten (10) feet from the front lot line;

C. On a corner lot along the street side lot line not exceeding seven (7) feet in height beginning at twenty-five (25) feet from the front lot line. On a reverse corner lot, the fence or wall is to be set back from the street side lot line five (5) feet. On a reverse corner lot, the rear lot line fence is not to extend beyond the five (5) foot street side building setback area;

D. On a corner lot when a residence is constructed with its front access facing the street side lot line of a corner lot, a six (6) foot high fence is to be placed ten feet behind the front property line. The street corner forty-five (45) degree angle line of sight is to be maintained as described in Subsection H below. When the front of the house fronts the street side lot line a fence exceeding three (3) or four (4) feet in height as described in Subsection E and F below is to be set back ten (10) feet from the street side lot line;

E. Along a front lot line not exceeding three (3) feet in height;

F. Along a front lot line not exceeding four (4) feet in height when the upper one (1) foot is fifty (50) percent or more open;

G. Along a front lot line an open chain link fence up to seven (7) feet in height may be located in conjunction with a public or quasi-public playground or park use;

H. A six-foot fence or wall may be located in a front building setback area when set back ten (10) feet from the front lot line. Except in the case of a corner lot, the fence wall shall begin a forty-five (45) degree angle at a point twenty-five (25) feet from the front lot line located on the street side lot line.

17.50.125 Temporary fences.

The use of temporary fences is allowed subject to the following requirements:

- A. A temporary fence shall be constructed of chain link or other such material approved by the Community Development Director and shall not be permanently affixed to the site.
- B. A temporary fence shall be located on the site in such a manner as not to impede pedestrian or automobile traffic adjacent to the site.
- C. A temporary fence placed to secure a construction, rehabilitation or demolition project on the site shall be removed when the project is completed.
- D. A temporary fence placed for a reason other than to secure a construction, rehabilitation or demolition project on the site shall be removed after ninety (90) days unless a temporary use permit is issued in accordance with Chapter 17.76 that allows a longer period of time.

17.50.130 Tents, tarps, and other coverings.

No front or side building setback area in the R-L, R-M, OR, or O zone district shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

- A. Standard window and door awnings
- B. Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

C. Tarps for roof and building repairs shall be prohibited, except for emergency repairs. Additionally, the use of tarps for temporary canopies, enclosures, and/or awnings is prohibited in any front yard area visible from any public right of way.

17.50.140 Outdoor lighting standards.

- A. Purpose. The purpose of this section is to establish standards for the types, construction, installation and use of outdoor electrically powered illuminating devices and systems in order to conserve energy, preserve the natural environment, and provide nighttime safety and security, while not materially interfering with the use and enjoyment of property.
- B. Definitions. For purposes of this section, unless otherwise defined, the following words and phrases when used in this section shall have the following meaning:
 - 1. “Automatic timing device” means device which automatically turns on and off outdoor light fixtures or circuits.
 - 2. “Canopy light fixture” means an outdoor lighting fixture attached to or recessed within a canopy ceiling.

3. "Direct illumination" means illumination resulting from light emitted directly from a lamp or luminaire, not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.
 4. "Fully shielded fixture" means an outdoor light fixture shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below the horizontal plane as determined by photometric test or certified by the manufacturer. A light fixture mounted under a canopy or other structure such that the canopy or surrounding structure effectively shields the light in the same manner is also considered fully shielded for the purposes of this definition.
 5. "Light glare" means the reflections of light sources which reduce the contrast between detail and background within the visual area.
 6. "Light trespass" means any form of artificial illumination emanating from a light fixture or illuminated sign that penetrates other property and creates a nuisance.
 7. "Lumen" means that unit used to measure the actual amount of light which is produced by an outdoor light fixture.
 8. "Luminous tube lighting" means gas-filled tubing which, when subjected to high voltage, becomes luminescent in a color characteristic of the particular gas used, e.g., neon, argon, etc.
 9. "Outdoor light fixture" means an electrically powered illuminating device which is permanently installed outdoors, including, but not limited to, devices used to illuminate any site, structure, or sign.
 10. "Temporary lighting" means lighting which does not conform to the provisions of this section and which will not be used for more than one continuous thirty (30) day period within one calendar year. Temporary lighting is intended for uses, which by their nature are of limited duration; e.g. holiday decorations, civic events, special events, construction projects, emergencies or similar situations. The thirty (30) day time limitations may be extended by the city on a case-by-case basis for unusual or special circumstances.
 11. "Unshielded" means fixtures lacking any means to restrict the emitted light to below the horizontal plane.
- C. Exemptions. The outdoor lighting fixtures listed below are exempt from the provisions of this section:
1. Outdoor lighting fixtures which were lawfully installed prior to the enactment of these standards and do not create a nuisance.
 2. Luminous tube lighting. Gas-filled tubing e.g., neon, argon, etc.
 3. Temporary lighting, as defined in subsection B.
 4. Public outdoor recreational facilities, airport, roadway and navigation lighting installed and maintained by a public agency or public utility.
 5. Outdoor light fixtures producing light by the combustion of fossil fuels, such as liquid fuel lanterns or gas lamps.
 6. Low voltage holiday decorations and landscape/walkway lighting.

7. Ornamental lighting within the street right-of-way when approved by the city.
8. Lights emitting infrared radiation used for remote security surveillance systems.
9. Emergency Lighting by Emergency Services. Searchlights, floodlights, laser source lights, strobe or flashing lights, or any similar high intensity lights are permitted when used in emergencies by police, fire, medical, or utility personnel or at their direction.
10. Solar-powered Lighting. Solar-powered lights of 5 watts or less per fixture used in residential landscaping applications and to illuminate walkways are exempt from applicable lamp type and shielding standards and are excluded from the total lumen calculations for the site.

D. General Outdoor Lighting Standards. The following requirements and standards shall apply in all zone districts for the installation and use of outdoor lighting fixtures.

1. All lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
2. No lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
3. Building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
4. Canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.
5. The height of freestanding light fixtures including freestanding parking lot fixtures shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed the following:
 - a. Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district; and
 - b. Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district; and
 - c. Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district; and
 - d. Fifty (50) feet in height when located in the **C-R** Regional Commercial zone or freestanding light fixtures for public outdoor recreational facilities, **when not located within 150 feet of any residential zone.**

E. Specific Outdoor Lighting Standards. In addition to the general outdoor lighting standards stated in Subsection D, the following additional requirements shall apply to outdoor lighting fixtures in the R-L, R-M, R-H, and OR zone districts:

1. Mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
2. Freestanding light fixtures, including freestanding parking lot light fixtures, shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

F. Commercial Outdoor Lighting Standards. In addition to the requirements identified in Subsection D, the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:

1. All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
2. Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
3. Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

G. Submission of Plans and Evidence. For parking lots and commercial developments, the submission of lighting plans and evidence of compliance with these lighting requirements are required, and shall include the following:

1. Description of outdoor light fixtures, including component specifications such as lamp reflectors, lens style, angle of light cutoff, supports, poles, and include manufacturers' catalog specifications.
2. Locations and description of all outdoor light fixture and hours of their operation.

17.50.150 Through lots.

A front yard shall be provided on each frontage of a through lot, except where a waiver of access to one of the frontages applies.

17.50.160 Measurement of building setback areas.

A. Required building setback areas shall be measured as the minimum horizontal distance from the property line of the site or street line to a line parallel thereto on the site; provided, however, where a precise street plan has been adopted by the City Council, the required front building setback area shall be measured from the precise street plan line, and no provision of this title shall be construed to permit a structure, use, or other improvement to extend beyond such precise plan line.

B. Where a site abuts on a street having only a portion of its required width dedicated or reserved for street purposes, the site area and required building setback areas shall be measured from a line representing the boundary of the additional width required for street purposes abutting the site.

C. Where a site abuts a public alley, required building setback areas shall be measured from the center line of the alley, except that garages and carports with alley access shall be located a minimum of twenty-five (25) feet from the opposite side of the alley where access opening is parallel to the alley right-of-way line requiring a ninety (90) degree turn.

17.50.170 Exceptions in building setback area limitations.

A. Architectural features, including without limitation, sills, chimneys, fireplaces, cornices and eaves, may extend into a required side building setback area, a required rear building setback area, or a space between structures, not more than thirty-six (36) inches, and may extend into a required front building setback area not more than six (6) feet; provided, that where an architectural feature

extends more than twenty-four (24) inches into a required side building setback area, such extension shall meet all fire and building code requirements. No building or projection thereof may extend into a public easement or right-of-way, **except awnings in the MX-D Downtown Mixed Use Zone District, or except awnings in the Historic District, with approval of a Historic Resources Permit.**

B. Open, unenclosed, uncovered metal fire escapes and depressed ramps or stairways may project into any required yard or space between buildings not more than four feet; and planter boxes attached to a building may be extended into a required front building setback area by not more than three (3) feet.

C. Fences, walls, hedges, garden structures, walks, driveways and retaining walls may occupy any required building setback area or other open space, subject to the limitations prescribed in this title.

D. When more than sixty (60) percent of the linear frontage of lots improved with residential buildings within any street block is comprised of lots with less than the minimum front building setback requirements, the minimum front building setback for newly constructed residential buildings in such block shall be the average of the actual front building setback of all the lots in such block improved with residential buildings; counting those that have front building setbacks greater than the minimum front building setback requirement of the zone district as having the minimum requirement.

17.50.180 Measurement of height.

The height of a structure shall be measured vertically from the average elevation of the ground surface covered by the structure to the highest point of the structure; provided, however, the provisions of this section shall not apply to the height of any structure necessary for public safety or as required by any law or regulation of the state or an agency thereof.

17.50.190 Exceptions to height limitations.

Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, air-conditioning equipment, or similar equipment required to operate and maintain buildings, and fire and parapet walls, skylights, towers, spires, cupolas, road signs (where permitted), flagpoles, chimneys, smokestacks, television and radio masts, or similar structures may be erected above the height limit, but shall not be allowed for the purpose of providing additional floor space.

17.50.200 Property maintenance.

It is a public nuisance for any person owning, leasing, renting, occupying, or having possession of any real property to maintain said real property in a manner in which any of the following conditions are found to exist:

A. The real property or any buildings, structures, or improvements located thereon which violate one or more of the following:

1. The California Building Standards Code, California Code of Regulations, Title 24, any and all amendments, thereto, published by the California Building Standards Commission;
2. Any provision of the Hanford Municipal Code;

3. Any other law or regulation; ~~such violations including, without limitation, violations that create a fire hazard, endanger human life, or are hazards to the public health, safety and general welfare of the citizens of the city, including without limitation, real property, structures or other improvements that are in disrepair or are not properly maintained as determined by the Code Enforcement Officer;~~

B. Outdoor storage of personal property of any type or design in any unscreened/unfenced areas fronting on any alley, street, or other public right-of-way;

C. The parking of vehicles in yards or landscaped areas;

D. Real property or structures or improvements thereon not properly maintained so as to constitute a fire hazard by reason of weeds, grass, rank overgrowth, or accumulations of debris or which could harbor rats or other vermin, create unsightly appearance, or create conditions which are detrimental to neighboring properties;

E. Broken windows or other structural defects in the real property or any structures or improvements thereon which create hazardous conditions and invite trespassing and malicious mischief including unsafe structural supports, boarded doorways and windows, dry rot, termites, and similar hazards;

F. Clothes lines within front yard areas, or other unscreened/unfenced yard areas;

G. Garbage cans and garbage receptacles stored within the front yards and which are visible from the public street or neighboring properties. Except that, the Code Enforcement Officer may determine that circumstances involving the property or its occupants make it difficult or impossible to place the garbage cans and receptacles out of public view. If the Code Enforcement Officer makes such a determination, the Code Enforcement Officer shall designate a location on the property for the storage of the garbage cans and receptacles even though such location may allow the garbage cans and receptacles to be visible from the public street or neighboring properties;

H. Failure to maintain any wall, fence, or hedge as to constitute a hazard to persons or property or which create an unsightly appearance;

I. Failure to maintain required landscaping and trees and/or removal, destruction or severe pruning of required landscaping or trees.

J. Installation of newspaper/magazine racks, overnight/postal drop boxes or other items of personal property in the public right-of-way without first obtaining an encroachment permit from the city and/or failure to properly maintain said items.

K. Conditions that create a fire hazard, endanger human life, or are hazards to public health, safety or general welfare of the citizens of the city, including without limitation, real property, structures or other improvements that are in disrepair or are not properly maintained as determined by the Code Enforcement Officer.

L. Failure to address graffiti for longer than forty-eight (48) hours from the time that graffiti is placed on a surface.

M. Construction equipment, buses, limousines, tow trucks, flatbed trucks, grading equipment, tractors, tractor trailers, trailers, and any commercial vehicle over twenty-two feet (22') long or eight feet (8') in height or ninety inches (90") wide, supplies, materials, or

machinery of any type or description, parked or stored upon any street or property within a residential zone. "Commercial vehicle," for the purposes of this section, shall be defined as any motorized or nonmotorized vehicle used or maintained to transport property or goods for profit, or persons for hire or compensation.

N. Portable basketball hoops placed, stored, or left unattended on a public sidewalk, public street, or any portion of the City right-of-way.

O. Failure to satisfy the following requirement for address numbers: Approved numbers or address signage shall be placed and maintained on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background and shall not be less than 4" in height. House numbers shall not be obstructed in any fashion.

17.50.210 Housing density bonus and other incentives.

A. The purpose and intent of this section is to implement Chapter 4.3 Density Bonuses and Other Incentives, Section 65915, et seq., of the California Government Code, **as amended**, for the development of affordable housing and senior housing developments, which are incorporated herein by this reference.

B. This section shall apply to residential projects providing moderate, low and very low income housing and/or senior housing developments pursuant to the provisions and definitions of Chapter 4.3, Section 65915, et seq., of the California Government Code, **as amended. Should provisions of this chapter conflict with state law, the latter shall control.**

C. Projects which meet the requirements set forth in this section shall qualify for a density bonus and an applicable number of concessions or incentives unless the City Council adopts a written finding, based upon substantial evidence that any one of the following exists:

1. The concession or incentive is not required to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set at the required affordable levels, as specified in Government Code Section 65915(c); or
2. The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households; or
3. The disapproval of the project or imposition of conditions is required in order to comply with specific state or federal law and there is no feasible method to comply without rendering the development unaffordable to very low and low-income households; or
4. The development project is inconsistent with the city's General Plan land use designation as it existed on the date the application was deemed complete, and the city has adopted a housing element in compliance with state law.

D. Project financial report. The applicant shall show in the form of a project financial report (financial pro forma) that the density bonus is necessary to make the housing units economically

feasible, and the city may retain a consultant, at developer's sole cost, to review the project financial report and advise the city on the report. Where development and zoning standards exist which would otherwise inhibit the utilization of the density bonus on specific sites, the city may waive or modify the standards consistent with the provisions of this section.

E. Procedures.

1. **Density Bonus/Incentives Review.** Density bonus/incentive review by the Planning Commission shall only be required for projects involving Planning Commission approval. If no legislative entitlement is required, the community development department staff shall have final approval authority on density bonus and incentives. Appeals of a Planning Commission decision must be in accordance with Chapter 17.70 of the Hanford Municipal Code. If a rezone or General Plan amendment is part of the project, the Planning Commission shall make a recommendation on the density bonus and incentives requested, but the City Council shall have final approval authority as part of the total project. Any special conditions of the city zoning ordinance pertaining to the project, and/or applicable development standards of the ~~downtown area~~ **Historic District or Sities** shall also apply.

2. **Regulatory Agreement.** The city and applicant shall execute a regulatory agreement, ensuring compliance of the project with all applicable provisions and affordability restrictions as required under this section, State law, or other applicable affordable housing requirements, as well as equity sharing requirements if applicable. The regulatory agreement shall be recorded as a deed restriction with the Kings County recorder's office running with the land and be binding upon all future owners, developers, and/or successors-in-interest. The regulatory agreement shall be recorded prior to the approval of a final map, or, where a map is not being processed, prior to the issuance of building permits for the parcel or units. Resale of ~~moderate income~~ units shall be governed by Government Code Section 65915(c)(2). The regulatory agreement shall, **in addition to any provisions required by statute**, include at least the following:

- a. The total number of units approved for the housing development, including the number of target units;
 - b. A description of the household income group to be accommodated by the housing development, and the standards for determining the corresponding affordable rent or affordable sales price and housing costs;
 - c. The location, unit sizes, in square feet, and number of bedrooms of target units;
 - d. Tenure of use restrictions for target units of at least **forty-five (45)** or **fifty-five (55)** years, in compliance with applicable laws;
 - e. A schedule for completion and occupancy of target units;
 - f. A description of the additional incentive(s) being provided by the city;
 - g. A description of remedies for breach of the regulatory agreement by the owners, developers, and/or successors-in-interest of the project; and
 - h. Other provisions to ensure implementation and compliance with this section.
3. **Additional Conditions.** In addition, reasonable conditions may be imposed to assure continued availability of such housing as very low, low or moderate income housing, or, for senior housing developments as defined in Civil Code Sections 51.3 and 51.12.

4. **Rented** units shall be affordable at a rent that does not exceed current Housing and Urban Development (HUD) income limits for target-income households for the county adjusted for household size.
5. Subject to the terms of an equity-sharing agreement, owner-occupied units shall be sold and resold only to eligible target-income households.
6. The owner(s) shall maintain and keep on file documentation for the income level for each tenant occupying the target units.
7. The owner(s) shall provide the city any additional information required by the city to ensure the long-term affordability of the target units by eligible households.
8. The city shall have the right to inspect the owner's project-related records at any reasonable time and shall be entitled to audit the owner's records once a year.
9. The city may establish fees associated with the setting up and monitoring of target units.
10. All ownership target units shall be occupied by their purchasers; no renting or leasing shall be allowed.

Chapter 17.52

LANDSCAPE STANDARDS

- 17.52.010 Purpose.**
- 17.52.020 Applicability.**
- 17.52.030 Landscape concept plan.**
- 17.52.040 Construction landscape and irrigation plans.**
- 17.52.050 Landscape area requirements.**
- 17.52.060 Landscape standards.**

17.52.010 Purpose.

The purpose of this chapter is to:

- A. Enhance the appearance of all development by providing standards relating to the quality, quantity, and functional aspects of landscaping and landscape screening;
- B. Protect public health, safety, and welfare by minimizing the impact of all forms of physical and visual pollution, controlling soil erosion, screening incompatible land uses, preserving the integrity of existing residential neighborhoods, and enhancing pedestrian and vehicular traffic and safety; and,
- C. Decrease the use of water for landscaping purposes by requiring the efficient irrigation system design, appropriate plant materials, and regular maintenance of landscaped areas.
- D. Meet the requirements of the latest adopted Model Water Efficient Landscape Ordinance. **If the provisions of this chapter conflict with the then-current Model Water Efficient Landscape Ordinance, the more stringent provisions shall apply.**

17.52.020 Applicability.

- A. All projects shall provide and maintain landscaping in compliance with the provisions of this chapter.
- B. Landscape plans, and plans for the ornamental use of water, including fountains and ponds, shall be submitted for review for compliance with the requirements of this chapter. Landscaping shall not be installed until the applicant receives approval of the final landscape plan. Changes to the approved landscape plans that affect the character or quantity of the plant material or irrigation system design are required to be resubmitted for review and approval before installation.

17.52.030 Landscape concept plan.

- A. **Through the** Site Plan Review ~~Committee~~ **process, the city** may require a landscape concept plan as part of an application for a site plan review permit, conditional use permit, tentative subdivision map, or other permit or plan.
- B. A landscape concept plan shall meet the intent of this **chapter** by exhibiting a design layout that demonstrates the desired landscaping program in terms of function, location, size/scale, and similar attributes. The concept plan shall provide the applicable review authority with a clear understanding of the landscaping program before the preparation of detailed construction landscape and irrigation plans.

17.52.040 Construction landscape and irrigation plans.

- A. When construction landscape and irrigation plans for on-site landscaping are required, they shall be submitted in conjunction with a building permit or subdivision improvement plans.
- B. Landscape and irrigation plans shall be prepared by a State Licensed Landscape Architect, Licensed Landscape Contractor or a landscape professional determined to be competent by the Community Development Director.
- C. Construction landscape and irrigation plans shall comply with the latest State Model Water Efficient Landscape Ordinance. ~~The Community Development Director or the City Engineer may determine other requirements for the contents of construction landscape and irrigation plans.~~

17.52.050 Landscape area requirements.

Landscaping shall be provided in the locations specified in this section:

- A. All building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped.
- B. All areas of a project site not intended for a specific use, including pad sites held for future development shall be landscaped ~~unless it is determined by the Community Development Director that landscaping is not necessary to fulfill the purposes of this chapter.~~
- C. Parking areas shall be landscaped in compliance with Chapter 17.54.

17.52.060 Landscape standards.

Landscape areas and materials shall be designed, installed, and properly maintained in compliance with the following:

- A. General design standards. The following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans.
1. Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 2. Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 3. Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb. ~~An alternative type of barrier may be approved by the Community Development Director.~~

4. Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
5. Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
6. Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
7. Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.

B. Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

1. The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
2. The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
3. The size of groundcover at planting shall be one (1) gallon or larger.
4. Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
5. Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

17.52.070 Maintenance of landscaped areas.

A required landscaped area shall be planted with live and healthy plant materials suitable for screening and/or ornamenting the site. Landscaped areas **established after the adoption of this section** shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscape Ordinance.

Chapter 17.54

PARKING AND LOADING STANDARDS

Sections:

17.54.010	Purpose.
17.54.020	Application.
17.54.030	General location and use of parking areas.
17.54.040	Number of parking spaces required.
17.54.050	Exceptions to required number of spaces.
17.54.060	Joint use of parking.
17.54.070	Common parking areas.
17.54.080	In-lieu payments for uses within the central parking and business improvement area.
17.54.090	Location of parking spaces.
17.54.100	Standards for off-street parking facilities.
17.54.110	Parking space dimensions.
17.54.120	Off-street loading facilities required.
17.54.130	Standards for off-street loading facilities.
17.54.140	Replacement of off-street parking and off-street loading facilities.
17.54.150	[Reserved.]
17.54.160	Screening and fencing.
17.54.180	Landscaping.
17.54.190	Parking for bicycle and low-emission vehicles.
17.54.200	Parking of recreational vehicles and trailers.
17.54.210	Storage and repair of vehicles.
17.54.220	Use of garages and carports.
17.54.230	Garage conversions.

17.54.010 Purpose.

In order to attempt to reduce traffic congestion and a shortage of curb spaces, off-street parking and off-street loading facilities shall be required as a part of new land uses and major alterations and enlargements of existing land uses. Off-street parking and loading areas are intended to be laid out in a manner which will ensure their usefulness, protect the public safety, and where appropriate, insulate surrounding land uses from their impact.

17.54.020 Application.

The parking and loading standards in this chapter shall apply to all zone districts, unless otherwise specified.

17.54.030 General location and use of parking areas.

The land areas set aside for parking to meet the provisions of this chapter shall be usable and accessible for the type of off-street parking that is required. Off-street vehicle parking is restricted to only approved off-street parking facilities as designed and developed in accordance with this chapter.

17.54.040 Number of parking spaces required.

A. At the time of the initial occupancy of a site or any existing structure, or of the construction of a building, or of a major alteration or enlargement of a site or building or a change in the use of property that requires additional parking spaces, the number of off-street parking facilities for automobiles shall be provided in accordance with Table 17.54.040.

B. For the purposes of this section, square feet shall mean the gross square feet of a building. Employees shall mean the expected number of employees determined at the time a building permit issued or a use commences.

C. If, in the application of the requirements of this section, a fractional number is obtained, one parking space shall be provided for a fraction of one-half or more, and no parking space shall be required for a fraction of less than one-half.

Table 17.54.040

Number of Parking Spaces	
Land Use	Parking Space Requirement
Assisted living, skilled nursing, or hospice facility; residential care facility	1 space per dwelling unit or 1 space for every 4 beds
Single-family dwelling	2 spaces per dwelling unit; at least 1 space shall be covered (garage or carport)
Multi-family dwelling, Studio or SRO (no bedroom)	1 space per dwelling unit
Multi-family dwelling, 1-bedroom	1.5 spaces per dwelling unit; at least 50% of the spaces shall be covered parking
Multi-family dwelling, 2-bedroom	1.75 spaces per dwelling unit; 50% of the spaces shall be covered parking

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Number of Parking Spaces	
Land Use	Parking Space Requirement
Multi-family dwelling, 3 or more bedrooms	2 spaces per dwelling unit; 50% of the spaces shall be covered parking
Single- or multi-family dwelling specifically for seniors 55 years of age or older	1 space per dwelling unit or 1 space for every 4 beds
Boarding house or rooming house, lodging	1 space per 2 beds
Motel, hotel, or bed and breakfast inn	1 space per guest room, plus 1 space per employee
Live/work facility	1.5 spaces per dwelling unit
Integrated shopping center	1 space per 350 square feet
Retail store	1 space per 300 square feet
Retail store selling large items in showroom; food locker	1 space per 600 square feet
Bank	1 space per 300 square feet
Indoor commercial recreation facility	1 space per 300 square feet
Health or fitness facility, small	1 space per 300 square feet
Restaurant, bar, nightclub, lounge, brewpub, microbrewery	1 space per 150 square feet
Artisan food and beverage production and sales	1 space per 300 square feet
All office and medical uses, except call center, hospital, and pharmacy	1 space per 250 square feet
Call center	1 space per 200 square feet
Hospital	1 space per 3 beds plus 1 space for every 2 employees of the maximum working shift, including doctors
Pharmacy	1 space per 300 square feet

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Number of Parking Spaces	
Land Use	Parking Space Requirement
Government office; social service office, assistance center, or guidance center	1 space per 250 square feet
All service commercial uses	1 space per 300 square feet
Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	1 space per 500 square feet
All Manufacturing and processing uses except agricultural food production and animal raising; cold storage or ice house	1 space per 1,000 square feet
Mini-warehouse or self-storage	1 space per 250 square feet of office space plus 1 space per caretaker residence
Commercial and industrial uses conducted primarily outside of buildings, including junk yard, wrecking yard, or salvage facility, and vehicle impound yard	1 space for each 2 employees of the maximum working shift
Auditorium; card room; club, lodge, or private meeting hall; funeral home or mortuary; religious institution or facility, theater; community center or facility	1 space per 50 square feet of floor area used for seating if seats are not fixed, 1 space per 4 seats, or 1 space per 8 feet of bench or pew seats
All Recreation uses except indoor commercial recreation facility, small health or fitness facility, and park or playground	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by Site Plan Review based on trip generation.
School, public, private, or charter (kindergarten to 8 th grade)	1 space per employee
School, public, private, or charter (9 th to 12 th grade)	1 space per employee plus 1 space per 10 students (planned enrollment)
School; trade, vocational, art, business, or professional	1 space per employee plus 10 spaces per classroom
College or university	1 space per employee plus 1 space per 5 students (planned enrollment)

Number of Parking Spaces	
Land Use	Parking Space Requirement
Day care	1 space per employee plus on-site drop-off area
Library, museum, cemetery, fairgrounds, public building and grounds other than offices and educational uses	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by Site Plan Review based on trip generation
Mobilehome park, recreational vehicle park	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by Site Plan Review based on trip generation
Airport, heliport, bus, transit, or train station, truck stop or travel center, trucking or transportation terminal, emergency shelter, warehouse or distribution center	1 space per employee of the maximum working shift plus the number of additional spaces required by Site Plan Review based on trip generation
Post office; public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard; public safety facility or station	1 space per employee of the maximum working shift plus the number of additional spaces required by Site Plan Review based on trip generation
Adult entertainment establishment	As per the most similar specified use as determined by Site Plan Review
Uses not specifically described in this table	As per the most similar specified use as determined by Site Plan Review

17.54.050 Exceptions to required number of spaces.

- A. No additional parking spaces shall be required for a change in use or a building enlargement of less than 1,000 square feet in an existing building located within the Historic Overlay Zone.
- B. In the event a change in use requires an increase of two (2) or less off-street parking spaces, no additional parking spaces shall be required.
- C. No additional off-street parking facilities shall be required solely because of the remodeling of an existing use or building, unless there is a change in use or increase in floor area or other unit of measurement as the result of such remodeling.

D. The total requirements for off-street parking facilities for a mixed-use development shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as specifically allowed in this chapter.

E. Parking lots with forty (40) or more spaces may substitute standard parking spaces with motorcycle spaces if they are located within one hundred fifty (150) feet of a building entry. One standard space may be replaced with a motorcycle space for each forty (40) required spaces, up to a maximum of two-and-one-half (2.5) percent of the total number of parking spaces.

F. No existing land use or structure shall be deemed to be a nonconforming use solely because of the lack of off-street parking or off-street loading facilities prescribed in this chapter.

17.54.060 Joint use of parking.

The Community Development Director, upon a written application by the owner or lessee of any property, may authorize the joint use of parking facilities for the following uses or activities when all of the following are met:

A. No more than seventy-five (75) percent of the parking facilities required by this chapter for a primarily daytime will be provided by the parking facilities of a primarily nighttime use, or alternatively, no more than seventy-five (75) percent of the parking facilities required by this chapter for a primarily nighttime use may be provided by the parking facilities of a primarily daytime use. Banks, offices, retail stores, all manufacturing uses, and similar uses are considered typical daytime uses. Theaters, bars and auditoriums are considered nighttime uses.

B. The building or use for which an application is made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within two hundred (200) feet of such parking facility.

C. The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.

D. If the building, structures, or improvements requiring the parking spaces is located on a different lot or parcel from the property upon which the required parking spaces are located, the owner(s) of the properties shall enter into an agreement, in a form approved by the city. The agreement shall name the city as a third-party beneficiary and shall state that the purpose of the agreement is to satisfy the requirements of this chapter. The agreement shall also state that it creates a covenant that shall run with the land and that the parties thereto will maintain the required parking spaces upon the property where the parking spaces are located so long as the city requires such parking spaces for the building, structure or improvement. The agreement shall also state that the parking spaces will be used only by persons using the properties which are identified in the agreement and for no other purpose without the express prior written consent of the city. The agreement shall be recorded against title to both properties identified in the agreement so as to become an encumbrance against title to both properties.

17.54.070 Common parking areas.

Common parking areas for uses that are not integrated shopping centers may be provided in lieu of the individual requirements contained in this chapter, but the plans for such facilities shall be approved by the Community Development Director as to size, shape and relationship to the sites

to be served. The total number of such off-street parking spaces shall be reduced by fifteen (15) percent if the site has three thousand (3,000) square feet or more of building floor space.

17.54.080 In-lieu payments for uses within the central parking and business improvement area.

In lieu of furnishing the parking spaces and facilities required by the provisions of this section for uses within the Central Parking and Business Improvement District, the city may require the applicant, as a condition of approval of any project which is subject to the provisions of this section, to satisfy said provision by the use of one of the following alternatives:

A. The payment to the city of an amount of money, equal to fifty percent (50%) of the value of each parking space required by the provision of this chapter for the specific use which value shall be fixed every two (2) years by resolution of the City Council based upon a cost analysis of developing municipal off-street parking facilities as determined by the City Engineer. The payment of such amount shall constitute full compliance with the provisions of this section. Payment of such amount shall be made prior to occupancy.

B. Off-street parking spaces and facilities can be constructed **to the extent permitted by** physical limitations of the property available for such purpose, **with** the payment of money to the city in accordance with the provisions of Subsection A of this section for the remainder of the off-street parking spaces and facilities required by this chapter.

17.54.090 Location of parking spaces.

A. Off-street parking and off-street loading shall be located on the same site as the use for which they are required or on an adjoining site, except that within the Central Parking and Business Improvement District may locate required off-street parking within six hundred (600) feet of the use for which the spaces are required, measured by the shortest route of pedestrian access.

B. All parking spaces, whether required by this chapter or in addition that which is required, shall be located on a lot or parcel behind the front building setback and outside of a street side yard setback, except that vehicles may park on a paved driveway in the front building setback area. This requirement applies to both covered and uncovered parking areas.

C. In the Historic Overlay District, new parking spaces shall not be located between the main building and a public street.

17.54.100 Standards for off-street parking facilities.

Off-street parking facilities shall conform to the following standards and be approved by Site Plan Review ~~Committee~~ in accordance with Chapter 17.670:

A. All parking areas shall have ingress and egress to and from a street or alley as required by the city's standard specifications.

B. Sufficient room for turning and maneuvering vehicles shall be provided on the site.

C. Developed parking areas are to be utilized by all vehicles associated with or visiting the site.

D. The parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.

- E. Entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by ~~the~~ **through** Site Plan Review. ~~Committee.~~
- F. Parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.
- G. No commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.
- H. Parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.
- I. Parking areas shall be designed to the city's standard specifications and approval by the city engineer.
- J. In all R-L zones and in the R-M, R-H, and OR zones a front setback area and a street side setback area of a corner lot shall not be paved or used for parking except for an access driveway leading to an allowed parking area beyond the front or street side setback area.
- K. In all R-L zones and in the R-M, R-H, and OR zones, a paved driveway perpendicular to the street is permitted if the total width of the existing paving and new paving does not exceed forty percent (40%) of the lot frontage along the street.
- L. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved areas of these driveways shall not exceed fifty percent (50%) of the front yard landscaped area.

17.54.110 Parking space dimensions.

- A. A standard parking space shall not be less than eighteen and one-half (18.5) feet in length and nine (9) feet in width, exclusive of aisles and access drives.
- B. A compact parking space shall not be less than sixteen (16) feet in length and eight (8) feet in width, and marked for compact cars.
- C. Up to thirty percent (30%) of all parking spaces in a parking lot or parking structure may be compact parking spaces. In parking lots, there shall be no more than four (4) compact spaces adjacent to each other.
- D. The dimensions, design, and construction of parking spaces reserved for handicapped access shall meet the latest adopted California Uniform Building Code.
- E. Motorcycle spaces shall be a minimum size of four (4) feet by eight (8) feet.

F. Tandem parking may be provided for residential land uses with the following restrictions:

1. Tandem parking shall not be more than two (2) cars in depth

2. Both tandem spaces shall serve the same dwelling unit.

3. For multi-family residential dwellings, tandem parking may be provided to meet up to fifty (50) percent of the required parking spaces.

17.54.120 Off-street loading facilities required.

At least one off-street loading space shall be provided in connection with a building having a gross floor area of ten thousand (10,000) square feet or more and intended for a use that typically receives or delivers goods. This requirement shall not apply to a building adjacent to a public alley. Site Plan Review Committee may waive this requirement for buildings located within the Historic Overlay District.

17.54.130 Standards for off-street loading facilities.

Off-street loading facilities shall conform to the following standards:

- A. Clearance. Each loading berth shall have a length, width, and overhead clearance sufficient to accommodate fully the maximum expected size of vehicles used in loading or unloading operations.
- B. Turning and maneuvering. Sufficient room for the turning and maneuvering of vehicles shall be provided on the site.
- C. Entrances and exits. Entrances and exits shall be provided at locations approved by the City Engineer.
- D. Paving, drainage, and grading. The loading area, access drives and aisles shall be paved so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, with the design and specifications of such work subject to city standards and the approval of the City Engineer.
- E. Bumper rails and other barriers. Bumper rails or other barriers shall be provided where needed for safety or to protect property as determined by through Site Plan Review.
- F. Lighting. If the loading area is illuminated, lighting shall be deflected away from abutting sites so as not to cause annoying glare to such sites.
- G. Location. Loading areas not permitted in front yards. A loading area shall not be located in a required front setback area. A loading area may be located in a required side or rear setback area.
- H. Restriction of use. No commercial repair work, washing or servicing of vehicles shall be conducted in an off-street loading area.

17.54.140 Replacement of off-street parking and off-street loading facilities.

No off-street parking, or off-street loading facility provided per this chapter shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided to comply with the requirements of this chapter.

17.54.160 Screening and fencing.

Where an off-street parking area located in a commercial or mixed use zone district adjoins a residential zone district or the O or OR zone district, a solid wall or fence, approximately seven (7) feet in height shall be located at the property line common to such districts, except in a required front setback area. The Site Plan Review Committee may reduce the required height or type of screening **may be reduced through Site Plan Review** if they find that the standard screening requirement is not necessary to protect the residential zone district from light, noise, and safety impacts.

17.54.180 Landscaping.

In the O and OR zone districts, and in all commercial, mixed use, and industrial zone districts, not less than five (5) percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four (4) lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten (10) feet.

17.54.190 Parking for bicycle and low-emission vehicles.

Parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code.

17.54.200 Parking of recreational vehicles and trailers.

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

B. All recreational vehicles or trailers visible from the street are to be maintained so as not to detract from the neighborhood.

17.54.210 Storage and repair of vehicles.

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

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

17.54.220 Use of garages and carports.

In any residential zone district and in the OR zone district, garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited, except where a garage or carport is converted for living space in accordance with Section 17.54.230.

17.54.230 Garage conversions.

A. It is the purpose of this section to allow, in certain cases and subject to specific design requirements, the conversion of garages and carports for living space in circumstances where the

provisions of Section 17.54.040 cannot be met post-conversion. Such conversion is deemed acceptable if the following requirements are met:

1. The site is ~~being used~~ **zoned** as a single-family **or mixed use**, ~~detached, residence with a minimum lot size of five thousand (5,000) square feet~~

2. ~~The area converted shall be used as part of the main dwelling and shall not be used as a separate dwelling unit or accessory dwelling unit;~~

The area converted shall be subject to all applicable building code requirements;

3. ~~The site shall be owner occupied and that such ownership shall have been in effect for a minimum of twelve (12) months prior to approval of a conversion under this section;~~

4. The garage door shall either be removed from the structure, or a wall shall be constructed behind the pre-existing garage door with the garage door remaining in place. The exterior elevation of the conversion shall be compatible in design with the existing dwelling;

5. If the garage door is removed, some type of buffering, such as removal of a portion of the parking area for a planter area, shall be provided between the carport or garage and the remaining parking area;

6. The remaining parking area shall have two parking spaces, each space having a minimum width of nine (9) feet and a minimum depth of eighteen (18) feet from the property line.

B. Through the Site Plan Review process, the City shall approve or deny garage conversion requests based upon the requirements in this section and applicable state statutes governing accessory dwelling units. Interested individuals may appeal the decision in accordance with the appeal provisions in Chapter 17.70. Review shall be limited to compliance with the specified requirements.

Chapter 17.56

SIGNS AND OUTDOOR ADVERTISING STRUCTURES

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17.56.320	Illustrations of signs.

17.56.010 Purpose.

A. The purpose of this chapter is to regulate signs as an information system that preserves and enhances the aesthetic character and environmental values of Hanford, its residential neighborhoods, its downtown, and commercial/industrial areas, while also providing an effective means for members of the public to express themselves through the display of signs. These regulations recognize the importance of business activity to the economic vitality of the City as well as the need to protect the visual environment. Specifically, these regulations are intended to implement the General Plan and to:

1. Provide minimum standards to safeguard life, health, property, public welfare, and traffic safety by controlling the design, quality of materials, construction, illumination, size, location and maintenance of signs and sign structures;
2. Preserve and enhance the visual attractiveness of the City for residents, businesses, and visitors;
3. Protect and enhance property values and community appearance by encouraging signs that are compatible with the architectural style, character, and scale of the building to which they relate and with adjacent buildings and businesses;
4. Restrict signs that may create visual clutter or a nuisance to nearby properties, violate privacy, create hazards or unreasonable distractions for pedestrians and drivers;
5. Provide adequate opportunity for the exercise of the free speech by display of a message or image on a sign, while balancing that opportunity with other community and public interests;
6. Ensure that commercial signs are accessory or auxiliary to a principal business or establishment on the same premises, rather than functioning as general advertising for hire; and
7. Prohibit signs that may cause traffic or pedestrian safety hazards or interfere with ingress and egress.

B. It is the City's policy to regulate signs in a constitutional manner that is content neutral as to noncommercial messages which are within the protections of the First Amendment to the U.S. Constitution and the corollary provisions of the California Constitution.

17.56.020 Applicability and severability.

This chapter regulates signs that are located or mounted on private property within the jurisdictional boundaries of Hanford. The provisions in this Chapter apply in all Zoning Districts within the City. No sign within the regulatory scope of this Chapter shall be erected or maintained anywhere in the City except in conformity with this Chapter. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause term or word in this chapter is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the chapter.

17.56.030 No discrimination against noncommercial speech.

Subject to the property owner's consent, a noncommercial message of any type may be substituted, in whole or in part, for any commercial message or any other noncommercial message provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision

prevails over any more specific provision to the contrary within this title. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

17.56.040 Exempt signs.

A. The following signs are exempt from the permit requirements of this chapter and do not count toward the total sign area limit for a site, provided that they conform to applicable standards:

1. One nameplate per residence or business premises, mounted on a wall and not exceeding two (2) square feet in area, identifying the owner and/or address of the property.
2. Barber poles, not exceeding 18 inches in height, located in a non-residential zone district and containing no lettering.
3. Signs on vehicles, provided that the message pertains to the establishment of which the vehicle is an instrument or tool, and the sign does not utilize changeable copy or special illumination.
4. Holiday and cultural observance decorations on private property that do not include commercial advertising. This exemption includes strings of lights associated with a holiday decoration.
5. Official notices issued by a court or public agency and posted in the performance of a public duty; notices posted by a utility or other quasi-public agency; signs erected by a governmental agency to direct or regulate pedestrian or vehicular traffic; noncommercial bus stop signs erected by a public transit agency, or other signs required or authorized by law. This exemption also covers signs and banners for special civic events erected by the City, which may be displayed in public rights-of-way.
6. Signs that are located entirely within a building or enclosed structure and are not visible from the public right-of-way.
7. Signs located on a private area of a lot that is not accessible by the general public, such as a backyard, and are not visible from the public right-of-way.
8. Signs and menu display boards fixed to mobile vending carts, up to a maximum of eight (8) square feet of sign area, plus a menu display board.
9. Signs that are part of a vending machine.
10. Temporary signs that conform to the standards of Chapter 17.56.
11. Signs mounted on carrier vehicles such as buses, taxicabs, and limousines that legally pass through the City.
12. Window signs that conform to the standards of Chapter 17.56.

13. Directional Signage without advertisement. Limited to the freestanding sign regulations.

B. Exempt signs that have electrical connections or engineered supports shall obtain the appropriate building permit, as required by the California Building Code.

17.56.050 Prohibited signs.

A. The following signs shall be prohibited in all zones:

1. Signs illuminated with red, green, or amber light placed in such a position that it could reasonably be perceived to interfere with, or be confused with any official traffic control device, traffic signal, or official directional guide sign.
2. Signs placed within thirty (30) feet of the intersecting curb lines of a street, except for signs erected by a governmental agency to direct or regulate pedestrian or vehicular traffic.
3. Signs so located as to prevent free ingress and egress from any door, window, or fire escape;
4. Outdoor advertising structures located on a site other than the site on which the advertised commercial use is located or on which the advertised commercial product is produced.
5. Signs extending above or beyond the face of the building, the fascia of the roof, the peak of a pitched roof, or the parapet line of a flat roof.
6. Glaring, flashing, sparkling, glittering, twinkling, or shimmering signs.
7. Signs with open letters that can be viewed from the reverse side.
8. Streamers, balloons, blimps, or other floating, inflatable, or hanging devices secured with a rope or string, unless specifically permitted with a temporary use permit.
9. Signs located, placed, or erected in or upon any public right-of-way, except as specifically allowed by this chapter.
10. Signs located, placed or attached upon any tree, utility pole, or fence, except as specifically allowed by this chapter.
11. Signs placed on private property without permission of the property owner.
12. Nonconforming signs and sign structures associated with an activity, business, product or service that has not been sold, produced, provided or conducted on the premises for a period of ninety (90) days;
13. Signs that revolve or are animated, except public service signs, such as time and temperature units and barber poles;
14. Signs containing statements, words, symbols, or characters of an obscene nature;
15. Signs emitting sound;
16. Murals that contain commercial speech.
17. Signs located within five (5) feet of a fire hydrant, street sign, or traffic signal.
18. Can or cabinet signs.

19. Feather signs.

17.56.060 Permits required.

A. No sign shall be erected, altered, reconstructed, or relocated without a sign permit. A permit is not required for ordinary maintenance and repairs to signs and for temporary signs on private

property that conform to the standards of this chapter. The Community Development Director will review all applications for sign permits for consistency with this chapter.

B. Signs that project over or extend into a public street or sidewalk shall also require approval of an encroachment permit by the City Engineer pursuant to the provisions of Title 12 of the Municipal Code.

C. Consent of the property owner or business owner is required before any sign permit may be approved.

17.56.070 Sign design principles.

A. The following sign design principles ~~should~~ **shall** be used as criteria for review and approval of sign permits and master sign programs.

1. Architectural Compatibility. A sign, including its supporting structure, if any, should be designed as an integral design element of a building's architecture and be architecturally compatible, including color and scale, with any building to which the sign is to be attached and with surrounding structures. A sign that covers a window or that spills over "natural" boundaries or architectural features and obliterates parts of upper floors of buildings is detrimental to visual order and will not be permitted. Common indicators of compatibility include quality sign design and construction, proportional size and scale; and use of materials, shapes and colors that complement the building's architectural style and the surrounding environment.

2. Legibility. The size and proportion of the elements of the sign's message, including logos, letters, icons and other graphic images, should be selected based on the average distance and average travel speed of the viewer. Sign messages oriented towards pedestrians may be smaller than those oriented towards automobile drivers. Colors chosen for the sign text and/or graphics should have sufficient contrast with the sign background in order to be easily read during both day and night. Symbols and logos can be used in place of words. Substantial contrast should be provided between the color and materials of the background and the letters or symbols to make the sign easier to read.

3. Readability. A sign message should be easily recognized and designed in a clear, unambiguous and concise manner, so that a viewer can understand or make sense of what appears on the sign.

4. Visibility. A sign should be conspicuous and readily distinguishable from its surroundings so a viewer can easily see the information it communicates.

5. Placement. Often, a building's architectural details create logical places for signage. Signs should not cover or interrupt architectural details or ornaments of a building's façade. On buildings with a monolithic or plain façade, signs can establish or continue appropriate design rhythm, scale and proportion. Well-designed and well-located retail signs create visual interest and continuity with other storefronts on the same or adjacent buildings.

6. Materials. Signs shall be made of sturdy, durable materials. Paper, cardboard, or other material subject to rapid deterioration can only be used for signs that comply with applicable requirements for temporary signs in Section 17.56. Fabric signs are restricted to awnings, canopies, flags, and temporary signs.

B. Sign permits or master sign programs that are determined by the Community Development Director to be ~~substantially~~ inconsistent with these sign design principles ~~may~~ **shall** be denied.

17.56.080 Rules for sign measurement.

A. For the purposes of this chapter, lot frontage shall be calculated as follows:

1. If a lot fronts on two streets, both frontages may be used to determine the allowable sign area.
2. If a lot fronts on three or more streets, the length of only two contiguous sides shall be added together to determine allowable sign area.

B. The building frontage shall be the building facade in which main customer access is provided to the establishment. A building's frontage is considered continuous if projections or recesses in the building facade do not exceed fifteen (15) feet in any direction. For buildings with two or more frontages, the length of the wall and allowable sign area shall be calculated separately for each building frontage.

C. The area of an individual sign shall be calculated as follows.

1. Sign area shall include the entire area within a single continuous perimeter composed of squares or rectangles that enclose the extreme limits of all sign elements, including, but not limited to, sign structures or borders, written copy, logos, symbols, illustrations, and color. Supporting structures such as sign bases and columns are not included in sign area provided that they contain no lettering or graphics except for addresses or required tags.

2. Where two faces of a double-faced sign are located two (2) feet or less from one another at all points, or located at an interior angle of forty-five (45) degrees or less from one another, the sign area shall be calculated as the area of one (1) face. Where the two (2) faces are not equal in size, the larger sign face shall be used. Where two (2) faces of a double-faced sign are located more than two (2) feet or forty-five (45) degrees from one another, both sign faces shall be counted toward sign area.

3. On a three-faced sign, where at least one interior angle is forty-five (45) degrees or less, the sign area shall be calculated as the largest and the smallest face shall. In all other situations involving a sign with three or more sides, sign area shall be calculated as the sum of all faces.

4. Three-Dimensional Signs. Signs that consist of, or have attached to them, one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), may have a sign area that is the sum of two adjacent sides of the smallest cube that will encompass the sign.

D. The height of a sign shall be calculated as follows.

1. The height of a sign that is not a freestanding sign shall be the vertical distance measured from the ground level directly beneath the sign to the highest point at the top of the sign, including any structural or architectural components of the sign.

2. The height of a freestanding sign shall be measured as the vertical distance from grade at the edge of the right-of-way along which a freestanding sign is placed to the highest point of the freestanding sign, including any structural or architectural components of the sign. When the grade at the edge of the right-of-way is higher than the site on which the sign is placed, that portion of the sign below the grade at the edge of the right-of-way shall not be included in determining the

freestanding sign's overall height. Freestanding signs oriented towards a freeway shall be measured from the site's finished grade or pad, whichever is lower.

E. Sign clearance shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other embellishments.

F. For the purpose of determining the allowed number and size of signs, an integrated shopping center shall be considered as one site.

17.56.090 Sign regulations on developed sites by zone district.

For the purpose of this section, signs are grouped into four types: building signs, freestanding signs, temporary building signs, and temporary freestanding signs.

This section establishes standards for the number of signs, size of signs, placement of signs, and illumination of signs for developed sites based on the zone district in which the signs are located. Table 17.56.090(A) establishes specific regulations by zone district for building signs, and freestanding signs. Table 17.56.090(B) establishes specific regulations by zone district for temporary building signs, and temporary freestanding signs. Signs shall not be placed on private property except in conformance with Table 17.56.090(A) and Table 17.56.090(B).

Table 17.56.090(A)

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
AP, R-L, R-M, and R-H zones with 4 or less residences per site	1 sign per residence maximum. 4 sq.ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only.	None allowed.
AP, R-M, and R-H zones with 5 or more residences per site or with non-residential uses on site	1 sign per street frontage maximum. 30 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. External illumination only.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only.
OR zone	1 sign per site. 8 sq.ft. maximum size per sign. Placement a maximum 8 feet high.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum.

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
	External illumination only.	External illumination only.
C-N, C-R, C-S, C-H, MX-N, MX-C, and O zones	No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet: 2 sq.ft. per 1 lineal foot up to a maximum 350 sq.ft. along primary frontage. 50 sq.ft. allowed regardless of frontage length. Secondary building frontage: 1 sq.ft. per lineal foot up to a maximum 200 sq.ft. per secondary frontage. 35 sq.ft. allowed regardless of frontage length. Sites within 100 feet of State Route 198 may count the frontage facing State Route 198 as their primary frontage for the purpose of calculating maximum sign size.	1 sign per establishment maximum. 40 sq.ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq.ft. Maximum height not greater than 1.5 times the average height of the building.

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
I-L, and I-H zones	No limit to number of signs per business establishment. 500 sq.ft. maximum sign surface area per sign. 1,000 sq.ft. maximum sign surface area cumulative of all signs. 1 sq.ft. per lineal foot of property line adjoining a street, or 100 sq.ft. per acre of site area in use, whichever is greater, to a maximum of 600 sq. ft. of sign face.	1 sign per frontage maximum. 40 sq.ft. maximum sign face size. 10 feet high maximum. Sites within 100 feet of State Route 198 may increase the maximum height to 50 feet.
MX-D zone	2 sq.ft. per 1 lineal foot of building frontage up to 100 sq.ft. on primary frontage. 1 sq.ft. per 1 lineal foot up to 100 sq.ft. on secondary frontage. External illumination or exposed neon illumination only.	None allowed.
PF zone	1 sign per street frontage maximum. 30 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. External illumination only.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only.
CO zone	1 sign per building maximum. 4 sq.ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only.	None allowed.

Table 17.56.090(B)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Number and Size of Temporary Signs by Zone		
Zone District	Temporary Building Signs	Temporary Freestanding Signs
AP, R-L, R-M, and R-H zones with 4 or less residences per site	1 sign per site 12 sq.ft. maximum per sign. Placement a maximum 10 feet high. No illumination.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
AP, R-M, and R-H zones with 5 or more residences per site or with non-residential uses on site	1 sign per street frontage. 32 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	Up to 4 per site maximum. 32 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
OR zone	1 sign per site 12 sq.ft. maximum per sign. Placement a maximum 10 feet high. No illumination.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
C-N, C-R, C-S, C-H, MX-N, MX-C, O, I-L, and I-H zones	1 sign per establishment. 10 sq.ft. plus an additional 1 sq.ft. per 2 lineal feet of primary building frontage maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	1 sign per site, plus 1 additional sign for every 300 lineal feet of street frontage, rounded down to the nearest whole number. One half of signs, 32 sq.ft. maximum sign size. Other half of signs, 16 sq.ft. maximum sign size. 8 feet high maximum if more than 3 feet wide. 12 feet high maximum if 3 feet wide or less. No illumination. Sites within 100 feet of State Route 198 may increase the maximum size per sign to 50 sq.ft. and may

Number and Size of Temporary Signs by Zone		
Zone District	Temporary Building Signs	Temporary Freestanding Signs
		increase the maximum height to 30 feet.
MX-D zone	1 sign per establishment. 10 sq.ft. per establishment, plus an additional 1 sq.ft. per 2 lineal feet of primary building frontage. No illumination.	1 sign per site. 10 sq.ft. maximum sign size. If placed on sidewalk the sign shall allow for a minimum 4-foot wide path of travel. No illumination. Freestanding banners are not allowed.
PF zone	1 sign per street frontage. 32 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	Up to 4 per site maximum. 32 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
CO zone	None allowed.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.

17.56.100 Sign regulations on undeveloped or developing sites.

A. Undeveloped sites shall be allowed a maximum one temporary freestanding sign of a maximum size of 32 square feet. Illumination of the sign is prohibited.

B. Developing sites, i.e. construction sites, shall be allowed a maximum two temporary freestanding signs of a maximum size of thirty-two (32) square feet each. Illumination is prohibited. Temporary signs that are not visible from any public right-of-way shall not be counted in the maximum number or size of signs.

C. Residential subdivision sites where ten (10) or more new residences are offered for sale shall be allowed one temporary sign of a maximum size of thirty-two (32) square feet. Illumination of

the sign is prohibited. The sign shall not be made or constructed from cloth, bunting, plastic, paper or similar material. The sign may be mounted on a building, or may be a freestanding temporary sign of a maximum height of twelve (12) feet. Additional temporary signs, temporary freestanding signs, and flags may be maintained within the boundaries of a residential subdivision provided that they are not visible from outside the residential subdivision and do not create a safety hazard by obstructing the clear view of pedestrian and vehicular traffic.

17.56.110 Offsite temporary signs for residential subdivisions.

A. Residential subdivision sites where ten (10) or more new residences are offered for sale shall be allowed up to four (4) offsite temporary freestanding signs with a size not to exceed thirty-two (32) square feet and a height not to exceed eight (8) feet may be permitted per residential subdivision. Signs shall be located on private, non-residential zoned parcels, or on private, residential zoned parcels that are part of an undeveloped residential subdivision (as defined in section 1 hereof) and that are unoccupied, vacant and otherwise free from any structures or buildings. Signs shall not be made or constructed from cloth, bunting, plastic, paper or similar material. Banners and flags with or without an advertising message shall not be permitted offsite.

B. In addition to any sign permitted pursuant to Subsection A. above, up to four (4) nonilluminated offsite temporary freestanding signs in an A-frame configuration, with a size not to exceed twelve (12) square feet per face or four (4) feet in height, may be permitted per residential subdivision. A-frame signs shall be located on private, non-residential property or on public property behind any existing sidewalks, and in such a manner so as to not to create a safety hazard by obstructing the clear view of, or otherwise hinder or impede, pedestrian and vehicular traffic. A-frame signs may only be displayed during the operating hours for the residential subdivision sales office, and may be located no further than one thousand five hundred (1,500) feet from the subject residential subdivision entry. A-frame signs may be allowed on residential zoned parcels within an undeveloped residential that is unoccupied, vacant and otherwise free from any structures or buildings.

C. No more than one offsite temporary subdivision sign per parcel shall be allowed.

17.56.120 Flags and flagpoles.

A. Flags on flagpoles shall not count toward the maximum sign area.

B. Flagpoles shall not be located within any required side or rear building setback areas. Flagpoles may be mounted on the ground or on the roof or wall of a building.

C. The maximum height of a flagpole shall be as follows:

1. Flagpoles located in a C-R, C-S, C-H, MX-C, I-L, or I-H zones shall have a maximum height of fifty (50) feet or a maximum height equal to twice the distance from the base of the pole to the closest lot line, to a maximum of one hundred (100) feet, whichever is greater.

2. Flagpoles located in the R-L, R-M, R-H, OR, AP, CO zones shall have a maximum height of thirty (30) feet, mounted on the ground.

3. Flagpoles located in the C-N, MX-N, O, and PF zones shall have a maximum height of fifty (50) feet.

4. Flagpoles located in the MX-D zone shall have a maximum height of fifty (50) feet or a maximum height of thirty (30) feet plus the height of a building upon which it is mounted, whichever is greater.

D. The maximum width (hoist) of an individual flag on a ground-mounted or roof-mounted flagpole shall be equal to 20% of the height of the flagpole upon which it is located. The maximum length (fly) of an individual shall be twice the allowed width (hoist.)

D. The maximum width (hoist) of an individual flag on a wall-mounted flagpole shall be a maximum six (6) feet by twelve (12) feet.

17.56.130 Search lights and klieg lights.

17. Search lights and klieg lights are prohibited, except when used for public safety purposes or when specifically approved with a temporary use permit for a special event.

17.56.140 Signs in public rights-of-way.

The following signs are allowed in the public right-of-way:

A. Building signs in the MX-D zone that project into the public right-of-way, provided that the width of the projecting sign is a maximum of three (3) feet, and that the bottom of the sign is seven (7) feet above the sidewalk or finished grade below it.

B. Building signs located on or under awnings in the MX-D zone that meet the provisions of this chapter.

C. Temporary freestanding signs placed on the sidewalk in the MX-D zone that meet the provisions of this chapter and when a minimum 4-foot wide clear path of travel is provided.

17.56.150 Temporary sign standards.

A. Temporary freestanding signs in non-residential zones shall not be located:

1. In any public right-of-way;
2. In parking lot driving lanes, aisles or spaces;
3. On multi-use trails or sidewalks if they would block a four-foot wide pedestrian path of travel;
4. At any location where they would block pedestrian access;
5. Within one hundred (100) feet on either side, or in front of a permanent freestanding sign;
6. Within twenty (20) feet from any other temporary freestanding sign; or
7. Within thirty (30) feet from a drive approach (driveway entrance) or intersection of two streets.

B. Temporary building signs shall be removed after a period of thirty (30) days. After removal, no temporary building sign may be placed on the site for a period of thirty (30) days.

~~C. Feather banners and temporary freestanding signs placed on a sidewalk in accordance with this chapter shall be removed between one hour before and one hour after the site's establishment is open to the public.~~

D. Banners shall not be used as permanent signs.

E. Banners ~~and feather banners~~ shall be constructed of durable, weather-resistant materials not subject to rapid deterioration or fading, and shall be professional in appearance. Acceptable materials include but are not limited to vinyl, nylon reinforced vinyl, polyethylene or polyester-like materials, or durable fabric.

F. Temporary freestanding signs shall be affixed to supporting structures made of a durable, rigid material such as, without limitation, wood, plastic or metal. Feather banners must be secured and stabilized so as to withstand wind gusts, or be removed during windy conditions. Freestanding signs placed on sidewalks in conformance with this chapter are exempt from this subsection if they have a weight and mass that makes them not inadvertently movable.

17.56.160 Size of signs on windows.

Permanent signs affixed to windows shall not cover more than forty (40) percent of each window. They shall not be counted toward the maximum allowable sign size.

17.56.170 Signs with non-electronic changeable copy.

Non-electronic changeable copy shall represent no more than twenty (20) percent of the total allowable sign area. Changeable copy shall not be changed more than once every twenty-four (24) hours.

17.56.180 Signs with electronic changeable copy.

A. Electronic copy is allowed as a display medium on freestanding signs in the commercial or mixed use zone districts upon issuance of a Conditional Use Permit, issued pursuant to Chapter 17.80.

B. Signs with electronic changeable copy shall meet the following standards:

1. The electronic sign face shall be directed in a manner that is not visible from the front or side of residential properties located in a residential zone district.
2. The electronic sign face shall be an integral part of the remainder of the sign area.
3. Electronic copy shall be limited to no more than thirty (30) lumens output, measured at ten (10) feet from the sign face.
4. No portion of the electronic sign face shall change more frequently than once every six (6) seconds.
5. The electronic sign shall not emit any audible sound, buzz, or noise.
6. The electronic sign shall be operative only during the hours of operation of the associated business establishment.
7. Sign copy or electronic picture displays shall be limited to advertising related to the use(s) on the premises on which the freestanding sign is located, except for message substitution, as allowed in Section 17.56.030.
8. No change of lighting intensity may occur during a display or between displays except to respond to a change in ambient lighting conditions.
9. No display shall create a potential distraction to drivers by virtue of the frequency of changes of images (i.e. the time between images expressed in seconds), and the Planning Commission may

impose limitations on the number of images that can be displayed over a specified time period for reasons of traffic safety.

17.56.190 Illumination of signs.

The illumination of signs, from either an internal or external source, must be designed to avoid negative impacts on surrounding rights-of-way and properties. The following standards apply to all illuminated signs:

- A. Sign lighting shall not be of an intensity or brightness that will create a nuisance for residential uses in a direct line of sight to the sign. Illuminated signs located adjacent to any residential area shall be controlled by a rheostat or other acceptable method to reduce glare.
- B. Internally illuminated signs shall be designed with an opaque, semi-opaque, or matte finish background on the sign face.
- C. Light sources for externally illuminated signs shall meet the following standards:
 - 1. Light sources shall be so arranged and maintained so that the light source is not directly visible from a public right-of-way or adjacent property.
 - 2. Low pressure sodium lighting is the preferred light source to minimize undesirable light into the night sky.
 - 3. High pressure sodium, metal halide, fluorescent, quartz, LED, and incandescent light sources shall be fully shielded.
 - 4. Metal halide and fluorescent light sources shall be filtered. Most glass, acrylic, or translucent enclosures satisfy these filter requirements.
 - 5. Mercury vapor light sources shall be prohibited.

17.56.200 Concealed electrical systems.

External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed.

17.56.210 [Reserved.]

17.56.220 Master sign program.

- A. The purpose of the master sign program provisions is to provide a coordinated and flexible design approach to signage for Hanford's commercial shopping districts and office parks. A master sign program is required for any site that contains more than three (3) commercial establishments.
- B. A master sign program shall be reviewed by the Community Development Director as an administrative use permit. ~~The Planning Commission shall approve a master sign program when it is proposed with a development project that requires a conditional use permit.~~
- C. A master sign program shall not be used to grant of a special privilege nor provide more visibility or exposure than is available to similarly situated properties.
- D. Master sign programs shall feature a unified and coordinated approach to the materials, color, size, type, placement and general design of signs proposed for a project or property.
- E. ~~Reasonable conditions of approval may be imposed to achieve the purposes of this section and ensure internal sign design consistency on the site.~~

- F. After approval of a master sign program, no sign shall be erected, placed, painted, or maintained, except in conformance with such program, and such program shall be enforced in the same way as any provision in this section.
- G. The master sign program and all conditions of approval shall be attached to the lease agreements for all leasable space subject to the master sign program.
- H. Approval of a master sign program does not waive the permit requirements for individual signs that are subject to the program.
- I. The Community Development Director may approve minor amendments to a master sign program that are in substantial conformance with the original approval. All other amendments, including amendments to conditions of approval, shall be processed as a new application. Proposed amendments shall include written concurrence by the property owner.

17.56.230 Wall mural placement and design criteria.

The purpose of regulating murals is to ensure the continued visual aesthetic of the community, by allowing for compatible artistic and creative expression through murals in appropriate locations and designs. The review criteria seek to establish guidance as to the compatibility and appropriateness of the theme, location and design of murals, with minimal intrusion into artistic expression and/or the substantive, personal or political expressive content of the artwork.

- A. Wall Mural Definition. “Wall mural” or “mural” means an art form consisting of paint applied to a wall surface depicting a scene, personal experience or observation. A wall mural is to be public art, not for the purpose of identifying, advertising or drawing attention to a particular business, service or economic activity. For the purpose of regulation, hand painted signs on walls that contain commercial speech are considered signs and are not considered murals. Wall painting that has not been approved through a mural permit is considered graffiti.
- B. Maximum Number of Murals per Site. One mural per structure. In unique circumstances, whereby the design of the mural(s) and structure are enhanced by additional murals, more than one (1) mural per structure may be approved.
- C. No Advertising. Words and/or images may not be incorporated within the mural which specifically identifies or reflects the business, products and/or services provided by any business service or economic activity.
- D. Placement. Wall murals must be painted directly onto an exterior wall surface. Wall murals may not be prefabricated and thereafter mounted onto a building. Wall murals may occupy an entire single wall on which the mural is applied. The wall mural must be architecturally incorporated into the building so that it does not appear to be a sign attached to the building or have the appearance that the structure is ancillary to the mural. The wall mural may not be mounted on the building roof or extend above the cornice of a flat roof or above the roof eave of a gable or mansard roof. A mural may not be painted onto an unpainted historic surface, such as brick.

- E. Timing. A wall mural must be completed within ninety (90) days after the date painting commences. The final anti-graffiti protective clear-coat must be applied within this ninety (90) day period. Time extensions may be granted by the Community Development Director in thirty (30) day increments up to a maximum of sixty (60) days upon a showing of good cause.
- F. Lighting. Wall murals shall not be illuminated unless such lighting is incidentally and indirectly illuminated from surrounding street and building lighting.
- G. Ownership/Maintenance. Maintenance of the wall mural is the responsibility of the property owner. It shall be the property owner's responsibility to remove the wall mural if it is not maintained as required. Proper maintenance shall include periodic painting so that the wall mural does not exhibit chipping, peeling or fading and other required maintenance as identified in conditions of approval issued by the Community Development Director. Wall murals not maintained at all times as required shall be deemed a nuisance. In addition to its other remedies, the City shall have the right to require removal of the wall mural and if the wall mural is not removed within the time period designated by the City, the City shall have the right to remove the wall mural at the property owner's expense.
- H. Application and Permitting Process. No person shall paint a wall mural on the exterior of any structure or change any existing mural on the exterior of any structure prior to the issuance of a wall mural permit issued by the City Council. An application for a wall mural permit shall be submitted on the form prescribed by the Community Development Director and shall include a colored detailed drawing or sketch of the mural plus any other information as prescribed on the application form. The application must be made by the owner of the structure or include the written consent of the owner of the structure consenting to the painting of the wall mural on the structure consistent with the mural identified in the application. Applications for wall murals located within the Central Parking and Business Improvement District will be submitted to the Main Street Hanford Design Review Committee for a recommendation.
- I. Design Criteria. An application for a wall mural permit must satisfy the following criteria:
 - 1. ~~The subject matter of the wall mural shall be of historical significance regarding the growth and development of the City of Hanford and its surrounding environs. Wall murals can also include buildings, land or seascapes, crop or farm animal depictions or mechanical history depictions.~~
 - 2. ~~The colors used in the wall mural shall be complimentary and harmonious with exterior colors of the structure and consistent with historical color pallet. Fluorescent colors are not in keeping with the historical color pallet.~~
 - 3. ~~The paint and/or materials to be used and applied on the structure shall be appropriate for use in an outdoor locale for an artistic rendition and shall be of a permanent or long lasting variety.~~

~~4. The proposed wall mural shall exhibit exceptional design quality and incorporate high quality materials that enhance the overall development and appearance of the site.~~

~~5. The proposed wall mural shall be well integrated with the buildings and other elements of the property and be harmonious with surrounding historic character.~~

~~6. The proposed wall mural, by its design, construction and location, shall not have a substantial adverse effect on abutting property or the permitted use thereof, and will contribute to the City's unique character and quality of life.~~

~~7. The wall mural shall be designed and painted by, or supervised by, someone with sufficient knowledge in the design of such projects and the application of paints for such projects.~~

8. Have a plan for painting the mural that ensures the safety of painters and the public, and that does not impede public access. In the event that the safety plan submitted is not being adhered to, and the City has identified a safety risk to either the artist and/or the public, the City has the right to stop work until such time that safety issues or concerns are addressed by the artist.

9. To the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating.

J. Conditions of Approval. The City Council shall identify conditions of approval to the issuance of a wall mural permit.

K. Hold Harmless. As a condition of approval of any wall mural permit, the applicant, the owner of the structure and the artist shall agree pursuant to language prepared by the City to indemnify, defend, and hold the City of Hanford its officials, officers, employees and agents harmless from and against any and all damages or liabilities of whatever nature arising out of or in connection with the wall mural. (Ord. 20-04 § 5, 2020; Ord. 17-04, 2017)

17.56.240 Variances and minor deviations.

A variance or a minor deviation to the standards in this chapter may be granted in accordance with Chapter 17.70 and Chapter 17.84.

17.56.250 Nonconforming signs.

A sign or outdoor advertising display of any character lawfully occupying a site prior to the adoption of this zoning code or on the effective date of applicable amendments to the zoning code which as a result of the adoption or amendment to the zoning code does not conform with the standards for subject matter, location, size, lighting or movement prescribed for the district in which it is located, shall be deemed to be a nonconforming sign or outdoor advertising structure and may be displayed and maintained in said district, except as otherwise provided in this section.

17.56.260 Maintenance of signs.

- A. All signs and associated supporting structures shall be maintained in like-new condition, without rips, tears, fading and similar damage that inevitably occurs as a result of normal wear and aging.
- B. All signs shall be reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons or property or constitute a nuisance.
- C. Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, ripped, torn, faded, or other deteriorating or dilapidated condition shall be promptly repaired, to the satisfaction of the City, or removed.
- D. Graffiti on a sign shall be removed within two (2) days of notice of its placement on such sign.

17.56.270 Hazardous signs.

Whenever any sign, by virtue of its physical nature and condition, poses an immediate and serious threat to the public safety, the same may be removed by City personnel, or its physical deficiency cured, to the extent necessary to protect the public safety. The cost of such removal or repair shall be assessed against the sign owner.

17.56.280 Abandoned or obsolete signs.

An on-premise sign advertising an activity, business, service or product must be removed within ninety (90) days following the actual discontinuance of the activity, business, service or product. If the sign is not so removed, the Community Development Director may have the sign removed in accordance with the public nuisance abatement provisions of this title. A sign structure is not required to be removed, however, the sign face shall be removed or replaced with a blank face or other sign face consistent with this chapter.

17.56.290 Illegal signs.

Any sign, banner, or sign structure not erected, constructed or located in conformance with this chapter and not classified as a legal nonconforming sign is an illegal sign and is subject to abatement in accordance with the public nuisance abatement procedures of Chapter 17.94.

17.56.300 Enforcement.

Signs which do not conform to the provisions of this chapter and are erected after its effective date and signs erected after the effective date of this chapter without obtaining a permit that is required are declared to be unlawful and a public nuisance. All signs declared to be unlawful by this chapter and all persons erecting or maintaining them shall be subject to the provisions of Chapter 17.94. The Community Development Director shall take necessary actions or proceedings for the abatement, removal and injunction pursuant to Chapter 17.94. The remedies provided for in this section are cumulative and nonexclusive.

17.56.310 Definitions.

As used in this chapter, the following terms are defined in this section. The images are intended to illustrate some of the sign types that are defined in this section.

“A-Frame sign” means a sign made of wood, plastic or other lightweight and rigid material having the capability to stand on its own support(s) and being portable and movable.

"Animated sign" means a sign with action or motion, whether by flashing lights, color changes, wind, rotation, movement of any parts of the sign or letters or parts of the sign structure, or other motion.

"Awning" means a shelter supported entirely from the exterior wall of a building and composed of a collapsible **or non-collapsible** frame covered completely with nonrigid material.

"Banner" means any flexible material, such as cloth, plastic, vinyl, paper, cardboard or thin metal, with or without a "message", attached outdoors to a building, structure or mounting device, or attached indoors to a building, structure or mounting device so as to be visible from the exterior of a building, or structure. This definition includes a pennant, flag, or bunting.

"Billboard" means a sign which directs attention to a business, community service or entertainment not exclusively related to the premises where such sign is located.

"Business premises" means a specific business occupancy within a building or upon a parcel of land, typically having a specific address and discrete entrance(s) and exit(s) so as to maintain a specific business identity and location.

"Can or cabinet sign" means a sign that contains all the text and/or logo symbols within a single enclosed box-shaped cabinet where the translucent face of the sign can be interchanged to change the sign message without having to remodel the cabinet. It is mounted to a wall or other surface and illuminated from within the cabinet.

"Changeable copy" refers to the display of a message that can change by means of moveable letters, slats, lights, light emitting diodes, or moveable background material.

"Erect" means and includes erect, construct, place, relocate, enlarge, substantially alter, attach, suspend, paint, post, maintain and display.

"Externally illuminated sign" means a sign which has light cast on its surface from an artificial exterior source installed for the purpose of illuminating the sign.

"Flag" is a form of "banner" that is mounted and displayed outdoors on a pole.

"Freestanding sign" means a sign which is permanently supported on the ground by one or more uprights, braces, poles, or other similar structural components that are not attached to any building. This category includes both monument and pole signs.

"Frontage, building" means the distance between the two most distant corners of a building measured in a straight line along the building face.

"Frontage, street" means the distance between the two most distant corners of a site along a single street measured in a line along the street curb, including drive approaches, but excluding curb returns at street intersections.

"Height" means the distance measured vertically from grade to the highest point or portion of the object to be measured.

"Internally illuminated sign" means any sign whose illumination originates from within the structure of the sign and the source of which is not visible from the exterior of the sign.

"Install" or "installation" means the act by which a sign is constructed or placed on land or a structure, or the act of attaching, painting, printing, producing, or reproducing, or using any other method or process by which a visual message is presented or placed upon a surface.

"Message" means any form of visual communication presented on any type of media. It is not material whether the communication has any logical, practical, literary, or artistic significance or not. It includes any form or combination of letters, graphics, symbols or designs. The term is not intended to include mono-color paint applied to the exterior, trim, fascia, or other architectural elements of a building for protection against the elements.

"Monument sign" means a low-profile freestanding sign supported by a structural base or other solid structural features other than support poles and may contain signage on more than one side.

"Mural" means a sign painted on the exterior wall of a building consisting of graphics or images, either alone or in combination with letters.

"Off-site" or "off-site sign" refers to a sign or banner that promotes or advertises goods, services or activities located or offered on a business premises or parcel that is separate from the parcel where the sign is located, even if the two sites or parcels are contiguous to each other.

"On-site" or "on-site sign" refers to a sign or banner that promotes or advertises goods, services, or activity located or offered on the business premises or parcel of property where the sign is located.

"Outdoors" means a location on undeveloped property or to the exterior of a building or structure.

"Outdoor advertising" refers to the placement of a message on signs or banners located outdoors, or located indoors in a manner such that the message is visible from the exterior of a building or structure.

"Outdoor advertising structure" means a structure erected or maintained for the main purpose displaying commercial outdoor advertising, and located on a site other than the site on which the advertised commercial use is located or on which the advertised commercial product is produced.

"Painted Sign" refers to a sign that comprises only paint applied on a building or structure.

"Parapet wall" means an exterior wall which extends vertically above the roof line.

"Parcels" or "property" or similar references or descriptions shall refer to **a parcel of land under one ownership that has been legally subdivided or combined and is shown as a single parcel on the latest recorded map in the Kings County recorder's office.**

"Pedestrian access" means a doorway which has been designed for the primary use of the patrons or customers of that particular use.

"Permanent sign" means a sign that is solidly attached to a building, structure, or the ground by means of mounting brackets, bolts, welds, or other combination of attachment methods, thereby rendering the sign non-moveable or difficult to reposition without the use of machinery, cutting devices, or mechanical devices. See also "temporary sign."

"Placed" includes constructing, erecting, posting, painting, printing, tacking, nailing, gluing, sticking, carving or otherwise fastening, affixing, or making visible in any manner whatsoever.

"Pole sign" means a permanently mounted, freestanding sign which is supported above the ground by one or more uprights, braces, poles, or other similar structural components.

"Roof line" means the highest point of a parapet wall or the main roof structure or a highest point of a parapet wall other than such architectural features as cupolas, pylons, projections or raised portions of the roof.

"Rooftop or roof-mounted sign" means a sign that extends above the ridgeline of the roof of a building or a sign attached to any portion of the roof of a building. Rooftop or roof-mounted signs are not allowed.

"Sign" means any letter or symbol made of cloth, metal, paint, paper, wood or other material of any kind whatsoever placed for advertising, identification or other similar purposes on the ground or on any wall, post, fence, building, structure, vehicle or on any place whatsoever.

"Sign area" means the geometric area of a sign including all elements such as board or frames, perforated or a solid background, ornamental embellishments, arrows or other sign media. For the purposes of a freestanding sign the structural elements necessary to support the sign are included in the sign area.

"Sign copy" means any words, letters, numbers, figures, designs, or other symbolic representations incorporated into a sign face and/or its structure with the purpose of attracting attention to the subject matter.

"Sign face" means the panel surface of a sign which carries the advertising, information, or identification message.

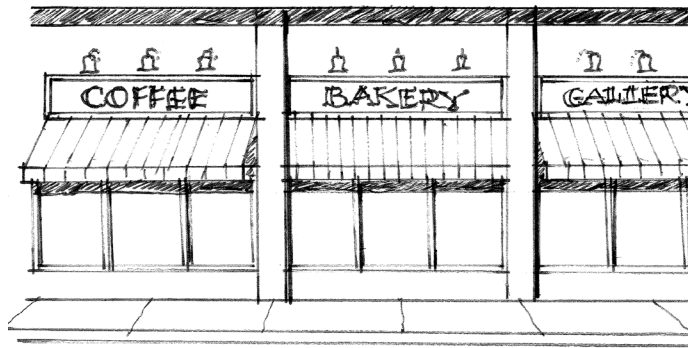
"Sign structure" means any structure which supports or is capable of supporting any sign. A sign structure may or may not be an integral part of a building. For the purpose of a freestanding sign, the sign structure shall include the aggregate area of the sign including the sign copy and all structural elements of the sign.

"Structural alteration" means any change to the sign structure.

"Temporary sign" means a sign that is easily moveable and which is not attached to a building, structure, or the ground in such a manner as to be rendered a permanent sign.

17.56.320 Illustrations of signs.

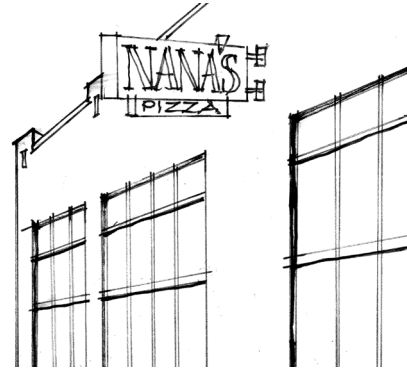
The following illustrations may be used to visualize the various types of signs regulated in this chapter. This section shall not have any regulatory effect.



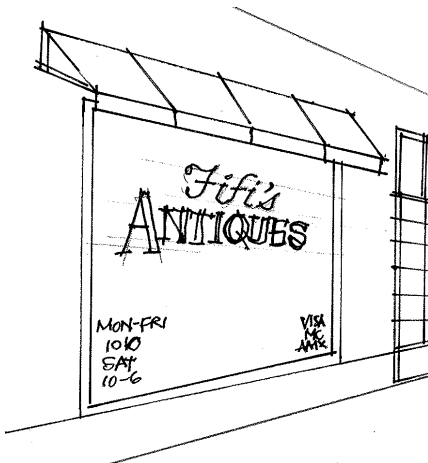
Building Sign



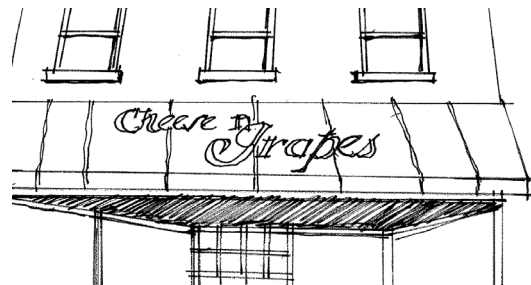
Hanging Sign



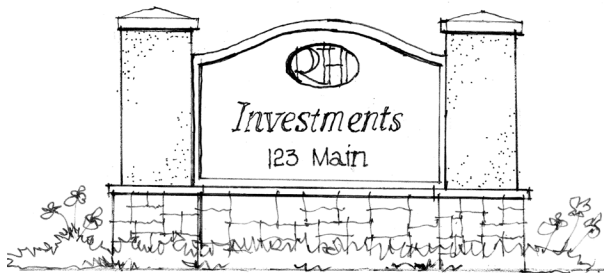
Building Sign Projecting over-Right of-Way



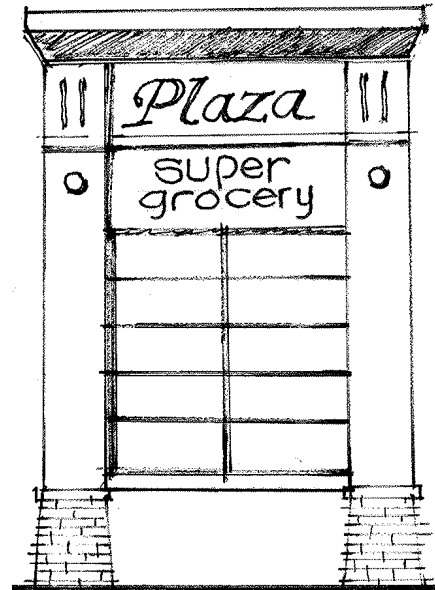
Permanent Sign Affixed to Window



Permanent Sign Affixed to Awning



Monument Sign (Freestanding Sign)



Pylon Sign (Freestanding Sign)

Chapter 17.60

SPECIFIC LAND USE STANDARDS

Sections:

- 17.60.010 Purpose.
- 17.60.020 Applicability.
- 17.60.030 Accessory dwelling units.
- 17.60.040 Bed and breakfast inns.
- 17.60.050 Cottage food operations.
- 17.60.060 Day care centers.
- 17.60.070 Drive-thru pick-up windows.
- 17.60.080 Garage or yard sales.
- 17.60.090 Manufactured housing.
- 17.60.095 Mini-warehouses or self-storage facilities.
- 17.60.100 Mobilehome parks.
- 17.60.110 Outdoor dining areas.
- 17.60.120 Outdoor storage areas.
- 17.60.130 [Reserved]
- 17.60.140 Sale of new and used automobiles and trucks.
- 17.60.150 Vending machines.

17.60.010 Purpose.

This section requires certain development and operational standards for specific land uses within the city to preserve, protect and promote the public health and safety and to promote orderly growth and aesthetically pleasing urban development.

17.60.020 Applicability.

Specific land uses covered by this chapter shall conform with the provisions of the section(s) applicable to the specific use, in addition to other applicable provisions of this title, including the standards of the zone district where the use is located.

17.60.030 Accessory dwelling units and junior accessory dwelling units

This section is intended to meet the requirements of [Government Code](#) Section 66310 et seq. in providing for the ministerial approval of accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”) within the City of Hanford. The standards established by this section shall be interpreted and applied in conformity with the standards set forth in

Government Code Section 66310 et seq., as either may be amended from time to time. Except as specifically set forth herein and in State law, ADUs and JADUs regulated pursuant to this chapter shall meet all of the objective requirements of the zone district in which they are located and all Fire and Building Code requirements. To the extent there is a conflict between the provisions of this section and the then-current provisions of Government Code Section 66310 et seq., the provisions of Government Code Section 66310 et seq. shall apply.

A. Accessory Dwelling Units.

1. Designated Areas.

a. ADUs are permitted on lots that are zoned to allow single-family or multifamily dwelling residential use and include a proposed or existing primary dwelling. An ADU may not be constructed unless a primary residence exists or will be constructed in conjunction with the ADU.

b. ADUs are not permitted in zone districts where residential uses are not allowed. For purposes of this section, mixed-use zones shall be treated as residential zone districts; provided however, ADUs may not be established in non-livable spaces of the non-residential portions of mixed-use developments.

2. Types of ADUs.

a. An ADU on a site with a single-family or multifamily dwelling may be either:

i. Attached to the proposed or existing primary dwelling, with an exterior entrance separate from the primary dwelling;

ii. Located within the proposed or existing primary dwelling as converted space, including attached garages, storage areas, or similar uses, or an accessory structure; or

iii. Detached from the proposed or existing primary dwelling, including detached garages.

b. Notwithstanding other requirements of this section, any of the following shall be ministerially approved and not be subject to other specified zoning standards of this section including lot coverage, setbacks, and unit sizes, but must meet building code and health and safety requirements:

i. One (1) ADU and one (1) JADU per lot with a proposed or existing single-family dwelling if all of the following apply:

(A). The ADU is within the proposed space of the single-family dwelling or existing space of the single-family dwelling or accessory structure and may include an expansion of not more than one hundred fifty (150) square feet beyond the same physical dimensions of the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodate ingress and egress;

(B). The space has exterior access from the proposed or existing single-family dwelling;

(C). The side and rear setbacks are sufficient for fire and safety; and

(D). The JADU complies with the requirements of Section 17.60.030(B).

ii. One (1) detached, new construction ADU that does not exceed four (4) foot side and rear yard setbacks, a total floor area of not more than eight hundred (800) square feet, and a height as provided in Section 17.60.030(A)(6) for a lot with a proposed or existing single-family dwelling. The ADU may be combined with a JADU.

iii. Multiple ADUs within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. At least one (1) ADU within an existing multifamily dwelling shall be permitted, with the maximum number of ADUs limited to twenty-five percent (25%) of the existing multifamily dwelling units. All interior ADUs must be converted from non-livable space.

iv. Not more than two (2) detached ADUs with a proposed or existing multifamily dwelling, subject to a height as provided in Section 17.60.030(A)(6) and side and rear setbacks of no more than four (4) feet.

3. Number of Units.

A. A minimum of one (1) ADU shall be permitted per lot zoned to allow single-family or multifamily dwelling residential use with a proposed or existing primary dwelling. Additional units shall be permitted per lot only as stated in this section.

4. Size Requirements.

A. The minimum size shall be one hundred fifty (150) square feet, permitted as an efficiency unit.

B. Conversions of existing space have no maximum size limit. Any expansion, other than an expansion over one hundred fifty (150) square feet to accommodate ingress and egress, is limited to the maximum size requirements as stated in Sections 17.60.030(A)(4)(c), (d), and (e).

C. An attached ADU may not exceed either fifty percent (50%) of the living area of the primary dwelling or eight hundred fifty (850) square feet (one thousand (1,000) square feet for an ADU with more than one (1) bedroom), whichever is greater.

D. A detached ADU shall not exceed one thousand, two hundred (1,200) square feet, except as specified under Section 17.60.030(A)(2)(b).

E. A structure containing an ADU shall be no larger than the primary residence on site. This shall not be required for the following:

i. An ADU in compliance with Section 17.60.030(A)(2)(b).

ii. A studio or one (1) bedroom ADU with a maximum size of eight hundred fifty (850) square feet of livable space.

iii. An ADU with more than one (1) bedroom and a maximum size of one thousand (1,000) square feet of livable space.

5. Building setback areas.

A. All ADUs shall comply with the following setback requirements, unless any of the following are met:

i. No setback or distance between structures is required for an ADU which meets the requirements of Section 17.60.030(A)(2)(b).

ii. No setback is required for an ADU constructed in the same location and to the same dimensions as an existing structure that is converted to an ADU or to a portion of an ADU.

iii. Front setback and distance between detached structures requirements cannot preclude an ADU of at least eight hundred (800) square feet with four (4) foot side and rear yard setbacks.

iv. The underlying zone district permits a lesser setback area.

B. The side and rear setback areas shall be four (4) feet from all side and rear lot lines.

C. The front setback area shall comply with the requirements of the underlying zone district.

D. The minimum distance between detached structures shall be ten (10) feet, except as provided by the California Building Standards Code.

6. Height.

A. The maximum structure height shall conform with the following:

i. Sixteen (16) feet for a detached ADU on a lot with a proposed or existing single-family or multifamily dwelling.

ii. Eighteen (18) feet for a detached ADU on a lot with a proposed or existing single-family or multifamily dwelling that is within one-half (1/2) mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in [Public Resources Code](#) Section 21155. An additional two (2) feet in height shall be allowed to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

iii. Eighteen (18) feet for a detached ADU on a lot with a proposed or existing multifamily, multistory dwelling.

iv. Twenty-five (25) feet or the height limitation in the underlying zone district to the primary residence, whichever is lower, for an ADU that is attached to a primary dwelling; provided however, this provision shall not allow an ADU that exceeds two (2) stories.

7. Parking.

A. A maximum of one (1) additional off-street parking space shall be provided per ADU or per bedroom in an ADU, whichever is less. Off-street parking shall be permitted in setback areas in locations determined by the City or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible due to specific site or regional topographical or fire and life safety conditions. The parking requirement shall be waived in any of the following instances:

- i. The ADU is located within one-half (1/2) mile walking distance of public transit.
 - ii. The ADU is located within an architecturally and historically significant historic district.
 - iii. The ADU is within the proposed or existing primary residence or an accessory structure.
 - iv. When on-street parking permits are required but not offered to the occupant of the ADU.
 - v. When there is a car share vehicle located within one (1) block of the ADU.
 - vi. When a permit application for an ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the ADU or the parcel satisfies any of the five preceding criteria identified in this subsection (A)(7).
- B. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, such off-street parking spaces need not be replaced.
8. For the purposes of this section, a structure with two or more attached dwellings on a single lot is considered a multifamily dwelling structure. Multiple detached single-unit dwellings on the same lot are not considered multifamily dwellings.
9. These standards shall not include requirements for minimum lot size in order to establish an ADU.
10. An ADU shall not be denied based on any maximum density requirement or standard.
11. Any limits on lot coverage, floor area ratio, and open space for either attached or detached ADUs shall not preclude an ADU of at least eight hundred (800) square feet with four (4) foot side and rear yard setbacks to be constructed in compliance with all other local development standards.
12. A detached or attached ADU is encouraged to be located to the side or rear of the primary residence with doorway access to the side or rear of the site.
13. ADUs and JADUs should be designed and constructed to blend with the primary residence and be architecturally similar to and consistent with the primary dwelling's design, construction, height, roofing, siding materials, and color.
14. The correction of nonconforming zoning conditions shall not be required as a condition of approval for the creation of an ADU.
15. Except as provided in [Government Code](#) Section 66341, an ADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence. This section shall not be interpreted to permit the separate conveyance of an ADU as a condominium as outlined in [Government Code](#) Section 66342.
16. The rental of an ADU shall be for a term longer than thirty (30) days.
17. ADUs and JADUs, and the availability to construct ADUs and JADUs, will be counted for purposes of identifying adequate sites for housing in the City's housing element of the

adopted General Plan, as provided in [Government Code](#) Section 65583.1(a), and to address the City's share of the regional housing need, as provided in [Government Code](#) Section 65583.1(d).

B. Junior Accessory Dwelling Units.

1. One (1) JADU shall be allowed per residential lot zoned for single-family residences with a proposed or existing single-family residence on site.

2. A JADU must be constructed within the walls of the proposed or existing single-family dwelling. For purposes of this subsection, enclosed uses within the residence, including attached garages, are considered a part of the single-family residence.

3. A JADU shall not exceed five hundred (500) square feet.

4. A JADU shall not require additional parking or the correction of nonconforming zoning conditions as a condition of approval.

5. A JADU shall include separate and permanent provisions for living, sleeping, eating, cooking and shall either have its own separate bathroom or may share a bathroom with the primary residence.

6. A JADU shall have a separate entrance from the proposed or existing single-family residence. If a JADU does not include a separate bathroom, the JADU shall include a separate entrance from the main entrance to the structure, with an interior entry to the main living area.

7. A JADU shall have an efficiency kitchen, which shall include all of the following:

a. A cooking facility with appliances; and

b. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.

8. Either the primary residence or the JADU shall be occupied by the owner of the property. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.

9. As a condition of approval for the creation of a JADU, the owner of the property at which the JADU is created shall record a deed restriction which includes both of the following:

a. A prohibition on the sale of the JADU separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers; and

b. A restriction on the size and attributes set forth in [Government Code](#) Sections 66333 through 66339, as may be amended.

C. For the purposes of this section, "primary dwelling" and "primary residence" mean a single-family dwelling or a multifamily dwelling residential building and exclude ADUs and JADUs.

D. For the purposes of this section, "public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways,

and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

17.60.040 Bed and breakfast inns.

- A. Bed and breakfast inns shall be limited to a maximum six (6) rooms for rent per site. No person who is paying rent in exchange for lodging shall occupy a guest room on the premises for more than fourteen (14) consecutive nights;
- B. Food service at bed and breakfast inns shall be allowed for registered guests only, unless the use also qualifies as a restaurant.
- C. The scale and appearance of the bed and breakfast inn shall remain primarily residential in character. All buildings and site improvements shall be similar to and compatible in design with the surrounding neighborhood and adjacent residences.

17.60.050 Cottage food operations.

- A. Cottage foods operations operating in accordance with AB1616 shall be considered a home occupation and shall obtain a home occupation permit in accordance with Chapter 17.78 prior to commencement of the use.
- B. Notwithstanding the provisions of Chapter 17.78, a cottage food operation is allowed to employ one full-time equivalent employee on site.
- C. Notwithstanding the provisions of Chapter 17.78, a cottage food operation may sell food produced on-site directly to consumers at the site.
- D. A cottage food operation shall be conducted in the residence's existing kitchen.
- E. An approved home occupation permit shall not be effective until the appropriate permit is obtained from the Kings County Health Department and shall automatically expire and be null and void if County permit or approval expires, is disapproved, or is revoked.

17.60.060 Day care centers.

- A. A loading and unloading area shall be provided to accommodate no less than two (2) vehicles.
- B. The loading and unloading area shall be located within proximity to the main entrance. And shall not be located on the opposite side of a street from the day care center.

17.60.070 Drive-thru pick-up windows.

- A. All uses with a drive-thru pick-up window shall meet the following standards:
 - 1. Drive-thru lanes shall be located outside of all building setback areas and all required landscaped areas.
 - 2. Drive-thru lanes shall be designed, located, and constructed in a manner that avoids trapping vehicle emissions in a confined space.
 - 3. Drive-thru lanes shall be located a minimum of fifty (50) feet from existing residential uses and from residential zone districts and must be separated from residential areas by buildings, ~~extensively landscaped areas~~, or decorative block walls.
 - 4. Drive-thru lanes shall be constructed with the necessary vehicle stacking capacity so that vehicles using the drive-thru lane do not overflow into the on-site parking aisles or public streets.

5. Drive-thru lanes shall be shielded in a manner ~~approved by the city~~ to eliminate vehicle headlight glare into adjoining land and on-coming traffic approaching the drive-thru site property, **including through provision of a 36" masonry block wall.**

6. The installation of a drive-thru pick-up window and associated improvements shall not reduce the number of required parking spaces below the minimum zoning requirement for parking upon the drive-thru site property.

7. Drive-thru lanes shall not be located adjacent to outdoor patio or eating areas.

8. Drive-thru lanes shall not block or interfere with access to parking lot spaces, and shall function independent of parking lots aisles.

9. Drive-thru lanes shall not extend onto adjoining property unless the owner of the drive-thru site property obtains a written easement or other irrevocable right from the adjoining landowner to construct improvements upon and use the adjoining property for the drive-thru use including, without limitations, the stacking of vehicles and the right to maintain, repair, replace and remove such improvements. The written document shall be executed by the owner of the drive-thru site property and the owner of the adjoining property and recorded against title to the adjoining property prior to commencement of construction of improvements upon the drive-thru site property.

10. A use with a single drive-thru lane shall accommodate a minimum of six (6) vehicle stacking spaces per lane with a minimum of four (4) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.

11. A use with drive-thru lanes on each side of the store (two (2) lanes) shall accommodate a minimum of four (4) vehicle stacking spaces per lane with a minimum of two (2) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker in each drive-thru lane. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.

12. Speaker noise levels measured at the property line shall not exceed applicable city noise standards.

~~A. In addition to the development standards for all uses with drive-thru pick-up windows uses, a restaurant with a drive-thru pick-up window shall be located on a parcel at least one-half acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than one-half (0.5) acre in size.~~

B. In addition to the development standards for all uses with drive-thru pick-up windows and the development standards for restaurants with drive-thru pick-up windows, the following development standards are required for all uses with drive-thru pick-up windows in the Neighborhood Commercial zone district:

1. Unless otherwise restricted by a conditional use permit issued in accordance with Chapter 17.80, hours of operation of the drive-thru use shall be limited to 6:30 a.m. and 10:00 p.m. on weekdays and weekends.

2. All buildings and drive-thru lanes shall be located a minimum of one hundred fifty (150) feet from residentially zoned property or property designated for residential uses pursuant to the General Plan.

17.60.080 Garage or yard sales.

A. The sale of personal possessions in outdoor areas or from the garage of a dwelling within an R-L, R-M, R-H, or OR zone district shall be limited to no more than two such sales per year. Commonly referred to as garage sales, such each sale shall be limited to two consecutive days and unsold possessions shall be removed from the public view and stored within the premises.

B. Materials to be sold shall be personal possessions. No materials shall be offered for sale that have been acquired solely for the purposes of the garage sale.

C. The driveway, yard, or other space used for the purposes of the sale shall be restored to its normal residential character at the conclusion of the sale, including removal of all signs.

17.60.090 Manufactured housing.

The provisions of this section shall apply to all manufactured homes not located in an approved mobile home park:

A. No manufactured home shall be installed that was manufactured more than ten (10) years from the date of application for a building permit for installation.

B. All manufactured homes shall meet the following site or architectural standards:

1. Garages and Carports. A minimum of a one-car garage or carport shall be provided for every manufactured house. The parking requirements of Chapter 17.54 shall also apply.

2. Minimum Width and Floor Area. The width and floor area of a manufactured housing unit shall be the average of other residences in the zone district in which it is located.

3. Roof Overhangs. All manufactured housing units and garages shall have a pitched roof with a minimum sixteen (16) inch roof overhang on each of the perimeter walls such that the overhang is architecturally integrated into the design of the dwelling unit.

4. Roofing Materials. All manufactured housing units and garages and carports located on the lot shall have a roof constituted of asphalt composition, clay, tile, concrete or metal tile or panels, slate or built-up asphaltic-gravel materials.

5. Siding Materials. All manufactured housing units and garages located on the lot shall have similar exterior siding materials consisting of wood, masonry, concrete, stucco, Masonite, or metal lap. The exterior siding material shall extend to the ground level, except that when a solid concrete or masonry perimeter foundation is used, the siding material need not extend below the top of the foundation.

6. Foundations. All manufactured housing units and garages and carports shall be placed on a permanent foundation which meets the applicable building code requirements and/or the provisions of Section 18551 of the State Health and Safety Code such that the floor elevation of the dwelling is reasonably compatible with the floor elevations of the surrounding dwelling units.

7. Utility connections. The mobile home electrical, gas, water and drain connections shall be made permanent in a manner applicable to permanent buildings. Gas shut-off valves, meters and regulators shall not be located beneath the manufactured homes.

8. Deviations. The community development department may approve deviations from one or more of the standards of this subsection on the basis of a finding that the architectural style proposed provides compensating design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity.

C. Surrender of Registration. Subsequent to applying for a building permit, and prior to the occupancy of a mobilehome or manufactured home on a permanent foundation, a certification of occupancy is to be issued by the building official pursuant to Section 18551 of the State Health and Safety Code. Thereafter, any vehicle license plate, certificate of ownership, and certificate of registration issued by a state agency shall be surrendered back to the issuing state agency. Any mobile/manufactured home on a permanent foundation shall bear a state insignia or federal label pursuant to Section 18550 of the State Health and Safety Code.

17.60.095 Mini-warehouses or self-storage facilities.

A mini-warehouse or self-storage facility in the R-L-5 zone shall only be located on a parcel that has frontage on and adequate main access to an arterial or collector street.

17.60.100 Mobilehome parks.

A. With the exception of a mobilehome utilized as an accessory dwelling unit that satisfies the requirements of Section 17.60.090 above, no mobilehome shall be parked, occupied or used for any purposes, including without limitation living or sleeping purposes, unless the mobilehome is located within a licensed mobilehome park, except that a mobilehome may be used for the following temporary purposes outside of a mobilehome park: as an office for a construction project, circus or carnival; as a residence of a watchman on the site of a construction project or an industrial facility to provide temporary living quarters for personnel in accordance with the provisions of Chapter 17.76.

B. The site area standards for a mobilehome park shall be as follows:

1. The minimum area of a mobilehome park shall be five (5) acres. If the area of the mobilehome park is greater than five (5) acres, the first phase of mobilehome park development shall not be less than five (5) acres and shall include all required recreational and service amenities.

2. The maximum density shall be eight (8) mobilehome sites per gross acre.

3. Each mobilehome site shall be not less than three thousand (3,000) square feet in area, including pad, parking, private access, landscaping and private storage area.

4. No mobilehome site shall be less than thirty (30) feet in width.

B. The following clearance and setback area requirements shall apply to mobilehome parks. No mobilehome shall be located in any required building setback area, except that tow bars may extend into such setback area.

1. The front and rear building setback areas for the site shall be a minimum of twenty (20) feet.

2. The side building setback areas for the site shall be a minimum of ten (10) feet.

3. The front, rear, and interior side setback areas for a mobilehome site shall be a minimum of ten (10) feet.

4. The street side setback areas (including driveways interior to the site) for a mobilehome site shall be a minimum of five (5) feet.

C. The following requirements for patios and pads shall apply to mobilehome parks.

1. Each mobilehome site shall have a hard-surfaced patio area of not less than two hundred (200) square feet. A permanent porch greater than twenty (20) square feet in area may be counted as a part of the required patio area.

2. Each mobilehome site shall have a support pad of concrete or asphalt concrete laid over a compacted surface base which, in combination, are adequate to support the mobilehome on a level plane.

D. The following requirements for parking shall apply to mobilehome parks.

1. Not less than two (2) off-street paved parking spaces shall be provided within each mobilehome site, one of which may be tandem to the other.

2. Not less than one (1) guest parking space shall be provided for each mobilehome site at a location central to each four (4) contiguous mobilehome sites; provided, however, guest parking shall not be required for mobilehome sites along a mobilehome park collector street constructed to the width prescribed in subsection E of this section.

3. Parking shall be provided for central recreation buildings, park offices, and other similar buildings at a ratio of one parking space for each four hundred (400) square feet of gross floor space.

4. Supplemental parking for pleasure boats, recreation vehicles, and unoccupied travel trailers shall be provided at a ratio of one parking space for each ten (10) mobilehome sites and shall be used only by the mobilehome park tenants. Such parking shall be clustered, easily accessible via interior drives, and shall be screened from view by means of a solid ornamental fence or wall and landscaping.

5. All parking areas and spaces shall be designed and constructed in accordance with the provisions of Chapter 17.54.

E. The following requirements for on-site streets shall apply to mobilehome parks.

1. Entrance streets shall be located to assure safe access to and from the public street system.

2. Minor streets within the mobilehome park shall be a minimum of thirty-two (32) feet of paved width, and collector streets shall be a minimum of forty (40) feet of paved width. Construction and paving of the streets shall be in accordance with city standards.

3. Drainage along the street shall be constructed to provide adequate drainage. Construction of concrete curbs, gutters, and sidewalks shall be in accordance with city standards.

4. Parallel parking shall be permitted on both sides of collector streets and on only one side of a minor street. Such on-street parking shall be in addition to the off-street parking requirements of this chapter.

F. Driveways for individual mobilehome sites, street signs, interior street lighting, storm drainage facilities, and water and sewer systems shall be installed subject to the approval of the City Engineer and in accordance with city standards.

G. All public utilities shall be installed underground, including electrical, telephone, street lighting cable, community television antenna connections, and ducts for cable television. A community television antenna and cable television with underground ducts and connections to each mobilehome site shall be provided.

H. The following requirements for recreation areas and pedestrian ways shall apply to mobilehome parks.

1. Common recreation areas in an aggregate total equal to ten (10) percent of the gross area of the mobilehome park shall be provided at a location or locations which are easily accessible and convenient to park residents. The calculation of the common recreation areas shall not include yard areas, pedestrian ways, management offices, laundry and tenant storage areas, and parking areas.

2. Recreation areas shall be landscaped and maintained with all landscaped areas irrigated by an automatic underground sprinkler system.

3. Pedestrian walkways shall be provided throughout the mobilehome park connecting all mobilehome sites with each other and with common recreation areas. Such pedestrian walkways shall be provided where possible at locations away from the interior street system to avoid conflicts in pedestrian and vehicle traffic.

4. Common recreation areas may include parks and open space, playgrounds, clubhouses, community centers, and similar recreational uses.

I. Mobilehome parks shall provide permanently maintained landscaped areas and site screening as follows:

1. A landscaped border along the front setback area and along the rear setback area if it is adjacent to a public street;

2. An ornamental wall or fencing, seven (7) feet in height along all interior side property lines and along all rear property lines that do not abut a public street; and

3. An ornamental screen wall or fencing seven (7) feet in height along the street side yard and street front yard setback lines.

J. Each mobilehome park shall provide the following additional facilities:

1. A laundry building for clothes washing and drying;

2. Trash enclosures at locations along the interior street system and integrated with the guest parking areas and which are convenient for all residents and for access by municipal refuse trucks.

K. At the time of the placement on the site, all mobilehomes shall be fitted with appropriate skirts to obscure stands, pads and undercarriage equipment.

L. Mobilehomes may be displayed and sold within a mobilehome park similar to the sale of model homes within a residential subdivision, provided such mobilehomes are not sold for delivery to any location other than within the park in which sold and are at all times placed on mobilehome

sites and connected to all utility services. No more than four (4) mobilehomes shall be offered for sale at any one time by a single owner, and advertising for such sales shall be limited to one non-illuminated sign not exceeding four (4) square feet in area on the site of each mobilehome offered for sale.

17.60.110 Outdoor dining areas.

A. The purpose of this section is to promote increased business and pedestrian traffic by providing safe and visually appealing opportunities to create outdoor dining areas in certain commercial zone districts.

B. The following definitions shall apply to this section:

1. "Outdoor dining area" means the use of portions of public sidewalks, public rights-of-way and sidewalk areas within a shopping center as identified in this chapter and/or on-site open space used by a dining establishment or drinking establishment for the serving and consumption of food and/or beverages. Pass through window and sidewalk counter service is also allowed when an outdoor dining area is provided pursuant to this section.

2. "Dining establishment" means a structure whose principal use is the serving of food to the general public, including, without limitation, a restaurant, candy shop, ice cream shop, bakery, sandwich shop, coffee shop/house, delicatessen, pizza parlor, hotdog/hamburger/taco/salad bar stand and the like and where the sale of any alcoholic beverage is an accessory use.

3. "Drinking establishment" means a structure whose primary use is the serving of alcoholic beverages to the general public and the serving of food is an accessory use.

C. Where Permissible. All outdoor dining areas must be located and operated adjacent to and incidental to the operation of a dining establishment or drinking establishment. Use of the sidewalk must be confined to the actual sidewalk and public right-of-way frontage of a dining establishment and must not encroach upon adjacent sidewalk or public right-of-way. Subject to the provisions of this section on-site open space areas may also be used as an outdoor dining area.

D. Required Sidewalk Width. Use of the sidewalk area for an outdoor dining area is permitted only where the sidewalk is wide enough to allow for a minimum of four (4) consecutive feet of sidewalk width at every point in front of the dining establishment which is clear and unimpeded for pedestrian and wheelchair traffic. Such clearance requirement shall be in addition to any applicable federal or state accessibility mandates.

E. Alcoholic Beverages. The service of alcoholic beverages and its consumption by customers in an outdoor dining area shall be restricted as follows:

1. The outdoor dining area must be immediately adjacent to and abutting the dining establishment or drinking establishment.

2. The outdoor dining area, when serving alcohol and when permitted by this section to be located on a sidewalk, must be clearly delineated from pedestrian traffic with a minimum thirty (30) inch to a maximum thirty-six (36) inch tall removable open style railing, fence or roped boundary or plants and flowers in ornamental planter boxes and pots that are architecturally compatible with the structure housing the dining establishment.

3. The operator shall post a written notice to customers as approved by the city which states that the drinking or carrying of an alcoholic beverage is prohibited and unlawful outside of the outdoor dining area.

4. The service of the alcoholic beverages in the outdoor dining area must be licensed by the California Department of Alcoholic Beverage Control and comply with all licensing requirements.

5. For drinking establishments, the service and consumption of alcoholic beverages is restricted to only on-site outdoor areas enclosed by a six (6) foot tall solid wall or fence architecturally compatible with the structure housing the drinking establishment.

F. Health Standards. Prior to serving any food or beverage in an outdoor dining area, the outdoor dining area must be inspected and approved by the Kings County Health Department. All exterior surfaces within the outdoor dining area shall be kept clean at all times. Restrooms shall be provided in the adjoining dining establishment or drinking establishment. The operator shall maintain the outdoor dining area, including without limitation, the sidewalk surface and furniture and adjacent areas, in a clean and safe condition at all times.

G. Hours of Operation. Hours of operation for outdoor dining areas are to coincide with those of the dining establishment, or drinking establishment, or the hours of operation set by the Alcohol Beverage Control license if alcohol is served, whichever is more restrictive.

H. Special Closures. The city shall have the right at any time, and from time to time to prohibit the use of the public sidewalk and public right-of-way as an outdoor dining area. Such closure may arise from, but are not limited to, scheduled festivals and similar events, parades, marches, repairs to the street or sidewalk, from emergencies occurring in the area, or for public health and/or safety reasons.

I. Permit Issuance, Findings, and Conditions. In order to operate an outdoor dining area, a person must obtain an outdoor dining area permit issued by the Community Development Director. The application for an outdoor dining permit shall be processed as an administrative use permit as provided in Chapter 17.74. The application for the outdoor dining permit shall be accompanied by a filing fee established by the city and an accurate drawing showing the configuration of the outdoor dining area, including without limitation, table placement and the method of separating the outdoor dining area from pedestrian traffic. The following conditions must be satisfied before an outdoor dining permit can be issued:

1. The proposed operation of the outdoor dining area satisfies all of the applicable provisions of this section.

2. An outdoor dining area located on a public sidewalk or public right-of-way shall have the same floor elevation as the sidewalk or right-of-way area.

3. No signage is allowed in the outdoor dining area except for one menu display sign no larger than four (4) square feet per face. Signs with more than two (2) faces are prohibited. Only plain unmarked umbrellas may be used in an outdoor dining area. Professionally designed temporary special for the day sign may be permitted up to a total of two (2) square feet in area.

4. The applicant shall execute an indemnity agreement in a form provided by the city pursuant to which the applicant agrees to indemnify, defend and hold the city and its officials, officers, employees and agents harmless from any and all claims, damages, costs, including reasonable

attorney fees, and losses arising from, or in any way related to the applicant's operation of the outdoor dining area.

5. If any portion of the outdoor dining area is located in the public sidewalk or public right-of-way, the applicant shall maintain, at all times during which the outdoor dining permit is in effect, a policy of general comprehensive liability insurance with limits as approved by the city and insuring against injury or death of a person and for claims of property damage resulting from the applicant's use of its outdoor dining area. The city and its officials, officers, employees and agents shall be named as additional insured under such insurance policy, and the applicant shall cause its insurer to waive the right of subrogation with respect to the City and its officials, officers, employees, and agent. The applicant will deliver to the City endorsements to the applicant's insurance policy as evidence of the satisfaction of these insurance requirements.

6. Such other conditions as the city may deem necessary, including, without limitation, conditions to ensure the public safety, to protect public improvements and provide aesthetic improvements.

7. No merchandise of any kind shall be displayed in the outdoor dining area except as specifically allowed by the outdoor dining permit.

J. All outdoor dining furniture, including tables, chairs, umbrellas, and planters, shall be movable. All outdoor furniture must be of commercial quality to withstand the wear of outdoor use; plastic tables and chairs are not permitted. Umbrellas must be secured with a minimum base of not less than sixty (60) pounds.

K. Term. An outdoor dining permit is personal to the applicant and may not be transferred, assigned or conveyed to any other person. An outdoor dining permit shall terminate on the date the applicant no longer operates the outdoor dining area or discontinues the use of the outdoor dining area for a continuous twelve (12) month period. If a dispute arises as to the date of termination, the decision of the city as to the date of termination shall be final and binding upon the applicant.

L. Violation/Revocation. The Community Development Director shall provide written notice to an applicant of any violation of its outdoor dining permit. Such written notice shall identify the violations of the outdoor dining permit and any provisions of this section. The applicant shall have seven (7) days from the date of such written notice to cure the violations identified in the written notice. If the violations are not cured to the satisfaction of the community development department within said seven (7) day period, the applicant's outdoor dining permit shall automatically terminate without further action by the city and the applicant shall immediately discontinue use of the outdoor dining area. If the city, in its sole discretion, determines that the continued operation of an outdoor dining area is an immediate threat to the health or safety of any citizen of the city, the community development department may immediately, and without written notice and opportunity to cure, revoke an outdoor dining permit. If an outdoor dining permit is terminated or revoked, the city shall not process an application for an outdoor dining permit for that same manager/owner of the premises for a period of six (6) months from the date of termination or revocation.

M. Appeal Procedures. A decision of the community development department pertaining to the outdoor dining application or permit may be appealed in accordance with the provisions of Chapter 17.70.

O. Enforcement. The Community Development Director, Code Enforcement Officer, police department or other person authorized by the City Manager, shall be authorized to enforce provisions of this section and to take such action as may be necessary to ensure compliance with this section.

17.60.120 Outdoor storage areas.

Outdoor storage of materials or equipment that occupies a volume of more than sixty (60) cubic feet and is visible from any abutting public street or abuts property used for residential purposes, must meet the following standards. This section does not apply to temporary storage, such as storage during construction.

A. Outdoor storage areas shall be enclosed by a view-obscuring fence or wall at least six (6) feet in height. All gates provided for ingress and egress in any required fence or wall shall be at least six feet in height and shall be of view-obscuring construction.

B. Materials shall be stacked in outdoor storage areas to a height no greater than that of any building, wall, fence, or gate enclosing the storage area. This subsection shall not apply to a junk yard, wrecking yard, or salvage facility.

C. No storage shall be permitted in any required front or side yard setbacks adjacent to a public street or highway.

17.60.130 [Reserved]

17.60.140 Sale of new and used automobiles and trucks.

In all zone districts, the off-site sale of new and used automobiles and trucks is prohibited. New and used automobile and truck sales shall be conducted only at the permanent property address listed for the dealership on its Department of Motor Vehicles dealer license.

17.60.150 Vending machines.

The preferred location for vending machines is inside buildings. Vending machines installed outdoors shall meet the following requirements:

A. Outdoor vending machines shall be located along the face of a building or against a structure designed to accommodate them.

B. A minimum walkway of four (4) feet is required in front of all outdoor vending machines.

C. Outdoor vending machine shall not be installed in the public right-of-way or immediately adjacent such that it would cause customers to stand in the right-of-way in order to use the machine.

D. Outdoor vending machines shall be an ancillary use to an approved primary use and may not be located on an unimproved lot.

E. Outdoor vending machines shall not be placed in a location that will block parking areas or create an unsafe situation.

F. Vending machines are permitted to cover up to a maximum of ten (10) percent of the length of the primary building frontage, or twenty (20) feet, whichever is less.

G. Vending machine installations shall not have exposed conduits, piping or overhead utility connections.

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- H. All outdoor machines shall be maintained in a clean and attractive condition.
- I. Any graffiti on an outdoor vending machine shall be removed within twenty-four (24) hours.
- J. If the outdoor machine is removed the area shall be cleaned and restored, including the removal of any conduits or other connection hardware.

Chapter 17.62

ADULT ENTERTAINMENT ESTABLISHMENTS

Sections:

- 17.62.010 Purpose and intent.**
- 17.62.020 Definitions.**
- 17.62.030 Prohibitions.**
- 17.62.040 Measure of distance.**
- 17.62.050 Development and maintenance standards.**
- 17.62.060 Application.**
- 17.62.070 Other regulations, permits or licenses.**
- 17.62.080 Protection of minors.**
- 17.62.090 Private viewing rooms.**
- 17.62.100 Regulations governing existing adult entertainment establishments.**

17.62.010 Purpose and intent.

A. It is the purpose of this chapter to establish reasonable and uniform regulations to prevent the concentration of adult entertainment establishments, as defined herein, within the city.

B. It is the intent of this title that these regulations be utilized to prevent secondary effects associated with adult entertainment establishments, including, without limitation, problems of blight and deterioration which accompany and are brought about by the concentration of adult entertainment establishments.

17.62.020 Definitions.

A. It is the purpose of this section to provide clear and concise definitions of those words, terms and phrases most commonly utilized in the regulations and provisions of this chapter in order to assist in the uniform interpretation of said regulations and provisions and to insure uniformity in their application.

B. It is intended that the following words, terms and phrases, whenever used in this chapter, shall be construed as defined in the following subsections, unless from the context a different meaning is specifically defined and more particularly directed to the use of such words, terms and phrases:

“Adult bookstore” means an establishment that devotes more than fifteen (15) percent of the total floor area of the premises for the display or sale of the following:

1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video recordings, slides, video or audio tapes, records, or forms of visual or audio representations

that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; or

2. Instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities.

“Adult cabaret” means an establishment that regularly features live performances that are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified anatomical areas and/or which regularly features films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

“Adult drive-in theater” means an open lot or part thereof, with appurtenant facilities, devoted primarily to the presentation of motion pictures, films, theatrical productions and other forms of visual productions, for any form of consideration, to persons in motor vehicles or on outdoor seats, and presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons.

“Adult mini-motion picture theater” means an establishment, with a capacity of more than five (5) but less than fifty (50) persons, where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

“Adult model studio” means any establishment open to the public where, for any form of consideration or gratuity, figure models who display specified anatomical areas are provided to be observed, sketched, drawn, painted, sculptured, photographed so similarly depicted by persons, other than the proprietor, paying such consideration or gratuity. This definition does not include any school of art that is operated by an individual, firm, association, partnership, corporation or institution that meets the requirements established in the Education Code of the State of California for the issuance or conferring of, and is in fact authorized thereunder to issue and confer a diploma.

“Adult motel” means a motel or similar establishment offering public accommodations for any form of consideration which provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

“Adult motion picture arcade (peep shows)” means any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.

“Adult motion picture theater” means an establishment, with a capacity of fifty (50) or more persons, where, for any form of consideration, films, motion pictures, video cassettes, slides or

similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

“Adult theater” means a theater, concert hall, auditorium or similar establishment, either indoor or outdoor in nature which, for any form of consideration, regularly features live performances which are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified sexual activities or by exposure of specified anatomical areas for observation by patrons.

“Body painting studio” means an establishment or business that provides the service of applying paint or other substance whether transparent or nontransparent to or on the human body when such body is wholly or partially nude in terms of specified anatomical areas.

“Establishing an adult entertainment business,” as used in this chapter, means and includes any of the following:

1. The opening or commencement of any such business as a new business;
2. The conversion of an existing business, whether or not an adult entertainment business, to any of the adult entertainment businesses defined in this chapter;
3. The addition of any of the adult entertainment businesses defined herein to any other existing adult entertainment business; or
4. The relocation of any such business.

“General bookstore” means an establishment engaged in the buying, selling and/or trading of new and/or used books, manuscripts, and periodicals of general interest. A general bookstore does not include an establishment that is encompassed by the definition of adult bookstore.

“General motion picture theater” means a building or part of a building intended to be used for the specific purposes of presenting entertainment as defined in this chapter, or displaying motion pictures, slides or closed circuit television pictures before an individual or assemblage of persons, whether such assemblage be of a public, restricted or private nature, except a home or private dwelling where no fee, by way of an admission charge, is charged; provided, however, that any such presentations are not distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas in that any such depiction or description is only incidental to the plot or story line.

“Headshop” means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances. Such a place is an adult entertainment establishment. This definition does not limit licensed pharmacies in selling and displaying paraphernalia, that is, medicinal equipment prescribed by licensed medical practitioners.

“Legitimate or live theater” means a theater, concert hall, auditorium or similar establishment which, for any fee or consideration, regularly features live performances which are not

distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas in that any such depiction or description is only incidental to the primary purpose of the performance.

~~“Massage parlor” means an establishment where, for any form of consideration, massage, alcohol tub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional person licensed by the state of California. This definition does not include an athletic club, health club, pool, gymnasium, reducing salon, spa or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.~~

“Private viewing room” means an area separated from the sales or display area of the establishment by a curtain, wall, door, shade or similar obstruction thus allowing ~~establishment by a curtain, wall, door, shade or similar obstruction thus allowing~~ the private viewing of video tapes, movies, transparencies, films or projectable motion picture by customers at the establishments.

“Religious institution” means any church, synagogue, mosque, temple or building that is used primarily for religious worship and related religious activities.

“Sale and display of paraphernalia and literature commonly associated with the use of narcotics and controlled substances (headshop)” means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances. Such a place is an adult entertainment establishment. This definition does not limit licensed pharmacies in selling and displaying paraphernalia, that is, medicinal equipment prescribed by licensed medical practitioners.

“School” means an institution of learning for minors, whether public or private, which offers instruction in those courses of study required by the California Education Code of which is maintained pursuant to standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, junior high school, senior high school, or any special institution of learning under the jurisdiction of the State Department of Education, but it does not include a vocation or professional institution or an institution of higher education, including a community college.

“Sexual encounter establishment” means an establishment, other than a hotel, motel or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with specified sexual activities or the exposure of specified anatomical areas. This definition does not include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the state of California engages in sexual therapy.

For the purposes of this chapter, “sexual encounter establishment” shall include a rap parlor and other similar establishments.

“Specified anatomical areas” means and includes any of the following:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or female breasts below a horizontal line immediately above the top of the areolae; or
2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Buttocks are defined as the portion of the human body in which the gluteal muscles, including the gluteus maximus, gluteus medius, and gluteus minimus, are located.

“Specified sexual activities” means and includes any of the following:

1. The fondling or other touching of human genitals, pubic region, buttocks, anus, or female breasts;
2. Sex acts, normal or perverted, actual or simulated; or
3. Masturbation, actual or simulated; or
4. Excretory functions as part of or in connection with any of the activities set forth in this subsection.

“Transfer of ownership or control,” as used in this chapter, means and includes any of the following:

1. The sale, lease or sublease of an adult entertainment business; or
2. The transfer of securities which constitute a controlling interest in such business, whether by sale, exchange or similar means; or
3. The conveyance of a gift or other similar legal device which transfers the ownership or control of such business, except for transfer by bequest or other operation of law upon the death of the person possessing such ownership or control.

“Video cassette sales and rentals—adult” means the same as “adult bookstore.”

“Video games—adult” means coin-operated electronic game machines having visual displays and animation that depict in any manner, any sort of activity characterized by exposure of specified anatomical areas or specified sexual activities.

17.62.030 Prohibitions.

A. No person or entity shall own, establish, operate, control or enlarge, or cause or permit the establishment, operation, enlargement or transfer of ownership or control, except pursuant to Section 17.62.060, of any of the following adult entertainment establishments unless such adult entertainment establishment is greater than five hundred (500) feet from another adult entertainment establishment or greater than one thousand (1,000) feet from any religious institution, school or park located within the city or greater than five hundred (500) feet from any residentially zoned property (including office residential) **and mixed use zones** located in the city, measured from property lines:

1. Adult bookstore;
2. Adult motion picture theater;
3. Adult mini-motion picture arcade (peep shows);

4. Adult arcade;
 5. Adult drive-in theater;
 6. Adult cabaret;
 7. Adult motel;
 8. Adult theater;
 9. Adult model studio;
 10. Body painting studio;
 - ~~11. Massage parlor;~~
 11. Adult video games;
 12. Adult video cassette sales and rentals;
 13. Sexual encounter establishment;
 14. Headshop: or ~~“Sale and display of paraphernalia and literature commonly associated with the use of narcotics and controlled substances (headshops)” means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances.~~
 15. Any other business which involves specified sexual activities or display of specified anatomical areas.
- B. An establishment listed in this section shall not be established, operated, enlarged or transferred unless the zone district in which the site or proposed site is located permits such a use. The conduct of such establishment and the use of premises shall otherwise comply with this Title 17 and all other applicable regulations.
- C. All adult entertainment establishments as listed in subsection A of this section shall only be permitted within any CC, SC or RC zone district provided the minimum distance requirements as set forth in subsection A of this section are met and also upon the prior issuance of a conditional use permit.

17.62.040 Measure of distance.

The required minimum distance between any two adult entertainment businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each such business. The distance between any adult entertainment business and any religious institution, school, public park or residentially zoned land shall be measured in a straight line, without regard to intervening structures, from the closest property line of the adult entertainment business to the closest property line of the religious institution, school, public park or residential zone.

17.62.050 Development and maintenance standards.

All adult entertainment premises hereafter commenced shall, in addition to compliance with this title, be made to comply with the following specific requirements:

A. Signs. In addition to the requirements of Chapter 17.56, all sign permits shall be subject to the following regulations:

1. Each adult business shall be allowed one permanent sign, the area of which shall not exceed one square foot for each linear foot of building frontage on which the sign is to be placed. In no case can the sign exceed fifty (50) square feet in area.
2. Temporary signs of any kind are not permitted.
3. Except for theater signs, changeable copy signs are not permitted.
4. No sign shall depict or describe any specified anatomical areas or specified sexual activities.

B. Exterior Painting. Buildings and structures shall be painted or surfaced with colors or textures that are similar to neighboring buildings or structures as determined by the community development department. Buildings and structures shall not be painted or surfaced with any design that would simulate a sign or advertising message.

C. Advertisements, displays of merchandise, signs or any other exhibit depicting adult entertainment activities placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such buildings or premises.

D. No outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to an adult entertainment use is allowed.

E. Upon order of the city manager, graffiti appearing on any exterior surface of a building or premises, which graffiti is within public view, shall be removed and that surface shall be restored within seventy-two (72) hours of notification to the owner or person in charge of the premises.

F. No consumption of alcohol shall be allowed in conjunction with, or on the premises of, any adult entertainment establishment as defined in this chapter.

17.62.060 Application.

Notwithstanding any other provision of this code to the contrary, the provisions of this chapter shall be applicable to all land within the city.

17.62.070 Other regulations, permits or licenses.

The provisions of this chapter do not waive or modify any other provision of this municipal code.

17.62.080 Protection of minors.

The operation of adult entertainment establishments shall prohibit the admission of minors.

17.62.090 Private viewing rooms.

It is unlawful for any person or entity that is subject to the regulations of this chapter, and that sells or rents prerecorded video tapes, movies, transparencies, films, projectable motion pictures or equipment used for showing any or all of these items, to offer or allow the viewing of these materials in private viewing rooms, as defined in Section 17.62.020.

17.62.100 Regulations governing existing adult entertainment establishments.

An adult entertainment establishment hereinafter permitted and legally operating as a conforming use is not rendered a nonconforming use by the location of a religious institution, school or public park within one thousand (1,000) feet or a residential (including office residential) zone within five hundred (500) feet of the adult entertainment establishment. This provision does not apply after a permit has expired, been suspended or revoked.

Chapter 17.68

WIRELESS COMMUNICATION FACILITIES AND TOWERS

Sections:

17.68.010	Purpose and application.
17.68.020	Definitions.
17.68.030	Principle or accessory use.
17.68.040	Measurement of setbacks.
17.68.050	Effect on Nonconforming uses.
17.68.060	General standards.
17.68.070	Co-location of facilities.
17.68.080	Exemptions.
17.68.090	Permitted and conditional uses.
17.68.100	Application process.
17.68.110	Appeals.
17.68.120	Review criteria.
17.68.130	Federal and state regulations.
17.68.140	Removal of abandoned antennas, towers, supporting equipment and structures.

17.68.010 Purpose and application.

The purpose of this chapter is to promote and maintain the purposes and objectives of the city of Hanford zoning ordinance; to ensure the co-location of new and existing tower and antenna sites whenever possible; to ensure the location of towers and antennas are in areas where the adverse impact on the community is minimal; to ensure that towers and antennas are designed in a way that minimizes the adverse visual impact on the community; and to protect the public safety and general welfare of the community.

17.68.020 Definitions.

For the purposes of this chapter, unless otherwise defined, the following words and phrases when used in this chapter are defined as follows:

“Antenna” means a system of poles, panels, rods, reflecting discs or similar devices used for the transmission or reception of electromagnetic signals, including but not limited to, radio waves and microwaves.

“Antenna, amateur radio” means a ground, building, or tower-mounted antenna operated by a federally licensed amateur radio operator as part of the Amateur Radio Service and as designated by the Federal Communications Commission (FCC).

“Antenna array” means one or more rods, panels, discs or similar devices used for the transmission or reception of radio frequency signals, which may include omni-directional antenna (rod), directional antenna (panel) and parabolic antenna (disc). The antenna array does not include the support structure as defined below.

“Antenna, building mounted” means: an antenna that is mounted to a building or rooftop equipment screen, and that transmits or receives electromagnetic signals.

“Antenna, direct broadcast satellite service (DBS)” means an antenna that is typically a small home receiving dish designed to receive direct broadcast from a satellite.

“Antenna, multipoint distribution services (MDS)” means an antenna designed to receive video programming services via multipoint distribution services, including multipoint multichannel distribution services, instructional television fixed services, and local multipoint distribution services.

“Antenna structure” means an antenna array and its associated support structure, such as a mast or tower, (but not to include a suspended simple wire antenna) that is used for the purpose of transmitting and/or receiving electromagnetic signals, including but not limited to radio waves and microwaves.

“Antenna structure, freestanding” means an antenna structure or mast that is not attached to a building, fence or other structure. Freestanding antenna structures include, without limitation, communications towers, wooden utility poles, standard or decorative concrete and steel monopoles. If the total height of the structure, including the antenna, exceeds twenty (20) feet, it shall be treated as a monopole.

“Antenna structure, monopole” An antenna structure, often tubular in shape, made of metal, reinforced concrete, or wood which is at least twenty (20) feet in height.

“Attached wireless communication facility (attached WCF)” means an antenna array that is attached to an existing building or structure (attachment structure), which structures shall include, but not be limited to, utility poles, signs, water towers, with any accompanying pole or device (attachment device) which attaches the antenna array to the existing building or structure and associated connection cables, and an equipment facility which may be located either inside or outside of the attachment structure.

“Co-locate or co-location” means use of a common WCF or common site by two or more wireless license holders or by one wireless license holder for more than one type of communications technology and/or placement of a WCF on a structure owned or operated by a utility or other public entity.

“Equipment facility” means any structure used to contain ancillary equipment for a WCF which includes cabinets, shelters, a buildout of an existing structure, pedestals, and other similar structures.

“FAA” means the Federal Aviation Administration.

“FCC” means the Federal Communications Commission.

“Height” means the distance measured from ground level to the highest point on the WCF, including the antenna array.

“Pre-existing towers and antennas” means any tower or antenna for which a permit has been properly issued prior to the effective date of the ordinance codified in this chapter.

“Provider” means a person, as defined in Section 1.04.130 of the Hanford Municipal Code, pursuant to the provisions of this chapter.

“Tower” means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. This definition includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures and the like.

“Wireless communication facility (WCF)” Any unstaffed facility for the transmission and/or reception of wireless telecommunications services, usually consisting of an antenna array, connection cables, and equipment facility, and a support structure to achieve the necessary elevation.

17.68.030 Principle or accessory use.

A. Antennas and towers may be considered either principle or accessory uses. A different existing use or an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot.

17.68.040 Measurement of setbacks.

For purposes of determining compliance with development standards in this title, including but not limited to setback requirements, lot coverage requirements, and other applicable requirements, the dimensions of the entire lot shall be considered, even though the antennas or towers may be located on leased areas within such lots.

17.68.050 Effect on Nonconforming uses.

Towers that are constructed, and antennas that are installed, in accordance with the provisions of this chapter shall not be deemed to constitute the expansion of a nonconforming use or structure.

17.68.060 General standards.

The following requirements and standards shall apply to the construction and installation of all new wireless communication facilities (WCF):

- A. All standards set forth in this chapter;
- B. Any applicable Federal, State and local laws, regulation and ordinances;
- C. All applicable provisions of the Hanford Municipal Code, Hanford Zoning Ordinance, public works improvements standards, and all applicable fees that are not in conflict with the provisions of this chapter;
- D. The Uniform Building Code, National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, and Uniform Fire Code, where applicable; and
- E. All FCC rules, regulations, and standards.

17.68.070 Co-location of facilities.

A. When technically and economically feasible, a new wireless communication facility (WCF) shall be attached to an existing structure (attached WCF), shall co-locate with another WCF, or create sites that will accommodate future co-location of other WCFs in the future.

B. Any site plan review application proposed in accordance with Chapter 17.72 proposing the construction of a new WCF with a supporting structure shall specifically identify the actions taken by the applicant to locate, construct and operate the new WCF at a co-location. If co-location is not feasible, the application shall specifically identify the locations considered and the reasons why such locations are unacceptable for the construction and operation of the new WCF.

17.68.080 Exemptions.

A. The following wireless communications facilities (WCF) shall be exempt from the requirements of Section 17.68.090, and a building permit is not required.

1. Construction of an antenna under a permit issued by the California Public Utilities Commission (CPUC) or a permit issued in accordance with the rules and regulations of the Federal Communications Commission (FCC) that specifically allows for the construction of the antenna.

2. Direct broadcast satellite (DBS) antennas, multipoint distribution services (MDS) antennas and television broadcast service (TVBS) antennas that are 1 meter (3 feet 3 3/8 inches) or less in diameter or in diagonal measurement, are located entirely on-site, and are not located within the front setback area of the lot on which they are located. This locational requirement is necessary to ensure that such antenna installations do not become attractive nuisances and/or result in safety hazards.

B. The following wireless communications facilities (WCF) shall be exempt from the requirements of Section 17.68.090 of this chapter, however a building permit is required.

1. Satellite Earth Station (SES) antennas that are two meters (6 feet 6 3/4 inches) or less in diameter or in diagonal measurement, are located in a C-S, I-L, or I-H zone district, and are located on the top of buildings as far away as possible from the edges of rooftops so that they cannot be viewed from a public right-of-way.

2. Amateur radio antenna structures that are twenty-four (24) inches or less in diameter or in diagonal measurement, and where no portion of the antenna overhangs any property line.

3. Installation of buildings or other support equipment used with a previously approved WCF antenna/tower that meets all requirements of the zone district in which the building or other support equipment is to be located, and that does not result in an increase in size of the overall WCF site.

17.68.090 Permitted and conditional uses.

Wireless communications facilities that are not exempt per Section 17.68.080 shall be either permitted or conditional uses in accordance with this section. If this section conflicts with the table in Section 17.08.030 then this section shall apply.

A. The following wireless communications facilities (WCF) shall be permitted uses. A site plan review permit issued in accordance with Chapter 17.72 and a building permit is required.

1. Installation of a monopole on an existing structure, located in a PF zone district, or in any commercial, mixed use, or industrial zone district, where the height of the monopole is not higher than twenty (20) feet above the height of the existing structure.
 2. Installation of a concealed or disguised antenna located on the ground and/or attached to a building in the PF zone district, or any commercial, mixed use, office, or industrial zone district where the antenna does not exceed the maximum height limits of the zone district in which it is located.
 3. Modification to an existing, approved antenna/tower where the modification does not result in an increase in the height of the existing, approved antenna/tower and does not provide for more than three communication providers on a single antenna/tower.
 4. Installation of buildings or other support equipment used with a previously approved WCF antenna/tower that meets all requirements of the zone district in which the building or other support equipment is to be located, and that results in less than a 30 percent increase in size of the overall WCF site.
 5. Installation of a new free standing antenna/tower with no guy wires in the C-S, C-H, or PF zone districts that does not exceed fifty (50) feet in height, where the height of the WCF is less than the distance of the antenna/tower to the nearest lot line.
 6. Installation of a new free standing antenna/tower with no guy wires in the I-L or I-H zone districts that does not exceed seventy-five (75) feet in height.
- B. The following wireless communications facilities (WCF) shall obtain a conditional use permit prior to construction or installation in accordance with Chapter 17.80. A site plan review permit issued in accordance with Chapter 17.72 and a building permit is also required:
1. Installation of a new free standing antenna/tower with no guy wires in the C-R, MX-C, MX-D, O, PF, or AP zone districts that does not exceed seventy-five (75) feet in height. The Planning Commission may approve a WCF with a height higher than seventy-five (75) feet if the height of the WCF is less than twice the distance of the antenna/tower to the nearest lot line.
 2. Installation of a new free standing antenna/tower with no guy wires in the C-S or C-H, I-L, or I-H zone districts that does not exceed one hundred (100) feet in height. The Planning Commission may approve a WCF with a height higher than one hundred (100) feet if the height of the WCF is less than twice the distance of the antenna/tower to the nearest lot line.
 3. Modification to an existing, approved antenna/tower where the modification results in an increase in the height of the existing, approved antenna/tower or provides for more than three communication providers on a single antenna/tower.
- C. Wireless Communication Facilities that are not exempt per Section 17.62.060 are prohibited in any residential zone district and in the C-N, MX-N, OR, and CO zone districts.
- D. Notwithstanding other provisions of this section, a WCF shall obtain a conditional use permit prior to construction or installation in accordance with Chapter 17.80 if it is located in the Airport Overlay District, and shall meet all requirements of Chapter 17.44.

17.68.100 Application process.

Review of any application for construction, installation and operation of a WCF identified in Section 17.68.090 as requiring a permit shall comply with the following provisions in addition to the applicable provisions of Chapter 17.72 and 17.80:

A. Each applicant shall submit a site plan and elevation view drawn to scale and other supporting drawings, calculations, and documents, signed by appropriate licensed professionals, showing the location and dimension of all improvements, including information concerning topography, radio frequency coverage, tower height, setbacks, drives, parking, fencing, landscaping, adjacent uses, and other information deemed by the Community Development Director to be necessary to determine compliance with the provisions of this chapter.

B. Each applicant shall provide the Community Development Director an inventory of its existing towers and those towers it intends to construct within ten (10) years of the date of its application that are located or will be located within the city limits or within one-quarter mile thereof. The Community Development Director may share information with other applicants applying for permits to construct antennas/towers for the purpose of encouraging co-location, provided however, that the Community Development Director is not, by sharing such information, in any way representing or warranting that such sites are available or suitable for co-location.

C. The information requested in this Subsection B of this section shall not be made available to the general public except as may be required by Federal, State or local law, ordinances or rules and regulations related thereto.

D. The Community Development Director may retain a consultant at the applicant's expense to review the application and make determinations and recommendations on issues including, but not limited to:

1. Compliance with radio frequency emission standards;
- ~~2. Possible granting of exceptions to the development standards in this chapter;~~
- ~~3. The identification of alternative solutions when the Community Development Director believes that the proposed facilities may create a significant impact to the surrounding area; or~~
4. Proposals for the installation of new towers or antennas.

17.68.110 Appeals.

An appeal of the decision of the Community Development Director or of the Planning Commission on a WCF application shall be processed in accordance with the appeal provisions of Chapter 17.70.

17.68.120 Review criteria.

Every application must comply with the following development standards:

A. Radio Frequency. The applicant must submit documentation demonstrating that use of the WCF will not result in levels of radio frequency emissions which will exceed Federal Communication Commission (FCC) standards. Such documentation shall not be required for amateur radio antenna structures or for antennas installed for home entertainment purposes.

B. Structural Integrity. WCF with support structures must be constructed to Electronic Industries Association/Telecommunications Industries Association (EIA/TIA) 222 Revision F Standard titled "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures" (or equivalent), as it may be updated or amended. Antenna/towers supported by guy wires are prohibited within the city.

C. Lighting. WCF shall not be artificially lighted, except for:

1. Security and safety lighting of equipment buildings if such lighting is appropriately shielded to keep light within the boundaries of the site; and
2. Lighting of the tower or antenna may be required by the Federal Aviation Administration or other applicable authority. Said lighting is to be installed in a manner to minimize impacts on adjacent properties.

D. Security. WCF with tower/antenna structures shall be enclosed by a security fence not less than six (6) feet in height and the structure shall be equipped with an appropriate anti-climbing device.

E. Noise. A description of all audible noise generating equipment, including the times and decibel levels of the noise which will be produced shall be submitted with the application for the project. No equipment shall be operated at a WCF which produces noise in excess of the applicable noise standards stated in the Hanford General Plan and the Hanford Municipal Code. In emergency situations requiring the use of a backup generator, the noise standards may be exceeded on a temporary basis as determined by the community development department.

F. Landscaping. The following requirements shall govern the landscaping surrounding WCF sites:

1. The site shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from adjacent property. The standard buffer shall consist of a landscaped strip at least five (5) feet wide outside the perimeter of the compound's fence. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived altogether in the discretion of the Community Development Director and where applicable, the Planning Commission.
2. Existing mature tree growth and natural land forms on the site shall be preserved to the extent feasible, as determined by the Community Development Director; provided, however, vegetation causing interference with the antennas or inhibits access to the equipment facility may be trimmed.

G. Painting. All equipment, antennas, poles or towers shall have a non-reflective finish and shall be painted or otherwise treated to minimize visual impacts. Antennas which will be viewed primarily against the skyline shall be painted light gray or light blue or other sky blending color. WCF with tower antenna structures shall be designed and painted to blend in with existing surroundings to the extent feasible as determined by the community development department, including the use of compatible colors. Equipment facilities shall, to the extent practicable, use materials, colors and textures that will blend with the natural setting and existing building environment.

H. Visual Aesthetics. To minimize overall visual impact, new wireless communication facilities shall be co-located with existing facilities and with other planned new facilities whenever possible.

In addition, service providers shall co-locate antennas with other facilities such as water tanks, light standards, and other utility structures where the co-location is found to minimize the overall visual impact. Conditions of approval shall require all applicants to cooperate in the placement of equipment and antennas to accommodate the maximum number of providers at a single site and require an applicant to allow for future co-location of additional antennas at its site. Antenna/towers with guy wires are prohibited. Cables leading from the antenna to the ground base equipment be neatly bundled and securely fastened to the antenna/tower and be underground from the antenna/tower to the equipment room.

17.68.130 Federal and state regulations.

A. All towers/antenna structures must meet or exceed current standards and regulations of the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), the California Public Utilities Commission (CPUC) and any other agency of the federal or state government with the authority to regulate towers and antennas.

B. If said standards and regulations are modified or amended and require pre-existing WCFs to comply with the new or amended standards or regulations, the owners and operators of the towers and antennas shall bring their towers and antennas into compliance with the revised standards and regulations within six (6) months of the effective date of the new standards and regulations, unless the new standards or regulations or the applicable federal or state agency identify a different and specific compliance period, in which case the owners and operators of the towers and antennas shall bring their towers and antennas into compliance within that specific compliance period.

C. Failure to bring towers and antennas into compliance with the revised standards and regulations shall constitute a violation of this chapter and the city may require removal of the tower or antenna at the owner's expense.

17.68.140 Removal of abandoned antennas, towers, supporting equipment and structures.

A. Any antenna, tower, supporting equipment and structure that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such antenna tower, or owner of the land which it is located on shall remove said antenna, tower or supporting equipment within ninety (90) days of receipt of notice from the Community Development Director notifying the owner of such abandonment. If such antenna or tower is not removed within said ninety (90) days, the City may remove such antenna or tower at the owner's expense. If there are two (2) or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

B. If the cost of removal of the antenna or tower are not paid within thirty (30) days after the date on which the notice of request for payment is mailed to the owner of the property, the City Council may direct the county tax assessor to place the unpaid costs, including administrative fees associated with the removal on the county tax roll, as a special assessment against the property pursuant to Section 25845 of the Government Code of the State of California. The assessment shall be collected at the same time and in the same manner as ordinary county taxes are collected, and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary county taxes. All laws applicable to the levy, collection and enforcement of county taxes shall be applicable to such special assessment.

Chapter 17.69

COMMERCIAL CANNABIS-RELATED USES AND ACTIVITY

Sections:

17.69.010 Purpose.

17.69.020 Definitions.

17.69.030 Location of commercial cannabis businesses – Storefront retail dispensaries.

17.69.040 Location of commercial cannabis businesses – Cultivation, dispensaries (non-storefront retail), microbusiness, manufacturing, testing facilities, distributors and transporting.

17.69.050 Distances measured – Applicable properties.

17.69.060 Certification from the Community Development Director.

17.69.010 Purpose.

The purpose of this chapter is to further fulfill the purposes and intents set forth in Title 5 of the Hanford Municipal Code. No person shall operate a commercial cannabis business without first obtaining a City commercial cannabis business permit and complying with all the requirements of Title 5 of the Hanford Municipal Code and complying with all applicable State law requirements including obtaining a business license or permit required by the State to operate a commercial cannabis business.

17.69.020 Definitions.

Unless otherwise provided herein, the terms used in this chapter shall have the meanings ascribed to them in Title 5 of the Hanford Municipal Code.

17.69.030 Location of commercial cannabis businesses – Storefront retail dispensaries.

Storefront retail dispensaries shall be a conditional use in the MX-D zone, subject to the following requirements:

A. Storefront retail dispensaries shall be located no closer than two hundred (200) feet to any property zoned RL-5, RL-8, RL-12, R-M, R-H that is in existence at the time the application is submitted. If any part of an MX-D zoned parcel falls within the two hundred (200) foot radius from the above listed residentially zoned properties, then the entire parcel shall be excluded from allowing the commercial cannabis business.

B. It shall be no closer than six hundred (600) feet from any portion of any parcel containing any of the following that is in existence at the time the application is submitted:

1. A school (whether public, private, or charter; including pre-school, transitional kindergarten, and K-12);

2. A daycare facility serving nine (9) or more children and is licensed by the State;
3. Any youth facility as defined in State of California [Health and Safety Code](#) Section 11353.1(e)(2). Youth Facility is further defined to mean any public or private facility that is primarily used to host recreation or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades where ten (10) or more video games or game machines or devices are operated, and where minors are legally permitted to conduct business, or similar amusement park facilities. It shall also include a park, playground or recreational area specifically designed to be used by children which has play equipment installed, including public grounds designed for athletic activities such as baseball, softball, soccer, or basketball or any similar facility located on a public or private school grounds, or on city, county or state parks. This definition shall not include any private commercial activity including martial arts, yoga, ballet, music or similar studio of this nature nor shall it include any private athletic training facility or pizza parlor, dentist office or doctor's office primarily serving children.

17.69.040 Location of commercial cannabis businesses – Cultivation, dispensaries (non-storefront retail), microbusiness, manufacturing, testing facilities, distributors, and transporting.

Commercial cannabis businesses, including those permitted to engage in cultivation, dispensaries (non-storefront retail), microbusiness, manufacturing, testing, distribution and transporting of cannabis and cannabis products shall be permitted only if all the following requirements are met:

A. The commercial cannabis business, other than a storefront retail dispensary, must be located on property zoned as follows:

1. Cannabis cultivation businesses must be located on property zoned I-H-Heavy Industrial District
2. Cannabis manufacturing businesses must be located on property zoned I-H-Heavy Industrial District
3. Cannabis microbusinesses must be located on property zoned I-H-Heavy Industrial District
4. Cannabis testing facilities must be located on property zoned I-H-Heavy Industrial District or I-L-Light Industrial District
5. Cannabis distribution businesses must be located on property zoned I-H-Heavy Industrial District or I-L-Light Industrial District

B. The property on which the commercial cannabis business is located must also meet all of the following distance requirements:

1. It shall be no closer than two hundred (200) feet to any property zoned RL-5, RL-8, RL-12, R-M, R-H that is in existence at the time the application is submitted, including any legal nonconforming residential uses as of the date the commercial cannabis business permit is issued. If any part of an I-H zoned parcel falls within the two hundred (200) foot radius from residentially zoned properties within the City, then the entire parcel shall be excluded from allowing the commercial medical cannabis business.
2. It shall be no closer than six hundred (600) feet from any portion of any parcel containing any of the following that is in existence at the time the application is submitted:

- a. A school (whether public, private, or charter; including pre-school, transitional kindergarten, and K-12);
- b. A daycare facility serving nine (9) or more children and is licensed by the State;
- c. Any youth facility as defined in State of California [Health and Safety Code](#) Section 11353.1(e)(2). Youth Facility is further defined to mean any public or private facility that is primarily used to host recreation or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades where ten (10) or more video games or game machines or devices are operated, and where minors are legally permitted to conduct business, or similar amusement park facilities. It shall also include a park, playground or recreational area specifically designed to be used by children which has play equipment installed, including public grounds designed for athletic activities such as baseball, softball, soccer, or basketball or any similar facility located on public or private school grounds, or on city, county or state parks. This definition shall not include any private commercial activity including martial arts, yoga, ballet, music or similar studio of this nature nor shall it include any private athletic training facility or pizza parlor, dentist office or doctor's office primarily serving children.

17.69.050 Distances measured – Applicable properties.

The distance between parcels shall be the horizontal distance measured in a straight line from any property line of the sensitive use to the closest property line of the lot on which the commercial cannabis business is to be located, without regard to any intervening structures. The distance requirements in this chapter shall only be applicable with respect to properties located in the City's limits, unless otherwise required by State law. The distance requirements shall not be applicable with respect to any property located outside the City limits.

17.69.060 Certification from the Community Development Director.

Prior to commencing operations, a commercial cannabis business must obtain a certification from the Community Planning Director or designee certifying that the business is located on a site that meets all the requirements of this title and Title 5.

Chapter 17.70

PERMITS AND APPLICATIONS

Sections:

- 17.70.010** **Permit application and review.**
- 17.70.020** **Application form and submittal items.**
- 17.70.030** **Authority to file an application.**
- 17.70.040** **Application acceptability of signatures.**
- 17.70.050** **Application filing and numbering.**
- 17.70.060** **Application withdrawal.**
- 17.70.070** **Decision processes for planning applications.**
- 17.70.080** **Environmental review.**
- 17.70.090** **Hearings.**
- 17.70.100** **Notice requirements.**
- 17.70.110** **Notice wording.**
- 17.70.120** **Hearing rules and procedures.**
- 17.70.130** **Continuation of hearing.**
- 17.70.140** **Testimony at hearing.**
- 17.70.150** **Planning Commission recommendation.**
- 17.70.160** **Review authority decision.**
- 17.70.170** **Notice of decision.**
- 17.70.180** **Effective date of decision.**
- 17.70.190** **Refiling of a denied application.**
- 17.70.200** **Appeals.**
- 17.70.210** **Permits to run with the land.**
- 17.70.220** **Subsequent permits.**
- 17.70.230** **Suspension and revocation of approved permit.**
- 17.70.240** **Expiration of approved permit.**
- 17.70.250** **Extension of expiration date of approved permit.**
- 17.70.260** **Succession to a county permit upon annexation.**
- 17.70.270** **Minor adjustment to approved permit.**
- 17.70.280** **Amendment to approved permit.**

17.70.010 Permit application and review.

An application for a permit or other land use matter required by this title shall be filed, processed, heard, and either approved, denied, or approved with conditions in accordance with the provisions of this chapter and the specific chapter within this title related to processing of that permit.

17.70.020 Application form and submittal items.

A. The Community Development Director shall prescribe and make available the form in which applications are made for a permit or other land use matter and maintain a list specifying the materials, information, and fees to be submitted with each application for a permit or other land use matter filed in accordance with this title. The list may be revised from time to time to comply with revisions to local, State, or Federal law, regulation, or policy. An application shall be made in the form prescribed by the Community Development Director on the date the application is filed, unless otherwise specified by this title or State law.

B. All filing fees required to be paid upon the filing of any application shall be set forth from time to time by City Council resolution.

17.70.030 Authority to file an application.

The following persons shall have the authority to file an application:

- A. The record owner of the real property that is the subject of the permit or other matter;
- B. The property owner's authorized agent;
- C. Any person who can demonstrate a legal right, interest, or entitlement to use the real property subject to the application.

17.70.040 Applications acceptability of signatures.

If signatures of persons other than the owners of the property making the application are required or offered in support of, or in opposition to, an application, they may be received as evidence of notice having been served upon them of the pending application, or as evidence of their opinion on the pending issue, but they shall in no case infringe upon the free exercise of the powers vested in the City as represented by the Planning Commission and the City Council.

17.70.050 Application filing and numbering.

Applications filed pursuant to this title shall be numbered consecutively in the order of their filing, and shall become a part of the permanent official records, and there shall be attached thereto and permanently filed copies of all notices and actions, with certificates and affidavits of applicable posting, mailing or publication.

17.70.060 Application withdrawal.

Any person authorized to file an application may withdraw an application that has been filed at any time, provided the withdrawal is in writing and notification of public hearing has not been mailed. Any public hearing for which notification has been given shall be convened, and the application may be withdrawn at the hearing.

17.70.070 Decision processes for planning applications.

A. Applications for permits or other land use matters identified in this title shall be acted upon in accordance with one of the decision processes depicted in Table 17.70.070 (Role of Review Authority Planning Permit Applications.) Table 17.70.070 determines the role of each review authority in the decision-making process, and shall not describe or limit the scope, meaning, or intent of any other provisions of this title. Table 17.70.070 only describes the processes that may be required this title, and does not describe other decision processes that may be required by other agencies. Subdivision processes and procedures are identified in Title 16.

Table 17.70.070

Role of Review Authority Planning Permit Applications			
Application Type	Community Development Director	Planning Commission	City Council
Non-Discretionary Applications			
Interpretation of Ordinance	Decision	Appeal	Appeal
Sign Permit	Decision	Appeal	Appeal
Administrative Use Permit	Decision	Appeal	Appeal
Site Plan Review Permit	Decision	Appeal	Appeal
Home Occupation Permit	Decision	Appeal	Appeal
Deviation	Decision	Appeal	Appeal
Temporary Use Permit	Decision	Appeal	Appeal
Discretionary Applications			
Conditional Use Permit	Recommend	Decision	Appeal
Planned Unit Development Permit	Recommend	Decision	Appeal
Variance	Recommend	Decision	Appeal
Zoning Ordinance Amendment / Zone Change	Recommend	Recommend	Decision
General Plan Amendment / Specific Plan Amendment	Recommend	Recommend	Decision

B. All applications heard by the Planning Commission or City Council according to Table 17.70.070 shall be at public hearings in accordance with Chapter 17.70.090. The City Council shall be the final decision making body on all permits.

17.70.080 Environmental review.

All discretionary applications will be reviewed by the Community Development Department to determine if the project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines, as currently adopted and amended from time to time. All non-discretionary applications are deemed to not be subject to environmental review, pursuant to CEQA Guidelines Section 15268.

17.70.090 Hearings.

A public hearing is a noticed session before the Planning Commission, City Council or other approval body, as appropriate, to receive original evidence or testimony from the applicant and the general public on applications regulated by this title.

17.70.100 Notice requirements.

Notice of time and place of public hearings shall be given in the following manner. Noticing may take place earlier than required if other laws or policies require a longer notice period.

A. A notice of any public hearing shall be given by at least one publication in a newspaper of general circulation in the city not less than 10 days before the date of the public hearing.

B. A notice of public hearing shall be given by mailing a written notice not less than 10 days prior to the date of such hearing to the applicant, and to owners of property within a radius of three hundred (300) feet of the exterior boundaries of the property that is the subject of the application, using for this purpose the name and address of such owners and properties, as shown on the latest adopted Kings County tax roll. Notice shall also be mailed to interested persons that have filed a written request for notification with the Community Development Director.

C. In the event that the number of owners of property to whom notice may be sent pursuant to Subsection B of this section would result in more than one thousand (1,000) notices, notice may alternatively be given at least ten (10) days prior to the hearing by either of the following procedures:

1. By placing a display advertisement of at least one-fourth page in a newspaper having general circulation within the area affected by the proposed ordinance or amendment; or
2. By placing a written notice with any generalized mailing sent by the City to property owners in the area affected by the proposed ordinance or amendment, such as billings for City services.

17.70.110 Notice wording.

Public notice of hearings shall begin with the words similar to "Notice of Proposed Change of Zone District" or "Notice of Proposed Variance" or "Notice of Proposed Conditional Use Permit," as the case may be, and set forth the description of the property under consideration, the nature of the proposed change or use, identification of the hearing body, and the time and place at which the public hearing on the matter will be held.

17.70.120 Hearing rules and procedures.

Public hearings before the City Council and the Planning Commission shall be conducted in accordance with Section 2.04.030 of the Hanford Municipal Code.

17.70.130 Continuation of hearing.

If, for any reason, a public hearing cannot be completed on the date set for such hearing, the person presiding at such public hearing may, before adjournment or recess thereof, publicly announce the time and place at which the hearing will be continued, and no further notice shall be required.

17.70.140 Testimony at hearing.

A summary of all pertinent testimony offered at public hearings held in connection with an application filed pursuant to this title and the names of persons testifying shall be recorded and made a part of the permanent files of the application.

17.70.150 Planning Commission recommendation.

For applications requiring a final decision by the City Council, the Planning Commission shall first hold a public hearing on the matter. For such hearing, the Planning Commission shall, by resolution, recommend to the City Council approval or denial of the request, including the findings for the recommendation. Upon receipt of the recommendation from the Planning Commission, the City Council shall hold a public hearing after noticing is completed.

17.70.160 Review authority decision.

The review authority responsible for making a final determination for any application, as identified by Table 17.70.070, shall announce its findings by formal resolution, or in the case of a change to the text of this title or to the Zoning Map, by ordinance. Specific plans may be adopted by resolution or by ordinance. Site Plan Review Permits may be approved by letter. The resolution shall recite, among other things, the facts and reasons which, in the opinion of the hearing body, make the approval or denial of the permit necessary to carry out the provisions and general purpose of this title, and shall order that the permit or other action be approved, denied, or approved subject to conditions that it may impose.

17.70.170 Notice of decision.

Not later than ten days following the adoption of a resolution or other applicable document ordering that a permit or other action be approved or denied, a copy of said resolution or other applicable document shall be mailed to the applicant and to any other parties requesting notice of the action. The resolution or other applicable document shall also be filed and maintained as public record by the Community Development Director.

17.70.180 Effective date of decision.

A. The decision of the review authority identified in Table 17.70.070 for any permit or other non-legislative decision shall be effective and final ten (10) days following the adoption of the resolution, unless, within such period of time, the applicant or other interested party files a written appeal of the decision.

17.70.190 Refiling of a denied application.

Where an application has been denied by a review authority and that action has become final, no new application for substantially the same request shall be accepted for filing for a period of one (1) year after the effective date of the denial, unless that review authority specifies in its decision that the denial is made without prejudice.

17.70.200 Appeals.

A. A decision of the Community Development Director may be appealed to the Planning Commission by any interested person within ten (10) days following the decision of the Community Development Director. Any decision of the Planning Commission, including a decision on an appeal, may be appealed to the City Council by any interested person within ten (10) days following the decision of the Planning Commission.

B. Appeals to the Planning Commission or to the City Council shall be conducted as a public hearing in accordance with the public hearing noticing and hearing procedures in this chapter.

C. A decision on an application that has been appealed may be upheld, overturned, or modified. The appeal decision shall be adopted by resolution or other applicable document.

17.70.210 Permits to run with the land.

Subject to the other provisions of this chapter, a permit that is effective and final pursuant to this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure that was the subject of the permit.

17.70.220 Subsequent permits.

Before any building, grading, encroachment or other development permit is issued for any building, excavation or other structures proposed as a part of an approved permit, the Community Development Director shall determine that the proposed building location, facilities and improvements are in substantial conformance with the approved permit and any conditions of approval.

17.70.230 Suspension and revocation of approved permit.

A. Upon the violation of any applicable provision of this title, the provisions of any use permit or upon the failure to comply with or satisfy any condition of approval related thereto, the permit or approval issued pursuant to this chapter shall be automatically suspended. Written notice of the suspension shall be sent by the Community Development Director to the person to whom the use permit was issued, or to their successor if known, advising them of the suspension and the violations causing the suspension.

B. No building, grading, encroachment or other development permit shall be issued for any building, excavation, or other structures proposed as a part of a permit that has been suspended. For any construction activity taking place on the site that is the subject of the suspended permit, the Building Official shall issue a Stop Work order.

C. The City Council shall hold a public hearing and hear evidence from city staff, the holder of the permit and other interested persons. Should the City Council find that there has been a violation of this title, the provisions of the permit, or a failure to comply with or satisfy any condition of approval related thereto, the City Council may either revoke the permit or take such other action

as the City Council deems necessary to ensure compliance with the provisions of this title, the permit, and the related conditions of approval.

17.70.240 Expiration of approved permit.

A. An approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration, one of the following occurs:

1. A building permit is issued by the building official, and construction is commenced and diligently pursued toward completion on the property that was the subject of the approved permit.
2. The use for which the permit was approved has commenced

B. If a use for which a permit was approved has commenced and then is later abandoned for a continuous period of one (1) year, the permit shall expire and become null and void.

17.70.250 Extension of expiration date of approved permit.

Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension shall be taken to the Planning Commission, who may extend the expiration date of the permit by one (1) year. The Planning Commission may grant up to a total of three (3) one-year extensions.

17.70.260 Succession to a county permit upon annexation.

A. If a parcel of real property is considered for annexation to the city is subject to a permit previously approved pursuant to the provisions of the Kings County Zoning Ordinance and the use has commenced on the date that the City Council initiates annexation, then the city shall succeed to the permit and shall administer and enforce the permit in accordance with the provision of this chapter.

B. If a parcel of real property is considered for annexation that is subject to a permit previously approved pursuant to the provisions of the Kings County Zoning Ordinance and the use has not yet commenced on the date that the City Council initiates annexation, then the city shall declare in its resolution of annexation initiation whether it will or will not succeed to the permit. If the city declares that it will not succeed to a permit, then the permit shall be deemed null and void on the effective date of annexation.

17.70.270 Minor adjustment to approved permit.

A. Upon written request by a person having authority to file an application, a permit approved in accordance with this chapter that has not expired may be adjusted by the Community Development Director provided that the Community Development Director determines that the adjustment is minor, does not contradict the intent of the review authority's approval, does not increase the approved use's impact on adjacent properties, does not increase the intensity or character of the use that was approved, and is consistent with the General Plan.

B. If the Community Development Director determines that the findings in Subsection A of this section required to approve a minor adjustment cannot be met, then the applicant may apply for an amendment to the permit.

17.70.280 Amendment to approved permit.

A person having authority to file an application may apply for an amendment to an approved permit that has not expired. The amendment application shall be processed with the same procedures as if the application was for a new permit.

Chapter 17.72

SITE PLAN REVIEW PERMITS

Sections:

- 17.72.010 Purpose.
- 17.72.020 Applicability.
- 17.72.030 Site plan review ~~committee~~ process
- 17.72.040 Site plan contents.
- 17.72.050 Site plan review ~~committee~~ issuance.
- 17.72.060 Appeals.
- 17.72.070 Life of permits and extensions of time.
- 17.72.080 Revocation.
- 17.72.090 ~~Subsequent~~ Application permits.

17.72.010 Purpose.

The purpose of the site plan review permit is to assure that developments, new and remodeled buildings and structures, and improvements to land are reviewed to assure ~~substantial~~ compliance with **the objective provisions of applicable statutes, ordinances, regulations, and other fixed standards, including, the city's** general plan, municipal code, **and** policies and improvement standards of the city **and the state**.

17.72.020 Applicability.

A. The provisions of this chapter apply to:

1. Any development requiring a site plan review permit as per this Title.
2. New commercial, industrial and other non-residential structures or additions that add more than 100 square feet of useable floor space to the structure.
3. New multi-family residential development or additions that add more than 100 square feet of useable floor space to the structure.
4. Divisions of land or adjustments to property lines.
5. Interior alterations that increase the useable floor area of a non-residential structure by more than 100 square feet, or change the use of the structure.
6. Improvements made in the public right-of-way, except those initiated by the city, State, or a utility company.

7. Other non-residential improvements to land or buildings deemed by the Community Development Director to be subject to certain goals, policies, codes, regulations or improvement standards of the city.

B. The provisions of this chapter do not apply to:

1. New or remodeled single-family dwellings;
2. Repairs and maintenance to the site or a structure that do not add to, enlarge, or expand the area occupied by the land use, or the floor area of the structure and that are substantially similar in design as the original construction;
3. Interior alterations that do not increase the useable floor area of the structure, or modify the use of the structure;
4. Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities.

C. The total combined use area of the site of the proposed development shall be subject to site plan review permit procedures and all applicable goals, policies, codes, regulations, and improvement standards of the city.

17.72.030 Site plan review ~~committee.~~ Process

~~A. Members. The Site Plan Review Committee shall be comprised of staff representatives of the Community Development Director, City Engineer, and Building Official; in addition, the Community Development Director may request input from any other city department or public agency, subject to City Council policies~~

~~B.~~ Powers and Duties. The Site Plan Review Committee **With respect to the site plan review process, the Community Developer Director** shall have the power to:

1. ~~Review site plan review permit applications for~~ **submittals for compliance with the objective provisions of applicable statutes, ordinances, regulations, and other fixed ministerial standards, including, without limitation, the city's general plan, municipal code, and policies and improvement standards of the city and the state** ~~consistency with the General Plan, municipal code, policies, regulations, and improvement standards of the city~~ **and require revisions to a site plan to bring it into conformance with such authority. The Community Development Director's exercise of such authority is ministerial and shall be limited to causing compliance with such statutes, ordinances, regulations, and other fixed standards. The Community Development Director will have no discretionary authority in the review and approval of site plans and will possess no subjective judgment over whether or how a proposed use of land will be carried out.**

~~2. Apply requirements to a site to protect the public health, safety and general welfare.~~

~~3. Require revisions to the site plan to bring it into consistency.~~

4. Identify the city permits necessary to construct the proposed project.

3. Issue the site plan review permit subject to stated revisions.

4. Require that the site plan be resubmitted with required revisions.

17.72.040 Site plan contents.

A. The site plan shall be drawn to a scale which clearly indicates all dimensions and includes the following information, as well as information identified in the site plan review application form:

1. Address;
2. Assessor's parcel number;
3. Vicinity map on cover sheet;
4. Scale and north arrow;
5. Dimensions of property;
6. Location of existing and proposed buildings and/or structures showing dimensions from property lines and their intended use;
7. Location, height and material of existing and/or proposed fences and walls;
8. Location of off-street parking. Indicate the number of parking spaces, type of paving, direction arrows and parking dimensions;
9. Location and width of drive approaches;
10. Location and direction of on-site drainage;
11. Location of existing and/or proposed public improvements (such as curbs, gutters, sidewalks, utility poles, fire hydrants, street lights, traffic signal devices, etc.);
12. Method of sanitary disposal;
13. Location of signs, their size, height, type of illumination and type of building material;
14. Location of trash refuse area;
15. Location and type of existing trees. Oak trees must have the approximate diameter size;
16. Location of areas to be landscaped;
17. Loading and storage areas indicating any fences and walls to be used as screening;
18. Location and height of all roof mounted structures;
19. Lighting, including the location and height of all exterior fixtures;
20. Such other data as may be required to permit the Site Plan Review Committee to evaluate the site plan.

B. The Site Plan Review Committee may require additional information on the site plan or as a separate document based upon the proposed development.

17.72.050 Site plan review committee issuance.

A. ~~The Site Plan Review Committee~~ **Community Development Director** shall declare ~~their~~ **his or her** intention to either issue the site plan review permit or require resubmittal of the site plan ~~at the Site Plan Review Committee meeting.~~

B. The ~~Site Plan Review Committee~~ **Community Development Director** shall, in writing to the applicant, either approve the site plan review permit with required revisions, or require resubmittal of the site plan and identify required revisions.

17.72.060 Appeals.

Appeals of the ~~Site Plan Review Committee's~~ **Community Development Director's** decision shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.72.070 Life of permits and extensions of time.

A. A site plan review permit shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced.

B. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use.

17.72.080 Revocation.

Revocation of a site plan review permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.72.090 ~~Subsequent~~ Additional permits.

~~Subsequent~~ **Other** development permits associated with **required for** the ~~site plan review permit project~~ shall be consistent with the site plan review permit. If there is a change in the proposed development, a new site plan application shall be submitted.

Chapter 17.74

ADMINISTRATIVE USE PERMITS

Sections:

- 17.74.010 Purpose.
- 17.74.020 Applicability.
- 17.74.030 Application procedure.
- 17.74.040 Findings.
- 17.74.050 Notices of decision.
- 17.74.060 Appeals.
- 17.74.070 Life of permits and extensions of time.
- 17.74.080 Revocation.
- 17.74.090 Subsequent Additional permits.

17.74.010 Purpose.

The purpose of requiring the administrative approval of certain uses is to determine whether or not a particular use meets the **objective** standards set forth in this title that are specific to that use, with the intent that uses that meet all of the **objective** standards will be approved.

17.74.020 Applicability.

This chapter shall apply to all uses listed as permitted uses subject to administrative approval.

17.74.030 Application procedure.

Applications for an administrative use permit shall be filed pursuant to Chapter 17.70 with the Community Development Director and processed consistent with Chapter 17.70.070 and, if applicable, Chapter 17.70.070.

17.74.040 Findings.

In order for an application to receive administrative approval, the following findings must be made by the reviewing authority listed identified in Chapter 17.70.060 Community Development Director must find that

A. **The use complies with the objective provisions of statutes, ordinances, regulations, and other fixed standards, including, the city's general plan, municipal code, and policies and improvement standards of the city and the state. The Community Development Director's exercise of such authority is ministerial and shall be limited to causing compliance with such statutes, ordinances, regulations, and other fixed standards. The Community Development Director's will have no discretionary authority in the administrative approval process and**

will possess no subjective judgment over whether or how a proposed use of land will be carried out under an administrative approval. ~~The use meets the standards and requirements in this title that are specific to that use;~~

~~B. The 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;~~

~~C. The use is consistent with the General Plan;~~

~~D. The proposed location, size, design and operating characteristics of the 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.~~

17.74.050 Notices of decision.

Notices of decision of an administrative use permit shall be processed consistent with Chapter 17.70.170. In addition to Chapter 17.70.170, a copy of the written decision shall be signed and dated by the Community Development Director and mailed to each property owner within three hundred (300) feet of the subject property.

17.74.060 Appeals.

Appeals to a decision of the reviewing authority of an administrative use permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.74.070 Life of permits and extensions of time.

An administrative use permit shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced.

17.74.080 Revocation.

Revocation of an administrative use permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.74.090 Subsequent **Additional Permits.**

Development permits that may be needed for a project in addition to an administrative use permit shall be considered in a manner consistent with the site plan review permit process. If there is a change in the proposed development, a new administrative use application shall be submitted.

Chapter 17.76

TEMPORARY USE PERMITS

Sections:

17.76.010	Purpose.
17.76.020	Temporary uses exempt from permit requirements.
17.76.030	Temporary use permit required.
17.76.040	Development standards.
17.76.050	Temporary improvements on a site.
17.76.060	Findings.
17.76.070	Conditions.

17.76.010 Purpose.

A temporary use permit provides a mechanism for administrative **non-discretionary** review and determination for proposed and qualifying short term uses and activities to ensure that such activities are consistent with the **objective standards of** the general plan and the provisions of this title.

17.76.020 Temporary uses exempt from permit requirements.

The following temporary activities and uses are allowed by right and expressly exempt from the requirement of first obtaining a temporary use permit, provided they conform to the ~~listed~~ **City's** development standards:

- A. Construction yards, storage sheds, and construction offices (on site) in conjunction with an approved construction project where the yard, shed, **and/or office** are located on the same site as the approved project.
- B. Emergency public health and safety facilities established by a public agency.
- C. Entertainment and assembly events held within auditoriums, stadiums, or other public assembly facilities, provided the proposed use is consistent with the intended use of the facility.
- D. Entertainment and assembly events as part of an allowed permanent use (e.g., race at a raceway).
- E. Events held exclusively on city property and that are in conjunction with the city use.
- F. Events held exclusively at a school site that are in conjunction with the school use.
- G. Events held exclusively on religious institution or facility site and that are in conjunction with that religious institution or facility use.

H. Garage and yard sales held on private property.

I. Outdoor promotional events and seasonal sales related to an existing business with temporary outdoor display and sales of merchandise and seasonal sales in conjunction with an established commercial business that holds a valid business license and is in compliance with the development standards of this title.

J. Storage containers not in conjunction with an approved construction project when located on in a residential zone district for periods less than seventy-two (72) hours or when located in nonresidential zone district for periods less than forty-five (45) days.

K. Outdoor sales operating in front of an established commercial business by a bonified charity organization with a recognized as a 501(c)(3) organization by the Internal Revenue Service, i.e. eligible to receive tax-deductible contributions. (i.e. Girl Scout Cookie Sales)

L. Residential lemonade stands and the like, , with gross sales less than \$1,000 annually.

CHARITABLE ORGANIZATION: An organization recognized as a 501(c)(3) organization by the Internal Revenue Service, i.e. eligible to receive tax-deductible contributions.

17.76.030 Temporary use permit required.

The following temporary activities and uses may be allowed, subject to the issuance of a temporary use permit prior in accordance with this chapter and Chapter 17.70:

A. Any use listed in Table 17.08.020 or Table 17.08.030 that is identified as a temporary use.

B. Construction yards, storage sheds, and construction offices (off site) in conjunction with an approved construction project, where the yard, shed, or office is located on a site different from the site of the approved construction project.

C. Entertainment and assembly events, including carnivals, circuses, concerts, fairs, festivals, food events, fundraisers, haunted houses, outdoor entertainment/sporting events, and similar events designed to attract large crowds and when not otherwise part of or consistent with a permitted use (e.g., race at a raceway).

D. Farmers markets.

E. Temporary sales, including swap meets, flea markets, rummage sales, and similar events in locations not specifically designed for such events.

F. Seasonal sales occurring outdoors when not related to an existing business.

G. Temporary sales offices.

H. Temporary land uses on unimproved or partially improved sites in a zoning district that allows that land use on a permanent basis.

I. Temporary community food banks.

J. Other temporary activities that the Community Development Director determines, **when applying objective factors**, are similar in nature and intensity to those identified above.

17.76.040 Development standards.

Standards for height, off street parking spaces, setbacks, and other structure and property development standards that apply to the category of use or the zoning district of the subject parcel

shall apply to all temporary activities. ~~The Community Development Director may waive requirements for long term improvements that exceed the duration of the temporary use, including, but not limited to, landscaping and paving of parking lots.~~

17.76.050 Temporary improvements on a site.

A. Improvement to property at a level less than what is required by this title may be allowed to support temporary operations on the property yet still ensure public health, safety, and general welfare. This allowance shall not be used to circumvent or deviate from the requirements for public improvements required at the time of subdivision of property.

B. The allowance described in Subsection A shall be conducted through the temporary use permit process. The permit shall clearly identify what improvements are to be completed and what requirements are being waived for a limited period of time, as well as the time period for which the permit is valid. A temporary use permit allowing improvements less than required shall only be approved if the improvements to be completed are those minimally necessary to ensure public health, safety, and welfare

C. At the conclusion of the period authorized by the temporary use permit, either the property shall be brought into compliance with the requirements of this title or use of the property shall cease.

17.76.060 Findings.

The reviewing authority shall make all of the following findings to approve or conditionally approve a temporary use permit:

1. The use is a temporary use and will be limited to the specific duration of time that is identified in the temporary use permit.

2. **The use complies with the objective provisions of applicable statutes, ordinances, regulations, and other fixed standards, including, the city's general plan, municipal code, and policies and improvement standards of the city and the state. The Community Development Director's exercise of such authority is ministerial and shall be limited to causing compliance with such statutes, ordinances, regulations, and other fixed standards. Should, however, the Community Development Director determine that substantial evidence illustrates that a proposed project will have a significant impact on the environment, the Community Developer Director will evaluate the project in accordance with the California Environmental Quality Act and shall possess discretionary authority to impose upon the project conditions and requirements mitigating the project's impacts to less-than-significant.** ~~The temporary use will not function or be located in a manner that restricts access to required parking areas.~~

4. Approved measures for the removal of the use and site restoration have been required to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by this title.

5. The approval includes provisions to ensure that each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use.

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~~6. The use is consistent with the general plan, applicable specific plans, and the provisions of this title.~~

~~17.76.070 Conditions.~~

~~The Community Development Director may place conditions on the temporary use permit, including, but not limited to, buffers, hours of operation, maintenance, lighting, improvements, parking, performance guarantees, property maintenance, signs, surfacing, time limits, and traffic circulation. Conditions must be deemed reasonable and necessary to protect the health, safety, or general welfare.~~

Chapter 17.78

HOME OCCUPATION PERMITS

Sections:

- 17.78.010 Purpose.**
- 17.78.020 Permit required.**
- 17.78.030 Application.**
- 17.78.040 Prohibited home occupation uses.**
- 17.78.050 Operating standards.**
- 17.78.060 Life of permits and extensions of time.**
- 17.78.070 No transferability.**
- 17.78.080 Revocation.**

17.78.010 Purpose.

The provisions of this chapter provide for the conduct of home occupations that are incidental to and compatible with surrounding residential uses. A home occupation represents a commercial activity by the occupant of the dwelling.

17.78.020 Permit required.

Home occupations shall not commence without first obtaining a home occupation permit, except as provided below:

A. A home occupation permit shall not be required for an in-home educational activity, including but not limited to music lessons, academic tutoring, swimming lessons, or religious instruction, provided that no more than five students are present at any one time, and the activity complies with all of the operating standards in Section 17.78.040.

17.78.030 Application.

Applications for a home occupation permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

17.78.040 Prohibited home occupation uses.

A. The following uses are, without limitation, example of land uses that are not incidental to nor compatible with residential activities in residential zones, and are prohibited as home occupations:

1. Barbershop, hair salon, nail care, massage therapy, or day spa
2. Fortune telling
3. Kennel or animal boarding

4. Laboratory, general or medical
 5. Mini-warehouse or self-storage facility
 6. Motor vehicle repair or service, minor or major
 7. Office; medical, dental, or optometry
 8. Pet grooming
 9. Repair shop, large appliance or equipment
 10. Specialty construction or trade service where construction activities take place at the site
 11. Tattooing or body art
 12. Any other use determined by the Community Development Director to be not incidental nor compatible with residential activities.
- B. A home occupation permit may be denied if the Community Development Director finds that land use proposed for a home occupation is listed in this section, or that **there is substantial evidence that the** land use **will create a significant impact to the environment.** ~~is not incidental nor compatible with residential activities.~~

17.78.050 Operating standards.

- A. A home occupation shall comply with all of the following operating standards:
1. A home occupation shall not alter the appearance of the dwelling unit as seen from any public right-of-way.
 2. There shall be no displays on the premises.
 3. There shall be no signs other than those allowed by Chapter 17.56.
 4. There shall be no advertising in any publication, on the internet, or otherwise, that identifies the home occupation by street address.
 5. The home occupation shall be confined to one room located within the dwelling. A portion of a garage or carport may be used for home occupation purposes if it does not prevent the garage or carport from being used for parking of vehicles. Horticulture activities may be conducted outdoors within the rear of the lot only.
 6. Only one vehicle no larger than a three-quarter ton truck may be used by the occupant directly or indirectly in connection with a home occupation.
 7. The home occupation shall not encroach into any required parking, setback or open space areas.
 8. There shall be no use of mechanical equipment not recognized as being part of a normal household or hobby use.
 9. Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises.
 10. Utility consumption shall not exceed normal residential usage.

11. The home occupation shall not create or cause noise, dust, light, vibration, odor, gas, fumes, toxic/hazardous materials, smoke, glare or electrical interference or other hazards or nuisances to an extent that would exceed the conditions of normal residential activities.

12. Only the occupants of the dwelling may be engaged in the home occupation, except as specifically modified by other sections of this title.

13. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises at a frequency of more than three deliveries per week of a package or packages weighing less than one hundred (100) pounds.

14. The home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the land use district in which it is located.

15. No home occupation shall commence until a current business license is obtained, pursuant to this ~~title~~ **Municipal Code**.

16. No more than one (1) home occupation shall be located within a dwelling unit at one time.

17. If the home occupation is to be conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to the submittal for a home occupation permit.

18. No space shall be rented out to others in association with a home occupation.

19. A home occupation that is a cottage food operation shall meet the requirements of Section 17.60.050.

~~B. The Community Development Director may require additional operating standards when approving the home occupation permit if deemed necessary to carry out the intent of this title.~~

C. A home occupation permit may be denied if the Community Development Director finds that there is a failure or inability to meet one or more of the operating standards of this section.

17.78.060 Life of permits and extensions of time.

The initial life and subsequent extensions of time for home occupation permits are stated in Sections 17.70.240 and 17.70.250.

17.78.070 No transferability.

A. Notwithstanding Section 17.70.210, if property ownership changes on property subject to a valid home occupation permit, the home occupation permit shall not be transferable to a new property owner.

B. If the holder of a valid home occupation permit relocates to another site, the home occupation shall not transfer to the new site. A new home occupation permit shall be approved before the use may continue at the new site.

17.78.080 Revocation.

A home occupation permit may be revoked or modified in accordance with Section 17.70.230 if any one of the following findings are made:

~~A. The home occupation has become detrimental to the public health, safety or traffic, or constitutes a nuisance;~~

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- A. The home occupation permit was obtained by misrepresentation or fraud;
- B. The condition of the premises, or the area of which it is a part, has changed so that the home occupation is no longer justified under the meaning and intent of this title;
- C. One or more of the operating standards of the home occupation permit have not been met;
- D. The home occupation violates Federal, State, or local statute, ordinance, law, or regulation.

Chapter 17.80

CONDITIONAL USE PERMITS

Sections:

- 17.80.010 Purpose.**
- 17.80.020 Application procedure.**
- 17.80.030 Findings.**
- 17.80.040 Conditions of approval.**
- 17.80.050 Notice of decision.**
- 17.80.060 Appeals.**
- 17.80.070 Life of permits and extensions of time.**
- 17.80.080 Revocation.**
- 17.80.090 Subsequent Permits.**

17.80.010 Purpose.

In certain districts, conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special considerations so that they may be located in a proper zoning district in order that the objectives of this title are satisfied and the conditional use is compatible with the permitted uses in the zoning district.

17.80.020 Application procedure.

Applications for a conditional use permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

17.80.030 Findings.

A. Before a conditional use permit can be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;
2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;
3. The proposed use is consistent with the general plan;
4. There will not be significant effects upon the quality of the environment and natural resources;
5. The proposed location, size, design and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

B. A conditional use permit may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.80.040 Conditions of approval.

The reviewing authority may place conditions of the approval on the conditional use permit that **are needed for the required findings to be made or which** promote the public interests, health, safety, convenience or welfare of the city or that mitigate any impacts to surrounding properties.

17.80.050 Notice of decision.

A notice of decision of a conditional use permit shall be processed consistent with Chapter 17.70.

17.80.060 Appeals.

Appeals to a decision of the reviewing authority of a conditional use permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.80.070 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a conditional use permit shall be per Chapter 17.70, except that when any conditional use permit that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the conditional use permit shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the conditional use permit.

17.80.080 Revocation.

Revocation of an approved conditional use permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.80.090 Other Permits.

Other development permits required for the project shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.82

PLANNED UNIT DEVELOPMENT PERMITS

Sections:

- 17.82.010 Purpose.**
- 17.82.020 Application Procedure.**
- 17.82.030 Allowed planned unit developments.**
- 17.82.040 Prohibited planned unit developments.**
- 17.82.050 Site area.**
- 17.82.060 Findings.**
- 17.82.070 Conditions of approval.**
- 17.82.080 Notice of decision.**
- 17.82.090 Appeals.**
- 17.82.100 Life of permits and extensions of time.**
- 17.82.110 Revocation.**
- 17.82.120 Subsequent permits.**

17.82.010 Purpose.

Planned unit developments (PUDs) are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the city that otherwise might not be possible by strict adherence to the provisions of this title. In certain instances, the objectives of this title may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone districts prescribed by this title.

17.82.020 Application Procedure.

A. Applications for a planned unit development (PUD) permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

B. In addition to the standard application information required by the Community Development Director, the Site Plan Review **Community Development Director**, after reviewing the site plan of the proposed PUD, shall list any unique, additional information necessary to review a proposed PUD in the Site Plan Review process.

17.82.030 Allowed planned unit developments.

A planned unit development may be utilized to achieve one or more of the following objectives:

A. To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary.

- B. To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
- C. To permit the lot patterns on size, shape, and layout that would otherwise not be permitted by the standards of the zone district in which the site is located;
- D. To modify the required building setbacks, distances between structures, and landscaped areas that would otherwise be required by this title
- E. To permit variations to the standard local street cross-sections;
- F. To permit private streets and gated neighborhoods;
- G. To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts; and
- H. To reduce the amount of required parking spaces when spaces are shared among multiple land uses.

17.82.040 Prohibited planned unit developments.

A planned unit development is prohibited from being used to achieve one or more of the following:

- A. To add land uses that are not otherwise permitted in the zone district in which the PUD is located;
- B. To increase residential densities beyond the maximum allowed by the General Plan;
- C. To modify sign standards or provisions in Chapter 17.56; or
- D. To modify parking and loading standards or provisions in Chapter 17.54, except as stated in Section 17.82.030.

17.82.050 Site area.

- A. The minimum site area for a planned unit development shall be five (5) acres, except that there shall be no minimum site area requirements if the site is an infill development site.
- B. The site area may be made up of more than one parcel, however all parcels in the site area shall be contiguous.

17.82.060 Findings.

A. Before a planned unit development (PUD) permit can be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The location and design of the PUD is in accordance with the purpose of this title;
2. The PUD is being proposed to achieve one or more of the objectives identified in Section 17.82.030;
3. The location and design of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity;
4. The location and design of the PUD will not generate more traffic than the streets in the vicinity can carry without congestion, and will not overload utilities;

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

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

B. A PUD may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.82.070 Conditions of approval.

The reviewing authority may place conditions of the approval on the planned unit development permit that **are needed for the required findings to be made or which** promote well-planned neighborhoods, protect the public interests, health, safety, convenience or welfare of the city or that mitigate any impacts to surrounding properties.

17.82.080 Notice of decision.

A notice of decision of a planned unit development permit shall be processed consistent with Chapter 17.70.

17.82.090 Appeals.

Appeals to a decision of the reviewing authority of a planned unit development permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.82.100 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a planned unit development use permit shall be per Chapter 17.70, except that when any planned unit development permit that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the conditional use permit shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the planned unit development permit.

17.82.110 Revocation.

Revocation of an approved planned unit development permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.82.120 Subsequent permits.

Subsequent development permits associated with a planned unit development permit shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.84

VARIANCES AND MINOR DEVIATIONS

Sections:

- 17.84.010 Purposes.**
- 17.84.020 Prohibited variances or minor deviations.**
- 17.84.030 Application procedure.**
- 17.84.040 Minor deviation findings.**
- 17.84.050 Variance findings.**
- 17.84.060 Notice of decision.**
- 17.84.070 Appeals.**
- 17.84.080 Life of permits and extensions of time.**
- 17.84.090 Revocation.**
- 17.84.100 Subsequent permits.**

17.84.010 Purposes.

This section allows variances and minor deviations from the development standards of this title when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district.

17.84.020 Prohibited variances or minor deviations.

A variance or minor deviation may be granted to waive or modify any development standard of this title except to:

- A. Allow a land use not otherwise allowed in the zone district;
- B. Increase the maximum allowed residential density;
- C. Waive a specifically identified prohibition; or
- D. Waive or modify a procedural requirement.

17.84.030 Application procedure.

Applications for a variance or minor deviation shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

17.84.040 Minor deviation findings.

A. Before a minor deviation may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The minor deviation is for the adjustment of an objective development standard;
2. The minor deviation would allow an adjustment to an objective development standard of not more than ten (10) percent.
3. The minor deviation is consistent with the purposes of this title.
4. The minor deviation will be consistent with the General Plan.

B. A minor deviation may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

C. Any application for a minor deviation that exceeds ten (10) percent of the development standard requirement shall be processed as a variance.

17.84.050 Variance findings.

A. Before a variance may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity that are in the same zone district;
2. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity and that are in the same zone district and denied to the property for which the variance is sought;
3. The variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located;
4. The variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and that are in the same land use district in which such property is located;
5. The variance does not allow a use or activity which is prohibited in the zone district where the property is located; and
6. The variance is consistent with the purposes of this title.
7. The variance will be consistent with the general plan.

B. A variance may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.84.060 Notice of decision.

A notice of decision of a variance or minor deviation shall be processed consistent with Chapter 17.70.

17.84.070 Appeals.

A. Appeals to a decision of the reviewing authority of a variance or minor deviation shall be submitted and processed consistent with the procedures in Chapter 17.70.

B. When a minor deviation is appealed, the variance findings in Section 17.84.050 shall apply to the appeal of the minor deviation.

17.84.080 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a variance or minor deviation shall be per Chapter 17.70, except that when any variance that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the variance or minor deviation shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the variance or minor deviation.

17.84.090 Revocation.

Revocation of an approved variance or minor deviation shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.84.100 Subsequent permits.

Subsequent development permits associated with a variance or minor deviation shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.86

ZONING ORDINANCE AMENDMENTS

Sections:

- 17.86.010 Purpose.**
- 17.86.020 Application Procedure.**
- 17.86.030 Findings.**
- 17.86.040 Notice of decision.**
- 17.86.050 Appeals.**
- 17.86.060 Life of permits and extensions of time.**
- 17.86.070 Revocation.**
- 17.86.080 Subsequent permits.**

17.86.010 Purpose.

The purpose of this section is to provide a uniform procedure for amending the text of this title or the boundaries of the Zoning Map prescribed in this title. This title may be amended by changing the boundaries of districts or by changing any other provision thereof by following the procedure set forth in this chapter.

17.86.020 Application Procedure.

A. Applications for amendment to this title shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

B. An amendment or change to the boundaries of a zone district on the Zoning Map (zone change) may only be filed by a property owner or authorized agent of land that is affected by the proposed amendment, or by the City Council or Planning Commission.

C. An amendment or change to the text of this title (text amendment) may only be initiated by the City Council or the Planning Commission. Either authority may initiate such an amendment or change upon a written request by the Community Development Director or upon a written request with application fee by an interested person.

17.86.030 Findings.

A. Before a zone change or text amendment may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

The amendment is internally consistent with the goals, objectives, and policies of the general plan and this title;

The amendment would not be detrimental to the public health, safety, or welfare of the community;

The amendment would maintain the appropriate balance of land uses within the city;

The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

B. A zone change or text amendment may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.86.040 Notice of decision.

A notice of decision of a zone change or text amendment shall be processed consistent with Chapter 17.70.

17.86.050 Appeals.

The decision of the City Council regarding a zone change or text amendment is final.

17.86.060 Life of permits and extensions of time.

A zone change or text amendment is final upon its effective date and does not expire.

17.86.070 Revocation.

A zone change or text amendment may not be revoked, except by filing a new application in accordance with Chapter 17.70.

17.86.080 Subsequent permits.

Subsequent development permits associated with a zone change or text amendment shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.88

GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS

Sections:

- 17.88.010 Purpose.**
- 17.88.020 Application process.**
- 17.88.030 Frequency of general plan amendments.**
- 17.88.040 Findings.**
- 17.88.050 Notice of decision.**
- 17.88.060 Appeals.**
- 17.88.070 Life of permits and extensions of time.**
- 17.88.080 Revocation.**
- 17.88.090 Subsequent permits.**

17.88.010 Purpose.

The purpose of a general plan amendment is to allow for modifications to the Hanford General Plan text (e.g., goals, policies, or implementation programs), the General Plan Land Use Map, the General Plan Circulation Map, or other elements of the Hanford General Plan. The purpose of a specific plan amendment is to adopt a new or modify an existing, approved specific plan.

17.88.020 Application process.

- A. Applications for a general plan or specific plan amendment shall be filed and processed pursuant to the applicable sections of Chapter 17.70.
- B. A general plan amendment affecting the General Plan Land Use Map or other map in the General Plan may be filed by a property owner or authorized agent of land that is affected by the proposed amendment.
- C. A specific plan amendment may be filed by a property owner or authorized agent of land that is affected by the proposed amendment.
- D. A general plan or specific plan amendment may be initiated by the City Council or the Planning Commission. Either authority may initiate such an amendment upon a written request by the Community Development Director or upon a written request with application fee by an interested person.

17.88.030 Frequency of general plan amendments.

Pursuant to Government Code Section 65358, no mandatory element of the General Plan may be amended more frequently than four times during any calendar year. Subject to that limitation, an amendment may be made at any time and may include more than one change to the General Plan.

17.88.040 Findings.

A. Before a general plan or specific plan amendment may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The amendment is internally consistent with the goals, objectives, and policies of the General Plan;
2. The amendment would not be detrimental to the public health, safety, or welfare of the community;
3. The amendment would maintain the appropriate balance of land uses within the city;
4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

B. A general plan or specific plan amendment shall be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.88.050 Notice of decision.

A notice of decision of a general plan or specific plan amendment shall be processed consistent with Chapter 17.70.

17.88.060 Appeals.

The decision of the City Council regarding a general plan or specific plan amendment is final.

17.88.070 Life of permits and extensions of time.

A general plan or specific plan amendment is final upon its effective date and does not expire.

17.88.080 Revocation.

A general plan or specific plan amendment may not be revoked, except by filing a new application in accordance with Chapter 17.70.

17.88.090 Subsequent permits.

Subsequent development permits associated with a general plan or specific plan amendment shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.90

NONCONFORMING USES, STRUCTURES, AND LOTS

Sections:

- 17.90.010 Purpose.**
- 17.90.020 Applicability.**
- 17.90.030 Nonconforming uses.**
- 17.90.040 Nonconforming structures.**
- 17.90.050 Nonconforming lots.**
- 17.90.060 Discontinuance of nonconforming uses.**
- 17.90.070 Expansion or reestablishment with conditional use permit.**
- 17.90.080 Restoration of damaged nonconforming structures.**
- 17.90.090 Removal of certain nonconforming uses and structures.**
- 17.90.100 Effect of eminent domain.**
- 17.90.110 Change of Nonconforming Uses.**

17.90.010 Purpose.

Within the zones established by this title, there exist uses, structures, and lots which were lawful before this title was adopted or amended, but which would now be prohibited under the terms of this title or its future amendments. It is the intent of this title to permit these nonconforming uses **structures, and lots** to continue until they are terminated, but not to encourage their expansion. ~~To avoid undue hardship, nothing in this Chapter shall be deemed to require a change in the plans, construction, or designated use of any building where a building permit has been issued prior to the effective date of this title, provided such permit is diligently carried to completion.~~

17.90.020 Applicability.

This Chapter applies to uses, structures, and lots that were lawful when they were commenced, constructed, or created, but that do not comply with one or more applicable provisions of this title. This Chapter does not apply to nonconforming signs, which are instead subject to the requirements of Chapter 17.56.

17.90.030 Nonconforming uses.

A. A use shall be deemed nonconforming if it was lawfully commenced prior to the adoption or amendment of this title, but which now does not conform to the use regulations of this title applicable to uses.

B. A use shall be deemed nonconforming if it was lawfully commenced while under the jurisdiction of Kings County, but which, after annexation of the site into the City, does not conform to the use regulations of this title.

C. No use shall be deemed nonconforming if it was lawfully commenced and the only provision of this title not being met is the provision of the minimum amount of on-site parking or loading area.

17.90.040 Nonconforming structures.

A. A structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures.

B. Except as provided in this Chapter, no nonconforming structure shall be moved, altered, or enlarged so as to increase the amount of floor space or increase the difference between actual conditions and required standards regulating coverage, front yards, side yards, rear yards, height of structures, or distances between structures prescribed in the applicable regulations of this title, unless required by law or unless the moving, alteration or enlargement will result in the compliance of the structure with this title.

C. No structure partially occupied by a nonconforming use shall be moved, altered or enlarged in such a way as to permit the enlargement of the space occupied by the nonconforming use.

D. Routine maintenance and repairs may be performed on a nonconforming structure.

E. No new structure will be allowed if it will contribute to a nonconforming use, except in accordance with Section 17.90.070.

17.90.050 Nonconforming lots.

A. A lot shall be deemed nonconforming if it was legally created in accordance with the State Subdivision Map Act prior to the adoption or amendment of this title, but which, does not meet all of the provisions, standards, and requirements of this title applicable to lots.

B. A nonconforming lot shall not be subdivided, nor its lot lines adjusted, unless the subdivision or lot line adjustment brings the lot into conformance with the provisions, standards, and requirements of this title applicable to lots or reduces the difference between actual conditions and required standards while not creating a new nonconforming use or structure.

C. A nonconforming lot may be used for any use allowed in the zone district in which it is located.

D. A structure conforming to the provisions of this title may be constructed on a nonconforming lot.

17.90.060 Discontinuance of nonconforming uses.

A. Whenever a nonconforming use has been abandoned, discontinued, or changed to a conforming use for a continuous period of six months, the nonconforming use shall not be reestablished, and the use of the structure or site thereafter shall be in conformity with the regulations for the zone district in which it is located.

B. An agricultural crop production use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the agricultural crop production use shall not increase.

C. An animal raising use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the animal raising use (i.e. type and number of animals) shall not change or increase. The provisions for abandonment or discontinuance shall not apply.

17.90.070 Expansion or reestablishment with conditional use permit.

A. A nonconforming use may be expanded by up to ten (10) percent of its existing floor area if a conditional use permit is granted, in accordance with Chapter 17.80. The expansion of a nonconforming use or structure may be allowed only one (1) time per use.

B. A nonconforming use that has been abandoned or discontinued for a period of more than six (6) months, but less than eighteen (18) months, may be reestablished if a conditional use permit is granted, in accordance with Chapter 17.80.

17.90.080 Restoration of damaged nonconforming structures.

A. Whenever a nonconforming structure or a structure used for a nonconforming use is **damaged** by fire or other calamity to the extent of seventy-five (75) percent or more of its structural mass, or has been voluntarily razed, or is required by law to be razed, the structure may not be restored, except in full compliance the requirements of this title for the zoning district in which it is located and the nonconforming use shall not be resumed.

B. If **damage** of the nonconforming structure is to an extent less than seventy-five (75) percent of the structural mass, the structure may be rebuilt and reused in its nonconforming status. The percentage of structural mass destroyed shall be determined by the building official.

C. Within one (1) year from **the event causing damage**, the following may be reconstructed upon the approval of a conditional use permit, in accordance with Chapter 17.80:

1. A nonconforming single- or multi-family residential structure or use when located in a residential zone district.

2. A nonconforming commercial structure or use when located in a commercial or industrial zone district.

17.90.090 Removal of certain nonconforming uses and structures.

A. Upon receipt of a violation, the following shall be removed with thirty (30) days, unless an alternative deadline is specified in the violation notice:

B. A nonconforming use that does not occupy a structure or is using a structure having an assessed valuation of less than one thousand (1,000) dollars shall be discontinued and completely removed or converted to a conforming status.

C. Existing fences, walls and hedges that do not conform to the provisions of this title governing the placement of fences, walls and hedges in relation to street intersections or encroachment into the public right-of-way, shall be removed or modified to conform to the provisions of this title.

17.90.100 Effect of eminent domain.

- A. If the area of the lot is reduced by eminent domain, the provisions for nonconforming lots and structures shall apply, but the provisions for nonconforming uses shall not apply.
- B. If a required yard or setback area is reduced or eliminated by eminent domain, any affected building or structure shall be deemed nonconforming; provided, however, such building or structure may be structurally altered so long as such alterations comply with all the other requirements of the zoning district.
- C. If any required parking space on a lot is reduced or eliminated by eminent domain, the use shall not be deemed nonconforming solely because of lack of required parking spaces.

17.90.110 Change of Nonconforming Uses.

- A. A nonconforming use may be changed to another nonconforming use upon approval of a conditional use permit, in accordance with Chapter 17.80.
- B. A conditional use permit to change from one nonconforming use to another nonconforming use may only be granted if all of the following findings are made by the approving authority:
 - 1. The proposed use will not alter the character of the zone district in which it is proposed to be located to any greater extent than the existing or preexisting nonconforming use;
 - 2. The proposed use will not create more vehicular traffic than the volume created by the existing or preexisting nonconforming use;
 - 3. The proposed use will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable matter than the amount created by the existing or preexisting nonconforming use; and
 - 4. The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

Chapter 17.92

REASONABLE ACCOMMODATION

Sections:

17.92.010	Purpose.
17.92.020	Definitions.
17.92.030	Reasonable accommodation request.
17.92.040	Notice to the public of availability of accommodation process.
17.92.050	Requesting reasonable accommodation.
17.92.060	Medical information.
17.92.070	Application requirements.
17.92.080	Jurisdiction.
17.92.090	Findings for reasonable accommodation.
17.92.100	Appeals.
17.92.110	Fee.
17.92.120	Stay of enforcement.

17.92.010 Purpose.

In order to make specific housing available to one or more individuals with disabilities, this chapter implements the policy of the city on requests for reasonable accommodation in its rules, policies, and procedures for persons with disabilities as required by the Fair Housing Act, as amended, 42 U.S.C. Section 3604(f)(3)(B). The policy of the city is to comply fully with the provisions of the Fair Housing Act.

17.92.020 Definitions.

- A. “Fair Housing Act” means The Federal Fair Housing Amendments Act of 1988, as amended.
- B. “Applicant” means any person with disabilities or their representative that is requesting a reasonable accommodation pursuant to this chapter.
- C. “Department” means the Community Development Department of the City of Hanford.
- D. “Dwelling” means any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof.

E. “Person with disabilities” means any person who, as defined by applicable federal law, has a physical or mental impairment that limits one or more major life activities or anyone who is regarded as having such impairment; or anyone who has a record of such impairment.

17.92.030 Reasonable accommodation request.

A. Any person with disabilities and eligible under the Fair Housing Act or their representative may request a reasonable accommodation with respect to the various land use or zoning laws, rules, policies, practices and/or procedures of the city as provided by the Fair Housing Act pursuant to the procedures set out in this chapter.

B. Nothing in this chapter requires persons with disabilities or operators of group homes for persons with disabilities acting or operating in accordance with applicable zoning, licensing or land use laws or practices to seek reasonable accommodation under this chapter.

17.92.040 Notice to the public of availability of accommodation process.

The Department shall prominently display a notice at the counter in the Community Development Department and Finance Department advising that persons with disabilities or their representatives may request a reasonable accommodation in accordance with the procedures established in this chapter.

17.92.050 Requesting reasonable accommodation.

A. A request by an applicant for reasonable accommodation relating to land use or zoning rules, policies, practices and/or procedures may be made orally or in writing. The Department will assist the applicant with furnishing the Department all information necessary for processing the reasonable accommodation request, including that information which the Department deems necessary to complete a reasonable accommodation request.

B. The Department will provide the assistance necessary to an applicant in making a request for reasonable accommodation. The Department will provide the assistance necessary to any applicant wishing to appeal a denial of a request for reasonable accommodation to ensure the process is accessible to the applicant. The applicant is entitled to be represented at all stages of the proceedings identified in this chapter by a person designated by the applicant.

17.92.060 Medical information.

A. Should the information provided by the applicant to the Department include medical information or records of the applicant, including records indicating the medical condition, diagnosis or medical history of the applicant, the applicant may, at the time of submitting such medical information, request that the department, to the extent allowed by law, treat such medical information as confidential information of the applicant.

B. Medical Information. The Department shall provide written notice to the applicant of any request received by the Department for disclosure of the medical information or documentation which the applicant has previously requested be treated as confidential by the Department. The Department will cooperate with the applicant, to the extent allowed by law, in actions initiated by the applicant to oppose the disclosure of such medical information or documentation.

17.92.070 Application requirements.

A. The applicant shall submit a request for reasonable accommodation in a form acceptable to the Department. The application shall include the following information:

1. The applicant's name, address and telephone number;
2. The address of the property for which the request is being made;
3. The name and address of the property owner, and the owner's written consent to the application;
4. The current actual use of the property;
5. The basis for the claim that the individual is considered disabled under the fair housing laws: identification and description of the disability which is the basis for the request for accommodation, including current, written medical certification and description of disability and its effects on the person's medical, physical or mental limitations;
6. The rule, policy, practice and/or procedure of the city for which the request for accommodation is being made, including the zoning code regulation from which reasonable accommodation is being requested;
7. The type of accommodation sought;
8. The reason(s) why the accommodation is reasonable and necessary for the needs of the disabled person(s). Where appropriate, include a summary of any potential means and alternatives considered in evaluating the need for the accommodation;
9. Copies of memoranda, correspondence, pictures, plans or other background information reasonably necessary to reach a decision regarding the need for the accommodation; and

B. If the project for which the reasonable accommodation is being requested also requires some other discretionary permit per this title or Title 16 (Subdivisions), then the reasonable accommodation request shall be acted on before proceeding with the public hearing for the discretionary permit applications.

17.92.080 Jurisdiction.

A. The community development director shall have the authority to consider and act on requests for reasonable accommodation. When a request for reasonable accommodation is filed with the department, it will be referred to the director/designee for review and consideration. The community development director shall issue a written determination within thirty (30) days of the date of receipt of a completed application and may (1) grant the accommodation request, or (2) deny the request, in accordance with federal law. Any such denial shall be in writing and shall state the grounds therefore. All written determinations shall give notice of the right to appeal and the right to request reasonable accommodation in the appeals process. The notice of determination shall be sent to the applicant by certified mail, return receipt requested and by regular mail.

B. Requests for Additional Information. If reasonably necessary to reach a determination on the request for reasonable accommodation, the director/designee may, prior to the end of said thirty (30) day period, request additional information from the applicant, specifying in detail what information is required. The applicant shall have fifteen (15) days after the date of the request for additional information to provide the requested information. In the event a request for additional

information is made, the thirty (30) day period to issue a written determination shall be stayed. The Community Development Director shall issue a written determination within thirty (30) days after receipt of the additional information. If the applicant fails to provide the requested additional information within said fifteen (15) day period, the Community Development Director shall issue a written determination within thirty (30) days after expiration of said fifteen (15) day period.

17.92.090 Findings for reasonable accommodation.

A. A determination on the following findings shall be made before any action is taken to approve or deny a request for reasonable accommodation and must be incorporated into the record relating to such approval or denial:

1. Whether the housing that is the subject of the request for reasonable accommodation will be used by one or more persons with disabilities protected under federal fair housing laws;
2. Whether the accommodation requested may be necessary to afford one or more persons with disabilities equal opportunity to use and enjoy a specific dwelling;
3. Whether the requested accommodation would require a fundamental alteration to the city's zoning scheme;
4. Whether the requested accommodation would impose undue financial or administrative burdens on the city.

B. A request for a reasonable accommodation shall not be denied for reasons which violate the provisions of the Fair Housing Act. This ordinance does not obligate the city to grant any accommodation request unless required by the provisions of the Fair Housing Act or applicable California state law.

17.92.100 Appeals.

A. The applicant may appeal the decision within thirty (30) days of the date the mailing of the decision to the applicant.

B. Appeals shall contain a statement of the grounds for the appeal.

C. If an applicant needs assistance in appealing a decision, the department will provide the assistance necessary to ensure that the appeal process is accessible to the applicant. All applicants are entitled to be represented at all stages of the appeal proceeding by a person designated by the applicant.

D. Appeals shall be to the City Council. The Council or its designee shall hear the matter and render a determination as soon as reasonably practicable, but in no event later than thirty (30) days after an appeal has been filed. All determinations on appeal shall address and be based upon the findings identified in Section 17.92.090 and shall be consistent with the Fair Housing Act.

E. An applicant may request reasonable accommodation in the procedure by which an appeal will be conducted.

17.92.110 Fee.

There shall be no fee imposed in connection with a request for reasonable accommodation under the provisions of this chapter or an appeal of the decision. Nothing in this chapter obligates the city to pay an applicant's attorneys' fees.

17.92.120 Stay of enforcement.

While an application for reasonable accommodation or appeal of said application is pending before the city, the city will not enforce the subject zoning ordinance against the applicant.

Chapter 17.94

ENFORCEMENT

Sections:

17.94.010	Purpose.
17.94.020	Issuance of permits, certificates and licenses.
17.94.030	Code Enforcement Officer defined.
17.94.040	Duties of the Code Enforcement Officer.
17.94.050	Infraction.
17.94.053	Public Nuisance.
17.94.057	Abatement.
17.94.060	Issuance of administrative citation.
17.94.070	Service of administrative citation.
17.94.080	Proof of service of administrative citation.
17.94.090	Abatement work—Extension of time.
17.94.100	Fines assessed.
17.94.110	Appeal of administrative citation.
17.94.120	Performance of abatement – City authority.
17.94.130	Entering property for abatement work.
17.94.140	Dangerous nuisance—Immediate abatement.
17.94.150	Administrative and abatement costs.
17.94.160	Costs of abatement—Record keeping.
17.94.170	Appeal of costs of abatement.
17.94.180	Notice of lien.
17.94.190	Collection of confirmed assessment.
17.94.200	Remedies of private parties.
17.94.210	Alternatives.
17.94.220	Enforcement authority.
17.94.230	Obstruction of enforcement.
17.94.240	Failure to comply.

17.94.010 Purpose.

The purpose of this chapter is to provide uniform provisions for the effective and fair enforcement of the provisions of this title.

17.94.020 Issuance of permits, certificates and licenses.

A. All officials, departments and employees of the city vested with the authority or duty to issue permits, certificates, or licenses shall comply with the provisions of this title and the rest of the Hanford Municipal Code and shall issue no permit, certificate, or license which conflicts with the provisions of this title. Any permit, certificate, or license issued in error that is in conflict with the provisions of this title shall upon its issuance be void.

B. A business license for any new business or for a new location for any existing business activity shall not be issued until the Community Development Director has determined that conduct of the business activity is not in violation of any provision of this title.

17.94.030 Code Enforcement Officer defined.

The Community Development Director, the City Engineer, the Building Official, and the Fire Marshal or their assigned designee shall be the officials responsible for the enforcement of this title, and are collectively referred to in this chapter as the Code Enforcement Officer.

17.94.040 Duties of the Code Enforcement Officer.

A. In the discharge of their duties, the Code Enforcement Officer shall have the right to enter any real property and any structure, building or other improvement located thereon for purposes of investigation and inspection, so long as the real property, and/or the structures, buildings or improvements thereon are open to the public, otherwise, entry must be with the permission of the owner or the owner's authorized agent. In the event permission cannot be obtained or is refused, entry shall be accomplished pursuant to an order or judgment of a court.

B. The Code Enforcement Officer, with the consent of the City Manager, may call upon the City Attorney to institute legal proceedings to enforce the provisions of this title, and the City Attorney is authorized to institute appropriate actions for that purpose.

C. The Hanford Police Department is also authorized to enforce the provisions of this title.

17.94.050 Infraction.

Any person or entity violating any provision of this title shall be guilty of an infraction. A person or entity shall be deemed guilty of a separate and distinct offense for each and every day a violation of this title is committed or continues to exist.

17.94.053 Public Nuisance.

Any violation of this title shall constitute a public nuisance.

17.94.057 Abatement.

Whenever the Code Enforcement Officer has inspected and finds that conditions constituting a public nuisance and/or a violation of this title exist, the city may use the procedures set forth in this chapter for the abatement of such nuisance or violation.

17.94.060 Issuance of administrative citation.

The Code Enforcement Officer shall issue an administrative citation, and serve the same in accordance with the provision of Section 17.94.070 on the landowner and the person, if other than the landowner, occupying or otherwise in apparent charge or control of the property. The administrative citation shall contain the following:

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- A. The street address and/or assessor's parcel number and location description sufficient for identification of the property on which the violation and/or public nuisance exists;
- B. A statement that the Code Enforcement Officer has determined that a violation and/or a public nuisance exists on the property, with a brief description of the conditions that render the property in violation and/or as a public nuisance and identification of the section(s) of the Hanford Municipal Code or other law or regulation violated;
- C. A statement to require the violator(s) to obtain all appropriate permits and correct the violation or abate the public nuisance within the time period identified in the administrative citation which time period shall not exceed ten (10) days from the date of service of the administrative citation, unless the City Council or the Code Enforcement Officer identifies an alternative period of time on the administrative citation;
- D. A statement advising that the disposal of material removed from the property in order to comply with the administrative citation shall be disposed of in the manner required by law;
- E. A statement advising that if the required work is not commenced within the time specified, the Code Enforcement Officer may proceed to cause the work to be done, and bill the persons named in the administrative citation for all abatement costs and administrative expenses of the city and/or levy the costs against the property by recordation of a notice of lien in accordance with Section 17.94.180 of this chapter;
- F. Amount of fine imposed for the violation(s);
- G. Explanation of how the fine shall be paid and the consequences of failure to pay the fine;
- H. Signature of the Code Enforcement Officer and the signature of the violator if the violator can be located. If the violator refuses or does not sign the administrative citation, the lack of such signature shall in no way affect the validity of the administrative citation and subsequent proceedings;
- I. A statement advising the person or persons identified in the administrative citation that they may appeal the issuance of the administrative citation in accordance with Section 17.94.110 of this chapter.

17.94.070 Service of administrative citation.

The administrative citation, and any documents related thereto shall be served by one of the following methods:

- A. Personal service; or
- B. First Class mail, postage prepaid, to each person identified at the address as it appears on the last equalized assessment roll of the county, or as otherwise known to the Code Enforcement Officer. The address of the property owner shown on the assessment roll shall be conclusively deemed to be the property address for the purpose of service of the administrative citation. Service by mail in the manner described above shall be effective on the date of mailing.
- C. The failure of the person with an interest in the property to receive any administrative citation served in accordance with this section shall not affect the validity of any proceedings taken under this chapter. If the owner of record, after diligent search cannot be found, the administrative

citation may be served by posting a copy thereof in a conspicuous place upon the property for a period of ten days.

17.94.080 Proof of service of administrative citation.

Proof of service of the administrative citation shall be documented at the time of service by a declaration under penalty of perjury executed by the person effecting service, declaring the date and manner in which service was made. If the administrative citation is published, an affidavit of publication shall be obtained from the newspaper publishing the administrative citation.

17.94.090 Abatement work—Extension of time.

Upon receipt of a written request from any person required to comply with the administrative citation, the Code Enforcement Officer may grant an extension of time within which to complete the work or abatement, if the Code Enforcement Officer determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property and if such person has begun and is diligently accomplishing the work or abatement. The Code Enforcement Officer shall have the authority to place reasonable conditions on any such extensions.

17.94.100 Fines assessed.

A. The City Council by resolution shall establish the amount of the fine to be assessed for administrative citations issued by Code Enforcement Officer.

B. If the violator or property owner fails to correct the violation, subsequent administrative citations may be issued for the same violation(s). The amount of the fine shall increase at a rate specified in the City Council resolution.

C. Payment of the fine shall not excuse the failure to correct the violation nor shall it bar further enforcement action by the city.

D. All fines assessed shall be payable to the city.

E. The failure of any person to pay a fine assessed by administrative citation within the time specified on the citation shall result in the assessment of an additional late fee to be charged. The amount of the late fee shall be ten percent of the total amount of the administrative fine owed.

F. The failure of any person to pay a fine assessed by administrative citation within the time specified on the administrative citation constitutes a debt to the city. To enforce that debt, the Code Enforcement Officer may:

1. File a claim with the small claims court;
2. Impose an assessment lien as set forth in Section 17.94.180; or
3. Pursue any other legal remedy to collect such money.

17.94.110 Appeal of administrative citation.

A. Any person receiving an administrative citation may appeal the issuance of the administrative citation to the **city manager**. The notice of appeal must be submitted on an appeal form provided by the community development director, must specify the basis for the appeal in detail, and must be filed with the community development director within ten (10) days after the date of service of the administrative citation. If the deadline falls on a weekend or city holiday, then the deadline shall be extended until the next regular business day. **Except as otherwise provided herein, no**

appeal hearing shall be held unless all unpaid fines have been deposited with the city in advance. Notwithstanding such deposit requirement, the deposit of fines shall be waived if the city manager determines that the appealing party is financially unable to pay such amount. A waiver request must be submitted to the community development director with the person's request for appeal, along with a sworn declaration and other supporting documents and materials showing the person's actual financial inability to deposit the fine amount. The appealing party bears the burden of demonstrating financial hardship to the satisfaction of the community development director. If the city manager determines that a waiver is warranted, the deposit will be waived or partially waived. If the city manager finds that a waiver is not warranted, the appealing party must, within three (3) business days of the party's receipt of the city manager's written decision, deposit of the fines for the person's appeal to be processed.

B. When an appeal is filed, unless the Code Enforcement Officer determines that the violations identified in the administrative citation constitute an immediate threat to the health or safety of any person, the enforcement of the violations identified in the administrative citation ~~and the requirement to pay any fine~~ shall be stayed until the date that the appeal hearing is held by the City Council.

C. As soon as practicable after receiving the written notice of appeal, the ~~community development director or~~ city manager shall fix a date, time, and place for the hearing. Written notice of the date, time, and place for the hearing shall be served at least ten (10) days prior to the date of the hearing to the party appealing the administrative citation by any one of the following means:

1. Personal service; or
2. First class mail and posting the notice of hearing conspicuously on or in front of the property on which the violation is located.

D. The failure of any person with an interest in the property to receive such notice of hearing shall not affect the validity of any proceedings taken under this chapter. Service by ~~normal delivery~~ mail in the manner described above shall **be deemed** effective on the date of mailing.

E. Failure of any person to file an appeal in accordance with the provisions of this section shall constitute **a failure to exhaust administrative remedies and will be** waiver of that person's rights to administrative determination of the merits of the administrative citation and the amount of the fine.

F. **The city council shall designate or appoint a hearing officer, and in no event shall the Code Enforcement Officer, nor any other officer or employee in his or her department, be the hearing officer for appeals occurring under this Chapter 17.94.** ~~The City Council shall conduct a public hearing and accept oral and written evidence regarding the administrative citation in the following manner:~~

G. Hearing Procedure.

1. **Except as otherwise provided herein, no hearing to contest an administrative citation shall be held unless the fine has been deposited with the city in advance.**

2. A hearing shall be set for a date that is not less than fifteen (15) days and not more than sixty (60) days from the date that the request for hearing is filed in accordance with the provisions of this chapter.

3. At the hearing, the party contesting the administrative citation shall be given the opportunity to testify and to present evidence concerning the administrative citation.

4. The failure of any recipient of an administrative citation to appear at the appeal hearing shall constitute a forfeiture of the fine and a failure to exhaust his/her/their administrative remedies.

5. The administrative citation and any additional report submitted by the Code Enforcement Officer shall constitute prima facie evidence of the respective facts contained in those documents.

6. The hearing officer may continue the hearing and request additional information from the Code Enforcement Officer or the recipient of the administrative citation prior to issuing a written decision.

~~The Code Enforcement Officer shall present testimony and evidence relating to the violation and the appropriate means of correcting the violation.~~

~~2. The owner, agent, or person responsible for the violation may present testimony or evidence concerning the violation and the means and time frame for correction.~~

H. Hearing Decision.

1. After considering all of the testimony and evidence submitted at the hearing, the hearing officer shall issue a written decision to uphold, modify, or cancel the administrative citation and shall list in the decision the reasons for the decision. The decision of the hearing officer shall be final.

2. If the hearing officer determines that the administrative citation should be upheld, then the fine amount on deposit with the city shall be retained by the city.

3. If the hearing officer determines that the administrative citation should be rescinded, then the city shall promptly refund the amount of the deposited fine.

4. If the hearing officer determines that the fine levied under the administrative citation should be adjusted, then the city will promptly refund the amount of the deposited fine that exceeds the amount fixed by the hearing officer or the recipient of the administrative citation will promptly pay to the city an additional amount fixed by the hearing officer if the officer finds that the fine assessed under the administrative citation to be insufficient.

~~H. The decision of the City Council regarding any appeal is the final administrative order and decision.~~

17.94.120 Performance of abatement – City authority.

If the violator and/or property owner fails to comply with the requirements of the administrative citation within the time periods set forth therein, the work to be performed and/or the abatement of the nuisance may, in the discretion of the Code Enforcement Officer, be performed by the city or by a contractor retained by the city.

17.94.130 Entering property for abatement work.

The Code Enforcement Officer or any employee, contractor, or authorized representative of the city may enter upon private property to abate the violation and/or nuisance in accordance with the provisions of this chapter. No person shall obstruct, impede, or interfere with any officer, employee, contractor, or authorized representative of the city whenever such person is engaged in the work or abatement, or in performing any necessary act preliminary to or incidental to such work or abatement, as authorized or directed pursuant to this chapter.

17.94.140 Dangerous nuisance—Immediate abatement.

Whenever the Code Enforcement Officer determines that a violation or public nuisance is so imminently dangerous to life or adjacent property that such condition must be immediately corrected or isolated, the Code Enforcement Officer may institute the following procedures:

- A. The Code Enforcement Officer shall attempt to make contact through a personal interview, or by telephone, with the landowner or the person, if any, occupying or otherwise in apparent charge or control of the property.
- B. In the event contact is made, the Code Enforcement Officer shall notify such person or persons of the danger involved and require that such condition be immediately removed, repaired, or isolated so as to preclude harm to any person or property.
- C. In the event the Code Enforcement Officer is unable to make contact as herein above noted, or if the appropriate persons, after notification by the Code Enforcement Officer, do not take action as specified by the Code Enforcement Officer, within twenty-four (24) hours or such lesser time as circumstances may warrant in the discretion of the Code Enforcement Officer, then the Code Enforcement Officer may, with the approval of the city manager, take all steps deemed necessary to repair, remove, or isolate such dangerous condition, or conditions with the use of city forces or a contractor retained by the city.
- D. The Code Enforcement Officer shall keep an itemized account of the work and abatement costs and administrative expenses incurred by the city in repairing, removing, or isolating such condition or conditions. Administrative expenses may be recovered in the same manner that work and abatement costs are recovered.

17.94.150 Administrative and abatement costs.

Whenever a violation or public nuisance is found to exist, the actual work and abatement costs and reasonable administrative expenses, as determined by the Code Enforcement Officer, shall be paid by the property owner.

17.94.160 Costs of abatement—Record keeping.

The Code Enforcement Officer shall keep an itemized account of the expenses and costs incurred by the city in the work and abatement of any violation or public nuisance. Upon completion of the work and abatement, the Code Enforcement Officer shall prepare a report specifying the work and abatement performed, the itemized costs of the work on the property, including direct and indirect costs, a description of the property, and the names and addresses of the persons entitled to service per Section 17.94.070. Any such report may include expenses and costs on any number of properties, whether or not contiguous to each other. Each person named in the administrative citation shall be jointly and severally liable for such work and abatement costs and administrative expenses, and the amount of such costs and expenses shall be a debt owed to the city. Such report shall be served upon the persons identified therein in Section 17.94.090, together with a demand that the amount identified therein be paid within thirty (30) days of receipt of the report.

17.94.170 Appeal of costs of abatement.

The written demand for payment identified in Section 17.94.160 shall advise the person or persons identified in the written demand that they may appeal the demand for payment and the calculation of the amounts identified in the Code Enforcement Officer's report, within ten (10) days from the date of service of the written demand, which appeal must be made in accordance with the provisions of Section 17.94.120. The appeal shall be conducted in accordance with the provisions of Section 17.94.120.

17.94.180 Notice of lien.

A. If a violator fails to pay a fine within the time period identified on the administrative citation or should the violator fail to pay the costs of abatement within the time period identified in Section 17.94.160 or within ten (10) days after the date of the decision of the hearing officer should the hearing officer affirm the collection of a fine or the costs of abatement, the Code Enforcement Officer may execute and file in the office of the county recorder a notice of lien of substantially the following form:

NOTICE OF LIEN

Pursuant to the authority vested in the Code Enforcement Officer by the city of Hanford Municipal Code, said Code Enforcement Officer, by the provisions of the city of Hanford Municipal Code, and on or about _____, said Code Enforcement Officer did assess a fine and/or, on or administrative expenses and abatement costs upon that certain real property commonly known as _____ Hanford, California, and more particularly described in Exhibit "A", which is attached hereto and made a part hereof ("Real Property"), and neither the same has been paid. The city of Hanford hereby claims a lien on the Real Property for said fine and/or administrative expenses and abatement costs in the amount of \$ _____. This amount shall be a lien upon the Real Property until the sum has been paid in full and discharged of record.

Dated: This _____ day of _____, 20__.

CODE ENFORCEMENT OFFICER OF THE CITY OF HANFORD

(ACKNOWLEDGMENT)

B. Immediately upon the recording of the notice of lien, the assessment shall constitute a lien on the real property assessed. Such lien shall, for all purposes, be upon a parity with the lien of state and local taxes.

17.94.190 Collection of confirmed assessment.

A. The notice of lien, after recording, shall be delivered to the tax assessor of Kings County, who shall enter the amount on the county assessment book opposite the description of the real property, and the amount shall be collected together with all other taxes levied thereon against the real property. Alternatively, the unpaid amount may be added to the tax roll instead of recording a notice of lien.

B. Thereafter, the amount set forth in the notice of lien shall be collected at the same time and in the same manner as ordinary county taxes are collected and shall be subject to the same penalties and interest and to the same procedure under foreclosure and sale in case of delinquency as provided for ordinary county taxes. All laws applicable to the levy, collection and enforcement of county taxes are made applicable to such assessment. The amount set forth in the notice of lien shall be returned to the city to the fund designated for code enforcement activities.

17.94.200 Remedies of private parties.

The provisions of this chapter shall not affect the rights of private parties to pursue any and all legal remedies.

17.94.210 Alternatives.

Nothing in this chapter shall prevent the City Council from requesting the city attorney to commence a civil or criminal proceeding to levy criminal or civil fines or abate a violation and/or a public nuisance as an alternative to the proceedings set forth in this chapter.

17.94.220 Enforcement authority.

Enforcement of this chapter by the city may be accomplished by the Code Enforcement Officer in any manner authorized by law. The procedures set forth in this chapter shall not be exclusive and shall not in any manner limit or restrict the city from enforcing other city ordinances or abating violations and/or public nuisances in any other manner provided by law.

17.94.230 Obstruction of enforcement.

Any person who removes any notice or order posted as required in this chapter without the consent of the city is guilty of an infraction.

Any person who obstructs, impedes or interferes with any representative or contractor of the city or with any person who owns or holds any estate or interest in real property, buildings or premises which has been ordered to be vacated, repaired, rehabilitated or demolished or brought into compliance with this chapter, when any of the aforementioned individuals are engaged in work involving the abatement, is guilty of an infraction.

17.94.240 Failure to comply.

It is unlawful for a person to violate any provision or to fail to comply with any of the requirements of this chapter. A violation of any of the provisions or failing to comply with any of the mandatory requirements of this chapter shall constitute an infraction which shall be punishable by fine as established by the resolution of the City Council.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Each such person may be charged with a separate offense for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person and shall, upon conviction, be punished accordingly.

Chapter 17.96

DEFINITION OF LAND USES

Sections:

17.96.010 Purpose.

17.96.020 Land use definitions.

17.96.010 Purpose.

The purpose of this chapter is to establish definitions for the identified land uses in this title.

17.96.020 Land use definitions.

The following land use definitions apply to this title. The item number in parenthesis at the end of the definition is not a part of the definition, but refers to the line item of that land use in Table 17.18.020 and Table 17.18.030.

“Accessory building or structure” means a structure which is subordinate to and the use of which is customarily incidental to, that of the main building, structure or use on the same site, including patio covers. If any accessory building is attached to the main building by a common wall or a connecting roof, such accessory building shall be deemed to be a part of the main building. (41) (A20)

“Accessory dwelling unit” (ADU) means an attached or detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An ADU also includes the following: (i) an efficiency unit, as defined by Health & Safety Code Section 17958.1, as may be amended; and (ii) a manufactured home, as defined by Health & Safety Code Section 18007, as may be amended.

“Accessory use” means a use incidental, related, appropriate and clearly subordinate to the main use of the site or building, and accessory use does not alter the principal use of the site. (41) (A20)

Adult day health care center. See Residential care facility. (H13)

“Adult entertainment establishment” means any adult bookstore, adult hotel or motel, adult motion picture arcade, adult motion picture theater, cabaret, sexual encounter establishment, adult model studio or any other business or establishment that offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," but not including those uses or activities, the regulation of which is preempted by state or federal law. (I1)

“Agricultural crop production” means the use of land for farming, horticulture, floriculture, viticulture, apiaries, tree and sod farms, animal and poultry husbandry, and accessory activities, including, but not limited to, storage, associated maintenance of equipment, harvesting of crops or feeding of animals and excluding dairying, stockyards, slaughtering or commercial food processing. Pursuant to Health and Safety Code Section 17021.6, any employee housing consisting of no more than thirty-six (36) beds in a group quarters or twelve (12) units or spaces designed for use by a single family or household shall be deemed an agricultural land use for zoning purposes. (D1)

“Agricultural products packing, packaging, preparing or processing” means a facility performing any processing or packaging of crops after harvest, whether or not value is added, to prepare them for market on-site or for further processing and packaging elsewhere, including but not limited to: alfalfa and hay cubing; corn shelling; drying of corn, rice, hay, fruits or vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; canning, freezing, or preserving fruits and vegetables; tree nut hulling and shelling; and alcohol fuel production. Any of the above activities performed in the field with mobile equipment not involving permanent buildings are included under “Agricultural crop production.” It includes related accessory uses such as offices, laboratories, retail sales of agricultural products produced on the premises or off-site by the operator, retail sales of agriculture-related promotional and/or educational items, and facility tours. Does not include “wineries,” “commercial marijuana activity,” “commercial cannabis activity,” “marijuana cultivation,” or sorting and packing activities conducted within a permitted roadside stand. (D2)

“Agricultural technology” means an establishment engaged in conducting research and experimental design, development, and manufacturing of solutions to needs related to agriculture including bio-chemical technology, biodegradable agro inputs, bio-disinfectants, fertilizers, and pesticides, cell culture, DNA sequencing, food plant science and technology, genetic engineering, mapping, and transformation, genetically modified foods and plants, molecular genetics, nutrition research, pest inhibitors and processing of herbs and spices.

“Airport or heliport” means an area of land, water or a structural surface that is used for the landing and takeoff of airplanes and/or helicopters, and any appurtenant areas or buildings that are used for maintenance, servicing, or storing of aircraft, and for services provided to pilots or passengers. (K1)

“Ambulance service” means the provision by a licensed ambulance provider of ground transportation of a sick or injured person in a specially designed and equipped vehicle which includes a trained ambulance attendant who is licensed or certified as required by state law. (J1)

“Animal raising” means the care and breeding of domestic agricultural animals such as chickens and other fowl, horses, goats, or cows. (D3)

Art school. See School, charter, trade, vocational, art, business, or professional. (C13)

“Artisan food and beverage production and sales” means small scale production and/or preparation of food and/or beverages made on site with minimal automated processes involved and may include direct sales to consumers and product tasting. This definition includes uses such as small batch food producers and bakeries, small batch candy shops, cheese makers, and herbal remedies. The definition does not include production of beer, wine, or other alcoholic beverages. (B1)

Assembly, place of. See Club, lodge, or private meeting hall (C3) or Religious institution or facility. (C10)

“Assisted living, skilled nursing, or hospice facility” means a residential complex providing skilled nursing care on an intermittent, extended, or continuous basis to residents, with staff personnel and programs to assist residents with many activities of daily living. Units may or may not have kitchens, and meals can also be provided in a central location. (1) (H1)

“Athletic complex or ball field” means a field, outdoor court, outdoor swimming pool, stadium or group of these used for sporting activities such as baseball, softball, football, basketball, swimming, or other sports, and is not operated as a commercial enterprise. (G1)

“Auction or sales house” means a fully enclosed establishment where items are offered for sale through competitive bidding. It does not include foreclosure, real estate or personal property sales conducted upon the site of the estate, foreclosed or for sale property or property belonging to the personal property owner. It does not include “Swap meet or flea market” or “Auction or sales yard.” (I2)

“Auction or sales yard” means an outdoor or open air facility where items are offered for sale through competitive bidding. Items typically include motor vehicles, heavy equipment, items of an industrial nature, livestock, or items not normally found within retail stores. It does not include “Swap meet or flea market.” It may also have an indoor component similar to an Auction or sales house. (I3)

“Auditorium” means a large room or building used for public gatherings typically open to the general public to watch and/or listen to a performance, speech, or concert. It does not include “Theater, live or movie.” (C1)

“Automated teller machine (ATM)” means a computer terminal that takes the place of a human bank teller and allows the user to access basic bank services, such as making deposits and cash withdrawals, from remote locations. (A1)

“Automobile and pick-up sales, new and used” means an open area that can include buildings, other than a street, used for the display, sale, or rental of new and used automobiles and pick-ups along with incidental repairs and servicing of automobiles or pick-ups. (I4)

“Automobile and pick-up sales, used only” means an open area or building, other than a street, used for the display, sale or rental of used automobiles and pick-ups and where no repair work is done except minor incidental repairs and servicing of automobiles or pick-ups to be displayed, sold or rented on the premises. (I5)

Automobile service station. See Fuel sales, retail, Motor vehicle repair or service, minor, and Motor vehicle repair service, major. (I16) (J18) (J19)

Automobile wrecking yard. See Junk yard, wrecking yard, or salvage facility. (K5)

Ball field. See Athletic complex or ball field. (G1)

“Bank or credit union, main branch” means an institution providing retail banking services that is the main branch in the city. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without

retail banking services with on-site circulation of money see Office, professional or commercial. (J2)

“Bank or credit union, secondary branch” means an institution providing retail banking services that is a secondary or satellite branch in the city and either does not provide loan officers on site or only provides merchant bank services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J3)

“Bar, nightclub, or lounge” means an establishment that provides alcoholic beverages for consumption on the site and may or may not provide food service, and that may provide live entertainment and/or dancing. This use typically requires an ABC Type 40, 42, 48, 60, or 61 license. (B2)

“Barbershop, hair salon, nail care, massage therapy, or day spa” means an establishment that provides personal care treatments or massage therapy of hair, skin, nails, and/or face where overnight accommodations are not provided. This use includes the application of permanent facial makeup, but does not include other forms of tattooing or body art application. (J4)

“Bed and breakfast inn” means a transient lodging establishment that is predominantly residential in character, is primarily engaged in providing overnight or otherwise temporary lodging for the general public, and where a breakfast meal is customarily included in the lodging rate. Alcoholic beverages served to overnight guests typically requires an ABC Type 67 license. (2) (H2)

“Beverage production” means a manufacturing facility including a bottling plant, brewery, coffee roasting, soft drink production, and winery. Does not include milk processing, which is included under the definition of “food and beverage manufacturing.” May include tasting and ancillary retail sales of beverages produced on site. A tasting facility separate from the manufacturing facility is included under the definition of “bar, nightclub, or lounge” if alcoholic beverages are available for tasting and/or consumption on site.

“Blacksmith or metal products fabrication” means the assembly of metal parts, including blacksmith and welding shops, boiler shops, machine shops, and sheet metal shops that produce cabinets and enclosures, metal doors and gates, metal ductwork, tanks, towers, and similar products.

“Boarding house or rooming house” means a structure where residents typically rent by the room, and where meals are typically provided. This definition does not include assisted living, skilled nursing, or hospice facility, bed and breakfast inn, or residential care facility. (3) (H3)

“Boat building and repair” means an establishment that builds or repairs boats and associated marine equipment (e.g. jet skis, trailers, etc.).

“Boat, recreational vehicle (RV), and truck sales” means an open area or building, other than a street, used for the display, sale, or rental of new or used boats, campers, camper trailers, recreational vehicles, trucks over one-ton class, and other vehicles or sporting equipment of similar size, and where no repair work is done except minor incidental repairs and servicing of vehicles and equipment to be displayed, sold or rented on the premises. (I6)

“Brewery, winery, or distillery” is an establishment that manufactures beer, wine, distilled spirits or similar alcoholic beverages, including processing, storage, aging, packaging, bottling, and shipping. Consumption can occur on or off the site in accordance with the establishment’s ABC license restrictions, and can include tasting facilities and/or a restaurant. This use typically requires an ABC Type 01, 02, 03, or 04 license. (D4)

“Brewpub” means a restaurant that also brews limited amounts of beer (less than 5,000 barrels) for consumption on the site. This use typically requires an ABC Type 75 license. (B3)

“Building materials and supply or home improvement store” means an establishment selling a mix of lumber, building materials, tools, residential appliances, nursery items, and home furnishings. (I7)

“Bus, transit, or train station” means a terminal facility where transit vehicles load or unload passengers, along with supporting services such as ticket sales and waiting areas. Bus, transit, or train station does not include a transit stop along a route in the public right-of-way where no additional services are provided. (K2)

Business school. See School, charter, trade, vocational, art, business, or professional. (C13)

“Business support service” means an establishment providing primarily other businesses with a mix of services that can include word processing, desktop publishing, spreadsheet design, telephone answering, mail receiving and forwarding, packing and shipping, bookkeeping, and photocopying, and can include indoor storage rental, and/or small office space rental when provided with these services. (E1)

“Call center” means an office used primarily for receiving or transmitting a large volume of requests by telephone to administer product support or information inquiries from consumers or to conduct telemarketing, solicitation of charitable or political donations, debt collection, or market research. (E2)

“Cannabis cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis and includes, but is not limited to, the operation of a nursery.

“Cannabis distribution” means the procurement, sale, and transport of cannabis and cannabis products between licensees.

“Cannabis manufacturing” means all aspects of the extraction process, infusion process, post-processing, remediation, and packaging and labeling processes, including processing, preparing, holding, and storing of cannabis products. Manufacturing also includes any processing, preparing, holding, or storing of components and ingredients.

“Cannabis retail” means a facility where cannabis or cannabis products, are offered, either individually or in combination, for retail sale, including an establishment that engages in delivery of cannabis or cannabis products as part of a retail sale.

“Cannabis testing” means a laboratory that test cannabis goods prior to sale at a retailer.

“Car wash, automatic or full service” means a facility for washing vehicles using conveyORIZED and/or mechanized equipment where the washing of the vehicle is performed by equipment, the facility’s employees, or both. (J5)

“Car wash, self-service” means a facility for washing vehicles where the user of the vehicle uses handheld equipment, typically coin-operated, to wash the vehicle. (J6)

“Card room” means an establishment providing legal gambling combined with card games, and can include a restaurant, bar, or other ancillary entertainment. (C2)

“Caretaker residence or quarters” is a residence that is accessory to a primary use of the site, for housing a persons or persons who are tasked with caring for or securing the site on a part-time or full-time basis. Second dwelling unit includes caretaker residence or quarters in residential zones. (A2)

“Carnival or circus” means a temporary outdoor amusement center, bazaar or fair, either involving use of special purpose equipment or conducted by professional operators, or both, and where activities include such things as rides, exhibitions, food service, sales, or small-scale games. Carnival or circus does not include a non-profit event sponsored by a local school or religious institution. (C4)

“Carpet cleaning and dyeing” means an establishment that provides for the cleaning and dyeing of rugs, carpet, and upholstery. (J7)

“Cemetery” means land and facilities used or intended to be used for the burial or interment of the dead, and includes a columbarium, crematorium, mausoleum and/or mortuary when operated in conjunction with and within the boundary of the facility. (F1)

Charter School. See School, charter, trade, vocational, art, business, or professional. (C13)

Check cashing establishment. See Payday lender or checking cashing establishment. (J20)

“Chemical products manufacturing” means a manufacturing establishment that produces or uses basic chemicals and establishments creating products predominantly by chemical processes. Establishments classified in this group manufacture three (3) general classes of products: (1) basic chemicals including acids, alkalis, salts, and organic chemicals; (2) chemical products to be used in further manufacture, including dry colors, plastic materials, pigments, and synthetic fibers; and (3) finished chemical products to be used for ultimate consumption including drugs, cosmetics, and soaps; or to be used as materials or supplies in other industries, including paints and fertilizers.

Child care center. See Day care facility. (A4) (F4) (F5) (F6)

“Clothing production” means a manufacturing establishment producing clothing, and fabricating products by cutting and sewing purchased textile fabrics, and related materials including leather, rubberized fabrics, plastics, and furs. Custom tailors and dressmakers not operating as a factory and not located on the site of a clothing are instead included under “Tailoring or clothing alterations”.

“Club, lodge, or private meeting hall” means a large room or building used for public gatherings where membership or invitation is typically required to attend. It can include a dance floor, lodge rooms, conference rooms, dining rooms, drinking establishments for members and their guests

only, and exhibit rooms. Alcoholic beverage service to members and their guests typically requires an ABC Type 51, 52, or 57 license. (C3)

“Cold storage or ice house” means a facility for the storage food or other items in an artificially cooled place for the purpose of preservation, and/or for producing large amounts of ice. (K3)

“College or university, private or public” means a school or group of schools that provides post-secondary education usually resulting in a degree. (C5)

Clinic, medical. See Urgent care center or other walk-in clinic. (E9)

“Commercial recreation facility, indoor” means indoor recreational facilities that are operated as a business and open to the general public for an entry fee or pay per use. Examples include indoor uses such as, but are not limited to, a bowling alley, bounce house, skating rink, batting cage, miniature golf, swimming pool, climbing wall, arcade, and similar uses. Food and beverage service can be provided as an ancillary use. (G2)

“Commercial recreation facility, outdoor” means outdoor recreational facilities that are operated as a business and open to the general public for an entry fee or pay per use. Examples include outdoor uses such as, but are not limited to, a batting cage, miniature golf, water slide, go-cart racing, and similar uses. Food and beverage service can be provided as an ancillary use. (G3)

“Communication broadcasting or media studio” **means commercial telecommunications transmission facilities and studios that create broadcasting or media content outside of an office environment, including but not limited to radio, television or Internet broadcasting facilities, audio rehearsal or recording studios, motion picture studios, sound stages, special effects studios, and similar uses. Excludes public utility and wireless communication facilities. (E3)**

Communications equipment building. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

“Community center or facility” means an assembly building used typically for non-profit social, recreational, and cultural activities. (F2)

“Community garden” means an area of land managed and maintained by an individual or group to grow and harvest food and horticultural products for personal or group consumption. The garden may be divided into separate garden plots for cultivation by one or more individuals or may be farmed collectively by members of the group. (F3)

“Concrete and cement production” means a manufacturing establishment producing bulk concrete, concrete building block, brick, and all types of precast and prefab concrete products. This use also includes ready-mix concrete batch plants, lime manufacturing, and the manufacture of gypsum products, including plasterboard. A retail ready-mix concrete operation as an incidental use in conjunction with a building materials outlet is defined under "Building materials and supply or home improvement store".

“Construction materials recycling” means a yard or facility that collects leftover construction materials that may be recycled or reused as an alternative to disposal in landfill site. Examples of construction materials include lumber, drywall, masonry, cabinets, metals and appliances,

cardboard and paper, asphalt roofing, plastic and vinyl, doors and windows, tubs, sinks, and toilets. (J8)

“Convenience store, with or without fuel sales” means an establishment with extended operating hours and in a convenient location, stocking a limited range of household goods and groceries. Retail fuel sales may or may not also be provided. (I8)

“Convention or conference center” means facilities designed and used for conventions, conferences, seminars, trade shows, product displays, and other events in which groups gather to promote and share common interests. Convention centers typically have at least one auditorium and may also contain concert halls, lecture halls, meeting rooms, and conference rooms, as well as accessory uses such as facilities for food preparation and serving and administrative offices. Convention or conference center does not include conference rooms that may be an ancillary use in a hotel and motel. (C6)

“Copy, printing, or mailing service” means an establishment providing printing, photocopying, engraving, binding, packaging, mailing and related services to both businesses and individuals. (J9)

“Cottage Food Operation” means a home-based business involving the preparation and/or packaging of certain foods in private-home kitchens for sale primarily by the resident family. (A3)

“Crematorium or columbarium” is a structure or building substantially exposed above ground intended to be used for the cremation and/or interment of the cremated remains of a deceased person or animal. (J10)

“Day care facility” means a facility providing supervision, feeding and nonmedical care of persons, usually but not necessarily children, for a time period of less than twenty-four (24) hours. Day care facilities are further divided into the following categories: up to eight (8) persons, nine (9) to fourteen (14) persons, and over fourteen (14) persons. (A4) (F4) (F5) (F6)

Day spa. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

“Drive-thru pick-up window, not in conjunction with a restaurant” means the ancillary use of a window or other opening in the wall of building through which goods or services are provided directly to customers in motor vehicles. Examples of non-restaurant establishments with this ancillary use can include banks, pharmacies, and dry cleaners. (A5)

“Dry cleaning or laundromat” means an establishment providing laundry, dry cleaning, and other related services for individual customers on a pick-up and drop-off basis or where coin-operated washing and drying machines are available for customer use. (J11)

Duplex. See Multi-family dwelling. (10) (H9) (H10) (H11)

Dwelling, multiple-family. See Multi-family dwelling. (10) (11) (12) (H9) (H10) (H11)

Dwelling, single-family. See Single-family dwelling. (16) (17) (H15) (H16)

“Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank” means the assembly of above-ground buildings or equipment on a separate lot that is part of a system for the distribution or transmission of electric power, natural gas, domestic water, or communications. Wireless communication facilities are not included in this definition. (F7)

“Electrical equipment and component manufacturing” means an establishment engaged in manufacturing distribution, power, and specialty transformers; electric motors, generators, and motor generator sets; industrial controls; relays; switchgear and switchboard apparatus (e.g., circuit breakers, fuses, power switching equipment); electrical equipment and components (except electric lighting equipment) including antennas, cryogenic cooling devices, magnetic cores and sockets.

“Electric vehicle charging station” means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.. (A6)

Elevated pressure tank. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

“Emergency Shelter” means a facility providing housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less where housing is not denied because of an inability to pay. (4) (H4)

“Employee housing” means a residential structure providing accommodations for six (6) or fewer farmworkers pursuant to Health and Safety Code Section 17021.5. (5) (H5)

“Equipment rental yard” means an establishment offering a wide variety of large equipment or tools for rent, much of which is stored outdoors when not being used. (J12)

“Exterminator or pest control service” means an establishment specializing in the elimination of vermin, insects, or other similar pests from a building or grounds, especially by the controlled application of toxic chemicals. (J13)

“Fairgrounds” means an area with indoor and outdoor facilities where fairs, circuses, or exhibitions are held. (F8)

“Farmers market” means a facility or area where several farmers or growers gather on a periodic basis to provide fresh fruits, vegetables, or other locally-grown agricultural products directly to consumers. (I10)

“Feed and seed store” means an establishment that provides feed, seed, and animal and agricultural supplies primarily in bulk quantities. (I11)

“Food and beverage manufacturing” means manufacturing establishments producing or processing foods and beverages for human consumption, and certain related products including bakeries, bottling plants, breweries, candy, sugar and confectionery products manufacturing, catering services separate from stores or restaurants, coffee roasting, dairy products manufacturing, fats and oil product manufacturing, fruit and vegetable canning, preserving, related processing, grain mill products and by-products, meat, poultry, and seafood canning, curing, by-product processing, miscellaneous food item preparation from raw products and soft drink production. May include tasting and accessory retail sales of beverages produced on site. Does not include: bakeries which sell all products on site, beer brewing as part of a brewpub or microbrewery or coffee roasting as part of a café.

“Food catering” means an establishment that prepares and delivers food and beverages for off-site consumption, typically at a special event, without provision for on-site pickup or consumption. (J14)

“Food locker” means an establishment that rents lockers, compartments, or space for the storage of frozen food. A food locker may also include the preparation or dressing of animal carcasses for consumption, but does not include the slaughtering of animals. (K4)

“Food market” means an establishment that provides a wide variety of fresh produce and meat, canned and packaged food items, small household goods, and similar items that are typically consumed and used off premises. It can also contain a section where prepared foods are sold and consumed on site. (I12)

“Food produce stand” means an area or building set aside for the sale of agricultural produce that is grown primarily on the site. (I13)

“Fortune telling” means an establishment where people’s fortunes are predicted through the use of astrology, card reading, numerology, etc. (J15)

“Fuel distributing” means a facility that is a base of operations for the bulk distribution of gasoline, propane, butane, or other another site. (J16)

“Fuel sales, fleet or cardlock” means an establishment that is typically unattended and provides gasoline, propane, diesel fuel, and/or other liquid or gaseous fuels mainly for commercial fleet vehicles. (I14)

“Fuel sales, retail” means an establishment that provides gasoline, propane, diesel fuel, and/or other liquid or gaseous fuels directly to consumers. (I15)

“Funeral home or mortuary” means an establishment where deceased are prepared for burial or cremation, and funeral services may be conducted. It can include an area where funeral vehicles are stored and caskets and other funeral supplies are sold. (C7)

“Furniture and cabinet shops” means an establishment engaged in the production of wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades. Includes wood and cabinet shops, but not sawmills, which are instead included under “lumber and wood product manufacturing.”

“Furniture store” means an establishment that provides large and small furniture for living spaces such as homes and offices. Items sold normally include beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units, and home furnishing accessories are items sold that are excluded from the definition of furniture store. (I16, I17, I18)

“Games of skill or amusement” means machines, devices or apparatus, the operation or use of which is made possible by the deposit or placement of any currency, plate, disc, slug or key into any slot or crevice, for the purpose or use as a game or amusement. This use does not include games, machines, or devices used for a purpose that is prohibited by law. (A8) (A9)

“Garden shop” means an establishment that provides live plants and related products mainly to residential consumers, with a portion of the establishment typically located outdoors. (I19)

Gas regulator station. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

Gas station. See Fuel sales, retail. (I15)

“Glass production” means a manufacturing establishment producing flat glass and other glass products which are blown, pressed, or shaped from glass produced in the same establishment. Includes large-scale artisan and craftsman-type operations primarily producing for the wholesale market.

“Golf course or country club” means one or more golf courses, with accessory facilities and uses that can include clubhouses with bar and restaurant, locker and shower facilities; driving ranges; "pro shops" for onsite sales of golfing equipment; and golf cart storage and sales facilities. (G4)

“Government office; local, state, or federal” means a facility owned or operated by a local, state, or federal government that provides services to the public such as employment assistance, public assistance, motor vehicle registration and licensing services and similar activities commonly accustomed to having sizeable assemblages of people waiting for service, whether pedestrian or vehicular. This use does not include a government-owned facility that is more specifically defined in this chapter, such as fairgrounds, cemetery, post office, or public safety facility. (F9)

“Guest house” means living quarters without a kitchen, located on the same premises with a main residence. (34)

Hair salon. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

“Hazardous waste facility” means all contiguous land and structures, other appurtenances and improvements on the land used for the treatment, transfer, storage, resource recovery, disposal or recycling of hazardous waste, and may consist of one or more treatment, transfer, storage, resource recovery, disposal or recycling hazardous waste management units, or combinations of these units. (See Health and Safety Code Section 25117.1.) (D5)

“Health or fitness facility, large” means a fitness center, gymnasium, health club or athletic club that typically charges a membership fee and includes any of the following: indoor sauna, spa or hot tub facilities; a swimming pool, or a tennis, basketball or handball court. (G5)

“Health or Fitness Facility, small” means a fitness center, health club or athletic club that typically charges a membership fee and does not include any of the following: indoor sauna, spa or hot tub facilities; a swimming pool, or a tennis, basketball or handball court. (G6)

Heliport. See Airport or heliport. (K1)

“Home occupation” means a commercial business activity conducted as an accessory use within a residence. (A10)

“Hospital, general or psychiatric” means a facility that provides medical, psychiatric, or surgical service for sick or injured persons, primarily on an in-patient basis, and including ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration and services to patients, employees, or visitors. (E5)

“Hotel or motel” means a building or group of buildings in one complex consisting of multiple guest rooms intended or designed to be occupied on a temporary basis, and typically providing

ancillary services such as a restaurant, lounge, pool or exercise room, meeting rooms, and/or other personal services. Alcoholic beverages served to overnight guests outside of a restaurant or bar/lounge typically requires an ABC Type 70 license. (6) (H6)

~~“Industrial or manufacturing facility, General” means a facility that manufactures products from extracted or raw materials or recycled or secondary materials, or the bulk storage and handling of such products and materials. This use includes operations such as biomass energy conversion; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing. This use does not include Agricultural products processing. (D6)~~

~~“Industrial or manufacturing facility, intensive” means a facility that regularly uses hazardous chemicals or procedures or produce hazardous by products, including the following: manufacturing of acetylene, cement, lime, gypsum or plaster of Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials. This subcategory also includes biomass energy conversion, chemical manufacturing, animal food manufacturing, petrochemical tank farms, gasification plants, smelting, animal slaughtering, oil refining, asphalt and concrete plants, and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, or traffic.~~

~~“Industrial or manufacturing facility, limited” means a facility that manufactures products from previously prepared materials completely within an enclosed building, and that produces minimal impacts on nearby properties. This use includes the manufacturing of finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; monument works; printing, engraving, and publishing; machine and electrical shops; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services. The use also includes the preparation and/or packaging of food for off-site consumption. (D7)~~

“Industrial or manufacturing facility, General” means a facility that manufactures products from extracted or raw materials or recycled or secondary materials, or the bulk storage and handling of such products and materials. This use does not include Agricultural products processing. (D6)

“Industrial or manufacturing facility, intensive” means a facility that regularly uses hazardous chemicals or procedures or produce hazardous by products, including the following: manufacturing of acetylene, abrasives, acid, aircraft carbon black and lampblack, charcoal, chlorine , coal and coke ovens, cement, corrosive acid or fertilizer lime, disinfectants, explosives, gypsum or plaster-of-Paris, insecticides, poisons, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, tannery, turpentine, wax and wax products, and radioactive materials. This subcategory also includes biomass energy conversion, chemical manufacturing, animal food manufacturing, petrochemical tank farms, gasification plants, smelting, oil refining, and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, and or traffic.

"Industrial or manufacturing facility, limited" means a facility that manufactures products from previously prepared materials completely within an enclosed building, and that produces minimal impacts on nearby properties. This use includes the manufacturing of finished parts or products primarily from previously prepared materials and industrial services. (D7)

"Junior accessory dwelling unit" (JADU) means a residential dwelling unit that is no larger than five hundred (500) square feet in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the primary residence.

"Junkyard, wrecking yard, or salvage facility" means a facility that accepts, collects, and stores junk, scrap, or salvable material, including junk metals or other scrap materials, and/or that stores, dismantles, wrecks, or allows parts removal of more than three (3) non-operating automobiles, other vehicles, or machinery for a period of more than thirty (30) days. (K5)

"Keeping of household pets" means the keeping, raising, and caring for domesticated animals that are not considered domestic agricultural animals by the definition of Animal raising, and typically including dogs, cats, birds, fish or other similar sized animals. Also, see Animal raising. (A11)

"Kennel or animal boarding" means any facility where four or more dogs, cats, or other small animals are kept overnight for profit, breeding, care, or exhibiting. This use does not include a pet store. (J17)

"Laboratory, general, medical, or dental" means a facility that conducts scientific or medical experiments, research, or teaching, typically within a completely enclosed building. (E4)

"Landscape nursery" means a facility that grows, maintains, and provides trees, plants, and other nursery products for transplant in another location typically to both retailer and wholesale customers. (I20)

"Leather production" means the assembly of finished products made primarily from purchased leather goods including: clothing, furniture, luggage, saddles, shoes/boots, and similar items. Does not include dyeing, tanning, or other processing of leather hides.

"Library, museum, or cultural facility" means a facility operated entirely on a public or nonprofit basis for the purpose of providing education, information, training, and/or entertainment of a civic or cultural nature. (C8)

"Linen, diaper or uniform supply service" means an establishment providing high volume laundry and garment services, including power laundries (family and commercial), garment pressing and dry cleaning, linen supply, diaper service, and industrial laundries. This use does not include dry cleaning or laundromat. (J18)

"Liquor store" means an establishment that provides for the sale of alcoholic beverages such as beer, wine, and/or distilled spirits for consumption off the site, along with other retail items. This use typically requires an ABC Type 20 or 21 license. Limited consumption on the site can occur only when the appropriate ABC license is obtained, typically an ABC Type 86 license. (I21)

"Live/Work facility" means a building that combines a complete dwelling unit with a commercial or office work space, with both occupancies used by the same person or family. (H7)

Lodge. See Club, lodge, or private meeting hall (C3)

Lounge. See Bar, nightclub, or lounge. (B2)

“Lumber and wood product manufacturing” means manufacturing, processing, and sale uses involving the milling of forest products to produce rough and finished lumber and other wood materials for use in other manufacturing, craft, or construction processes. This use includes the following processes and products: containers, pallets, and skids, milling operations (incidental), trusses and structural beams, turning and shaping of wood products, wholesaling of basic wood products and wood product assembly.

Lumberyard. See Building materials and supply or home improvement store. (I7)

“Machinery manufacturing” means the manufacturing of machinery and equipment for purposes and products including the following construction, conveyors, die casting, dies, dredging, engines and turbines, farm and garden, gear cutting, heating, ventilation, air conditioning, industrial molds, materials handling, passenger and freight elevators, pistons, printing, pumps and refrigeration equipment.

“Manufactured home” means a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred twenty (320) or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities. (7)

“Manufactured home sales yard” means an establishment that stores and provides manufactured homes, typically in an open setting with a sales office. (I22)

Massage therapy. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

“Meat packing or slaughterhouse” means a facility used for the killing or dressing of animals, including cattle, sheep, swine, goats, horses, or poultry, and the storage, freezing, curing, or packaging of meat or meat products. (D8)

“Marijuana cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of marijuana. (A13)

“Marijuana dispensary or sales” means a facility that provides marijuana or marijuana products to a customer or patient. (I23)

“Marijuana manufacture, transportation, distribution or lab testing” means a facility that compounds, blends, extracts, infuses, or otherwise makes or prepares a marijuana product; transports, distributes or test marijuana. (D8)

“Meat packing or slaughterhouse” means a facility that slaughters animals and/or packages animal meat for food. (D9)

“Microbrewery” means an establishment that produces small batches of beer for sale on or off of the site, and may or may not include food service. Typically, a microbrewery produces fewer than fifteen thousand (15,000) barrels of beer or ale per year. This use typically requires an ABC Type 23 license. (B4)

“Mining, quarry, or sand and gravel excavation” means an area of land where rock, ore, stone and similar materials are excavated and processed for sale for use off-site. (D10)

“Mini-warehouse or self-storage facility” means an establishment providing rental space, such as rooms, lockers, or containers for the storage of goods and materials, typically on a monthly basis. This use does not include Food locker or Warehouse or distribution center. (56) (K6)

“Mobilehome” means a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred (320) or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities. (8)

“Mobilehome park” means an area of land where two or more mobilehome sites are rented or leased, or offered for rent or lease, to accommodate mobilehomes or manufactured homes used as a residence. (9) (H8)

“Mobile vending or food truck” means a motorized vehicle that periodically parks to provide food or foodstuffs to customers. (A14)

“Monument and tombstone works” means establishments primarily engaged in cutting, shaping, and finishing granite, marble, slate, and other stone for building and miscellaneous uses. Also includes establishments primarily engaged in buying or selling partly finished monuments and tombstones.

Motel. See Hotel or motel. (H6)

“Motor vehicle manufacturing” means the manufacturing and assembly of motor vehicles (e.g., automobiles, boats, campers, golf carts, mobile homes, motorcycles, motorized farm equipment, recreational and utility trailers, trucks, snowmobiles, jet skis, quad runners, and vans) and parts and components directly related to the manufacturing and assembly of motor vehicles.

“Motor vehicle repair or service, major” means an establishment that provides major repair or servicing of motor vehicles, such as body, chassis, engine, transmission, or exhaust repair or modification. (J19)

“Motor vehicle repair or service, minor” means an establishment that provides minor repair or servicing of motor vehicles, such as the replacement of tires or batteries, smog inspection, oil and filter change, wheel alignment, and fluid flushing, refill, or replacement. (J20)

“Multi-family dwelling” means a building or group of buildings in one complex with multiple separate housing units. A multi-family dwelling can have two units (a duplex,) three units (a triplex,) four units (a fourplex,) or five or more units. Multi-family dwelling includes a mixed use building that also provides separate space for commercial or office use, but does not include an attached single-family dwelling. (10) (11) (12) (H9) (H10) (H11)

Nail care. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

“News, magazine, or flower stand, outdoor” means an establishment that provides newspapers, magazines, flowers, or other similar goods, typically to pedestrians passing by, in a permanent structure open to the outdoors. This use does not include sales from temporary booths or structures. (I24)

Nightclub. See Bar, nightclub, or lounge. (B2)

“Office; medical, dental, or optometry” means an establishment that provides services, typically by appointment, dealing with human health including dental, chiropractic, medical, optometry, physical therapy, psychology, psychiatry, family counseling, or therapy. This use does not include Barbershop, hair salon, nail care, massage therapy, or day spa. (E6)

“Offices, professional or commercial” means an establishment that provides administrative, clerical, technical, professional or similar business services and typically where products or goods are not provided. Examples include escrow and title, insurance, mortgage, real estate, accounting, architecture, graphic design, finance, consulting, engineering, legal, and similar services. (E7)

“Optical retailer” means an establishment that provides prescription eyeglasses and contact lenses, and where optometry services are not provided on the site. Prescription eyeglasses and contact lenses may be made on the premises. (I25)

“Outdoor advertising structure” means a structure of any kind or character, erected or maintained for outdoor advertising purposes, upon which a sign may be placed that advertises a use, product, or service that is not provided off-site. (A15)

“Outdoor storage” means the storage of goods or materials outside of any building or structure, but not including storage of a temporary or emergency nature. (A16)

“Paper product manufacturing” means the manufacturing of paper and paperboard, from both raw and recycled materials, and their conversion into products including paper bags, boxes, envelopes, wallpaper, etc.

“Park or playground” means an open area typically landscaped and containing play equipment that provides rest and recreation, usually owned by a public agency or homeowner’s association. (57) (G7)

“Parking facility, off-site” means an area, lot, or structure with one or more levels, other than a street or other public right-of-way, that provides for the parking of motor vehicles as a primary use on the site. This use does not include parking areas or lots that are ancillary and specifically intended to provide parking for the primary use on the site. (K7)

“Pawn shop” means an establishment that provides secured loans to customers, with items of personal property used as collateral. (I26)

“Payday lender or check cashing establishment” is an establishment that cashes checks, warrants, or money orders for a fee, and/or provides short term loans, usually at a high interest rate, that must be paid in full when the borrower receives their next pay check. This use does not include Bank or credit union. (J21)

“Pet grooming” is a personal service establishment that, for a fee, trims, cleans or curries domestic pets such as dogs and cats and which may sell pet supplies. This use does not include Kennel or animal boarding. (J22)

“Pet store” means an establishment where dogs, cats, or other small animals are kept and offered for sale. (I27)

“Pharmaceutical manufacturing” means establishments engaged in the production of drugs and related therapeutic products for distribution to clinics, hospitals, and medical-related facilities.

“Pharmacy” means an establishment that provides prescription drugs under the supervision of a pharmacist, and can also provide other retail products. (E8)

“Photography studio” means an establishment where customers can have their portraits taken professionally. (J23)

“Plastics and rubber production” means the manufacturing of rubber products including: flooring; heels and soles; mechanical rubber goods; rubber footwear; and rubber sundries from natural, synthetic, or reclaimed rubber. This use also includes: establishments engaged in molding primary plastics for the trades; manufacturing miscellaneous finished plastics products; fiberglass manufacturing and fiberglass application services; and tire recapping, retreading, and rebuilding.

“Pool hall or billiard parlor” means an establishment where pool and/or billiard games are played for a fee. (C9)

“Post office” means a facility that accepts, processes, and sorts mail, operated by the United States Postal Service. (F10)

“Printing and publishing – large scale” means an establishment engaged in printing by gravure, letterpress, lithography, offset, screen, or other common process, including electrostatic (xerographic) copying and other “quick printing” services; and establishments serving the printing trade including bookbinding, electrotyping, engraving, photoengraving, and typesetting. This use also includes establishments that publish books, newspapers, and periodicals; and establishments manufacturing business forms and binding devices.

Private meeting hall. See Club, lodge, or private meeting hall (C3)

Professional school. See School, charter, trade, vocational, art, business, or professional. (C12)

Produce stand. See Food produce stand. (I13)

“Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard” means a facility that provides for maintenance, servicing, or storage of fleet vehicles, equipment, or supplies, or for the dispatching of service vehicles; or distribution of supplies or construction materials required in connection with a business activity, public utility service, transportation service, government service, or similar activity. (F11)

“Public safety facility or station” means a facility that is a base for providing public safety and emergency services, including police, fire protection and emergency services. This use does not include Ambulance service. (F12)

Public service pumping station. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

“Recreational vehicle park” means a lot or area of land where two or more spaces are rented to users of recreational vehicles for overnight parking and use, and that typically provide support services, such as utility hookups and sewer dump facilities. (I3) (H12)

“Recycling, large collection facility” means a facility located in an area of over five hundred (500) square feet that accepts recyclable materials from the public by donation, redemption, or purchase for temporary storage and transport to a processing and sorting facility. (J25)

“Recycling, processing or sorting facility” means a facility used for the collection, processing and preparation of recyclable material for efficient shipment, or to an end-user's specifications, by such means as bailing, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. (J26)

“Recycling, small collection facility” means facility located in an area of not more than five hundred (500) square feet that provides for the redemption of California CRV redeemable beverage containers by means of a kiosk, container, mobile unit, reverse vending machine or other collection method. (J24)

“Religious institution or facility” means a facility used primarily to gather for religious worship and related religious activities. (58) (C10)

“Repair shop, large appliance or equipment” means an establishment that restores or repairs major appliances or equipment that generally cannot be easily moved by a single person and is typically placed on the floor. This use typically provides all of its service on-site, and includes repair of large motorized equipment that are not vehicles. (J27)

“Repair shop, small appliance or equipment” means an establishment that restores or repairs small appliances or equipment that generally can be moved by one person and is typically repaired on a table or work bench. This use typically provides all of its service on-site, and includes services such as gunsmithing, lawnmower repair, and home computer repair. (J28)

“Research and development facility” means a facility that is primarily used for the research, design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. This use does not involve the fabrication, mass manufacture, or processing of products. (D11)

“Residential care facility” means a single-family dwelling, group care facility, or similar facility licensed by the State of California for twenty-four (24) hour non-medical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual; **employees shall not be counted toward the total number of persons allowed.** (14) (15) (H13)

“Residential dwelling located in the same building with office or commercial use” means a building that contains a mix of both residential dwelling units and space used for commercial or office uses. (H14)

“Restaurant, full service” means an establishment providing preparation and sale of a variety of food and beverages with full table service by wait staff. Takeout or delivery service and/or live entertainment may also be provided. If alcoholic beverages are served, this use typically requires an ABC Type 41 or 47 license. (B5)

“Restaurant, limited service with drive-thru pickup window” means an establishment providing preparation and sale of a variety of food and beverages for consumption on or off the site by ordering and paying at a counter or drive-thru window. Delivery service and/or live entertainment may also be provided. (B6)

“Restaurant, limited service without drive-thru pickup window” means an establishment providing preparation and sale of a variety of food and beverages by ordering and paying at a counter. Takeout or delivery service and/or live entertainment may also be provided. Drive-thru pickup windows are not provided. If alcoholic beverages are served, this use typically requires an ABC Type 41 or 47 license. (B7)

“Retail sales store” means an establishment providing retail products. This use includes all retail sales establishments that are not more specifically defined in this chapter. (I28)

“Retail sales solely via internet, direct mail, or telephone” means an establishment providing retail products for sale and delivery only via internet, direct mail, or telephone communication, with a floor space for storage of products of less than five thousand (5,000) square feet. This use does not include a Call center or a Warehouse or distribution center. If alcoholic beverages are sold, this use typically requires an ABC Type 85 license. (I29)

Rooming house. See Boarding house or rooming house. (3) (H3)

“School, private (kindergarten to 12th grade)” means a facility owned and/or operated by a private entity that educates minors in courses of study required by the California Education Code. This use includes a kindergarten, elementary school, middle school, high school, special institution of education, or combination of these, and includes a technical, vocational, or art school only when the students are primarily minors. This use does not include home schooling at a residence. (59) (C11)

“School, public (kindergarten to 12th grade)” means a facility owned and/or operated by a publicly funded school district that educates minors in courses of study required by the California Education Code. This use includes a kindergarten, elementary school, middle school, high school, special institution of education, or combination of these, and includes a technical, vocational, or art school only when the students are primarily minors. This use does not include a charter school. (60) (C12)

"School; charter, trade, vocational, business, or professional" means a facility that is operated either with public funds under a charter contract or with private funds, and that offers specific educational instruction to children and/or adults. This use includes charter schools, secretarial schools, beauty and cosmetology schools, modeling schools, language schools, computer or electronics training schools, arts schools, and automotive repair schools, and similar specialized schools. (C13)

Scrap metal processing. See Junk yard, wrecking yard, or salvage yard. (K5)

“Secondhand or thrift store” means an establishment that accepts donations of secondhand items and clothing, and is typically operated for charitable purposes. (I30)

Service station. See Fuel sales, retail, and Motor vehicle repair or service, minor. (I15) (J19)

“Shooting range, indoor” means an establishment that is used for archery or firearms practice in a fully-enclosed facility. (J29)

“Shooting range, outdoor” means an establishment that is used for archery or firearms practice, either wholly or partially outdoors. (J30)

“Single-family dwelling, attached” means a building with two residential dwelling units located on portions of two lots with a building firewall along the lot line, such that the dwelling units may be sold separately. (16) (H15)

Single-family dwelling, detached” means a building with one residential dwelling unit located on one lot. (17) (H16)

“Single-room occupancy (SRO)” means a residential facility of two or more separate individual rooms with typically less than five hundred (500) square feet of floor space, with or without separate kitchen or bathroom facilities for each room, rented on a weekly or monthly basis. Single-room occupancy does not include Hotel or motel. (18) (H17)

“Social service office, assistance center, or guidance center” means a facility that provides counseling, guidance, recuperative, or similar services for persons requiring rehabilitation assistance as a result of economic hardship, mental disability, alcoholism, detention, drug addiction, or similar conditions. This use does not include facilities that provide overnight stay. (F13)

“Specialty construction or trade service” means an establishment that provides construction, installation or maintenance services activities that are typically specialized trade activities, and where some of the service may be provided off-site. This use includes establishments that provide services such as plumbing, electrical work, painting, irrigation, heating/air conditioning, and masonry. This use does not include Repair shop or Motor vehicle repair or service. (J31)

“Storm drainage basin, with or without a park” means a facility that collects storm water from off-site locations into a sunken basin. The facility may be inaccessible to the public, or may be designed to provide partial public access for recreational use. (61) (F14)

“Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar” means a facility that provides group or individualized instruction in a specific activity typically related to the arts. This use does not include Health or fitness facility. (C14)

“Structural clay and pottery products” means a manufacturing establishment primarily producing brick and structural clay products, including plumbing fixtures, vitreous articles, fine earthenware, porcelain electrical supplies and parts, and pipe.

“Supportive housing” is defined in Section 50675.14 of the Health & Safety Code and has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population as defined in Health & Safety Code Section 53260 (i.e., low income persons with mental disabilities, AIDS, substance abuse or chronic health conditions or persons whose disabilities originated before the person turned 18). Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills. (19) (H18)

“Surgical and medical instrument manufacturing” means an establishment engaged in manufacturing medical, ophthalmic, surgical, and veterinary instruments and apparatus (except electromedical, electrotherapeutic, and irradiation apparatus).

“Swap meet or flea market” means a facility that provides typically compartmentalized space, either indoors or outdoors, to vendors who sells or barter merchandise. This use does not include ‘Farmers market,’ ‘Auction or sales house,’ or ‘Auction or sales yard.’ (I31)

“Tailoring or clothing alterations” means an establishment that provides custom making or altering of clothing when not an ancillary use in a clothing store. (J32)

“Tattooing or body art” means an establishment that provides tattooing, body piercing, and other forms of body art allowed by the California Health and Safety Code, except that body art involving ear piercing and permanent cosmetic application are not included and are considered ancillary uses in other establishments. This use does not include any use that is more specifically defined in Section 17.62.020. (J33)

“Telecommunication component manufacturing” means an establishment engaged in manufacturing electromagnetic and photoelectrical broadcast, receiving, repeater station, and transmission equipment for cellular telephone, radio, telegraph, telephone, television, and data network communications, including commercial earth stations for satellite-based communications including antennas, cell phones and components, satellite dish antennas and components, towers and transmission equipment and components.

“Temporary materials or equipment storage yard” means a facility that is used to store, park, house, or prepare equipment, dirt, materials, or temporary offices or shops to support a construction or demolition activity occurring on another site. (A17)

“Temporary sales office” means a facility that provides temporary office space to support the sale of residences or other structures, and can include related parking. (A18)

“Textile production” means a manufacturing establishment engaged in performing any of the following operations: preparation of fiber and subsequent manufacturing of braids, threads, twine cordage, yarn; coating, waterproofing, or otherwise treating fabric; dyeing and finishing fabric, fiber, yarn, and knit apparel; manufacturing woven fabric and carpets and rugs from yarn; the integrated manufacture of knit apparel and other finished products from yarn; the manufacture of felt goods, lace goods, nonwoven fabrics, and miscellaneous textiles; and upholstery manufacturing.

“Theater, live or movie” means a facility with an auditorium for viewing movies, plays, acts, or other performances. (C15)

“Tobacco or smoke shop” means an establishment that provides tobacco products or tobacco related paraphernalia in an area greater than forty (40) percent of its total available retail floor space. (I32)

Trade school. See School, charter, trade, vocational, art, business, or professional. (C13)

Transit station. See Bus, transit, or train station. (K2)

Travel center. See Truck stop or Travel center. (K7)

“Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (20) (H19)

“Truck stop or travel center” means an establishment or group of establishments designed to operate together that provide fuel, overnight parking, lodging, food, convenience goods, or other services primarily to truckers and travelers. (K8)

“Trucking or transportation terminal” means a facility designed specifically for large trucks or other vehicles to load, unload, or transfer freight, cargo containers, or other items being shipped, along with associated fueling areas, maintenance facilities, and offices. (K9)

“Urgent care center or other walk-in clinic” means a facility that provides medical treatment of injuries or illnesses that do not require treatment typically provided in an emergency room, typically without an appointment. This use includes urgent care centers, free clinics, hospital-based health clinics, and community health clinics, but does not include ancillary retail clinics located within a retail store, food market, or pharmacy. (E9)

“Vehicle impound yard” means a facility that provides temporary storage of vehicles that have been removed or impounded from public or private property at the direction of a peace officer or because of local ordinance or judicial order. (K10)

“Vending machines” means a device that dispenses a product or service upon activation by the receiver of that product or service. Products can include items such as ice, food and beverages, movies and video games, lottery tickets, newspapers, or similar items, but does not include fueling pumps. (A19)

“Veterinary clinic or office” means a facility where animals are examined, diagnosed, or treated, but typically not kept overnight. (J34)

“Veterinary hospital” means a facility where animals are kept for observation, diagnosis, treatment, or medical care, and can include overnight surveillance. (J35)

Vocational school. See School, charter, trade, vocational, art, business, or professional. (C13)

“Warehouse or distribution center” means a facility for storage of goods or materials that will eventually be redistributed to retailers, wholesalers, or directly to consumers. This use does not include Mini-warehouse or self-storage facility. (K11)

Winery. See Brewery or winery. (D4)

“Wireless Communication Facility” means an unstaffed facility that transmits and receives wireless telecommunications, and typically consists of an antenna array, connection cables, and equipment room, and an antenna support structure tower, or pole. (F15)

Chapter 17.98

DEFINITION OF TERMS

Sections:

17.98.010 **Applicability**

17.98.020 **Definition of terms.**

17.98.010 **Applicability**

The terms, words, and phrases defined in this chapter shall apply to this title.

17.98.020 **Definition of terms.**

“Abutting” means two (2) or more parcels sharing a common boundary at least at one point.

“Abandoned” means failure to develop, maintain or use a building, structure or improvement or failure to conduct a use upon real property for a stated period of time.

“Access” means safe, adequate and usable ingress or egress to real property, structures or improvements.

“Action” means the decision made by the reviewing authority on a land use application, including appropriate findings, environmental determination and conditions of approval, where applicable.

“Addition” means any construction which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

“Alley” is a public thoroughfare for the use of pedestrians and/or vehicles, producing only a secondary means of access to the abutting property.

“Alteration” means any construction or physical change in the internal arrangement of rooms or the supporting members of a building or structure or change in the appearance of any building or structure.

“Antenna” means a device for transmitting or receiving radio, television or any other transmitted signal.

“Applicant” means owner(s) of property, or their agent(s) who are seeking privileges provided by this title.

“Attached” means any structure that has a wall or roof in common with another structure.

“Basement” means a portion of building partly or wholly underground and having more than one-half (1/2) of its height below the average level of the adjoining ground.

“Berm” means a mound or embankment of earth.

“Block” means a parcel of land surrounded by public streets, highways, freeways, railroad rights-of-way, flood control channels, creeks, washes, rivers or unsubdivided acreage or any combination thereof.

“Building” means a permanently located structure, having a roof, for the housing or enclosure of persons, possessions, or property of any kind. Mobile homes, travel trailers and other vehicles, even though permanently immobilized, shall not be deemed to be buildings.

“Building area” means the net portion of the lot remaining after deducting all required setbacks from the gross area of the lot.

“Building coverage” means the percent of lot area which may be covered by roof covered buildings, structures or improvements located on a lot.

“Building height” means the vertical distance between the average finished ground surface adjacent to the structure and to the highest point of the structure, excluding architectural features and appurtenances such as, but not limited to, chimneys, vents, antennas, elevators, and similar mechanical equipment.

“Building, main” means a building in which the principal use of the real property is conducted.

“Building setback area, front” means an area extending across the full width of the lot between the front lot line or the existing or future street right-of-way and a structural setback line parallel thereto. On corner lots, the shortest street frontage shall be the front building setback area.

“Building setback area, interior side” means an area extending from the required front building setback area or, where there is no required front building setback area, from the front lot line to the required rear building setback area or, where there is no required rear building setback area, to the rear lot line and from the interior side lot line to a setback line parallel thereto.

“Building setback area, rear” means an area extending across the full width of the lot between the rear lot line and a setback line parallel thereto.

“Building setback area, side” means a building setback area between the side lot line and a line parallel thereto and extending from the front building setback area to the rear building setback area.

“Building setback area, street side” means an area extending from the required front building setback area or, where there is no required front building setback area, from the front lot line to the rear lot line, and from the side street lot line, or the existing or future side street right-of-way (whichever is greater) to a structural setback line parallel thereto.

“Building site” means the ground area of a building together with all open spaces required by this title.

“Carport” means a permanent roofed structure not completely enclosed to be used for vehicle parking.

“City” means the City of Hanford.

“Commercial vehicle” means a vehicle customarily used a part of a business for the transportation of goods or people.

“Commission” means the Planning Commission of the City of Hanford.

“Conditional use” means a use that may locate within a zone only upon taking measures to address issues that may make the use detrimental to the public health, safety and welfare and will not impair the integrity and character of the zoned district.

“Conditional use permit (CUP)” means a discretionary entitlement which may be granted under the provisions of this title and which when granted authorizes a specific use to be made of a specific property, subject to compliance with all terms and conditions imposed on the entitlement.

“Construction commencement” means the start of construction of a substantial portion on-site and off-site structural improvements after a building permit has been issued.

“Council” means the City Council of the City of Hanford.

“County” means the County of Kings.

“Court” means an open, unoccupied space, other than a yard, unobstructed from ground to sky on the same lot with a building or buildings and which is bounded on two or more sides by the walls of a building.

“Days” means consecutive calendar days unless otherwise stated.

“Decibel (dB / dBA)” is a unit for describing the amplitude of sound, as it is heard by the human ear.

“Density” means the number of dwelling units per gross acre, unless otherwise stated, for residential uses.

“Density Bonus” means an increase in the allowable number of residences granted by the city or county in return for the project’s providing low- or moderate-income housing. A housing development that provides 20 percent of its units for lower-income households, ten percent of its units for very-low income households, or 50 percent of its units for seniors is entitled to a density bonus and other concessions (See California Government Code section 65915).

“Design” means the planning and engineering of the following: street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignment and grades thereof; location and size of all required easements and rights-of-way; fire roads and fire breaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; building, structures and improvements and other such specific physical requirements.

“Detached” means any building or structure that does not have a wall or roof in common with any other building or structure.

“Development” means any change or alteration of real property or its boundary lines, and including, without limitation, the placement or erection of any solid material, structure or improvement thereon; discharge or disposal of any dredged material or any gaseous liquid, solid or thermal waste; grading, removing, dredging, mining or extraction of any soil or materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase or sale of such land by a public agency; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition or alteration of the size of any structure including any facility of any private, public or municipal utility; and the removal of any major vegetation. As used in this title, “structure” includes but is not limited to any building,

road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. A “project,” as defined in Government Code Section 65931, is included with this definition.

“Development agreement” means a binding contract between a developer and a city or county establishing the conditions under which a particular development may occur. The local government “freezes” the regulations applicable to the site for an agreed upon period of time. (see California Government Code section 65864)

“Development permit” means a discretionary entitlement which may be granted under the provisions of this title and which when granted authorizes a specific use to be made of specific property, subject to compliance with all terms and conditions imposed on the entitlement.

“Display area” means the area of a building in a retail sales store used to display goods that are for sale.

“Driveway” means a permanently surfaced area providing direct access for vehicles between a street and a permitted off-street parking or loading area.

~~“Dwelling” or “Dwelling Unit” means a room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.~~

“Dwelling” or “Dwelling Unit” means a room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one (1) kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one (1) household on a long-term basis. A dwelling unit shall have interior access between all habitable spaces, except that a JADU without a separate bathroom shall maintain interior access to the remainder of the primary residence.

“Easement” means a grant of property rights by the property owner to the public, or any specific person.

“Electric vehicle” means a vehicle that uses a plug-in battery to provide all or part of the motive power of the vehicle, including battery electric, plug-in hybrid electric, or plug-in fuel cell vehicle.

“Electric vehicle service equipment” means an electric component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles by permitting the transfer of electric energy to a battery or other storage device in an electric vehicle.

“Establishment” means land, buildings, rooms, space, and/or equipment necessary for conducting business.

“Façade” means the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

“Family” is an individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

“Facility” means land, buildings, rooms, space, and/or equipment necessary for doing something.

“FAR (Floor Area Ratio)” is a measure of development intensity. FAR is the ratio of the floor area of a building to the area of its site. For instance, both a two-story building that covers an entire lot and a four-story building that covers 1/2 of a lot have a FAR of 2.

“Fence” means a barrier surrounding or located upon a parcel of real property or a portion thereof and intended to prevent escape or intrusion therefrom or to identify a boundary identity, including without limitation, screened, solid (ninety percent (90%) or more closed to air, light and vision), open (fifty percent (50%) or more), or temporary and which may be constructed from wood, metal or masonry material or any combination thereof.

“Floor area” means the gross area included within the surrounding exterior finish wall surface of a building or portion thereof, exclusive of courtyards.

“Furniture” means the things placed in a room which equips it for living. This normally includes beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units and home furnishing accessories are excluded from the definition of furniture.

“Garage” means an enclosed building, or a portion of an enclosed building used for the parking of vehicles.

“General Plan” means a document adopted by the City Council containing statement of policies, including text and diagrams, setting forth objectives, principles, standards, and plan proposals, for the future physical development of the City of Hanford.

“Glare” means the effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

“Grade” means the degree of rise or descent of a sloping surface.

“Grade, finished” means the final elevation of the ground surface after development.

“Grade, natural” means the elevation of the ground surface in its natural state before man-made alterations.

“Grading” means the stripping, cutting, filling, stockpiling of earth or land, including the land in its cut or filled condition.

“Gross acreage” means the total area within the lot lines of a lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel, and does not include adjacent lands already dedicated for such purposes.

“Hazardous waste” means either of the following:

1. A waste, or combination of wastes, which because of its quantity, concentration or physical, chemical or infectious characteristics may either:
 - a. Cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness, or
 - b. Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed;

2. A waste which meets any of the criteria for the identification of a hazardous waste adopted by the State Department of Health Services pursuant to Health and Safety Code Section 25117 or any other federal, state or local law or regulation;
3. Resource Conservation and Recovery Act hazardous wastes;
4. Unless expressly provided otherwise, the term “hazardous waste” shall be understood to also include extremely hazardous waste and acutely hazardous waste. (Health and Safety Code Section 25117.)

“Improvement” means any item which becomes part of, placed upon, or is affixed to real estate.

“Infill development site” means a parcel or group of parcels that make up a site that is vacant or underutilized and is surrounded by developed land or parcels on at least seventy-five (75) percent of its perimeter. Infill development sites include previously developed sites that may/will be redeveloped.

“Integrated shopping center” means a combination of three (3) or more business establishments permitted or conditional permitted in the zone district in which they are located where off-street parking, landscaping, lighting, or other features are developed, managed and maintained jointly.

“Kitchen” means any room, all or any part of which is designed and/or used for cooking and the preparation of food.

“Landscaping” means an area devoted to, or developed and maintained predominantly with, native or exotic plant materials including lawn, groundcover, trees, shrubs and other plant materials; artificial turf and other permeable surfaces; and also including accessory decorative outdoor landscape elements such as pools, fountains, paved or decorated surfaces (excluding driveways, parking, loading or storage areas), and sculptural elements.

“Land use” means a description of how land (real estate) is occupied or utilized.

“Loading Space” means an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

“Lot” means a parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon. The classifications of lots are:

1. “Corner” means a lot located at the intersection of two or more streets at an angle of not more than one hundred thirty-five (135) degrees. If the angle is greater than one hundred thirty-five (135) degrees, the lot shall be considered an interior lot.
2. “Flag” means a lot having access or an easement to a public or private street by a narrow, private right-of-way.
3. “Interior” means a lot abutting only one street.
4. “Key” means a lot with a side line that abuts the rear line of any one or more adjoining lots.
5. “Reverse corner” means a corner lot, the rear of which abuts the side of another lot.
6. “Through” means a lot having frontage on two generally parallel streets, with only one primary access. (See “Illustration of Terms.”).

“Lot area” means the net horizontal area within bounding lot lines after dedication.

“Lot coverage” means the area of a lot covered by buildings excluding eaves, projecting balconies, ground-level paving, landscaping, and open recreational facilities.

“Lot depth” is the horizontal distance between the midpoint of the front lot line and the midpoint of the rear lot line.

“Lot frontage” means the portion of the lot contiguous to the street.

“Lot line” means any boundary of a lot. The classifications of lot lines are:

1. “Front” means on an interior lot, the line separating the parcel from the street. On a corner lot, the shorter lot line abutting a street. (If the lot lines on a corner lot are equal in length, the front lot line shall be determined by the director). On a through lot, the lot line abutting the street providing the primary access to the lot.
2. “Interior” means any lot line not abutting a street.
3. “Rear” means a lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line.

“Lot Width” means the horizontal distance between side lot lines, measured at the front setback line.

“Mall” means a large building or series of connected buildings containing a variety of retail stores, restaurants, and entertainment activities including, but not limited to, such activities as theaters, arcades, amusement rides, rock-climbing and other indoor recreation opportunities that serve a regional population.

“Median” means a paved or planted area separating a street or highway into two (2) or more lanes of opposite directions of travel.

“Nonconforming lot” means a lot, the area, frontage or dimensions of which do not conform to the provisions of this zoning code.

“Nonconforming structure” means a structure, lot or use which did conform to applicable laws when constructed or initiated, and which does not now conform to the provisions of this zoning code.

“Nonconforming use” means a use complying with applicable laws when established but which does not conform to the provisions of this zoning code.

“Open space” means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Does not include area covered by buildings or accessory structures (except recreational structures), paved areas (except recreational facilities), proposed and existing public and private streets or driveways, and school sites.

“Open space, common usable” means recreational or leisure space for the shared use of residents of a multi-unit development with no dimension less than 20-feet and may include gardens, playgrounds, courtyards, swimming pools, sitting areas, court games, recreation rooms, exercise

rooms or gyms, spas, community rooms, lawn/turf used for open play, ponds, fountains, atriums, picnic areas, rooftop gardens or green roofs, or similar uses or facilities.

“Overhang” means the part of a roof or wall that extends beyond the façade of a lower wall.

“Overlay district” is a district established by this zoning code which may be applied to a lot or portion thereof only in combination with a base district.

“Parapet” means the extension of the main walls of a building above the roof level.

“Parcel” means a parcel of land under one ownership that has been legally subdivided or combined and is shown as a single parcel on the latest recorded map in the Kings County recorder’s office.

“Parking area” means any public or private land area designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets.

“Parking lot” is an off-street, ground-level area, usually surfaced and improved, for the temporary storage of motor vehicles.

“Parking ratio” means the number of parking spaces provided per 1,000 square feet of floor area.

“Parking, shared” means a public or private parking area used jointly by two or more uses.

“Parking space” is the space marked for the parking of a motor vehicle within a public or private parking area.

“Parking structure or structured parking” means a multi-story car park (also called a parking garage or indoor parking) designed for car parking and where there are a number of floors or levels on which parking takes place.

“Parkway” means that portion of the public street right-of-way between the curb or curb line and the adjacent sidewalk or property line, as applicable, used for or which may be used for the purpose of planting and maintaining street trees, shrubs, hedges, or other plants. In some areas within the city, park strips may extend into a private property’s yard beyond the sidewalk. Park strips may be located on private property or may abut private property.

“Performance standards” means zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards may provide specific criteria to limit noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, or visual impact of a use.

“Permit” means a written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

“Person” means any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, company, joint stock association, corporation, estate, trust, organization, business, business trust, public agency, school district, state of California, and its political subdivisions or instrumentalities, receiver, syndicate or any group or combination thereof, acting as a unit, including any trustee, receiver or assignee.

“Permitted use” means any use allowed in a land use zoning district and subject to the provisions applicable to that district.

“Planned unit development (PUD)” means the development of a parcel(s) or structure(s) with two or more different land uses such as, but not limited to a combination of residential, office,

manufacturing, retail, public or entertainment in a single or physically integrated group of structures.

“Principal use” means the primary or predominate use of any lot, building or structure.

“Project” means the total development within the boundaries as defined on the development plan.

“Public right-of-way” means a strip of land acquired by reservation, dedication, prescription, voluntary purchase and sale, or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer and/or any other public uses.

“Recreational vehicle” means a vehicle or trailer capable of human habitation or designed or used for recreational camping or travel use, whether self-propelled or mounted on or drawn by another vehicle, or any structure inspected, approved and designated a recreational vehicle and bearing the insignia of the state of California or any other state or federal agency having the authority to approve recreational vehicles. RVs include, without limitation, any of the following: camp trailer, as defined by the California Vehicle Code Section 324; house car, as defined by California Vehicle Code Section 362; trailer coach, as defined by California Vehicle Code Section 635; mobile home, as defined by California Vehicle Code Section 396; bus, as defined by California Vehicle Code Section 233, whether altered or unaltered or for commercial or private use; boat, watercraft, and/or trailer for a boat or watercraft; trailers designed to carry persons, property or animals on its own structure and to be drawn by a motor vehicle; and recreational vehicle, as defined by the California Health and Safety Code Section 18010.

“Recycling” means the process by which waste products are reduced to raw materials and transformed into new reused or reconstructed products which meet the quality standards necessary to be used in the market place.

“Review authority” means the person, committee, commission or council responsible for the review and/or final action on a land use entitlement.

“Right-of-way” means a strip of land acquired by purchase, reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses.

“Rounding of quantities” means the consideration of distances, unit density, density bonus calculations, or other aspects of development or the physical environment expressed in numerical quantities which are fractions of whole numbers; the numbers are to be rounded to the nearest highest whole number when the fraction is 0.5 or more, and to the next lowest whole number when the fraction is less than 0.5, except as otherwise provided in this Title.

“Screened or screening” means shielded, concealed, and effectively hidden from view by a person standing at ground level on an abutting site, or outside the area, screened by a fence, wall, hedge, berm, or similar architectural or landscape feature that is at least 90% view obscuring.

“Setback” means the area between the setback line and property line.

“Setback line” is a line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of structures and uses on the lot.

“Sign” means any letter or symbol made of cloth, metal, paint, paper, wood or other material of any kind whatsoever placed for advertising, identification or other similar purposes on the ground or on any wall, post, fence, building, structure, vehicle or on any place whatsoever.

“Site” means the land or area that is the subject of a development project or use, and may include more than one lot or parcel.

“Site area” means the net horizontal area included within the boundary lines of a site, not including the area within the established right-of-way of a public street, future public street, or railroad, or any other area dedicated or to be dedicated for a public use.

“Site plan” means a plan, prepared to scale, showing accurately and with complete dimensioning all of the buildings, structures, and uses and the exact manner of development proposed for a specific parcel of land.

“Slope” means the degree of deviation of a surface from the horizontal, usually expressed in percentage or degrees.

“Solar facilities” means the airspace over a parcel that provides access for solar energy system to absorb energy from the sun.

“Specific plan” means a plan consisting of text, maps and other documents and exhibits regulating development within a defined area of the city, consistent with the General Plan and the provisions of Government Code Section 65450, et seq.

“Story” means that portion of a building included between the surface of any floor and the surface of any floor next above it, or if there be no floor above it, then the space between such floor and ceiling next above it.

“Street” means any public or private thoroughfare with a width of twenty feet (20') or more which affords a primary means of access to abutting property.

“Street, private” means a street in private ownership, not dedicated as a public street, which provides the principal means of vehicular access to a property and not to be construed to mean driveways, alleys, or parking areas.

“Street, public” is a street owned and maintained by the City, the County, or the State. The term includes streets offered for dedication and accepted by a public agency which have been improved.

“Structural Alterations” means any change in the supporting members of a structure such as the bearing walls or partitions, columns, beams, or girders.

“Structure” means anything constructed or built. An edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

“Structure, accessory” means a subordinate building which is incidental and not attached to the main building or use on the same lot. If an accessory building is attached to the main building or if the roof is a continuation of the main building roof, the accessory building shall be considered an addition to the main building. Includes structures regardless of whether a Building Permit is required, including, but not limited to, enclosed and unenclosed patios, barns, guesthouses, second dwelling units, garages, carports, storage buildings/sheds, trellis, gazebos, decks, and real or artificial rockscapes.

“Structure, temporary” means a structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

“Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Temporary use” means a use established for a designated period of time, with the intent to discontinue the use at the end of the designated time period.

“Traffic safety sight area” means a space that is set aside on a corner lot in which all visual obstructions, such as structures and plantings, which inhibit visibility and thus cause a hazard to traffic and pedestrian safety are prohibited.

“Transient basis” means a continuous period of two (2) weeks or less.

“Underutilized land” means land with a structure or structures that occupy only a small portion of the land and is being used significantly below its potential use.

“Use” means the purpose (type or extent) for which land or a building is arranged, designed or intended or for which either land or a structure is occupied or maintained.

“Use initiation” means the implementation of a use on a parcel or occupancy of a structure, or construction of substantial site improvements after a building permit has been issued, subject to determination by the director.

“Use, accessory” means a use which is incidental to, and customarily associated with, a specified principal use and which meets the applicable conditions set forth in this ordinance.

“Use, allowed” means a use listed by the regulation of any particular district as a permitted use within that district and permitted therein as a matter of right when conducted in accord with the regulations established by this Ordinance.

“Use, conditional” means a use listed by the regulations of any particular district as a conditional use within that district and allowable therein, solely on a discretionary and conditional basis, subject to development/design review or to a Conditional Use Permit, and to all other regulations established by this Code.

“Use, principal” means a use which fulfills a primary function of a household, establishment, institution, or other entity.

“Use, temporary” means a use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

“Variance” means a discretionary entitlement which permits the departure from the strict application of the development standards contained in this zoning code.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

“Vehicle” means self-propelled device by which persons or property may be moved upon a highway, excepting a device moved by human power or used exclusively upon stationary rails or tracks.

“Wildlands” means any area of land that is essentially unimproved, in a natural state of hydrology, vegetation and animal life, and not under cultivation.

“Yard” means an open space that lies between the principal or accessory building or buildings and the nearest lot line.

“Zero Lot Line” means the location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

“Zoning district” means a portion of the city within which certain uses of land and structures are defined, and regulations are specified.

From: [Jason Waters](#)
To: [Gabrielle Myers](#)
Subject: FW: Public study session on zoning rules, warming center, 100 year anniversary of Civic
Date: Tuesday, December 3, 2024 2:40:38 PM

Comment on Zoning

-----Original Message-----

From: JIM GREGORY <jgregory5@earthlink.net>
Sent: Tuesday, December 3, 2024 2:08 PM
To: Jason Waters <jwaters@hanfordca.gov>; Sandra Lerma <slerma@hanfordca.gov>
Subject: Public study session on zoning rules, warming center, 100 year anniversary of Civic

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jason,

I noticed in the December 3 Hanford Sentinel that there will be a public study session tonight on suggestions for amending various land use and regulatory laws.

I do not know what the zoning name is for the First United Methodist Church, which is on the northeast corner of Redington St. and Center St. There are two suggestions for consideration:

* The square footage for signage is restrictive. Staff could review the amount of signage and change the zoning use to allow additional square footage for business or commercial signage.

* After you helped do some research, we discovered that zoning does not allow overnight parking and sleeping in cars on private property. We suggest that zoning be modified to allow overnight sleeping in licensed and registered cars with the permission of the property owner.

The First United Methodist Church, in partnership with KCAO, is still receptive to hosting a warming center for unhoused homeless people during cold winter nights in Founders Hall. The obstacle is that the kitchen must be upgraded to commercial and Kings County Health Department standards. The two bathrooms need to be upgraded to ADA standards. KCAO applied for a \$350,000 grant last spring and again this fall to do the remodel work; however, the grant request from the State of California was not funded both times. Please let me know if the City of Hanford staff becomes aware of any potential funding opportunities to apply for this project.

An article in the Hanford Sentinel said the City of Hanford is looking for activities that could enhance the 100-year anniversary celebration of the Civic Auditorium next year. The First United Methodist Church sanctuary building was built in 1926. A possibility is that the church could host an organ concert as part of the celebration.

Regards,
Jim Gregory

Notice of Exemption 2024-79

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: Zone Text Amendment No. 0007-24

Project Location – City of Hanford

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: a request to conduct a comprehensive amendment to the Hanford Municipal Code Title 17, as directed by the City Council of the City of Hanford. Changes include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally advised edits.

Name of Public Agency Approving Project: City of Hanford, Planning Division

Name of Person or Agency Carrying Out Project: City of Hanford

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:
☒ Statutory Exemption. State code number: 15061(b)(3) General Rule

Reasons why project is exempt:

The proposed ordinance is exempt under Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed project is a text amendment that is not associated with a physical development; therefore, there are no physical impacts that will result from the project.

Lead Agency

Contact Person: Jason Waters Area Code/ Telephone: (559) 585-2590

Signature: _____ Date: November 12, 2024 Title: Deputy City Manager

☒ Signed by Lead Agency Date received for filing at OPR: _____
☐ Signed by Applicant



AGENDA STAFF REPORT

MEETING DATE: 12/17/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Authorization for the Public Works Director (and/or designees) to submit and accept a SWIFR (Solid Waste and Recycling Infrastructure) Grant application up to \$5 million and execute and submit documents on behalf of the City of Hanford to the Environmental Protection Agency (EPA).

RECOMMENDATION:

Recommendation: That the City Council, by motion, approves the authorization of the Public Works Director (and designees) to submit and accept a SWIFR, no match, grant application to the EPA.

Recommended Motion: That the City Council, by motion, approves the authorization of the Public Works Director (and designees) to submit and accept a SWIFR, no match, grant application to the EPA.

BACKGROUND:

On July 1, 2022, the State of California enacted SB 1383, an unfunded mandate requiring agencies to reduce organic waste disposal in landfills by 50% by 2024 and 75% by 2025. Additionally, AB 341 mandates agencies to lower greenhouse gas emissions by diverting waste from disposal sites to recycling centers and programs. AB 341 also requires agencies to establish written policies addressing education, waste diversion, enforcement, and inspection.

These unfunded mandates have posed significant challenges for agencies in establishing and enforcing state requirements without shifting the financial burden onto ratepayers. The EPA's SWIFR Grant Program has issued a notice of funding opportunity for states and agencies to enhance solid waste management systems and recycling infrastructure. This program supports the City's efforts to comply with CalRecycle's unfunded SB 1383 and AB 341 mandates.

Both regulations demand substantial investments in infrastructure, education, and monitoring to achieve compliance and meet state-mandated goals. The Refuse Department has consistently upheld compliance with these requirements and recognizes the SWIFR Grant Program as a vital opportunity to secure funding that will support the advancement of these essential initiatives.

FISCAL IMPACT:

Applying for the SWIFR Grant poses no immediate fiscal impact. If awarded, the grant will provide funding to the city's Refuse Division for recycling equipment, such as trucks, infrastructure enhancements, and program development. Staff anticipates this may lead to approximately \$3.5 million (up to \$5 million) over three years which would include recycling of trucks, bins and cans. This funding will help reduce dependence on Refuse rates which can help in lower rates for customers

and mitigate the risk of potential fines for non-compliance with SB 1383 and AB 341.

ATTACHMENTS:

1. EPA NOFO

AGENCY: ENVIRONMENTAL PROTECTION AGENCY (EPA)

TITLE: Solid Waste Infrastructure for Recycling (SWIFR) Grants for **Political Subdivisions of States and Territories**¹

ACTION: Notice of Funding Opportunity (NOFO)

FUNDING OPPORTUNITY NUMBER: EPA-I-OLEM-ORCR-24-05

Assistance Listing No: 66.920

KEY DATES:

Dec. 20, 2024 NOFO CLOSING – APPLICATIONS DUE BY 11:59 PM (ET)

July 2025 ANTICIPATED NOTIFICATION OF FUNDING SELECTION

Dec. 2025 ANTICIPATED AWARD

APPLICATION SUBMISSION DEADLINE: Application packages must be submitted electronically to the EPA through [Grants.gov](https://www.grants.gov) (www.grants.gov) no later than **December 20, 2024, at 11:59 p.m. (ET)** in order to be considered for funding.

To allow for efficient management of the competitive process, the EPA requests submittal of an optional, informal Notice of Intent to Apply by **November 15, 2024** to SWIFR@epa.gov. Please include your approximate funding amount, the track under which you are applying (refer to *Section I.E: Program Tracks* for more information), and one to two sentences about the scope of your project. Submission of an Intent to Apply is optional. The Notice of Intent to Apply is not required but it is a process management tool that will allow the EPA to better anticipate the total staff time required for efficient review, evaluation, and selection of submitted applications.

Note – EPA advises against naming contractors (including consultants and brand-name equipment) in grant applications. However, if an applicant chooses to name a contractor, prior to naming a contractor or subrecipient in your application as a “partner,” please carefully review Section IV.d. Contracts and Subawards in [EPA’s Solicitation Clauses](#) that is incorporated by reference in this announcement (refer to *Section III.D: Named Contractors and Subrecipients*). EPA expects recipients of funding to comply with competitive procurement contracting requirements as well as EPA’s rule on Participation by Disadvantaged Business Enterprises in EPA Programs in 40 CFR Part 33. The Agency does not accept justifications for sole source contracts for services or products available in the commercial marketplace based on a contractor’s role in preparing an application or prior relationships with the contractor that were not established in compliance with competitive procurement requirements. Note that these competitive procurement requirements apply with equal force to contractual relationships established prior to or after the award of EPA funds. Applicants who choose to name a contractor must demonstrate that they have **already complied** with all applicable competitive procurement contracting requirements.

¹ Please note that the EPA also refers to this type of grant under SWIFR as “SWIFR Grants for Communities.”

Please note that listing brand-named equipment in an application can be considered naming a contractor and should be replaced with the generic name for the type of equipment (e.g., front-end loader, baler, etc.) unless you can document cost comparisons for determining the price of the equipment.

There is no cost share required for this funding opportunity. Voluntary committed cost share will not be accepted or evaluated under this competition.

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SECTION I. FUNDING OPPORTUNITY DESCRIPTION

A. Background

Material resource extraction and processing account for approximately 55 percent of global greenhouse gas emissions.² Increasing recycling reduces climate, environmental, and social impacts of materials use, and keeps valuable resources in use instead of in landfills. Municipal solid waste management³ has long suffered from a lack of investment. Some communities that lack waste management infrastructure do not have curbside waste collection services, recycling, or composting programs, which increases the burden on limited landfill capacity and increases greenhouse gas emissions. For example, more than one-third (nearly 100 million tons) of the United States (U.S.) municipal waste stream is organic waste. The production and current management of organics contributes to a broad range of negative environmental impacts, including climate change, air pollutants, water scarcity, biodiversity loss, and soil and water quality degradation. For example, producing, grading, packing, processing, distributing, retailing, and preparing the amount of food that is currently wasted annually in the U.S. contributes greenhouse gas (GHG) emissions equivalent to that of 42 coal-fired power plants and requires enough water and energy to supply more than 50 million homes each year.⁴ When food waste and other organics go to the landfill, they release methane, a powerful greenhouse gas. In 2020, 14.5% of human-related methane emissions came from landfills.⁵ Mismanaged waste also can compound health, economic, and undesirable social conditions in disadvantaged communities that are marginalized by underinvestment and overburdened by pollution.

The EPA and others have undertaken significant efforts to promote the circular economy in the United States. In 2015, the EPA and the United States Department of Agriculture (USDA) announced the [U.S. 2030 Food Loss and Waste Reduction Goal](#), seeking to cut food loss and waste in half by the year 2030. In 2020, the EPA announced the [National Recycling Goal](#) to increase the U.S. recycling rate to 50 percent by 2030 and to galvanize efforts to strengthen the U.S. recycling system. One year later, the EPA released the [National Recycling Strategy: Part One of a Series on Building a Circular Economy for All](#). That same day, federal funding was made available to support the strategy when the [Infrastructure Investment and Jobs Act](#), also known as the 2021 Bipartisan Infrastructure Law (BIL), was signed into law. The National Recycling Strategy establishes a vision for building a circular economy to reduce material use, redesign materials to be less resource intensive, and recapture “waste” as a resource to manufacture new materials and products. As part one of the series, the National Recycling Strategy focuses on municipal solid waste recycling.

In June 2024, the White House, along with EPA, USDA, and the U.S. Food and Drug Administration (FDA), released part two of the series, [the National Strategy for Reducing Food Loss and Waste and Recycling Organics](#). The goal of this strategy is to prevent the loss and waste of food and increase recycling of organic materials, reduce greenhouse gas emissions, save households and businesses money, and build healthier, cleaner communities. This vision and strategies for a circular economy align

² Data from the 2024 Global Resources Outlook Report published by UN Environment.

<https://www.resourcepanel.org/reports/global-resources-outlook-2024>

³ EPA has developed a standardized set of terms with examples of Municipal Solid Waste:

<https://www.epa.gov/recyclingstrategy/standardized-terms-materials-accepted-municipal-recycling-programs>

⁴ More information available in the EPA’s 2021 Report titled From Farm to Kitchen: The Environmental Impacts of Food Waste (Part 1), available at https://www.epa.gov/system/files/documents/2021-11/from-farm-to-kitchen-the-environmental-impacts-of-u.s.-food-waste_508-tagged.pdf

⁵ <https://www.epa.gov/lmop/frequent-questions-about-landfill-gas#:~:text=MSW%20landfills%20are%20the%20third,use%20a%20significant%20energy%20resource.>

with the language and the goals identified in the Save Our Seas 2.0 Act regarding solid waste infrastructure and management in the United States.

The Solid Waste for Infrastructure for Recycling (SWIFR) grant program, authorized under Section 302(a) of the Save Our Seas 2.0 Act and funded through the BIL, is a historic investment in the health, equity, and resilience of American communities. The unprecedented funding provided by the BIL through the SWIFR grants will assist local waste management authorities by supporting improvements to local post-consumer materials management, including municipal recycling programs, and assisting local waste management authorities in making improvements to local waste management systems. The SWIFR grant program provides a critical opportunity to fund a range of high-impact projects to increase recycling, reduce contamination, and promote a circular economy for materials by making much-needed investments in solid waste management infrastructure.

The SWIFR Grant Program is a covered program under the Justice40 Initiative, which aims to deliver 40 percent of the overall benefits of federal climate, clean energy, affordable and sustainable housing, clean water, and other investments to disadvantaged communities. More information on [the Justice40 Initiative](https://www.epa.gov/environmentaljustice/justice40-epa) at the EPA can be found at: www.epa.gov/environmentaljustice/justice40-epa.

There are three types of grants within the SWIFR program, which are designed to fund a range of projects that will enable EPA to help states, territories, Tribes, local governments, and communities improve and transform their recycling and materials management infrastructure:

1. [SWIFR Grants for States and Territories](#)
2. [SWIFR Grants for Tribes and Intertribal Consortia](#)
3. [SWIFR Grants for Political Subdivisions](#)⁶

This NOFO is for the SWIFR Grants for Political Subdivisions. The total estimated funding for this competitive opportunity is approximately \$58,000,000. The EPA anticipates awarding approximately 20 to 30 assistance agreements, with at least one award per EPA Region, depending on the quantity and quality of applications received. The minimum individual award amount is \$500,000 and the maximum individual award is \$5,000,000 for the grant period, which is up to three years. Refer to *Section II: Award Information* of this announcement for more information. This NOFO is in alignment with the [Biden Administration's Justice40 Initiative](#), which set the goal that 40 percent of the overall benefits of certain Federal investments flow to disadvantaged communities. In this NOFO, at least \$23,200,000 of the benefits, which in this program is defined as investments, will be set-aside specifically for awards to projects benefitting disadvantaged communities and U.S. Territories (refer to *Section III.A: Eligible Applicants* for more information).

Materials and waste streams considered under this announcement include: municipal solid waste (MSW), including plastics, organics, paper, metal, glass, etc., electronic waste, batteries, and construction and demolition (C&D) debris. In addition, materials and waste streams considered include the management pathways of source reduction, reuse, sending materials to material recovery facilities, composting, rendering, anaerobic digestion, and feeding animals.

⁶ Please note that the EPA also refers to this type of grant under SWIFR as "SWIFR Grants for Communities."

The following activities are not eligible for funding under this solicitation: constructing, improving or operating landfills; incineration; burn units; waste-to-energy (except anaerobic digestion); chemical and thermal recycling; biofuels; and environmental cleanup. Food preprocessing is only eligible when paired with recycling activities. *Note:* Definitions of some commonly used terms will be posted in a question and answer document on [EPA's Solid Waste Infrastructure for Recycling Grants for Communities](#) webpage.

B. Statutory/Regulatory Authority Criteria

The BIL provides \$275,000,000 for grants authorized under Section 302(a) "Post-Consumer Materials Management Infrastructure Grant Program" of the Save Our Seas 2.0 Act ([Public Law 116-224](#)) as codified at 33 U.S.C. 4282(a). The BIL funds are available to EPA at \$55,000,000 per year from Fiscal Year 2022 to Fiscal Year 2026. Congress appropriated an additional \$14,000,000 for grants authorized under Section 302(a) of Save Our Seas 2.0 Act through EPA's Fiscal Year 2022 Appropriation Act ([Public Law 117-103](#)), Fiscal Year 2023 Appropriation Act ([Public Law 117-328](#)), and Fiscal Year 2024 Appropriation Act ([Public Law 118-122](#)).

Pursuant to Section 302(a) of the Save Our Seas 2.0 Act, the SWIFR grant program will:

- Implement the series of strategies on building a circular economy for all;
- Support improvements to local post-consumer materials management, including municipal recycling programs; and
- Assist local waste management authorities in making improvements to local waste management systems.

C. Key Definitions

Circular economy: As defined in the Save Our Seas 2.0 Act, the term means an economy that uses a systems-focused approach and involves industrial processes and economic activities that are restorative or regenerative by design; enable resources used in such processes and activities to maintain their highest values for as long as possible; and aim for the elimination of waste through the superior design of materials, products, and systems (including business models). A circular economy is embraced within the sustainable materials management (SMM) approach that the United States federal government has pursued since 2009.

Coalitions: EPA recognizes that awards of \$500,000 to \$5,000,000 may be too large for some small or rural applicants to effectively manage. As a result, coalitions of small or rural eligible entities are eligible under this funding opportunity. Groups of two or more eligible applicants (defined as political subdivisions of states) may choose to form a coalition and submit a single application under this NOFO; however, one entity **must** be responsible for the grant. Coalitions **must** identify which eligible organization will be the recipient of the grant and which eligible organization(s) will be subrecipients of the recipient (the "pass-through entity"). *Subawards must* be consistent with the definition of that term in 2 CFR Part 200.1 and comply with the [EPA's Subaward Policy](#). The pass-through entity that administers the grant and subawards will be accountable to the EPA for proper expenditure of the funds and reporting and will be the point of contact for the coalition. As provided in 2 CFR Part 200.332, subrecipients are accountable to the pass-through entity for proper use of EPA funding. Any contracts for services or products funded with EPA financial assistance must be awarded under the competitive procurement procedures of 2 CFR Part 200 and/or 2 CFR Part 1500, as applicable.

The regulations at 2 CFR Part 1500.10 contain limitations on the extent to which EPA funds may be used to compensate individual consultants. Refer to the [Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements](#) for guidance on competitive procurement requirements and consultant compensation. **EPA advises against naming a procurement contractor (including a consultant or brand-name equipment) as a “partner” or otherwise in your application unless the contractor has been selected in compliance with competitive procurement requirements.** Applicants who choose to name a contractor must demonstrate that they have **already complied** with all applicable competitive procurement contracting requirements.

Disadvantaged community: A disadvantaged community is a census tract identified by the [Climate and Economic Justice Screening Tool](#) that is at or above the threshold for one or more environmental, climate, or other burdens, and is at or above the threshold for an associated socioeconomic burden; or is a Federally Recognized Tribe.

Note: Under this announcement where considerations are given to disadvantaged communities, EPA will also give similar consideration consistent with 33 U.S.C. 4282 to all communities located in a U.S. Territory (Puerto Rico, U.S. Virgin Islands, Guam, American Samoa, Commonwealth of Northern Mariana Islands).

Applicants must submit a screenshot of CEJST along with a brief narrative to illustrate that the proposed project will benefit a disadvantaged community, and/or that the proposed project is located in a U.S. Territory. Applicants from territories can attest that they are located in a territory without submitting a screenshot of CEJST. If a project is intended to serve multiple communities, only one needs to meet the definition of disadvantaged community as defined by the CEJST or be located in a U.S. Territory in order to be considered a Track 1 application.

Environmental justice (EJ): “Environmental justice” means the just treatment and meaningful involvement of all people, regardless of income, race, color, national origin, Tribal affiliation, or disability, in agency decision-making and other Federal activities that affect human health and the environment so that people:

- are fully protected from disproportionate and adverse human health and environmental effects (including risks) and hazards, including those related to climate change, the cumulative impacts of environmental and other burdens, and the legacy of racism or other structural or systemic barriers; and
- have equitable access to a healthy, sustainable, and resilient environment in which to live, play, work, learn, grow, worship, and engage in cultural and subsistence practices.

Political subdivisions: Local governments are generally political subdivisions of states and differ from state and federal governments in that their authority is not based directly on a constitution. Each state constitution or other law describes in detail a procedure for establishing local governments as political subdivisions. In most cases the state legislature must approve the creation or incorporation of a local government. The local government then receives a charter defining its organization, authority and responsibilities, including the means for electing governing officials. Local government units bear a variety of names, such as city, county, township, village, parish, district, etc. The legal significance of these terms may vary from state to state. The authority of local governments varies greatly. Generally, a local government has the authority to:

- Impose taxes,
- Try people accused of breaking local laws or ordinances; and

- Administer local programs within its boundaries.

Depending on state law, political subdivisions may include other types of entities including those identified in the definition of *Local government* at 2 CFR Part 200.1 and state institutions of higher education.

Post-consumer materials management: As defined in the Save Our Seas 2.0 Act, the term refers to the systems, operation, supervision and long-term management of processes and equipment used for post-use material (including packaging, goods, products, and other materials), including collection; transport; and systems and processes related to post-use materials that can be recovered, reused, recycled, repaired, or refurbished.

When considering post-consumer materials management, it is important to include MSW, including plastics, food, paper, metal, glass, etc., and C&D debris), as well as the management pathways of source reduction and reuse, sending materials to material recovery facilities, composting, rendering, anaerobic digestion, and feeding animals.

D. Program Vision and Goals

This NOFO has the following goals:

- Fund a range of projects that will help local governments and communities improve and transform their post-consumer materials management infrastructure;
- Fund projects that will result in a significant decrease in the generation of MSW and/or an increase in the diversion of MSW from landfills and incineration; and
- Fund innovative solutions and programs that provide or increase access to prevention, reuse, mechanical recycling, anaerobic digestion, and composting.

This program aims to deliver 40 percent of the overall benefits of climate, clean energy, affordable and sustainable housing, clean water, and other investments to disadvantaged communities, consistent with the Justice40 Initiative. More information on can be found at: <https://www.epa.gov/environmentaljustice/justice40-epa>.

E. Program Tracks

Under this NOFO, EPA will fund projects under two tracks:

- **Track 1:** Projects that benefit disadvantaged communities as defined under *Section I.C: Key Definitions* of this NOFO.
 - Under this announcement where considerations are given to disadvantaged communities, EPA will also give similar consideration consistent with 33 U.S.C. 4282 to all communities located in a U.S. Territory (Puerto Rico, U.S. Virgin Islands, Guam, American Samoa, and the Commonwealth of the Northern Mariana Islands). Applicants must submit a screenshot of CEJST along with a brief narrative to illustrate that the proposed project will benefit a disadvantaged community. Applicants from territories can attest that they are located in a territory without submitting a screenshot of CEJST. If a project is intended to serve multiple communities, only one needs to be meet the definition of disadvantaged community as defined by the CEJST or be located in a U.S. Territory in order to be considered a Track 1 application.

- EPA anticipates that approximately 40% (or \$23,200,000) of the funding will be awarded to projects that benefit disadvantaged communities.
- **Track 2:** Projects that benefit all other communities that do not meet the definition of disadvantaged communities as defined under *Section I.C: Key Definitions* of this NOFO and/or are not located in a U.S. Territory.

Applications must clearly indicate and provide adequate proof that the proposed project(s) fall under Track 1 or Track 2. If an application does not provide adequate proof that it qualifies for Track 1, EPA reserves the right to automatically re-assign an application to Track 2. Reassignment from Track 1 to Track 2 does not make an application less competitive. To qualify for Track 1, applications must demonstrate that the proposed project or project(s) will benefit a community that meets the definition of disadvantaged community as defined under *Section I.C: Key Definitions* of this NOFO and/or be located in a U.S. Territory. If a project is intended to serve multiple communities, only one community needs to meet the definition of disadvantaged community as defined above or be located in a U.S. Territory in order to be considered a Track 1 application. EPA reserves the right to determine under which track the application falls based on the justification provided in the application.

There is no cost sharing or match requirement associated with this grant program. Voluntary cost share will not be accepted under this competition. Applicants' project budgets, including on the Standard Form 424A, should only include costs that will be borne by SWIFR funding.

F. Scope of Work

The EPA is soliciting applications for a wide variety of projects that are designed to build and transform solid waste infrastructure in the U.S. to equitably reduce waste and manage materials to achieve a circular economy, reduce greenhouse gas emissions, and create cleaner, resilient, and healthier communities. It is anticipated that projects will enable the EPA to help eligible partners significantly transform their post-consumer materials management infrastructure. Projects will create new capacity for, optimize existing capacity of, or identify strategies that result in an increase in management of post-consumer materials. The EPA also recognizes and encourages applications that demonstrate innovative solutions and programs that provide or increase access to prevention, reuse, recycling, anaerobic digestion, and composting opportunities in areas that currently do not have access.

In addition, the EPA is seeking post-consumer materials management projects that address environmental justice concerns and focus predominantly on addressing the disproportionate and adverse human health, environmental, climate-related and other cumulative impacts, as well as the accompanying economic challenges of such impacts that have affected and/or currently affect:

- people/communities of color;
- low income, tribal, and indigenous populations; and
- if applicable other vulnerable populations such as the elderly, children, and those with pre-existing medical conditions.

All applications must address one or more of the following objectives, as they relate to the track under either Track 1 or Track 2:

- Establish, increase, expand, or optimize collection and improve materials⁷ management infrastructure⁸;
- Fund the creation and construction of tangible infrastructure, technology, or other improvements to reduce contamination in the recycled materials stream;
- Establish, increase, expand, or optimize capacity for materials management;
- Establish, improve, expand, or optimize end-markets for the use of recycled commodities; or
- Demonstrate a significant and measurable increase in the diversion,⁹ recycling rate,¹⁰ and quality of materials collected for municipal solid waste.

Applications **may also include (but are not limited to)** projects that fund:

- Programs that provide or increase access to prevention, reuse, and recycling in areas that currently do not have access; including development of and/or upgrades to drop-off and transfer stations (including but not limited to a hub-and-spoke model in rural communities), etc.;
- The purchase of recycling equipment, including but not limited to sorting equipment, waste metering, trucks, processing facilities, etc.;
- Upgrades to material recovery facilities (MRFs) such as optical sorters, artificial intelligence, etc.;
- Education and outreach activities as a minor element of larger eligible projects that are funded by the grant;
- Construction of and/or upgrades to composting facilities or anaerobic digesters to increase capacity for food and organics recycling;
- Development of and/or upgrades to curbside collection programs or drop-off stations for organics;
- Development of and/or upgrades to reuse infrastructure (e.g., online reuse platforms, community repair spaces, technology and equipment to improve materials management reuse options, food donation, upcycling, staging areas for material reuse/donation, reuse warehouses, reuse centers, and electronic waste and computer recycling and refurbishing) and/or
- Other activities that the applicant believes will further the objectives of the NOFO, provided those activities are eligible for funding under statute and the terms of this NOFO.

The following activities are not eligible for funding under this solicitation: constructing, improving or operating landfills; incineration; burn units; waste-to-energy (except anaerobic digestion); chemical and thermal recycling; biofuels; and environmental cleanup. Food preprocessing is only eligible when paired with recycling activities.

G. General Environmental Results and EPA Strategic Plan Information

Pursuant to Section 6.a. of EPA Order 5700.7A1, “Environmental Results under EPA Assistance Agreements,” EPA must link proposed assistance agreements with the Agency’s Strategic Plan. EPA also requires that grant applicants and recipients adequately describe environmental outputs and outcomes to be achieved under assistance agreements (see [EPA Order 5700.7A1, Environmental Results under Assistance Agreements](#)).

⁷ Materials and waste streams considered under SWIFR include: municipal solid waste (MSW), including plastics, organics, paper, metal, glass, etc., electronic waste, batteries, and construction and demolition (C&D) debris. In addition, materials and waste streams considered include the management pathways of source reduction, reuse, sending materials to material recovery facilities, composting, rendering, anaerobic digestion (AD), and feeding animals.

⁸ Examples of materials management infrastructure includes but is not limited to: recycling/composting facilities, secondary processing facilities, and other facilities that manage MSW.

⁹ Measured in tons of material diverted from landfill disposal or incineration.

¹⁰ As defined by the Modeling Recycling Program Toolkit, available on the [EPA’s website](#).

The activities to be funded under this solicitation support the [FY 2022-2026 EPA Strategic Plan](#). Awards made under this solicitation will directly support Goal 6 – Safeguard and Revitalize Communities, Objective 6.2 – Reduce Waste and Prevent Contamination of EPA’s Strategic Plan. All applications must be for projects that support this goal and objective.

H. Linkages to National Strategies

National Recycling Strategy

In alignment with *Section I.F: Scope of Work*, the activities to be funded under this solicitation will support the [National Recycling Strategy](#) (NRS). Awards made under this solicitation will support one or more of the following objectives of the NRS:

- a) Improve markets for recycled commodities;
- b) Increase collection and improve materials management infrastructure;
- c) Reduce contamination in the recycled materials stream;
- d) Enhance policies and programs to support circularity; and
- e) Standardize measurement and increase data collection.

National Strategy for Reducing Food Loss and Waste and Recycling Organics

The activities to be funded under this solicitation may, but are not required to, support the [National Strategy for Reducing Food Loss and Waste and Recycling Organics](#). Awards made under this solicitation may support the following objectives of this strategy:

- a) Support the development of additional organics recycling infrastructure through grants and other assistance for all communities, especially those that are underserved;
- b) Expand the market for products made from recycled organic waste;
- c) Enhance support to advance de-centralized (i.e., community-scale, on-farm and home composting) organics recycling, with emphasis on Tribal communities and communities with environmental justice concerns; and
- d) Address contamination in the organic waste recycling stream.

I. Minority Serving Institutions

Under the Save Our Seas 2.0 Act, entities eligible to apply for funding under this solicitation include political subdivisions of states. State colleges and universities, including those that are state Minority Serving Institutions (MSIs), may be eligible for funding and must include in their applications proof of eligibility as an entity that is a political subdivision of the state. Examples of acceptable forms of proof include legal opinions from the state Attorney General or equivalent or from the Chief Legal Officer of the state college or university. Eligibility to apply for funding under this solicitation are discussed in more detail in *Section III.A: Eligible Applicants*.

The EPA recognizes that it is important to engage all available minds to address the environmental challenges the nation faces. At the same time, the EPA seeks to expand the environmental conversation by including members of communities which may have not previously participated in such dialogues to participate in the EPA’s programs. For this reason, the EPA strongly encourages all eligible applicants identified in *Section III: Eligibility Information*, including minority serving institutions (MSIs), to apply under this opportunity.

For purposes of this solicitation, the following are considered MSIs:

1. Historically Black Colleges and Universities, as defined by the Higher Education Act (20 U.S.C. § 1061(2)). A list of these schools can be found at [Historically Black Colleges and Universities](#);
2. Tribal Colleges and Universities (TCUs), as defined by the Higher Education Act (20 U.S.C. § 1059c(b)(3) and (d)(1)). A list of these schools can be found at [Tribal College or University](#);
3. Hispanic-Serving Institutions (HSIs), as defined by the Higher Education Act (20 U.S.C. § 1101a(a)(5)). A list of these schools can be found at [Hispanic-Serving Institutions](#);
4. Asian American and Native American Pacific Islander-Serving Institutions; (AANAPISIs), as defined by the Higher Education Act (20 U.S.C. § 1059g(b)(2)). A list of these schools can be found at [Asian American and Native American Pacific Islander-Serving Institutions](#); and
5. Predominately Black Institutions (PBIs), as defined by the Higher Education Act of 2008, 20 U.S.C. § 1059e(b)(6). A list of these schools can be found at [Predominately Black Institutions](#).

J. Measuring and Reporting Environmental Results: Outputs and Outcomes

Pursuant to [EPA Order 5700.7, “EPA’s Policy for Environmental Results under Assistance Agreements.”](#) EPA requires that all grant applicants and recipients adequately address environmental outputs and outcomes. Outputs and outcomes differ both in their nature and in how they are measured.

Outputs. The term “output” means an environmental activity, effort, and/or associated work product related to an environmental goal and objective that will be produced or provided over a specified period of time or by a specified date. Outputs may be quantitative or qualitative but must be measurable during an assistance agreement funding period.

Outcomes. The term “outcome” means the result, effect, or consequence that will occur from carrying out an environmental program or activity that is related to an environmental or programmatic goal or objective. Outcomes may be qualitative and environmental, behavioral, health-related, or programmatic in nature. Applications must include a description of anticipated project outcomes resulting from the project outputs, even if the outcome to be achieved is beyond the assistance agreement funding period. Include the quantitative target associated with the outcome, as appropriate.

EPA encourages applicants to discuss all of the following environmental outputs and outcomes in the Project Narrative Attachment. Successful applicants that receive grants must report on all of the measures described below, even if the anticipated result is “0” or “not applicable.”

- Number of infrastructure investments/enhancements made spanning the spectrum of collection through end market development (e.g., bins purchased, post-consumer materials management systems created, technology improvements made);
- Tons of MSW/C&D collected, recycled, composted, or managed via each relevant management pathway in the community served by the project;
- Tons of MSW/C&D generated per material type (e.g., plastic, food waste, etc.) and source in the community (e.g., household, school, or business) served by the project;
- GHG reduced (in metric tons of carbon dioxide equivalent/MTCO₂e) from collection, recycling, composting or management via other management pathways;
- Number of temporary or permanent jobs created;
- Percentage of political subdivisions served as a result of establishing, increasing, expanding, or optimizing collection; and
- Number of disadvantaged communities served (as defined by this solicitation) as a result of establishing, increasing, expanding, or optimizing collection.

A note about surveys and the OMB regulations implementing the Paperwork Reduction Act (PRA): Grant recipients cannot use EPA funds to design nor administer the collection of identical information from 10 or more parties (for example, through surveys or focus groups). Reasonable costs for analyzing and publishing the independently collected information are allowable to the extent authorized in the EPA approved budget for this agreement.

K. Additional Provisions for Applicants Incorporated into The Solicitation

Additional provisions that apply to *Section III: Eligibility Information*, *Section IV: Application and Submission Information*, *Section V: Application Review Information*, and *Section VI: Award Administration Information* of this solicitation and/or awards made under this solicitation, can be found at [EPA Solicitation Clauses](#). These provisions are important for applying to this solicitation and applicants must review them when preparing applications for this solicitation. If you are unable to access these provisions electronically at the website above, please contact the EPA point of contact listed in this solicitation *Section VII: Agency Contact* to obtain the provisions.

SECTION II. AWARD INFORMATION

A. What is the amount of available funding?

The EPA anticipates awarding a total of approximately \$58,000,000 under this announcement, depending on the availability of funds, quantity and quality of applications received, and other applicable considerations.

Additionally, because Justice40 sets a goal that 40 percent of the overall benefits of certain Federal investments flow to disadvantaged communities, which is defined in *Section I.C: Key Definitions* for the purposes of this NOFO, the EPA expects to award approximately 40 percent of the total funding available, or \$23,200,000, to projects that benefit disadvantaged communities.

Grant recipients of EPA SWIFR grants in previous rounds of funding are not eligible for funding under this solicitation. The EPA reserves the right to reject all applications and make no awards. The EPA also reserves the right to make additional awards under this solicitation, consistent with Agency policy and guidance, if additional funding becomes available after the original selections are made. Any additional selections for awards will be made no later than 6 months after the original selection decisions.

B. Funding Structure and Program Tracks

The EPA anticipates awarding at least one award per EPA Region, depending on the availability of funds, quantity and quality of the applications received, and other applicable considerations. The minimum individual award is \$500,000 and the maximum individual award is \$5,000,000 for the grant period, which is up to three years. Refer to *Section II: Award Information*, of this announcement for more information.

EPA expects to award at least 40 percent of the total, or approximately \$23,200,000, to projects that benefit disadvantaged communities (refer to *Section I.E: Program Tracks* and *Section II.A: What is the amount of available funding?* for more information), depending on the quality of the applications received. There is no cost share requirement associated with this grant program.

C. How many agreements will EPA award in this competition?

The EPA anticipates awarding approximately 20 to 30 assistance agreements, with at least one award per EPA Region, depending on the quantity and quality of the applications received. The minimum individual award is \$500,000 and the maximum individual award is \$5,000,000 for the grant period, subject to the availability of funds and the quality of eligible applications received. Applicants may submit separate applications for one or more of the projects described in *Section I.F: Scope of Work*.

D. Changing the Ratio of Awards When There are Multiple Priorities In A Competition

The actual award amounts and number of projects awarded described in *Section I: Funding Opportunity Description* may differ from the estimated amounts for many reasons, including the number of quality applications received, agency priorities, and funding availability. The EPA reserves the right to increase or decrease (including decreasing to zero) the total number and amount of awards under each track or change the ratio of assistance agreements it awards among the tracks.

E. Type of Award

The EPA intends to award cooperative agreements under this solicitation. Cooperative agreements provide for substantial involvement between the EPA Project Officer and the selected applicant(s) in the performance of the work supported. Although the EPA will negotiate precise terms and conditions relating to substantial involvement as part of the award process, the anticipated substantial federal involvement for these projects may include:

- close monitoring of the successful applicant's performance to verify the results proposed by the applicant;
- collaboration during performance of the scope of work;
- in accordance with 2 CFR Part 200.325, review of proposed procurement;
- review and approval of Quality Assurance Project Plans (QAPPs) and related documents, or verifying that appropriate Quality Assurance requirements have been met where quality assurance activities are being conducted pursuant to an EPA-approved Quality Assurance Management Plan;
- approving qualifications of key personnel (the EPA will not select employees or contractors employed by the award recipient); and
- review and comment on reports prepared under the cooperative agreement (the final decision on the content of reports rests with the recipient).

The EPA does not have the authority to select employees or contractors employed by the recipient or subrecipients. The final decision on the content of reports rests with the recipient.

F. Will applications be partially funded?

In appropriate circumstances, the EPA reserves the right to partially fund applications by funding discrete portions or phases of proposed projects. If the EPA decides to partially fund an application, it will do so in a manner that does not prejudice any applicants or affect the basis upon which the application, or portion thereof, was evaluated and selected for award, and therefore maintains the integrity of the competition and selection process. Applicants may choose to decline partial funding.

G. What is the project period for awards resulting from this solicitation?

The estimated start date for projects resulting from this solicitation is **December 2025**. All project activities must be completed within the negotiated project performance period of three years.

H. Are pre-award costs allowable?

As provided in 2 CFR Part 1500.9 and 2 CFR Part 200.458, EPA may reimburse successful applicants for pre-award costs “. . . incurred directly pursuant to the negotiation and in anticipation of the Federal award where such costs are necessary for efficient and timely performance of the scope of work . . .”. EPA interprets these provisions to limit allowable pre-award costs to those costs recipients incur after EPA notifies recipients of selection for competitive funding. Recipients incur pre-award costs at their own risk.

SECTION III. ELIGIBILITY INFORMATION

Note: Additional provisions that apply to this section can be found at [EPA Solicitation Clauses](#).

A. Eligible Applicants

Under this announcement, applications will be accepted from political subdivisions of states and territories. The EPA considers counties, cities, towns, parishes, and similar units of governments that have executive and legislative functions to be political subdivisions of states.

Local governments are generally political subdivisions of states and differ from state and federal governments in that their authority is not based directly on a constitution. Each state constitution describes in detail a procedure for establishing local governments. In most cases the state legislature must approve the creation or incorporation of a local government. The local government then receives a charter defining its organization, authority and responsibilities, including the means for electing governing officials. Local government units bear a variety of names, such as city, county, township, village, parish, district, etc. The legal significance of these terms may vary from state to state. The authority of local governments varies greatly. Generally, a local government has the authority to:

- Impose taxes;
- Try people accused of breaking local laws or ordinances; and
- Administer local programs within its boundaries.

Other entities (e.g., **state or territorial institutions of higher education, special districts, housing authorities**) must provide a documented legal opinion from the applicant’s legal counsel or equivalent. The documentation must include a statement that the state or territory in which they are located considers these entities to be a political subdivision of the state. Documentation must also cite applicable state or territorial law. Examples of acceptable forms of proof include legal opinions from the state Attorney General’s office or equivalent or from the applicant’s Chief Legal Officer or equivalent. Please note that EPA cannot interpret state or local laws. **A documented legal opinion is required from the applicant’s legal counsel or equivalent. If no documentation of eligibility from the state Attorney General’s office, the applicant’s legal officer, or equivalent is submitted with the application, the applicant will be deemed ineligible for funding.** Excerpted text from state or local statutes are **not** sufficient to prove qualification as a political subdivision of a state.

Refer to the table below for guidance if documentation is needed providing proof of eligibility as a political subdivision to apply for this funding opportunity.

Entity Type	Is documentation needed providing proof of eligibility as a political subdivision to apply for this funding opportunity?
County	No, documentation is not needed to apply
City	No, documentation is not needed to apply
Town	No, documentation is not needed to apply
Parish	No, documentation is not needed to apply
Incorporated Villages	No, documentation is not needed to apply
Local governments that are not counties, cities, towns, parishes, or incorporated villages	Yes, documentation is needed to apply
Unincorporated villages / hamlet	Yes, documentation is needed to apply
State or territorial institutions of higher education	Yes, documentation is needed to apply
Special districts (e.g., waste districts, sewer/water districts)	Yes, documentation is needed to apply
Housing authorities	Yes, documentation is needed to apply
Other entities not in this table	Yes, documentation is needed to apply

EPA expects to award at least 40 percent of the estimated total, or approximately \$23,200,000, to projects that benefit disadvantaged communities, depending on the quality of the applications received (refer to *Section I.E: Program Tracks* for more information).

Tribes and intertribal consortia are not eligible entities under this announcement but are eligible entities under the SWIFR Grants for Tribes and Intertribal Consortia funding opportunity. For more information visit: [EPA's Solid Waste Infrastructure for Recycling Grants for Tribes and Intertribal Consortia](#).

States and Territories are not eligible entities under this announcement but are eligible entities under the SWIFR States and Territories funding opportunity. For more information, visit: [EPA's Solid Waste Infrastructure for Recycling Grants for States and Territories](#). EPA anticipates providing funding for States and Territories in 2025 or 2026.

Individuals, for-profit, and non-profit organizations are not eligible entities under this announcement but may participate in projects as contractors, program beneficiaries, or subrecipients for transactions that comply with [Appendix A of EPA's Subaward Policy](#), such as a subaward for improvements to a for-profit firm's recycling facility, provided the transactions comply with applicable regulatory policy requirements. More information can be found in the [EPA's Subaward Policy](#) and the [EPA Guidance on Participant Support Costs](#).

Coalitions: EPA recognizes that awards of \$500,000 to \$5,000,000 may be too large for small or rural applicants to effectively manage. As a result, coalitions of small or rural applicants are eligible entities for funding. Groups of two or more eligible applicants (political subdivisions of states) may choose to form a coalition and submit a single application under this NOFO; however, one entity **must** be named as the applicant and will be the recipient responsible for the grant. Reference *Section I.C: Key Definitions* for more information on coalitions.

B. Cost Sharing

As provided in [2 CFR Part 200.1](#), cost sharing or matching means the portion of project costs not paid by Federal funds or contributions. **Consistent with the authorizing statute in the Save our Seas 2.0 Act Section 302(a), cost sharing and matching funds are not required under this competition.** As provided in [2 CFR Part 200.1](#), voluntary committed cost sharing is when an applicant voluntarily proposes to legally commit to provide costs or contributions to support the project when a cost share is not required.

Applicants may not propose a voluntary committed cost share under this Notice of Funding Opportunity. Applicants are to only include activities that EPA will fund in the workplan and costs for those activities in budgets. Voluntary committed cost share described in work plans or budgets will not be accepted by EPA or evaluated. EPA may contact the applicant to identify the cost share component that will be disregarded during evaluation. If an application is submitted that includes voluntary committed cost share, that portion of the application will not be evaluated. If the voluntary cost share portion of the application is so integrated into the workplan it cannot feasibly be disregarded during evaluation, it may not be possible to evaluate the application for funding. Only Federal funds should be included in the SF-424, SF-424A, and Budget Table and Description.

C. Threshold Eligibility Criteria

The following are requirements that, if not met by the time of application submission, will result in elimination of the application from consideration for funding. Only applications from eligible applicants (refer to *Section III.A: Eligible Applicants* of this NOFO) that meet all of these criteria will be evaluated against the ranking criteria in *Section V: Application Review Information* of this NOFO. If necessary, the EPA may contact applicants to clarify their threshold eligibility prior to making eligibility determinations. Applicants deemed ineligible for funding consideration due to the threshold eligibility review will be notified within 15 calendar days of the ineligibility determination.

The threshold eligibility criteria are:

1. Applications must address one or more of the mandatory objectives described in *Section I.F: Scope of Work*, of this announcement:

- Establish, increase, expand, or optimize collection and improve materials¹¹ management infrastructure;¹²
 - Fund the creation and construction of tangible infrastructure, technology, or other improvements to reduce contamination in the recycled materials stream;
 - Establish, increase, expand, or optimize capacity for materials management;
 - Establish, improve, expand, or optimize end-markets for the use of recycled commodities; or
 - Demonstrate a significant and measurable increase in the diversion,¹³ recycling rate,¹⁴ and quality of materials collected for municipal solid waste.
2. Applicants must be eligible, as described in *Section III.A: Eligible Applicants*, of this announcement. Please note that other entities (e.g., **state or territorial institutions of higher education, special districts, housing authorities**) must provide a documented legal opinion from the applicant's legal counsel or equivalent that they are considered political subdivisions of the state.
 3. **Named Contractors and Subrecipients. The EPA advises against naming contractors (including consultants and brand-name equipment) in applications for SWIFR grant funding.** However, if an applicant chooses to identify a procurement contractor(s) or subrecipient(s) to conduct work proposed in this application, the applicant must demonstrate compliance with applicable regulatory requirements even if the entity is referred to as a "partner" in the application as described under *Section III.D: Named Contractors and Subrecipients* for more information. Applicants who choose to name a contractor must demonstrate that they have **already complied** with all applicable competitive procurement contracting requirements. Please note that listing brand-named equipment in an application can be considered naming a contractor and should be replaced with the generic name for the type of equipment (e.g., front-end loader, baler, etc.) unless you can document cost comparisons for determining the price of the equipment.
 4. Federal funds requested must be between \$500,000 and \$5,000,000, inclusive. Applications requesting federal assistance funding below or in excess of this value will not be considered.
 5. **Qualification for Program Track.** Applicants must indicate if their application qualifies for Track 1 or Track 2 as defined under *Section I.E: Program Tracks* and include information demonstrating that the application qualifies. If an application does not provide adequate proof that it qualifies for Track 1, EPA reserves the right to automatically assign an application to Track 2. Reassignment from Track 1 to Track 2 does not make an application less competitive.

¹¹ Materials and waste streams considered under SWIFR include: municipal solid waste (MSW), including plastics, organics, paper, metal, glass, etc. In addition, materials and waste streams considered include the management pathways of source reduction, reuse, sending materials to material recovery facilities, composting, rendering, anaerobic digestion (AD), and feeding animals. The following activities are not eligible for funding under this grant program: sending waste to landfills, waste-to-energy (except AD), incineration, burn barrels, gasification, food preprocessing when not paired with recycling activities, chemical and thermal processing of plastic waste, biofuels, and environmental cleanup.

¹² Examples of materials management infrastructure includes but is not limited to: recycling/composting facilities, secondary processing facilities, and other facilities that manage MSW with the intent to recycle or reuse materials.

¹³ Measured in tons of material diverted from landfill disposal or incineration.

¹⁴ As defined by the Modeling Recycling Program Toolkit, available on the [EPA's website](#).

6. Award of Grants from Previous Rounds of Funding. Recipients of EPA SWIFR grants in previous rounds of funding are not eligible for funding under this solicitation. Applicants must attest that they do not have an open EPA SWIFR grant.
7. Applications must substantially comply with the application submission instructions and requirements set forth in *Section IV: Application and Submission Information* of this solicitation or else they will be rejected. However, where a page limit is expressed in *Section IV: Application and Submission Information* with respect to the application, or parts thereof, pages in excess of the page limitation will not be reviewed. Applicants are advised that readability is of paramount importance and should take precedence in application format, including selecting a legible font type and size for use in the application. **Please note, the budget table and description are different than the SF-424A form. Both are required to be completed as part of the application.**
8. In addition, initial applications must be submitted through [Grants.gov](https://www.grants.gov) as stated in *Section IV: Application and Submission Information* of this solicitation (except in the limited circumstances where another mode of submission is specifically allowed for as explained in *Section IV: Application and Submission Information*) on or before the application submission deadline published in *Section IV: Application and Submission Information* of this solicitation. Applicants are responsible for following the submission instructions in *Section IV: Application and Submission Information* of this solicitation to ensure that their application is timely submitted. **Please note that applicants experiencing technical issues with submitting through Grants.gov should follow the instructions provided in *Section IV: Application and Submission Information*, which include both the requirement to contact Grants.gov and email a full application to EPA prior to the deadline.**
9. Applications submitted outside of Grants.gov will be deemed ineligible without further consideration unless the applicant can clearly demonstrate that it was due to EPA mishandling or technical problems associated with [Grants.gov](https://www.grants.gov) or [SAM.gov](https://www.sam.gov). An applicant's failure to timely submit their application through [Grants.gov](https://www.grants.gov) because they did not timely or properly register in [SAM.gov](https://www.sam.gov) or [Grants.gov](https://www.grants.gov) will not be considered an acceptable reason to consider a submission outside of Grants.gov.

If an application is submitted that includes any ineligible tasks or activities, that portion of the application will be ineligible for funding and may, depending on the extent to which it affects the application, render the entire application ineligible for funding.

In addition, if necessary, the EPA may clarify threshold eligibility issues with applicants prior to making an eligibility determination.

Questions and answers will be posted on [Solid Waste Infrastructure for Recycling Grants for Communities](#) webpage.

D. Named Contractors and Subrecipients

The EPA advises against naming contractors (including consultants or brand-name equipment) or subawards in applications for SWIFR grant funding. However, if an applicant chooses to identify a procurement contractor(s) or subrecipient(s) to conduct work proposed in this application, the applicant must comply with the following requirements even if the entity is referred to as a "partner" in the

application. Please note that listing brand-named equipment in an application can be considered naming a contractor and should be replaced with the generic name for the type of equipment (e.g., front-end loader, baler, etc.) unless you can document cost comparisons for determining the price of the equipment.

Note – Successful applicants that do not name procurement contractors or subrecipients in their applications must also comply with the requirements described below, regardless of if the contractor was procured before or after the EPA cooperative agreement is awarded. For example, firms or individual consultants that develop or draft specifications, requirements, statements of work, or invitations for bids or requests for proposals must be excluded from competing for such procurements as provided in [2 CFR Part 200.319\(b\)](#).

- **Contractors.** Applicants that identify a procurement contractor(s) in their application where the amount of the contract will be more than the micro-purchase threshold in [2 CFR Part 200.320\(a\)\(1\)](#) (\$10,000 for most applicants) must demonstrate, in their application, how the contractor (including consultants) was selected in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500. The EPA provides guidance on complying with the competition requirements in the [Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements](#). For example, the EPA will not accept sole source justifications for proposed procurement contracts for services such as environmental consulting and engineering that are available in the commercial marketplace.

Applicants must describe the procurement procedures that were followed to hire the contractor(s) that is named in this application and include information in where and when the Request for Proposals/Request for Qualifications was posted. Alternatively, state “n/a” or “not applicable” if a contractor is not named in this application.

- **Subrecipients.** All applicants must demonstrate that the named subrecipient is eligible for a subaward in compliance with [Appendix A of EPA’s Subaward Policy](#). This policy provides, among other things, that transactions between recipients and for-profit firms and individual consultants are procurement contracts rather than subawards when the transaction involves the acquisition of services from the firm or individual.

Refer to the EPA’s Contracts and Subawards Solicitation Clause for additional guidance on these requirements which must be met for all contractors (except for micro-purchases) and/or subrecipients specifically named in the application. Describe how the named subrecipient is eligible for subaward (e.g., is a nonprofit organization). Alternatively, state “n/a” or “not applicable” if a subrecipient is not named.

Failure to demonstrate compliance with these requirements in the application will result in rejection of the application under Threshold Criterion 3. EPA staff may contact the applicant to clarify issues or obtain additional information before making a final determination of compliance and rejection of the application.

E. Ineligible Costs or Activities and Other Considerations

Prohibition on Use of Funds

EPA funds can neither be used to design nor administer the collection of identical information from 10 or more parties (for example, through surveys or focus groups), and EPA personnel may not participate in such activities. Reasonable costs for analyzing and publishing the independently collected information are allowable to the extent authorized in the EPA approved budget for this agreement.

The following activities are not eligible for funding under this solicitation: constructing, improving or operating landfills; incineration; burn units; waste-to-energy (except anaerobic digestion); chemical and thermal recycling; biofuels; and environmental cleanup. Food preprocessing is only eligible when paired with recycling activities.

All costs must meet the requirements for allowability in 2 CFR Part 200, Subpart E and applicable provisions of 2 CFR Part 1500.

As provided in 33 U.S.C. 4282(f), SWIFR cooperative agreement funding “. . . may not be used (directly or indirectly) as a source of payment (in whole or in part) of, or security for, an obligation the interest on which is excluded from gross income under section 103 of Title 26” of the United States Code. This provision relates to State and local government bonds.

Please note that if the activities listed in this section are included in the submitted application, EPA reserves the right to either not fund that portion of the project, or, depending on how much of the project involves ineligible activities, decline to fund the project under Threshold Criterion 1, above.

SECTION IV. APPLICATION AND SUBMISSION INFORMATION

Note: Additional provisions that apply to this section can be found in the [EPA Solicitation, Clauses](#).

A. Requirements to Submit through Grants.gov and Limited Exception Procedures

Applicants must apply electronically through [Grants.gov](#) under this funding opportunity based on the [Grants.gov](#) instructions in this announcement. If your organization has no access to the internet or access is very limited, you may request an exception for the remainder of this calendar year by following the procedures outlined [here](#). Please note that your request must be received at least 15 calendar days before the application due date to allow enough time to negotiate alternative submission methods. Issues with submissions with respect to this opportunity only are addressed in *Section IV.C: Technical Issues with Submission* below.

B. Submission Instructions

1. SAM.gov (System for Award Management) Registration Instructions

Organizations applying to this funding opportunity must have an active [SAM.gov](#) registration. If you have never done business with the Federal Government, you will need to register your organization in [SAM.gov](#). If you do not have a [SAM.gov](#) account, then you will create an account using [login.gov](#) to complete your [SAM.gov](#) registration. [SAM.gov](#) registration is FREE. The process for entity registrations includes obtaining Unique Entity ID (UEI), a 12-character alphanumeric ID assigned an entity by [SAM.gov](#), and requires assertions, representations and certifications, and other information about your organization. Please review the [Entity Registration Checklist](#) for details on this process.

If you have done business with the Federal Government previously, you can check your entity status using your government issued UEI to determine if your registration is active. [SAM.gov](#) requires you renew your registration every 365 days to keep it active.

Please note that [SAM.gov](#) registration is different than obtaining a UEI only. Obtaining an UEI only validates your organization's legal business name and address. Please review the [Frequently Asked Question](#) on the difference for additional details.

Organizations should ensure that their [SAM.gov](#) registration includes a current e-Business (Ebiz) point of contact name and email address. The Ebiz point of contact is critical for [Grants.gov](#) Registration and system functionality.

Contact the [Federal Service Desk](#) for help with your [SAM.gov](#) account, to resolve technical issues or chat with a help desk agent: (866) 606-8220. The Federal Service desk hours of operation are Monday – Friday 8am – 8pm ET.

2. Grants.gov Registration Instructions

Once your [SAM.gov](#) account is active, you must register in [Grants.gov](#). [Grants.gov](#) will electronically receive your organization information, such as e-Business (Ebiz) point of contact email address and UEI. Organizations applying to this funding opportunity must have an active [Grants.gov](#) registration. [Grants.gov](#) registration is FREE. If you have never applied for a federal grant before, please review the [Grants.gov Applicant Registration](#) instructions. As part of the [Grants.gov](#) registration process, the Ebiz point of contact is the only person that can affiliate and assign applicant roles to members of an organization. In addition, at least one person must be assigned as an Authorized Organization Representative (AOR). Only person(s) with the AOR role can submit applications in [Grants.gov](#). Please review the [Intro to Grants.gov-Understanding User Roles](#) and [Learning Workspace – User Roles and Workspace Actions](#) for details on this important process.

Please note that this process can take a month or more for new registrants. Applicants must ensure that all registration requirements are met in order to apply for this opportunity through [Grants.gov](#) and should ensure that all such requirements have been met well in advance of the application submission deadline.

Contact [Grants.gov](#) for assistance at 1-800-518-4726 or support@grants.gov to resolve technical issues with [Grants.gov](#). Applicants who are outside the U.S. at the time of submittal and are not able to access the toll-free number may reach a [Grants.gov](#) representative by calling 606-545-5035. The [Grants.gov](#) Support Center is available 24 hours a day, 7 days a week, excluding federal holidays.

3. Application Submission Process

To begin the application process under this grant announcement, go to [Grants.gov](#) and click the red “Apply” button at the top of the view grant opportunity page associated with this opportunity.

The electronic submission of your application to this funding opportunity must be made by an official representative of your organization who is registered with [Grants.gov](#) and is authorized to sign applications for Federal financial assistance. If the submit button is grayed out, it may be because you do not have the appropriate role to submit in your organization. Contact your organization’s Ebiz point of contact or contact [Grants.gov](#) for assistance at 1-800-518-4726 or support@grants.gov

Applicants need to ensure that the AOR who submits the application through [Grants.gov](#) and whose UEI is listed on the application is an AOR for the applicant listed on the application. Additionally, the UEI listed on the application must be registered to the applicant organization’s [SAM.gov](#) account. If not, the application may be deemed ineligible.

4. Application Submission Deadline

Your organization’s AOR must submit your complete application package electronically to the EPA through [Grants.gov](#) no later than **December 20, 2024 at 11:59 PM ET**. Please allow for enough time to successfully submit your application and allow for unexpected errors that may require you to resubmit.

Applications submitted through [Grants.gov](#) will be time and date stamped electronically. Please

note that successful submission of your application through [Grants.gov](https://www.grants.gov) does not necessarily mean your application is eligible for award. Any application submitted after the application deadline time and date deadline will be deemed ineligible and not be considered.

5. Releasing Copies of Applications

In concert with the EPA's commitment to conducting business in an open and transparent manner, copies of applications submitted under this solicitation may be made publicly available on the [EPA's Bipartisan Infrastructure Law: Transforming U.S. Recycling and Waste Management](#) webpage or other public website for a period of time after the selected applications are announced. The EPA recommends that applications not include trade secrets or commercial or financial information that is confidential or privileged, or sensitive information, if disclosed, that would invade another individual's personal privacy (e.g., an individual's salary, personal email addresses, etc.). However, if such information is included, it will be treated in accordance with 40 CFR Part 2.203 (Review *Section IV.H: Confidential Business Information* for more information.).

Clearly indicate which portion(s) of the application you are claiming as confidential, privileged, or sensitive information, or state 'n/a' or 'not applicable' if the application does not have confidential, privileged, or sensitive information. As provided at 40 CFR Part 2.203(b) if no claim of confidential treatment accompanies the information when it is received by the EPA, it may be made available to the public by the EPA without further notice to the submitter.

C. Technical Issues with Submission

If applicants experience technical issues during the submission of an application that they are unable to resolve, follow these procedures **before** the application deadline date:

- 1) Contact [Grants.gov](https://www.grants.gov) Support Center **before** the application deadline date.
- 2) Document the [Grants.gov](https://www.grants.gov) ticket/case number.
- 3) Send an email with "EPA-I-OLEM-ORCR-24-05" in the subject line to SWIFR@epa.gov **before** the application deadline time and date and **must** include the following:
 - a) [Grants.gov](https://www.grants.gov) ticket/case number(s)
 - b) Description of the issue
 - c) The entire application package.

Without this information, the EPA may not be able to consider applications submitted outside of [Grants.gov](https://www.grants.gov). Any application submitted after the application deadline time and date deadline will be deemed ineligible and **not** be considered.

Please note that successful submission through [Grants.gov](https://www.grants.gov) or email does not necessarily mean your application is eligible for award.

The EPA will make decisions concerning acceptance of each application submitted outside of [Grants.gov](https://www.grants.gov) on a case-by-case basis. The EPA will only consider accepting applications that were unable

to submit through [Grants.gov](https://www.grants.gov) due to [Grants.gov](https://www.grants.gov) or relevant [SAM.gov](https://www.sam.gov) system issues or for unforeseen exigent circumstances, such as extreme weather interfering with internet access. Failure of an applicant to submit prior to the application submission deadline date because they did not properly or timely register in [SAM.gov](https://www.sam.gov) or [Grants.gov](https://www.grants.gov) is not an acceptable reason to justify acceptance of an application outside of [Grants.gov](https://www.grants.gov).

Training opportunities related to grants management can be found on the [EPA's Grant Recipient Training Opportunities](#) webpage.

D. Application Materials

The following forms and documents are required under this announcement:

Mandatory Documents:

1. Application for Federal Assistance (SF-424);
2. Budget Information for Non-Construction Programs (SF-424A)¹⁵;
3. EPA Key Contacts Form 5700-54;
4. EPA Form 4700-4 Preaward Compliance Review Report; and
5. Project Narrative Attachment Form: Use this to submit your Project Narrative, prepared as described in *Section IV.E: Content of Application Submission*.
 - EPA has provided optional resources for the “Summary Information Cover Letter,” the “Narrative Proposal,” and the “Budget Table and Description” on [EPA's Solid Waste Infrastructure for Recycling Grants for Communities](#) webpage. Use of the resources is optional.

Optional Documents:

1. Other Attachments, if applicable. Accepted attachments include:
 - i. documentation demonstrating that competitive procurement was followed if specific names of contractors or equipment is mentioned in the application;
 - ii. documentation demonstrating that the applicant is considered a political subdivision of a state; and/or,

Please do not submit the following documents, as they will not be considered as part of the application review process: references/works cited, letters of support, staff CV/resumes, solid waste master plans, engineering reports, or feasibility studies. Submitting these materials can slow down the review process and potentially delay awards.

E. Content of Application Submission

In accordance with the mandatory documents listed in *Section IV.D: Application Materials*, all applications must contain the “Project Narrative Attachment Form” which is composed of the “Summary Information Cover Letter,” the “Narrative Proposal,” and the “Budget Table and Description.”

The “Summary Information Cover Letter,” a maximum of 1 page in length, summarizes the overall project.

¹⁵ Please note that the SF-424A form is distinct from the budget table and narrative. **Both** are required as part of the grant application.

The “Narrative Proposal,” a maximum of 10 pages in length, must **explicitly** describe the applicant’s proposed project and specifically address each of the evaluation criteria disclosed in *Section V.A: Evaluation Criteria* and the threshold eligibility criteria in *Section III.C: Threshold Eligibility Criteria*.

The “Budget Table and Description” is described in more detail in *Section IV.E.b.vi: Budget and Expenditure of Awarded Grant Funds* below. It provides a response to Criterion 5: Budget and Expenditure of Awarded Grant Funds. **The “Budget Table and Description” can be a budget spreadsheet (see optional spreadsheet resource on [EPA’s Solid Waste Infrastructure for Recycling Grants for Communities webpage](#)) or 4 typed pages.** EPA will not review any additional budget documents beyond those described here, including pages of the budget narrative in excess of 4 pages. If a spreadsheet file is included for the “Budget Table and Description,” it does not have a page limit.

Each portion of the “Project Narrative Attachment Form” (including the 1-page “Summary Information Cover Letter,” the 10-page “Narrative Proposal,” and up to 4 pages for the “Budget Table and Description”) will only be reviewed for the contents within the page limits detailed above. Any pages in excess of the page limits will not be reviewed.

Optional documents noted under *Section IV.D: Application Materials* above are not included in the page limits.

Project Narrative Attachment. Project narratives should be concise and well organized. The following requirements apply.

- Must not exceed the above-mentioned page limits on the “Summary Information Cover Letter,” the “Narrative Proposal,” and the “Budget Table and Description.”
- The submitted Project Narrative Attachment Form should combine the 1 page maximum Summary Information Cover Letter, the 10 pages maximum Narrative Proposal, and the 4 pages maximum Budget Table and Description into a **single document, maximum 15 pages** (or 11 pages if using a spreadsheet instead of a 4-page typed document for the Budget Table and Description) for submission. The spreadsheet may be a separate document that does not have a page limit.
- Must provide the information detailed in this section and **include responses to all *Section III.C: Threshold Eligibility Criteria*; *Section V.A: Evaluation Criteria*; as well as the information identified in *Section I: Funding Opportunity Description*.** Factual information about your proposed project must be provided. Do not include discussions of broad principles that are not specific to the proposed work or project covered by your application. Responses to evaluation criteria should include the criteria number and title but need not restate the entire text of the criteria. Sufficient detail must be provided to allow for an evaluation of the merits of the proposal. **Vague descriptions, redundancy, and failure to address each of the evaluation criteria will result in a lower ranking.**

Note: Applicants may, but are not required to, use the Optional Project Narrative Attachment Resource that is provided on [EPA’s Solid Waste Infrastructure for Recycling Grants for Communities](#) webpage. Applicants that do not use the resource will not be penalized.

- a. The Summary Information Cover Letter (maximum of one page) must include:

- i. **Project Title.**
 - ii. **Applicant Name.** Identify the name of the organization submitting the application.
 - iii. **Eligible Entity Type.** Identify your organization's organization type from *Section III.A: Eligible Applicants*.
 - iv. **Qualification for Program Track.** Applicants must indicate if their application qualifies for Track 1 or Track 2 as defined under *Section I.E: Program Tracks* and include information demonstrating that the application qualifies.
 - v. **Unique Entity Identification Number (UEI).** List the organization's UEI, which is the official identifier for doing business with the U.S. Government.
 - vi. **Project Summary.** Briefly describe the project in two to four sentences.
 - vii. **Contact Information.** Include name, title, address, email address, phone number. You can list both a primary and an administrative contact.
 - viii. **Project Location.** Include the location where the project will be taking place. If project will occur in more than one location, indicate the city and state associated with the primary location.
 - ix. **EPA Funding Requested.** Specify the amount you are requesting from the EPA.
 - x. **Project Period.** Provide estimated beginning and ending dates.
 - xi. **Program Objective Elements.** State the mandatory program objective elements addressed from *Section I.F: Scope of Work*.
 - xii. **Award of Grant from Previous Rounds of Funding.** Recipients of EPA SWIFR grants in previous rounds of funding are not eligible for funding under this solicitation. Applicants must attest that they do not have an open EPA SWIFR grant.
 - xiii. **Cooperative Partners.** Provide names and phone numbers of individuals and organizations that have agreed to participate in the implementation of the project, if any. Note that any transactions with partners financed with EPA funding must comply with applicable regulatory requirements.
- b. **The Narrative Proposal (maximum of ten pages).** Provide the information below on how the applicant will implement and conduct its project by addressing each of the evaluation criteria in *Section V: Application Review Information* of this announcement. The Narrative Proposal must include:
- i. **Project Summary and Approach.** The summary shall contain the following components:
 - a. **Detailed project summary, description of specific actions and methods to be undertaken, including estimated timeline for each task.**

- Provide a well-conceived strategy for addressing the requirements and plan for achieving project results in *Section I.F: Scope of Work*.
- Clearly identify the goals and objectives of the project and includes an effective, easily understood plan with well-reasoned steps and milestones to meet the stated objectives.
- Provide a reasonable time schedule for the execution of the tasks associated with the project and for achieving the project goals and objectives by project end. Provide a schedule indicating start times and completion dates of significant tasks and responsibilities under your program. For efficiency, it is suggested that project milestones be coordinated with important events (e.g., budget cycle, meetings). Reference the example Milestones on [EPA's Solid Waste Infrastructure for Recycling Grants for Communities](#) webpage for an example you may wish to use.
- Clearly describe each task and/or activity for the project.

ii. Impactful Approaches and Solutions. Applications will be evaluated based on the extent and quality to which they:

- a. Qualitatively describe how the proposed project will provide a meaningful impact to support the development of infrastructure for post-consumer materials management and/or to showcase environmental, economic, social, and other benefits provided to the serviced community/communities.
- b. Quantify the anticipated magnitude of both near-term and long-term impacts to waste management resulting from the proposed project, the relative cost-effectiveness of those impacts, and the reasonableness and quality of the assumptions and calculations used to determine the impacts and cost-effectiveness of those impacts. Applicants should provide quantitative forecasts of the change in estimated tons of MSW/C&D collected, recycled, composted, or managed via other management pathways in the community in which the project serves and the associated GHG emission reductions in terms of MTCO₂.

To quantify GHG emission reductions, applicants should use the [EPA's Waste Reduction Model \(WARM\)](#) to compare a baseline scenario, consisting of existing waste management operations, to proposed improvements resulting from grant funding.

Applications should only quantify emission reductions that will occur as a result of SWIFR for Political Subdivisions grant funding. If SWIFR for Political Subdivisions funding represents a fraction of the total funding for a waste management measure, the total estimated GHG emission reductions should be scaled by the same fraction in order to quantify GHG emission reductions associated with SWIFR Communities funding. In other words:

Quantified GHG reductions from SWIFR for Political Subdivisions funding = [(Requested SWIFR for Political Subdivisions funding)/(Total funding to implement measure)] x (Total estimated GHG reductions of measure).

Quantified reductions in GHG emissions should not include those that would already occur because of federal, state, tribal, territorial, local and/or other regulatory requirements or other funding sources.

iii. Environmental Justice. Applications will be evaluated based on the extent to which they demonstrate how the project will address the disproportionate and adverse (see below) human health, environmental, climate-related and other cumulative impacts, as well as the accompanying economic challenges of such impacts, resulting from industrial, governmental, commercial and/or other actions that have affected and/or currently affect the communities the project would benefit. As part of this evaluation, applications will be evaluated based the quality of the response and the extent to which it describes:

- a. How the project benefits communities including those that have experienced a lack of resources or other impediments to addressing the impacts identified above that affect their community; and
- b. How the project addresses engagement with local residents in these communities who will be affected by the project, to ensure their meaningful participation with respect to the design, project planning, and performance of the project.

Disproportionate and adverse environmental, human health, climate-related and other cumulative impacts, as well the accompanying economic challenges of such impacts, may result when greater pollution burdens and/or consequences, and the impact of them, are more likely to affect or have affected the communities described in this solicitation. The impacts may result from various factors including but not limited to being a function of historical trends and policy decisions.

Factors that may indicate disproportionate and adverse impacts as referenced above include: differential proximity and exposure to adverse environmental hazards; greater susceptibility to adverse effects from environmental hazards (due to causes such as age, chronic medical conditions, lack of health care access, or limited access to quality nutrition); unique environmental exposures because of practices linked to cultural background or socioeconomic status (for example, subsistence fishing or farming); cumulative effects from multiple stressors; reduced ability to effectively participate in decision-making processes (due to causes such as lack of or ineffective language access programs, lack of programs to make processes accessible to persons with disabilities, inability to access traditional communication channels, or limited capacity to access technical and legal resources); and degraded physical infrastructure, such as poor housing, poorly maintained public buildings (e.g., schools), or lack of access to transportation.

The application must include relevant information such as demographics, geographic location, and community history. The EPA encourages the use of the EPA's [EJSCREEN tool](#), the [Climate and Economic Justice Screening Tool](#) (or other EJ-based mapping tool) to help you characterize and describe your target community. Data from other sources (e.g., studies, census, and third-party reports) can also be included to give a more complete picture of the impacted communities and populations. Instructions and

resources on how to use EJSCREEN are included at the hyperlink above. For any questions you have about EJSCREEN, please use this [webform](#) to contact the EPA.

Please note that qualification as a Track 1 application is not sufficient to receive full points in this section. Instead, the strength of the response in the application will determine the application's score for this evaluation criterion.

- iv. **Measuring Environmental Results: Anticipated Outputs and Outcomes.** Provide a well-conceived strategy for addressing the requirements and plan for achieving project results in *Section I.J: Measuring and Reporting Environmental Results: Outputs and Outcomes*.
 - a. **Anticipated Outcomes.** Specify the expected environmental outcomes including those described in *Section I.J: Measuring and Reporting Environmental Results: Outputs and Outcomes* of this announcement. Discuss how you propose to track and measure your progress towards achieving the project outcomes and results. Include quantitative targets for outcomes when applicable (*Refer to Section V.A: Evaluation Criteria*). **All** outcomes listed in *Section I.J: Measuring and Reporting Environmental Results: Outputs and Outcomes* must be discussed to receive full points.
 - b. **Anticipated Outputs.** Identify the expected project outputs, including those described in *Section I.J: Measuring and Reporting Environmental Results: Outputs and Outcomes* of this announcement and describe how you will track and measure your progress towards achieving the expected project outputs. Outputs, quantitative or qualitative, must be measurable during the project performance period. Include quantitative targets for outputs when applicable. **All** outputs listed in *Section I.J: Measuring and Reporting Environmental Results: Outputs and Outcomes* must be discussed to receive full points.
- v. **Programmatic Capability and Past Performance.** Submit a list of federally and/or non-federally funded assistance agreements (assistance agreements include Federal grants and cooperative agreements but not Federal contracts) that your organization performed within the last three years (no more than 5 agreements, and preferably EPA agreements) and describe:
 - a. past performance in successfully completing and managing the assistance agreements identified in response to *Section IV: Application and Submission Information* of the solicitation;
 - b. history of meeting the reporting requirements under the assistance agreements identified in response to *Section IV: Application and Submission Information* of the solicitation including whether the applicant submitted acceptable final technical reports under those agreements and the extent to which the applicant adequately and timely reported on their progress towards achieving the expected outputs and outcomes under those agreements and if such progress was not being made whether the applicant adequately reported why not; and

- c. staff expertise/qualifications (including organizational experience), staff knowledge, and resources or the ability to obtain them, to successfully achieve the goals of the proposed project.

In evaluating applicants under these factors in *Section V: Application Review Information*, the EPA will consider the information provided by the applicant and may also consider relevant information from other sources, including information from EPA files and from current/prior grantors (e.g., to verify and/or supplement the information provided by the applicant). If you do not have any relevant or available past performance or past reporting information, please indicate this in the application and you will receive a neutral score for these factors (a neutral score is half of the total points available in a subset of possible points). If you do not provide any response for these items, you may receive a score of 0 for these factors.

- vi. **Budget and Expenditure of Awarded Grant Funds.** Describe your organization's procedures, and controls for ensuring that awarded grant funds will be expended in a timely and efficient manner.

Budget Table and Description. Include a detailed budget narrative which clearly explains how funds will be used. **The budget table and description should not exceed 4 pages. Please note, the budget table and description is different than the SF-424A form. Both are required to be completed as part of this NOFO.** The successful applicant's budget description should identify (1) specific tasks for which EPA funding will be used, (2) the costs associated with each task, and (3) what outputs will be produced as a result of each task. Refer to *Section I.J: Measuring and Reporting Environmental Results: Outputs and Outcomes* for a definition of outputs and outcomes. EPA has provided an optional resource for the budget table and description on [EPA's Solid Waste Infrastructure for Recycling Grants for Communities](#) webpage.

Cost sharing/matching funds are not required under this competition. Do not include cost-sharing or matching funds anywhere in the application. Cost-sharing and matching funds will not be evaluated under this competition. If non-Federal funds are included on the SF-424, SF-424A, and/or Budget Table and Description, it may impact the eligibility of the application. Please refer to *Section III.B: Cost Sharing* for more detailed information.

Applicants should be aware that if their proposals include using Federal funds for a project that includes the purchase of goods, products, and materials on any form of construction, alteration, maintenance, or repair of infrastructure in the United States for identified EPA financial assistance funding programs, they must comply with the Build America, Buy America [Term and Condition](#) if they are selected for award. Please refer to *Section VI.F: Build America, Buy America Requirements* of this NOFO for additional information and consider this information when preparing your budget.

Applicants must **itemize** costs related to personnel, fringe benefits, travel, equipment, supplies, contractual costs, other direct costs, indirect costs, and total costs.

Applicants should use the following instructions, budget object class descriptions, and example table to complete the Budget Detail section of the work plan. Applicants should

refer to the EPA's [Interim General Budget Development Guidance for Applicants and Recipients of EPA Financial Assistance](#) for additional information relating to cost categories.

- **Personnel - List all staff positions by title. Give annual salary, percentage of time assigned to the project, and total cost for the budget period.** This category includes only direct costs for the salaries of those individuals who will perform work directly for the project (paid employees of the applicant organization as reflected in payroll tax records). If the applicant organization is including staff time (in-kind services), this should be included as Personnel costs. Personnel costs do not include: (1) costs for services of contractors (including individual consultants), which are included in the "Contractual" category; (2) costs for employees of subrecipients under subawards, or non-employee program participants (e.g., interns or volunteers) which are included in the "Other" category; or (3) effort that is not directly in support of the proposed project, which may be covered by the organization's negotiated indirect cost rate. The budget detail must identify the personnel category type by Full Time Equivalent (FTE), including percentage of FTE for part-time employees, number of personnel proposed for each category, and the estimated funding amounts.

If budget information is not provided on requested personnel costs, applications should include in their narrative how they expect to manage the administrative components of the grant.

- **Fringe Benefits - Identify the percentage used, the basis for its computation, and the types of benefits included.** Fringe benefits are allowances and services provided by employers to their employees as compensation in addition to regular salaries and wages. Fringe benefits may include, but are not limited to the cost of leave, employee insurance, pensions, and unemployment benefit plans. If the applicant's fringe rate does not include the cost of leave, and the applicant intends to charge leave to the agreement, it must provide supplemental information describing its proposed method(s) for determining and equitably distributing these costs.
- **Travel - Specify the mileage, per diem, estimated number of trips in-State and out-of-State, number of travelers, and other costs for each type of travel.** Travel may be integral to the purpose of the proposed project (e.g., inspections) or related to proposed project activities (e.g., attendance at meetings). Only include travel costs for employees in the travel category. Travel costs do not include: (1) costs for travel of contractors (including individual consultants), which are included in the "Contractual" category; (2) travel costs for employees of subrecipients under subawards, and non-employee program participants (e.g., trainees) which are included in the "Other" category. Further, travel does not include bus rentals for group trips, which would be covered under the contractual category. Finally, if the applicant intends to use any funds for travel outside the United States, it must be specifically identified. All proposed foreign travel must be approved by the EPA's Office of International and Tribal Affairs prior to being taken.
- **Equipment - Identify each item to be purchased and owned by the applicant which has an estimated acquisition cost of \$10,000 or more per unit and a useful life of more than one year.** Equipment also includes accessories necessary to make the equipment

operational. Note: If your organization has written procurement procedures that define a threshold for equipment costs that is lower than \$10,000, then that threshold takes precedence. Refer to the [EPA's Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements](#) for the EPA's policies on competitive procurements and the Build America, Buy America provisions outlined in *Section VI.F Build America, Buy America Requirements*. When evaluating the budget criterion, the EPA will take into consideration costs necessary to successfully manage the project. This includes ensuring that your budget includes costs for the management of funds, reporting on all required outcomes/outputs, etc., in addition to the cost of equipment. Please include an explanation of this matter in the Budget Table and Description.

- **Supplies - "Supplies" means all tangible personal property other than "equipment."** The budget detail should identify categories of supplies to be procured (e.g., laboratory supplies or office supplies). Non-tangible goods and services associated with supplies, such as, occasional photocopy services, and rental costs should be included in the "Other" category.
- **Contractual - Identify each type of proposed contract and specify its purpose and estimated cost.** Contractual services (including consulting services) are those services to be carried out by an individual or organization, other than the applicant, in the form of a procurement relationship. The [EPA's Subaward Policy for EPA Assistance Agreements](#) and the [EPA Subaward Frequent Questions](#) has detailed guidance for differentiating between contractors and subrecipients. Leased or rented goods (equipment or supplies) should be included in the "Other" category.

The EPA advises against identifying specific contractors. The applicant should list the proposed contract activities along with a brief description of the anticipated scope of work or services to be provided, proposed duration, and proposed procurement method (competitive or non-competitive), if known. Any proposed non-competed/sole-source contracts in excess of \$10,000 must include a justification. Note that it is unlikely that the EPA will accept proposed sole source contracts for goods and services (e.g., consulting) that are widely available in the commercial market. Refer to the [EPA's Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements](#) for the EPA's policies on competitive procurements and encouraging the use of small and disadvantaged business enterprises.

- **Eligible Construction Costs.** Construction excludes the cost of land acquisition and off-site improvements unless authorized by statute. (e.g., the definition of "construction" in section 1004(2) of the Solid Waste Disposal Act includes acquisition of interests in lands).

Construction costs may include site preparation, demolishing and building facilities, making permanent improvements to facilities or other real property, major renovations of existing facilities, remediation of contamination and related architectural or engineering services. With very few exceptions, recipients carry out construction projects by hiring contractors which typically include a general

contractor and an architectural or engineering firm for design work and in some cases purchasing equipment for installation at the site.

The recipient should provide a list of planned construction contracts along with a brief description of the scope of work or services to be provided, planned duration, and planned procurement method (competitive or non-competitive), if known. Recipients should consult the guidance on contracting in *Section VI: Award Administration Information* for additional information on competition requirements. The cost plus percentage of construction cost method of contracting is prohibited by [2 CFR Part 200.324\(d\)](#).

Categorizing Construction Costs. Construction costs are to be categorized on the SF 424A budget table as follows:

- Anticipated costs for hiring general contractors and other contractors performing activities described in the [Disadvantaged Business Enterprises \(DBE\) Rule's](#) definition of *Construction* will be categorized as "Construction."
- Anticipated costs for pre-construction architectural and engineering *Services* as defined in the DBE rule for design and specifications documents will be categorized as "Contractual."
- Anticipated costs for separately purchased *Equipment* as defined in the DBE Rule that will be installed in a facility or used to remediate contamination will be categorized as "Equipment."
- Anticipated costs for land acquisition or relocation assistance paid to individuals or businesses will be categorized as "Other."
- Force Account – If recipient personnel or equipment are to be used to perform eligible construction project work (e.g., engineering, inspection, waste removal) under force account, approval must be obtained from an Authorized EPA Official either at time of award or in response to a post-award written request. Force account work must be more economical than contracting the work out or necessitated by emergency. Recipients must demonstrate that recipient personnel have the necessary competence to do the work. Force account costs for personnel are budgeted in the "Personnel" and "Fringe Benefit" categories. Costs for equipment purchased for the project are budgeted in the "Equipment" category. Usage charges for equipment in recipients' existing inventory is categorized as "Other." All force account costs must be supported by adequate financial records as required by 2 CFR Part 200.302, 2 CFR Part 200.430 and 2 CFR Part 200.431. Note that recipients must maintain records demonstrating that equipment usage charges are reasonable based on lease rates for similar equipment in the relevant market.

- **Other** - List each item in sufficient detail for the EPA to determine the reasonableness and allowability of its cost. This category should include only those types of direct costs that do not fit in any of the other budget categories. Examples of costs that may be in this category are: insurance; rental/lease of equipment or supplies; occasional photocopying; participant support costs such as non-employee training stipends and travel; subsidies or rebates for purchases of pollution control equipment; and subaward costs. Applicants should describe the items included in the “Other” category and include the estimated amount of participant support costs (e.g., stipends to encourage participation in community meetings) in a separate line item. Please refer to [EPA Guidance on Participant Support Costs](#) for additional information.

Subawards (e.g., subgrants) are a distinct type of cost under this category. The term *Subaward* is defined in 2 CFR Part 200.1. Subcontracts are not subawards and belong in the contractual category. Applicants must provide the aggregate amount they propose to issue as subaward work as a separate line item in the “Other” category and a description of the types of activities to be supported. Refer to the [EPA’s Subaward Policy for EPA Assistance Agreements](#) and [EPA Subaward Frequent Questions](#) for additional guidance.

Successful applicants that plan to issue subawards are characterized as pass-through entities. Pass-through entities will be accountable to EPA for proper expenditure of grant funds and providing programmatic reporting. Also, subawardees (aka subrecipients) will be accountable to their pass-through entity for proper use of EPA funding as required under [2 CFR Part 200.332](#).

Indirect Charges - Please refer to the Indirect Costs clause in the [EPA Solicitation Clauses](#).

Management Fees: When formulating budgets for applications, applicants must not include management fees or similar charges in excess of the direct costs and indirect costs at the rate approved by the applicant’s cognizant audit agency, or at the rate provided for by the terms of the agreement negotiated with the EPA. The term “management fees or similar charges” refers to expenses added to the direct costs in order to accumulate and reserve funds for ongoing business expenses, unforeseen liabilities, or for other similar costs that are not allowable under EPA assistance agreements. Management fees or similar charges may not be used to improve or expand the project funded under this agreement, except to the extent authorized as a direct cost of carrying out the scope of work.

Fundraising: EPA financial assistance under this NOFO cannot be used for fundraising without prior approval. Therefore, any costs associated with fundraising may not be included in the budget for your application or charged to the resultant cooperative agreement.

Applicants should clearly identify any anticipated **program income** in their proposal.

Other Attachments (Optional). Applicants may include these items. They are not part of the 15-page limit for the Project Narrative Attachment Form.

1. documentation demonstrating that competitive procurement was followed if specific names of contractors or equipment is mentioned in the application,
2. documentation demonstrating that the applicant is considered a political subdivision of a state, if required from *Section III.A. Eligible Applicants*; and/or,

Please do not submit the following documents, as they will not be considered: list of references/works cited, letters of support, staff CV/resumes, solid waste master plans, engineering reports, or feasibility studies. **Letters of support will not be considered in scoring the application.** Submitting additional application materials that are not pertinent to the application can slow down the review process and potentially delay awards.

F. Technical Assistance

Technical assistance will be available for both pre- and post-award activities from [EPA's Environmental Justice Thriving Communities Technical Assistance Centers](#) (TCTAC) Program. Pre-award technical assistance will include but not be limited to: designing a project, preparing an application, and/or facilitating partnerships. Post-award technical assistance will be available to help grant recipients manage, oversee, perform, and report on the grants. Further details about technical assistance can be found at [EPA's Environmental Justice Thriving Communities Technical Assistance Centers Program](#) web page. Receiving technical assistance does not guarantee that applicants will be selected for funding.

G. Pre-Application Assistance

In accordance with the EPA's Assistance Agreement Competition Policy (EPA Order 5700.5A1), EPA staff will not meet with individual applicants to discuss draft applications, provide informal comments on draft applications, or provide advice to applicants on how to respond to ranking criteria. Applicants are responsible for the contents of their applications/applications. However, consistent with the provisions in the announcement, the EPA will respond to questions from individual applicants regarding threshold eligibility criteria, administrative issues related to the submission of the application, and requests for clarification about any of the language or provisions in the announcement. Please note that applicants should raise any questions they may have about the solicitation language to the contact identified in *Section VII: Agency Contacts* as soon as possible so that any questions about the solicitation language may be resolved prior to submitting an application.

In addition, if necessary, the EPA may clarify threshold eligibility issues with applicants prior to making an eligibility determination.

Questions and answers will be posted on the EPA's [Solid Waste Infrastructure for Recycling Grants for Communities](#) webpage.

The Office of Resource Conservation and Recovery posted virtual webinars titled, "**Solid Waste Infrastructure for Recycling Grants**" **Parts One and Two** to assist potential applicants under this competitive funding opportunity. The webinars review the funding opportunity, key sections of the application, and the application process. These webinars, and any additional webinars that will be developed specific to this second round of funding (anticipated to be posted by September 30, 2024),

may be found on the EPA's [Solid Waste Infrastructure for Recycling Grants for Communities](#) webpage and may be used as a reference, as needed.

For additional EPA resources related to the circular economy, sustainable materials management, and new funding opportunities under the IIJA, please visit the [EPA's Bipartisan Infrastructure Law: Transforming U.S. Recycling and Waste Management](#) webpage.

H. Confidential Business Information

The EPA recommends that you do not include confidential business information (CBI) in your application. However, if CBI is included, it will be treated in accordance with [40 CFR Part 2.203](#). Applicants must clearly indicate which portion(s) of their application they are claiming as CBI. The EPA will evaluate such claims in accordance with [40 CFR Part 2](#). If no claim of confidentiality is made, the EPA is not required to make the inquiry to the applicant otherwise required by [40 CFR Part 2.204\(c\)\(2\)](#) prior to disclosure.

I. Intergovernmental Review

Executive Order 12372, Intergovernmental Review of Federal Programs, will be applicable to awards resulting from this announcement if the project involves construction or land use planning. These reviews are not required before submitting an application. Only applicants that EPA selects for funding under this announcement are subject to the Intergovernmental Review requirement.

The EPA implemented the Executive Order in 40 CFR Part 29. EPA will require applicants selected for funding to provide a copy of their application to their State Point of Contact (SPOC) for review as provided at 40 CFR Part 29.7 and 40 CFR Part 29.8 if the SPOC has selected the SWIFR program for review under the SPOC process. Please refer to the [EPA Financial Assistance Programs Subject to Executive Order 12372 and Section 204 of the Demonstration Cities and Metropolitan Development Act and Section 401 of the Intergovernmental Cooperation Act webpage](#) for information on programs SPOCs have selected for Intergovernmental Review.

EPA may require successful applicants from states that do not have a SPOC to provide a copy of their application for review to directly affected state, area-wide, regional and local government entities as provided at 40 CFR Part 29.7 and 40 CFR Part 29.8.

SECTION V – APPLICATION REVIEW INFORMATION

Note: Additional provisions that apply to this section can be found at [EPA Solicitation Clauses](#).

A. Evaluation Criteria

Eligible entities whose applications meet the threshold eligibility criteria in *Section III.C.: Threshold Eligibility Criteria* of this announcement will be reviewed according to the evaluation criterion set forth below. Applicants must directly and explicitly address these criteria as described in *Section IV.D: Application Materials*. The information provided must be easily identifiable and clearly described to ensure the content of the application is clearly laid out for reviewers. Each application will be rated under a points system, with a total of 100 points possible. **To assist the EPA reviewers, applicants are strongly encouraged to reference the numbers and titles of the evaluation criteria in their project narratives to help identify where the criteria are being addressed.** Applicants may, but are not required to, use the Optional Project Narrative Attachment Resource that is provided with this posting on [EPA's Solid Waste Infrastructure for Recycling Grants for Communities](#) webpage. Applicants that do not use the resource will not be penalized.

Evaluation Criteria and Description	Maximum Points per Criterion
1. Project Summary and Approach. Under this criterion, the Agency will evaluate the extent to which: a. The Project Narrative includes a clearly written description of the overall project (10 points); b. The project meets the requirements in <i>Section I.F: Scope of Work</i>, (5 points); and, c. The Project Narrative clearly identifies the goals and objectives of the project and includes an effective, easily understood plan with well-reasoned steps and milestones to meet the stated objectives, with a reasonable time schedule for the execution of those tasks. Include a project timeline and/or Gantt chart as needed (15 points).	30
2. Impactful Approaches and Solutions. Applications will be evaluated based on the extent and quality to which they: a. Qualitatively describe how the proposed project will provide a meaningful impact to support the development of infrastructure for post-consumer materials management and/or to showcase environmental, economic, social, and other benefits provided to the serviced community/communities (10 points).	25

Evaluation Criteria and Description	Maximum Points per Criterion
b. Quantify the anticipated magnitude of both near-term and long-term impacts to waste management resulting from the proposed project, the relative cost-effectiveness of those impacts, and the reasonableness and quality of the assumptions and calculations used to determine the impacts and cost-effectiveness of those impacts. Applicants should provide quantitative forecasts of the change in estimated tons of MSW/C&D collected, recycled, composted, or managed via other management pathways in the community in which the project serves and the associated GHG emission reductions in terms of MTCO₂ (15 points). To quantify GHG emission reductions, applicants should use the EPA's Waste Reduction Model (WARM) to compare a baseline scenario, consisting of existing waste management operations, to proposed improvements resulting from grant funding. Applications should only quantify emission reductions that will occur as a result of EPA's SWIFR for Political Subdivisions grant funding.	
3. Environmental Justice. Applications will be evaluated based on the extent to which they demonstrate how the project will address the disproportionate and adverse (see below) human health, environmental, climate-related and other cumulative impacts, as well as the accompanying economic challenges of such impacts, resulting from industrial, governmental, commercial and/or other actions that have affected and/or currently affect the communities the project would benefit. As part of this evaluation, applications will be evaluated based on the quality of the response and the extent to which it describes: a. How the project benefits communities including those that have experienced a lack of resources or other impediments to addressing the impacts identified above that affect their community (10 points); and b. How the project addresses engagement with local residents who will be affected by the project, to ensure their meaningful participation with respect to the design, project planning, and performance of the project (5 points). Disproportionate and adverse environmental, human health, climate-related and other cumulative impacts, as well as the accompanying economic challenges of such impacts, may result when greater pollution burdens and/or consequences, and the impact of them, are more likely to affect or have affected the communities described in this solicitation. The impacts may result from various factors including but not limited to being a function of historical trends and policy decisions. Factors that may indicate disproportionate and adverse impacts as referenced above include: • differential proximity and exposure to adverse environmental hazards;	15

Evaluation Criteria and Description	Maximum Points per Criterion
• greater susceptibility to adverse effects from environmental hazards (due to causes such as age, chronic medical conditions, lack of health care access, or limited access to quality nutrition); • unique environmental exposures because of practices linked to cultural background or socioeconomic status (for example, subsistence fishing or farming); • cumulative effects from multiple stressors; reduced ability to effectively participate in decision-making processes (due to causes such as lack of or ineffective language access programs, lack of programs to make processes accessible to persons with disabilities, inability to access traditional communication channels, or limited capacity to access technical and legal resources); and • degraded physical infrastructure, such as poor housing, poorly maintained public buildings (e.g., schools), or lack of access to transportation.	
4. Measuring and Reporting Environmental Results: Outputs and Outcomes. The application will be evaluated on the quality of the response and the extent to which it proposes strategies for measuring and tracking the expected outputs and outcomes as defined in <i>Section I.J: Measuring and Reporting Environmental Results: Outputs and Outcomes</i>. Outputs and outcomes must be quantitative or qualitative and should be directly linked to a measure of environmental improvement. <u>Please note that all outcomes listed in <i>Section I.J: Measuring and Reporting Environmental Results: Outputs and Outcomes</i> must be discussed to receive full points for this criterion (even if the anticipated result is “0” or “Not Applicable”).</u>	10
5. Programmatic Capability and Past Performance. Under this criterion, applications will be evaluated based on their ability to successfully complete and manage the proposed project considering their: a. past performance in successfully completing and managing the assistance agreements identified in response to <i>Section IV.E.b.v: Application and Submission Information</i> of the solicitation (2 points); b. history of meeting the reporting requirements under the assistance agreements identified in response to <i>Section IV.E.b.v: Application and Submission Information</i> of the solicitation including whether the applicant submitted acceptable final technical reports under those agreements and the extent to which the applicant adequately and timely reported on their progress towards achieving the expected outputs and outcomes under those agreements and if such progress was not being made whether the applicant adequately reported why not (2 points); and,	10

Evaluation Criteria and Description	Maximum Points per Criterion
c. staff expertise/qualifications (including organizational experience), staff knowledge, and resources or the ability to obtain them, to successfully achieve the goals of the proposed project (6 points). Please note, in evaluating applications under item a. and b. of this criterion, the Agency will consider the information provided by the applicant and may also consider relevant information from other sources including agency files and prior/current grantors (e.g., to verify and/or supplement the information supplied by the applicant). If you do not have any relevant or available past performance or past reporting information, please indicate this in the application and you will receive a neutral score for these subfactors (items a and b above-a neutral score is half of the total points available in a subset of possible points). If you do not provide any response for these items, you may receive a score of 0 for these factors.	
6. Budget and Expenditure of Awarded Grant Funds. Under this criterion, applications will be evaluated based on their approach, procedures, and controls for ensuring that awarded grant funds will be expended in a timely and efficient manner. The Agency will evaluate the proposed project budget and narrative to determine the extent and quality to which: a. the proposed expenditures are reasonable to accomplish the proposed goals, objectives, and measurable environmental outcomes (3 points). b. the proposed budget provides a detailed breakout of the approximate funding for each major activity allocated to the proper budget category (4 points). c. The application conveys the approach, procedures, and controls for ensuring that awarded grant funds will be expended in a timely and efficient manner (3 points). Please provide the response to this criterion as part of your budget table and description (including an optional budget spreadsheet or up to 4 additional pages). <i>See optional budget table and description spreadsheet resource provided on EPA's Solid Waste Infrastructure for Recycling Grants for Communities webpage.</i>	10
TOTAL	100

B. Review and Selection Process

1. Threshold Eligibility Screening Process - All applications received by the submission deadline will first be screened by the EPA using the threshold eligibility criteria in *Section III.C: Threshold Eligibility Criteria*. Applications that do not pass the threshold eligibility review will not be evaluated further or considered for funding. Applicants deemed ineligible for funding consideration as a result of the threshold eligibility review will be notified within 15 calendar days of the

ineligibility determination. Applications meeting the threshold eligibility criteria will be reviewed through a regional review process by review panels comprised of EPA staff and/or external reviewers.

2. Panel Review and Evaluation Process - All applications that meet the Threshold Eligibility Criteria after the screening review will undergo technical review based on the criteria in *Section V: Application Review Information*. Separate ranking lists for Track 1 and Track 2 will be developed by each review group. Those ranking lists will also clearly identify projects eligible for track consideration, as described in *Section II.A: What is the amount of available funding?*

3. Final Selection Process and Other Factors – Final rankings and selection recommendations from the regional review panels based on the ranking lists will be presented to the Headquarters Selection Official, who will then make the final selections for award based on the ranking lists. The EPA anticipates selecting at least one grant per EPA region, depending on the quantity and quality of the applications received. The EPA expects to select applications in Track 1 to meet the 40 percent Justice40 goal as described in *Section II: Award Information*. In addition to the ranking lists, the Selection Official may also consider any of the following other factors in making final selection decisions among the high-ranking applications from the regional lists:

- a. **Geographic Diversity** – The EPA may consider the mix of high-ranking projects located in urban and rural areas or different regions of the country when making final selections, as well as the geographical nature or impact of the project.
- b. **Programmatic Priorities** – ORCR priorities that may focus on certain SMM, environmental, and/or public health issues. These overarching priorities may be considered when making final selections among high-ranking applications.
- c. **Diversity of Project Types** – The EPA may consider the mix of high-ranking project types when making final selections to ensure that project types vary among those being awarded.
- d. **Diversity of Organization Types** – The EPA may consider the mix of high-ranking projects from various types of organizations when making final selections to ensure that project types vary among those being awarded.
- e. **“Shovel-Ready” Projects** – The EPA may consider projects that can be implemented in six to 12 months when making final selections.
- f. **Availability of funds**

After final selections are made, the EPA will then make the awards. While the EPA expects to make awards of approximately \$58,000,000 in total, including approximately \$23,200,000 placed into a track specifically for awards that benefit eligible disadvantaged communities (refer to *Section I.E: Program Tracks* for more information), these amounts may be increased or decreased subject to the number of quality applications received and other relevant considerations. The EPA reserves the right to reject all applications and make no awards under this announcement.

SECTION VI – AWARD ADMINISTRATION INFORMATION

Note: Additional provisions that apply to this section can be found at [EPA Solicitation Clauses](#).

A. Award Notification

The EPA anticipates notification to successful applicants will be made via electronic mail by July 31, 2025. The notification will be sent to the original signer of the application or the project contact listed in the application. This notification, which informs the applicant that its application has been selected and is being recommended for award, is not an authorization to begin work. The official notification of an award will be made by either the EPA's Grants and Interagency Agreement Management Division or the EPA Regional Award Official. Applicants are cautioned that only a grants officer is authorized to bind the Government to the expenditure of funds; selection does not guarantee an award will be made. For example, statutory authorization, funding or other issues discovered during the award process may affect the ability of the EPA to make an award to an applicant. The award notice, signed by an EPA grants officer, is the authorizing document and will be provided through electronic or postal mail. The successful applicant may need to prepare and submit additional documents and forms (e.g., work plan), which must be approved by the EPA, before the grant can officially be awarded. The time between notification of selection and award of a grant can take up to 90 days or longer.

B. Combining Applications into One Award

If an applicant submits applications for multiple tasks/activities under this competition, and is selected for multiple tasks/activities, the EPA may award a single assistance agreement that combines separate applications for different tasks/activities.

C. Administrative and National Policy Requirements

1. Applicants selected for award will be required to submit a final cooperative agreement proposal package to the EPA. This package will include an EPA-approved final work plan that describes the work to be performed, a final budget, and the required certification forms. Programmatic terms and conditions will be negotiated with the selected recipient.
2. Approved cooperative agreements will include terms and conditions that will be binding on the grant recipient. Terms and conditions specify what grant recipients must do to ensure that grant-related and program-related requirements are met. Terms and conditions may be viewed at: [Grant Terms and Conditions](#). A listing and description of general EPA Regulations applicable to the award of assistance agreements may be viewed at: [Introduction to Regulations, Policies and Guidance for EPA Grants](#).
3. **Reimbursement Limitation.** If the recipient expends more than the amount of funding in its EPA approved budget in anticipation of receiving additional funds from the EPA, it does so at its own risk. The EPA is not legally obligated to reimburse the recipient for costs incurred in excess of the EPA approved budget.

D. Use of Funds

An applicant that receives an award under this announcement is expected to manage cooperative agreement funds efficiently and effectively and make sufficient progress towards completing the project activities described in the work plan in a timely manner. The cooperative agreement will include terms/conditions implementing this requirement. The Agency expects timely drawdown of funds and a yearly financial report. In addition to quarterly reports, other required financial reports will provide the Agency with information regarding progress being made.

E. Program Income

In accordance with 2 CFR Part 200.307(e)(2) and 2 CFR Part 1500.8(b), the recipient is hereby authorized to retain program income earned during the project period.

The program income shall be added to funds committed to the project by the EPA and used for the purposes and under the conditions of the assistance agreement.

The recipient must provide as part of its quarterly performance report, a description of how program income is being used. Further, a report on the amount of program income earned during the award period must be submitted with the annual Federal Financial Report, Standard Form 425.

F. Build America, Buy America Requirements

Projects under this competition are subject to the Buy America Sourcing requirements under the Build America, Buy America (BABA) provisions of the [Infrastructure Investment and Jobs Act](#) (IIJA) (P.L. 117-58, Sections 70911-70917) when using funds for the purchase of goods, products, and materials on any form of construction, alteration, maintenance, or repair of infrastructure in the United States. The Buy America preference requirement applies to all of the iron and steel, manufactured products, and construction materials used for the infrastructure project under an award for identified the EPA's financial assistance funding programs.

These sourcing requirements require that all iron, steel, manufactured products, and construction materials used in Federally funded infrastructure projects must be produced in the United States. The recipient must implement these requirements in its procurements, and this article must flow down to all subawards and contracts at any tier. For legal definitions and sourcing requirements, the recipient must consult the [EPA's Build America, Buy America](#) website.

Please consider this information when preparing budget information. EPA has and will continue to provide further guidance on which projects are subject to BABA provisions and will work with grant recipients to support implementation as necessary.

When supported by rationale provided in IIJA Section 70914, the recipient may submit a waiver to the EPA. The recipient should request guidance on the submission instructions of an EPA waiver request from the EPA Project Officer. A list of approved EPA waivers is available on the [EPA's Build America, Buy America](#) website.

In addition to BABA requirements, all procurements under grants may be subject to the domestic preference provisions of 2 CFR Part 200.322.

See "Build America, Buy America" clause in the [EPA's Solicitation Clauses](#).

G. Project Labor Agreements and Prevailing Wage Requirements

The EPA encourages project labor agreements (i.e., pre-hire collective bargaining agreements between unions and contractors that govern terms and conditions of employment for all workers on a construction project); the use of an appropriately trained workforce (i.e., through registered apprenticeships and other joint labor-management training programs that serve all workers, particularly those historically excluded); the use of an appropriately credentialed workforce (i.e., requirements for appropriate and relevant professional training, certification, and licensure); and neutrality with respect to union organizing (i.e., BIL funds should not support or oppose union organizing).

As provided in 33 U.S.C. 4282(e), EPA must ensure that “. . . all laborers and mechanics employed on projects funded directly, or assisted in whole or in part, by a [SWIFR grant] be paid wages at rates not less than those prevailing on projects of a character similar in the locality as determined by the Secretary of Labor in accordance with [the Davis Bacon Act].” The Davis Bacon Act applies to contractors and subcontractors performing work on federally-funded or assisted construction contracts in excess of \$2,000. A term and condition specifying Davis Bacon Act compliance requirements will be included in SWIFR cooperative agreements that fund construction.

H. National Environmental Protection Act (NEPA) Compliance

While EPA, as the funding agency, is responsible for NEPA compliance, recipients will likely need to provide information to support this process. The SWIFR Program has a [Programmatic Environmental Assessment](#) (PEA) in place. Each grant application requires an appropriate level of environmental analysis and documentation when determining coverage under the PEA. The PEA Appendix A includes an [Environmental Evaluation and Checklist](#) to help grant recipients and EPA determine whether the environmental impacts from a project are covered in the PEA or if additional site-specific documentation or analysis is required. EPA will document when projects and their associated impacts are determined to be eligible for coverage under this PEA. In addition, EPA may prepare a [Categorical Exclusion](#), an [Environmental Assessment](#) (EA), or an [Environmental Impact Statement](#) (EIS) as part of the environmental review.

If additional site-specific documentation or analysis is required, cooperative agreement recipients may be required to provide site information such as the potential environmental impact of addressing site contamination, which is typically provided to EPA in an Environmental Information Document (EID).

Cooperative agreement recipients may use federal funds from this cooperative agreement to prepare the EID or the [Environmental Evaluation and Checklist](#) under the PEA. EPA may provide direct technical assistance to recipients for development of the EID, if required.

Depending on the site and proposed workplan, EPA may:

- utilize a categorical exclusion;
- adopt a categorical exclusion from another federal agency;
- issue a Notice of Adoption of other federal agency’s finding;
- issue a Finding of No Significant Impact; or
- issue an Environmental Impact Statement and publish a Record of Decision for the project.

NEPA requirements must be met before any construction, fixed equipment, or ground disturbance activities can occur, per 40 CFR Part 6. NEPA requirements may take 3-6 months to complete, and applicants should account for this when developing their project timeline.

Depending on the project, EPA may award grants with incremental funding using a phased approach for projects that involve both construction and non-construction activities.

I. Disputes

Assistance agreement competition-related disputes will be resolved in accordance with the dispute resolution procedures published in 70 FR (Federal Register) 3629, 3630 (January 26, 2005) which can be found at [Grant Competition Dispute Resolution Procedures](#). Copies of these procedures may also be requested by contacting the person listed in *Section VII: Agency Contact* of the announcement. Note, the FR notice references regulations at 40 CFR Parts 30 and 31 that have been superseded by regulations in 2 CFR parts 200 and 1500. Notwithstanding the regulatory changes, the procedures for competition-related disputes remains unchanged from the procedures described at 70 FR 3629, 3630, as indicated in 2 CFR Part 1500, Subpart E.

J. Quality Assurance Project Plans (QAPPs)

In accordance with 2 CFR Part 1500.12, projects that include the generation or use of environmental data are required to submit a QAPP. A QAPP describes how environmental information operations are planned, implemented, documented, and assessed during the life cycle of a project. The QAPP is the document that provides comprehensive details about the quality assurance/quality control requirements and technical activities that must be implemented to ensure that project objectives are met.

Requirements for QAPPs are found in the most recent version of [EPA's Quality Assurance Project Plan Requirements / Standard Quality Assurance Project Plans \(QAPP\)](#).

EPA Project Officers will work with all selected recipients on quality assurance (QA) requirements. Once the award is made, if a QAPP is required for the project, the applicant will develop the document and submit for EPA's approval. Selected applicants cannot begin environmental information operations until EPA approves the QAPP.

Approval of a QMP/QAPP may take up to 100 days and, therefore, applicants should take this into account when developing their project timeline.

K. Reporting Requirements

Quarterly progress reports, annual Federal Financial Reports (Standard Form 425), annual Disadvantaged Business Enterprise reports, and a final technical report will be required for all successful applicants. The quarterly progress reports will be submitted to the EPA Project Officer within 30 calendar days after each reporting period. These reports shall cover work status, work progress, difficulties encountered, preliminary data results and a statement of activity anticipated during the subsequent reporting period. A discussion of expenditures along with a comparison of the percentage of the project completed to the project schedule and an explanation of significant discrepancies, how program income is being used (if applicable), and any changes of key personnel concerned with the project. EPA will provide successful applicants with detailed information regarding required reporting in the terms of conditions of the cooperative agreement.

At the close of the grant, the successful applicant will submit a final technical report to the EPA Project Officer within 120 calendar days of completion of the period of performance. The final technical report shall include a summary of the project or activity, advances or goals achieved, and costs of the project or activity. In addition, the final technical report should discuss the problems, successes, and lessons learned during the project period.

All quarterly reports and the final technical report will be submitted through the grantee portal of EPA's Grant Management System. This system will help EPA monitor the recipient's progress with implementing their project and directly supports the continuation of the SWIFR program by highlighting measurable accomplishments progress to the public and Congress. EPA will provide successful applicants with information on how to access the Grant Management System. EPA intends to obtain an Information Collection Request (ICR) and require specific information in the performance reports, including information on the outputs and outcomes in *Section I.J: Measuring and Reporting Environmental Results: Outputs and Outcomes* and additional programmatic progress information.

SECTION VII – AGENCY CONTACT

Dan Halpert, U.S. EPA, Office of Resource Conservation and Recovery (MC 5306P), 1301 Constitution Avenue, NW, Washington, DC 20460; e-mail: SWIFR@epa.gov.



AGENDA STAFF REPORT

MEETING DATE: 12/17/2024	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of the acceptance of the 2024 Edward Byrne Memorial Justice Assistance Grant in the amount of \$18,614, and amendment of the Police Department's operating budget by appropriation of the same amount in the General Fund.

RECOMMENDATION:

Recommendation: That the City Council, by motion, authorize the City Manager to accept the 2024 Edward Byrne Memorial Justice Assistance Grant in the amount of \$18,614, amend the budget to appropriate \$18,614 in the General Fund for the Police Department.

Recommended Motion:

I Move to authorize the City Manager to accept the 2024 Edward Byrne Memorial Justice Assistance Grant of \$18,614, amend the budget and appropriate \$18,614 to the General Fund for the Police Department.

BACKGROUND:

The City of Hanford has been notified that the Hanford Police Department is eligible to receive \$18,614 in grant funds for the fiscal year 2024 federal JAG Grant Monies to be used to purchase ballistic shields. The ballistic shields will increase officer safety in the event of a dangerous event occurring. The shields provide protection by creating a physical barrier between officers and threats. They are needed for officer protection, tactical operations and emergency responses. These shields will assist officers by allowing them to operate with increased safety, thereby better protecting the citizens of the City of Hanford. Better officer safety is beneficial to the officers, the department, the community, and the City of Hanford.

FISCAL IMPACT:

The fiscal impact will be a total of \$18,614 of federal grant monies to the City of Hanford Police Department. Staff is requesting a budget amendment to recognize the grant funds and an appropriation in the amount of \$18,614 to the General Fund for the Police Department. The City will be reimbursed once the project is completed.

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 12/17/2024

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of the appropriation of \$80,811 of Ambulance Fine monies in account 0511-300550 to be used for various essential equipment purchases for the Hanford Fire Department

RECOMMENDATION:

Recommendation: That the City Council, by motion, Approve the appropriation of \$80,811 of Ambulance Fine monies in account 0511-300550 to be used for various essential equipment purchases for the Hanford Fire Department.

BACKGROUND:

The purpose of this staff report is to request appropriation of funds already encumbered within the city of Hanford Fire Department's budget in the form of Ambulance Fine monies. These monies are held in a year- to- year rollover trust account. Each year, on average, the account has gained approximately \$20,000 that is received from the Local Emergency Medical Services (EMS) provider to compensate the local fire agencies for late arrival of their units to emergency medical calls. The EMS late call fines are derived from response time criteria given to the local ambulance providers where the private provider takes longer than 10 minutes to respond and arrive at the scene within the city limits of Hanford. To date, the account has accumulated approx. \$83,942.36.

Currently, the Department has a need for equipment to be replaced. Staff proposes to purchase these items within the next 60 days if approved by the council. Therefore, staff is requesting an appropriation of \$80,811 by the Council to account 0511-300550, thereby allowing the items detailed below to be purchased by the Fire Department.

The items that would be purchased are ones that provide safety for personnel, updated firefighting and rescue equipment, and the ability to better care for and maintain Personal Protective Equipment (PPE). Nearly all the requested items have a rated life expectancy of 10 years with much of the equipment being 15 years or more old.

New Equipment-Safety:

Staff proposes to purchase 35 sets of High Visibility OSHA Compliant All-weather outerwear at a cost of \$500 ea. The total cost of purchasing the All-weather outerwear is:\$17,500.

These all-weather, multilayered, outerwear jackets provide the ability to be seen in inclement weather

situations. Use of this piece of PPE lessens the utilization of the reflective Firefighting PPE typically utilized during inclement weather. This decreases the wear and tear of this specialized equipment (i.e. Firefighting Jackets/ Coats with reflective striping) as Firefighting PPE costs have risen nearly 40% over the past four years.

New Equipment to care for Firefighting Personal Protective Equipment (PPE):

Staff proposes to purchase one additional PPE Extractor for use at Fire Station #2 at a price of \$6,000.

This Extractor launders firefighting gear using high speed “pulling” of contaminants from the fabric using centripetal force, water and cleaning solution. Firefighters are required to launder their PPE as soon as is practicable after each fire to decrease the chances of contamination with cancer causing chemicals found in the products of combustion. The cleaning and maintenance of PPE reduces the chances of Firefighters' exposure to harmful cancer-causing chemicals present in all fires, regardless of the fire's size.

Replacement Firefighting Equipment:

Staff proposes purchasing 2 new electric battery operated, 11,000 cubic feet per minute, smoke removal fans. The cost of these fans is \$5499.00 each, with the total cost being \$10,998.

These fans are utilized on the scene of all fires and are used to assist firefighters in pressurizing the building with clean air, while other firefighters create an opening far removed from the fans' location. This coordinated action creates a positive flow of fresh, clean air to better enable trapped victims to breathe as well as firefighters to rapidly find and extinguish the active fire. Currently, the gas-powered smoke ejector fans that are used at fires are more than 15 years old and have reached the end of their serviceable life as front-line firefighting equipment.

Replacement Equipment- Firehose:

Staff will be purchasing 2,430 ft. of replacement firehose at a cost of approx. \$8.23 per linear foot for a total of \$20,000.

This equipment represents only 10% of the total number of feet of firehose within the Hanford Fire department and only 33% of the firehoses are greater than 15 years old. The current industry standard for firehose serviceable life is 10 years. The department will undertake a three-year capital improvement plan of action to address this aging equipment issue with full replacement and serviceability within 5 years.

Replacement Equipment- Firehose nozzles:

Staff proposes purchasing 8 nozzles to replace non-serviceable nozzles, at an average cost of approx. \$650 per nozzle for a total price of \$5413.

These pieces of firefighting equipment range in price from \$300 to \$1200 dependent upon application and size. As there are several sizes of firehose, several nozzles must be purchased to allow the firefighters to shape the water coming from the hose and effectively direct the application of water to efficiently extinguish the hazard. These 8 replacement nozzles represent fewer than 20% of the total nozzles that are present within the department, with many being greater than 30 years old.

Replacement Rescue equipment:

Staff proposes purchasing several types of rescue equipment for a total of \$20,900.

The equipment that is proposed to be purchased is broken into the following categories: Software and Hardware. Software denoted equipment is fabric or woven synthetic material. Hardware is primarily metal but can be composite or plastic. Software and Hardware are both highly regulated throughout the rescue industry as failure points, weights, capacities and capabilities change with each utilization, as well as over time. Therefore, staff recommend that these items be replaced in alignment with the best practices in industry with a maximum serviceable life of 10 years. To date, the department's records indicate that nearly 85% of the rescue gear is greater than 10 years old.

Additionally, 54% is greater than 15 years old. Therefore, staff recommend that the following listed equipment currently greater than 15 years old be replaced at a total cost of \$20,900 with a capital improvement plan formulated to address the remaining equipment over a period of 5 years.

Software: \$7,822
Hardware: \$13,078

The list above encompasses the request for needed equipment by the Hanford Fire Department. If approved by the council, the listed equipment would be purchased with the appropriated dollars from the account 0511-300550.

FISCAL IMPACT:

There is no impact to the General Fund if approved. The appropriation will be in the City's Deposit Trust Fund (0511) from account 0511-300500 available for the above listed equipment.

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 12/17/2024	AGENDA SECTION: GENERAL BUSINESS
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SUBJECT:

Recommendation that the City Council Reject all Bids for the Downtown Traffic and Pedestrian Improvement Project due to financial constraints and re-allocate any and all ARPA Funds related to the project as recommended among the other agenda items presented this same evening and/or to the alternatives previously approved by City Council for obligation by 12/31/24.

RECOMMENDATION:

Recommendation:

It is recommended that the City Council reject all bids submitted for the Downtown Traffic and Pedestrian Project due to financial constraints and re-allocate any and all ARPA Funds related to the project as recommended among the other agenda items presented this same evening and/or the alternatives previously approved by City Council for obligation by 12/31/24.

Recommended Motion:

I move to I move to reject all bids submitted for the Downtown Traffic and Pedestrian Project and to re-allocate this Downtown Project's any and all ARPA Funds as recommended among the other agenda items presented this same evening and/or the alternatives previously approved by City Council for obligation by 12/31/24.

BACKGROUND:

The City of Hanford made considerable progress on the Downtown Pedestrian Improvement Project, over the past few months after a design change to make the plans bid ready. This transformative project aimed to enhance traffic flow and pedestrian safety, improve stormwater drainage, upgrade water and sewer infrastructure, and increase parking availability, while incorporating ADA accessibility, landscaping, and various streetscape improvements to transform the Downtown aesthetics.

The general project scope included significant enhancements to the roadways and sidewalks within the Downtown Area and intersections improvements at Douty and Seventh Streets, Sixth and Eighth Streets, and Seventh and Irwin Streets. Streetscape enhancements focused on Douty Street (between Sixth and Eighth Streets) and Seventh Street (between Douty and Irwin Streets). Project improvements included decorative lighting, landscaping, planters, and historical signs; planned to improve the aesthetic appeal, walkability, and safety of the area. Additionally, diagonal parking was also to be introduced on Douty Street between Sixth and Eighth Streets to increase parking

availability. Lastly, the project scope also included repairs to utilities within the project footprint area. One of which included storm drain improvements intended to divert water away from the 8th and Irwin Intersection; 8th and Irwin having a history of localized flooding.

Bid Process:

The City conducted a competitive bidding process for the Hanford Downtown Traffic and Pedestrian Improvement Project. Bids were opened on December 10, 2024, and two bids were received.

No.	Contractor	Location	Bid Amount
1	American Paving Co.	Fresno, CA	\$11,180,348
2	Cal Valley Construction, Inc	Fresno, CA	\$8,943,355

After reviewing the bids, Staff determined that the bid amount of the submitted bids are well beyond the financial constraints of the project as shown in the following budget summary presented to City Council at the September 17th Meeting:

Available Funding:

ARPA Grant	\$ 4,416,000.00
USDA - Urban Forestry Grant	\$ 230,000.00
Storm, Water, and Sewer funds	\$ 1,507,300.00
TDA/RSTP (Transportation Funding)	<u>\$ 1,400,000.00</u>
Total Available Funding:	\$ 7,553,300.00

Estimated Project Costs:

Construction (Engineer's Estimate)	\$ 4,650,000.00
Utilities (Storm, Sewer, Water)	<u>\$ 1,400,000.00</u>
Construction Subtotal:	\$ 6,050,000.00
Architect/Engineer (Interwest Consulting Grp)	\$ 391,944.72
Construction Manager (Per Submitted Fee)	\$ 506,853.00
Surveying (2%)	\$ 93,000.00
Construction Contingency (10%)	\$ 465,000.00
permits/fees (1%)	<u>\$ 46,500.00</u>
Total Estimated Project Costs	\$ 7,553,297.72

As can be seen above, the lowest submitted bid of \$8,943,355 is approximately \$3M over the estimated construction budget of \$6M making the project financially infeasible.

Both submitted bids were for the "Base Bid" based on the design option that included an all-way stop at 7th and Douty and no additional design enhancements. Additional project design enhancements were identified as ADD ALTS A1 through A4 that included various pavement designs along 7th Street and at the intersection of 7th and Douty that incorporated various concrete options and/or asphalt with impregnated thermoplastic artwork.

To reduce the project cost would require significant changes to the project scope and time required to make necessary changes thus resulting in the loss of the ARPA Funds which must be obligated by 12/31/24.

Based on the above information, Staff recommends that all bids be rejected and to allocate this Downtown Project's ARPA Funds as recommended amongst the other agenda items presented this evening and alternatives previously approved by City Council. Though the City has the lawful right to reject bids without cause, the reason is due to financial constraints.

Though the project has been determined to be financially infeasible, Staff recommends that the Storm Drain Improvement Element be re-packaged and bid out as a new and separate project. The improvements include elements aimed to mitigate the local flooding hazard at the intersection of 8th and Douty.

FISCAL IMPACT:

No further fiscal impacts are expected since the project is found to be financially infeasible.

All open contracts for the project will cease and closed out using appropriate project funds. Any remaining funds will be unencumbered and returned to their originating fund source.

Based on the above information, Staff recommends that all bids be rejected and to allocate this Downtown Project's any and all ARPA Funds as recommended amongst the other agenda items presented this evening and alternatives previously approved by City Council which will be obligated by the 12/31/24 deadline.

PRIOR COUNCIL ACTION:

On May 5, 2015, staff presented an item to City Council for the removal of five midblock crosswalks. These crosswalk locations were determined to be non-compliant with current ADA requirements and needed excessive improvements to bring them into compliance. At that time, the Council heard comments and voted to remove two of the five crosswalks and to evaluate the others for upgrades to meet ADA compliance.

In September 2018, as directed by the City Council, a Downtown Pedestrian and Vehicular Safety Committee was formed. The purpose of forming that committee was to meet with staff and consultants to discuss the potential for converting some downtown streets to one-way streets, traffic calming at intersections, safety lighting, and traffic controls in the downtown area. The intention was then to meet with the City Council and provide recommendations for a final report and plan for downtown improvements that would benefit pedestrian and vehicular safety. The committee consisted of local downtown business owners and representatives.

At the February 16, 2021, City Council meeting, staff, along with the City's consultant, Peters Engineering, presented the Council with the results of the Downtown Committee's recommendations for the Downtown Pedestrian Safety & Traffic Circulation Study. At that meeting, the Council directed staff to move forward with the recommendations of the committee. The recommendations included roundabouts along Douty Street at Sixth, Seventh, and Eighth Streets, the removal of five midblock crosswalks on Irwin, Douty, and Sixth Streets, and the construction of pedestrian curb extensions at twenty-eight intersections in the downtown study area.

At the September 7, 2021, City Council Study Session, staff discussed the downtown traffic circulation and related improvements to improve safety and walkability, as well as potential funding

opportunities from the Clean California Local Grant Program administered by the California Department of Transportation. Staff presented the committee's project recommendations for the Council's review and direction. The Council further discussed the midblock crosswalks and the project budget. It was the Council's consensus to direct staff to move forward with the recommendations. Additional appropriations would be presented to the Council at a future meeting for review and approval.

At the June 21, 2022, Council meeting Study Session, staff presented the ARPA funding information to Council and requested approval for allocations. Council approved the recommendation to allocate \$4.4 million for Downtown Street Economic Development, including improvements to Sixth Street, Seventh Street, and Eighth Street. Should additional funding become available, or if existing funding is redirected, additional downtown intersections could be improved with curb extensions as identified in the Study.

At the December 6, 2022, City Council meeting, Council requested that staff present the potential development scenarios for the downtown, including the implications of including a roundabout at Seventh and Douty, three roundabouts on Douty, and four-way stops on Douty.

At the December 20, 2022, City Council meeting, as requested by Council, Peters Engineering Group, along with City staff, presented the development scenarios and the implications for traffic, parking, future planning, and budget for each scenario. Council directed staff to circulate a Request for Proposals for the design of pedestrian improvements and a single roundabout at Seventh and Douty.

At the May 5, 2023, meeting, Council approved the design award to Interwest Consulting Group for the Downtown Traffic and Pedestrian Improvement Project. This includes designing a roundabout at Douty Street and Seventh Street with ADA-compliant features, reconfiguring Douty Street from four lanes to two lanes with angled parking, and implementing streetscape improvements on both Douty Street and Seventh Street. Additionally, the project entails removing traffic signals at the intersections of Seventh and Harris, Seventh and Irwin, and Seventh and Douty, and replacing them with bulb-outs, four-way stops, and a roundabout.

At the August 20th, 2024, meeting, City staff provided an update on the project's progress and schedule. Following the update, staff requested approval of the construction management (CM) contract. However, no motion was carried. The City Council requested additional information and discussion on the project at a future council meeting.

At the September 17th, 2024, meeting city council authorized the City Manager to enter into a contract with 4Creeks Inc, of Hanford, CA for the Construction Management and Inspection Services for the Downtown Traffic and Pedestrian Improvement Project in the not to exceed amount of \$506,853.

ATTACHMENTS:

1. Bid Summary



CITY OF HANFORD, CA

RFB 2025-07

Hanford Downtown Traffic and Pedestrian Improvement Project

Closing Date: Tuesday, December 10, 2024 at 2:00 p.m.

Location: Online Bidding via BidNet

BIDDER NAME	TOTAL BID AMOUNT
American Paving Co. Fresno, CA	\$11,180,348.00
Cal Valley Construction, Inc.	\$8,943,355.00



AGENDA STAFF REPORT

MEETING DATE: 12/17/2024

AGENDA SECTION: GENERAL BUSINESS

SUBJECT:

Authorization for the City Manager to enter into a contract with Todd Companies, located in Visalia, CA, for Site Preparation, Utility Coordination/Connection, and Paving work to prepare for the installation of a Prefabricated Restroom and Concession Stand building at the Bob Hill Youth Athletic Complex, in the amount of \$495,700 (CIP Project No. 821611) and re-appropriation of additional ARPA Funds to fund elements of the overall project.

RECOMMENDATION:

Recommendation:

Staff recommends that City Council:

1. Authorize the City Manager to award the construction contract for the Site Preparation, Utility Coordination/Connection, and Paving for the Youth Athletic Complex Prefabricated Restroom and Concession Building Project to Todd Companies of Visalia, CA in the amount of \$495,700.
2. Approve the award of Add Alt A1 in the amount of \$58,057 to Todd Companies for the installation of concrete pads beneath the bleachers, bringing the total contract amount with Todd Companies to \$553,757.00 (pending appropriation of additional ARPA Funds noted below);
3. Re-appropriate \$334,894.00 in ARPA funds as outlined in this report;
4. Authorize a Change Order with Structure Cast for building addition, and approve contract amendment with 4-Creeks to complete the necessary site plan adjustments as detailed in the presentation;
5. Authorize the City Manager to enter into a contract for construction staking with 4-Creeks in the amount of \$12,000; and
6. Authorize the City Manager to approve changes and/or change orders as necessary within the project budget.

Recommended Motion:

I move to authorize the City Manager:

1. To award the construction contract for the Site Preparation, Utility Coordination/Connection, and Paving for the Youth Athletic Complex Prefabricated Restroom and Concession Building Project to Todd Companies of Visalia, CA in the amount of \$495,700.
2. To award Add Alt A1 in the amount of \$58,057 to Todd Companies for the installation of concrete pads beneath the bleachers, bringing the total contract amount with Todd Companies

- to \$553,757.00 (pending appropriation of additional ARPA Funds noted below);
3. To re-appropriate \$334,894.00 in ARPA funds as outlined in this report;
 4. To issue a Change Order with Structure Cast for building addition, and issue a contract amendment with 4-Creeks to complete the necessary site plan adjustments as detailed in the presentation; and
 5. To enter into a contract for construction staking with 4-Creeks in the amount of \$12,000; and
 6. To approve changes and/or change orders as necessary within the project budget.

BACKGROUND:

The Youth Athletic Complex project has been a priority for the City, with funding secured through ARPA to replace aging infrastructure that no longer meets accessibility standards. The prefabricated building by Structure Cast has a much longer lead time than was originally anticipated and is scheduled for delivery by Fall 2025.

To accommodate the new building, this contract will include demolition of the existing restroom and concession stand, utility coordination and relocations, and access road paving. Site preparation must align with the building delivery timeline to meet the estimated notice of completion (NOC) date of December 1, 2025.

This contract includes site preparation, utility coordination/connection, and paving required to support the prefabricated restroom and concession stand building at the Youth Athletic Complex (YAC). These activities are critical to ensuring the site is ready for the new structure, which will enhance accessibility and usability for the 700+ youth participants and their families. This work will ensure compliance with City standards and facilitate the timely delivery and installation of the prefabricated building.

Utilities

This project requires the complete replacement of the existing electrical switchgear and the relocation of utility conduits to align with the new building's connections and avoid conflicts with its footprint. The replacement is necessary due to the age and condition of the current equipment/infrastructure. A Ground Penetrating Radar (GPR) survey identified utility locations, guiding the design for utility relocation. However, no excavation or potholing has occurred. City staff is requesting appropriation of additional ARPA funds to increase project contingency to address potential unforeseen conditions during utility excavation and relocation.

Building Rotation

The building will be slightly rotated so that the concession stand faces due north, avoiding direct sunlight into the concession stand personnel's line of sight.

Added Restroom Stalls

City staff has evaluated the option of expanding the prefabricated building to include two additional restroom stalls—one for men and one for women. The estimated cost for this addition is \$23,782 for the building itself. The expansion would also necessitate updates to the design plans and field adjustments, resulting in additional costs. With an appropriation of additional ARPA funds, staff believes this addition would be feasible. If funding is approved, staff would also assess site constraints and budget to determine whether the expansion could accommodate more than the

proposed two additional stalls.

City staff is coordinating with 4-Creeks, which has completed the site work design, to prepare a contract amendment. This amendment will address the necessary adjustments to the plans required to accommodate the building's addition. Further details will be included in staff's presentation to the council, where staff will request approval to utilize ARPA funds to cover these additional costs.

Schedule

The project schedule has been structured to ensure timely completion, aligning with community priorities and operational timelines. Key milestones include the following:

1. Partial Notice to Proceed (NTP):

- A partial NTP will be issued as soon as contracts are finalized, allowing the contractor to begin preparatory activities. This includes ordering long-lead items, such as the switchgear, and coordinating with Southern California Edison (SCE).

2. Full Notice to Proceed:

- The full NTP is scheduled for June 16, 2025. This date coincides with the start of the off-season, enabling uninterrupted construction activities.

3. Construction Completion Deadline:

- The project's Notice of Completion (NOC) is scheduled for December 1, 2025, ensuring readiness before the youth baseball season beginning in March 2026.

Bid Process

The City conducted a competitive bidding process for the Site Preparation, Utility Coordination/Connection, and Paving for the Youth Athletic Complex Prefabricated Restroom and Concession Building Project. Bids were opened on December 10, 2024, and eight bids were received.

BIDDER NAME	TOTAL BID AMOUNT
Todd Companies Visalia, CA	\$495,700
Holloway Construction, Inc. Hanford, CA	\$496,230.91
GCB1 Inc. DBA GC Builders Fresno, CA	\$574,000
Prime Time Construction, LLC Hanford, CA	\$640,794
Sierra Range Construction Visalia, CA	\$654,254.23
Caliber Contracting Services, Inc. Fresno, CA	\$686,290
CSI Services San Pedro, CA	\$931,700
Cal Valley Construction, Inc. Fresno, CA	\$1,052,720

After reviewing the bids, Todd Companies was determined to be the lowest responsive and responsible bidder. The contractor has relevant experience in site preparation, utility coordination, and paving for municipal projects.

PRIOR COUNCIL ACTION:

- **April 3rd, 2024** - Authorization to award a Professional Services Contract to 4Creeks Engineering of Visalia, CA, in the amount of \$77,700 for Design Services required for the Youth Athletic Complex (YAC) Restroom/Concession Stand Building Project.
- **June 18, 2024** - Authorization to award the design-bid contract for RFP 2024-17, for the Prefabricated Restroom and Concession Stand Building at the Youth Athletic Complex, to Structure Cast in the amount of \$585,079.

FISCAL IMPACT:

The design and construction of this project will be funded using both ARPA and City Accumulated Capital Outlay (ACO) Funds. The bid amount from Todd Companies is \$495,700, which falls within the allocated budget. Below are two tables:

Table 1 breaks down the costs for construction, design, and pre-fabricated building installation without additional ARPA appropriation.

Table 2 details costs for these elements alongside the inclusion of concrete pads for the bleachers, the additional restroom stalls, and a larger contingency to support construction and design costs for the building addition. Table 2 also incorporates the requested ARPA appropriation of \$334,894.00

Table 1:

Budget Summary	
City Funding	\$ 305,717.00
ARPA Grant	\$ 919,359.00
Project Budget Total:	\$ 1,225,076.00
Design:	
Design Consultant – 4 Creeks	\$ 77,700.00
Design/Pre-fab Installation:	
Design Build Consultant – Structure Cast	\$ 585,079.00
GPR Report	\$ 1,935.00
Construction:	
Site Improvements & Utilities (construction)	\$ 495,700.00
Permits and Bidding	\$ 3,000.00
Survey	\$ 12,000.00
Construction Contingency	\$ 39,748.00

Construction Inspection (1%)	\$	4,957.00
Material Testing (1%)	\$	4,957.00
Total Costs:	\$	1,225,076.00

Table 2:

Budget Summary		
City Funding	\$	305,717.00
ARPA Grant	\$	919,359.00
Project Budget Total:	\$	1,225,076.00
Design:		
Design Consultant – 4 Creeks	\$	77,700.00
Design/Pre-fab/Installation:		
Design Build Consultant – Structure Cast	\$	585,079.00
2 Additonal Restroom Stalls	\$	23,782.00
GPR Report	\$	1,935.00
Construction:		
Site Improvements & Utilities (construction)	\$	495,700.00
Concrete Pads Beneath Bleachers	\$	58,057.00
Permits and Bidding	\$	3,000.00
Survey	\$	12,000.00
Construction Contingency	\$	287,846.00
Construction Inspection (1%)	\$	4,957.00
Material Testing (2%)	\$	9,914.00
Total Costs:	\$	1,559,970.00
additional ARPA appropriation	\$	334,894.00

Please note that a contingency has been included in the project budget. This is standard for unforeseen issues that may arise during construction. Specifically, for this project, the contingency accounts for the extensive utility relocations required. While Ground Penetrating Radar (GPR) was used to identify utility locations, unforeseen needs may emerge as the contractor begins excavation. This contingency is a typical practice, and any unused funds will be returned to the appropriate accounts upon project completion.

ATTACHMENTS:

1. Todd Companies - Bid

CITY OF HANFORD, CA
OWNERSHIP DISCLOSURE FOR CONTRACTORS
AND CONSULTANTS
(Submit with Proposal Exhibit 5)

NAMES OF PRINCIPALS, PARTNERS, AND/OR TRUSTEES:

Firm Name: JT2 INC DBA TODD COMPANIES

Firm Address: PO BOX 6820 VISALIA CA 93290

List the names of all principals, partners, and/or trustees. For corporations provide names of officers, directors and all stockholders owning more than 10% equity interest in corporation:

JIM TODD - PRESIDENT

THERESE TODD - SECRETARY

Submitted by: JIM TODD

Date 12/10/24

(DO NOT DETACH)

BID PROPOSAL

City of Hanford

Date: 12/10/24

315 North Douty Street
Hanford, CA 93239-3951

The undersigned, as bidder, declares that we have received and examined the project entitled

SITE PREPARATION, UTILITY COORDINATION/CONNECTION, AND PAVING FOR YOUTH
ATHLETIC COMPLEX PREFABRICATED RESTROOM AND CONCESSION BUILDING

and will contract with the owner, on the form of agreement provided herewith, to do everything required for the fulfillment of the contract to:

Furnish all necessary labor, materials, and equipment per these specifications and as required for the site preparation and utility work to support the installation of a new prefabricated restroom and concession stand building at the youth athletic complex. The building will be constructed, delivered, and placed by others on the contractor-prepared concrete foundation pad. The contractor's scope includes all site work needed to prepare for the building, including utility relocation (water, sewer, electrical), installation of an ADA-compliant sidewalk, grading, and paving up to the building. Additionally, the contractor will be responsible for ordering, installing, and connecting new electrical switchgear, with this task being the first priority. The contractor will also connect all utilities, including water, sewer, and electrical to the new building. All work must be completed in accordance with project specifications and within the required timeline at the prices and on the terms and conditions herein contained.

We agree that the contract documents include all parts of this project document, as well as all referenced federal, state and local agency requirements.

We acknowledge that addenda numbers 1 through 5 have been received and have been examined as part of the project.

Attached is a bid guaranty bond duly completed by a guaranty company authorized to carry on business in the State of California in the amount of at least 10 percent (10%) of the total amount of our bid, or alternatively, there is attached a certified cashier's check payable to the Owner in the amount of at least 10 percent (10%) of the total amount of our bid.

If our bid is accepted, we agree to sign the agreement without qualifications and to furnish the performance and payment bonds and the required evidences of insurance within 20 calendar days after receiving written notice of the award of the contract.

It is further understood and agreed that:

- (a) In case of a discrepancy between words and figures, the words shall prevail, and in case of a discrepancy between unit prices and totals, the unit price shall prevail.
- (b) The City reserves the right to eliminate any section of this proposal from the contract without claim of the contractor for profits lost.

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RFB 2025-06

- (c) No verbal agreement or conversation with any officer, agent or employee of the City, either before or after execution of the Agreement, shall affect or modify any of the terms or obligations of this proposal.
- (d) The City will not be responsible for any errors or omissions on the part of the undersigned in making up his bid nor will the bidder be released on account of errors.
- (e) The undersigned bidder is properly licensed in accordance with the State of California Act providing for the registration of Contractors.
- (f) If the proposal shall be accepted and undersigned shall fail to contract as aforesaid and to give the bonds in the sums to be determined aforesaid with surety satisfactory to the City Council within TWENTY (20) CALENDAR DAYS after the bidder has received notice from the City Council that the contract is ready for signature, the City Council may, at its option, determine that the bidder has abandoned the contract, and thereafter, this proposal and the acceptance thereof shall be null and void, and the forfeiture provisions relating to such security accompanying this proposal shall operate and the said security shall be the property of the City of Hanford.

We further agree, if our bid is accepted and a contract for performance of the work is entered into with the Owner, to so plan work and to prosecute it with such diligence that the work shall be completed within the time stipulated.

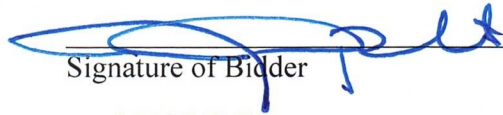
JT2 INC DBA TODD COMPANIES

Name of Bidder

788798

Contractor's License No.

JT2 INC DBA TODD COMPANIES BY:


Signature of Bidder

PRESIDENT

Title of Signator

PO BOX 6820 VISALIA CA 93290

Address of Bidder

Witness

CALIFORNIA

State of Incorporation

Title of Witness

BID SCHEDULE

PROJECT TITLE: SITE PREPARATION, UTILITY COORDINATION/CONNECTION, AND PAVING FOR YOUTH ATHLETIC COMPLEX PREFABRICATED RESTROOM AND CONCESSION BUILDING

PROJECT NO: 00580000-821611

ITEM NO.	EST. QTY.	UNIT OF MEAS.	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
1.	1	LS	Site Preparation, Mobilization, and Demolition	126,500.00	126,500.00
2.	1	LS	Utilities, Utility Relocation, Utility Connection. (Water/Sewer)	37,520.00	37,520.00
3.	1	LS	Chain link fencing, Chain link gates, Bollards, Parking Bumpers, and Detectable Warning Mats	26,500.00	26,500.00
4.	1	LS	Switchgear, Switchgear Installation, Electrical Utility Relocation	78,000.00	78,000.00
5.	1	LS	Concessions Sound System	6,700.00	6,700.00
6.	2500	SF	Concrete	11.00	27,500.00
7.	365	Ton	Asphalt Concrete (AC)	160.00	58,400.00
8.	507	Ton	Asphalt Base (AB)	57.00	28,899.00
9.	1	LS	Sinage - Including ADA signs and Dedication Plaque	7,681.00	7,681.00
10.	1	LS	General Site Electric (connections/communications)	98,000.00	98,000.00
			Chain Link Fencing		
			*The City reserves the right to request a schedule of values for lump-sum items		
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BASE BIDTOTAL SUM WRITTEN IN WORDS: four hundred ninety five thousand seven hundredDollars \$ 495,700.00

TOTAL BID SUM IN FIGURES

City Reserves the right to reject any and all bids.

PROJECT TITLE: Site Preparation, Utility Coordination/Connection, And Paving For Youth Athletic Complex Prefabricated Restroom And Concession Building

PROJECT NO: 00580000-821611

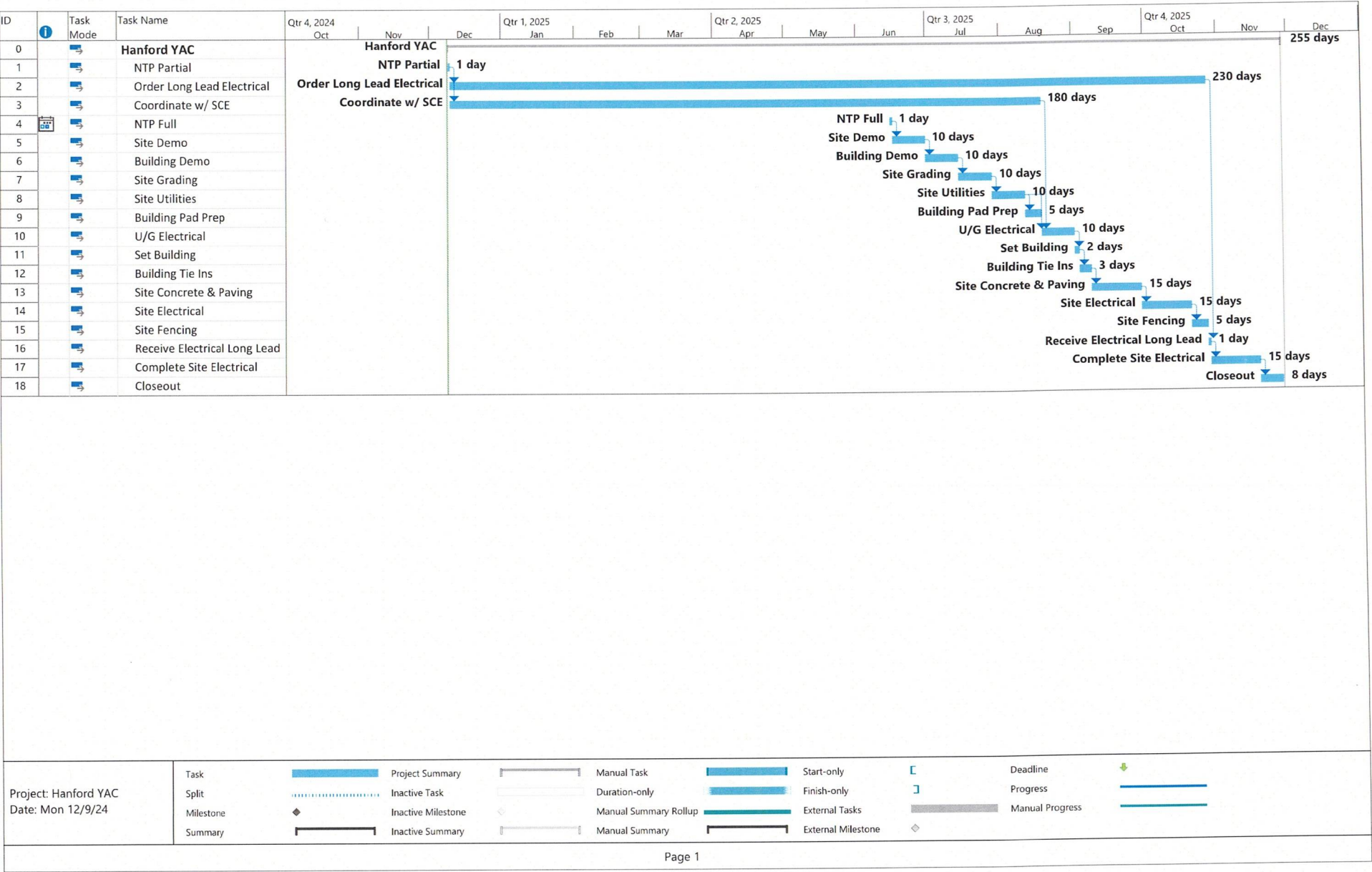
ADD ALTERNATE

ITEM NO.	EST. QTY.	UNIT OF MEAS.	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
A1.	1	LS	Concrete Pads Beneath Bleachers and subgrade prep	Lump Sum	<u>58,057.00</u>

TOTAL SUM WRITTEN IN WORDS: fifty eight thousand fifty sevenDollars \$ 58,057.00TOTAL BID SUM
IN FIGURES

City Reserves the right to reject any and all bids.

The project will be awarded to the lowest qualified bidder based on the BASE BID amount. Should the City choose to award the ADD ALTERNATE bid item, the City reserves the right to negotiate the ADD ALTERNATE bid item with the lowest bidder.





AGENDA STAFF REPORT

MEETING DATE: 12/17/2024

AGENDA SECTION: GENERAL BUSINESS

SUBJECT:

Authorization to award a scope of work to Crawford and Bowen Planning, Inc. to prepare the environmental studies and reports for the Hidden Valley Park expansion, at a cost not to exceed \$69,400, to be funded through the City's American Rescue Plan Act allocation

RECOMMENDATION:

Recommendation: That the City Council, by motion, Authorize Crawford and Bowen Planning, Inc. to prepare the environmental studies and reports for the Hidden Valley Park expansion, at a cost not to exceed \$69,400, to be funded through the City's American Rescue Plan Act allocation

Recommended Motion: I move to Authorize Crawford and Bowen Planning, Inc. to prepare the environmental studies and reports for the Hidden Valley Park expansion, at a cost not to exceed \$69,400, to be funded through the City's American Rescue Plan Act allocation.

BACKGROUND:

The City of Hanford is proposing a General Plan Amendment (GPA 2024-01) to change the General Plan designation of an 18-acre portion of a 38.48-acre parcel from Low-Density Residential to Open Space, and a Rezone (RZ 2024-01) to change the zoning from R-L-5 (Low-Density Residential) to PF (Public Facilities). These proposed changes, along with conceptual plans for the project, have been developed to support the expansion of Hidden Valley Park. During the design and planning processes, comments were received regarding the potential impacts of the project, highlighting the need for further environmental analysis.

The Hanford City Council has previously authorized the use of ARPA funds for the design process for the project, which includes planning and environmental analysis. While the final design of the park has not yet been determined, the proposed planning changes and conceptual plans are the first steps in the design process. CEQA compliance is required to thoroughly assess the environmental impacts of the land use and zoning changes, as well as the overall project scope. The CEQA process will evaluate potential impacts and may provide key insights into design considerations, including traffic, noise, and biological resources.

Crawford and Bowen Planning, Inc., a council-approved on-call environmental consultant, has been selected as the preferred consultant to prepare the CEQA documentation for this project. The firm has a history of completing CEQA documents for similar projects and is well-qualified to manage the scope of work, which includes:

- Preparing an Initial Study and Mitigated Negative Declaration (or Environmental Impact

Report, if necessary).

- Assessing potential environmental impacts related to land use changes, transportation, biological resources, noise, and other relevant factors.
- Collaborating with City staff and stakeholders to ensure compliance with CEQA and local regulations.

If approved, staff will initiate the CEQA process for the Hidden Valley Park expansion, enabling the City to move forward with design efforts.

FISCAL IMPACT:

Allocation of \$69,400 of the City's American Rescue Plan Act funding would be used to fund this project. This project was previously approved by City Council for ARPA funding use and will be re-appropriated with the ARPA fund by the City Manager. (Project 823647)

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 12/17/2024

AGENDA SECTION: GENERAL BUSINESS

SUBJECT:

Council: Receive and discuss the list of Committees and Boards that have representation appointed directly by the Council and approval of the proposed appointments through a formal vote.

RECOMMENDATION:

Recommendation: That the City Council receive and discuss the list of committees and boards that have representation appointed directly by the Council. Following this discussion, the Council is requested to approve the proposed appointments through a formal vote.

BACKGROUND:

The attached list represents the appointments initially made at the December 2, 2022, Special City Council meeting and updated assignments we made during the June 4, 2024, City Council meeting when Council Member Devine was appointed to the vacant seat in District B. Staff recommends that Council review the list and advise the Mayor on any specific interest in a particular committee or task force. Interest should be expressed regardless of whether a current vacancy exists. Additionally, if a Council Member is currently a member of a particular committee that he no longer wishes to serve in that capacity, the Council Member should notify the Mayor that they are no longer interested. The Mayor will then make a recommendation to the full Council regarding which representatives will serve on the various boards and committees for the 2025 term.

In addition to the assignments on various Boards and Committees, the Mayor serves as the official Council representative and is obligated to attend as the official City representative at various other meetings throughout the year, including the City Selection Committee, which meets as needed and is important in that it is the committee that appoints the City representative to LAFCO. Additionally, the Mayor is required to attend the City-County Coordinating Meeting (meets quarterly) and the South Valley Joaquin Valley Membership meeting, which meets at various locations throughout the District and at the Cal Cities annual conference, and provide City updates to the membership during those respective meetings.

FISCAL IMPACT:

ATTACHMENTS:

1. Council Representation on Boards, Commissions, and Committees List



2024 COUNCIL REPRESENTATION ON BOARDS,
COMMISSIONS, COMMITTEES

Organization	Primary Appointment	Alternate Appointment
<u>Kings Economic Development Corporation</u> (Last Monday each month – 11:30 am)	Mark Kairis	N/A
<u>Kings County Association of Governments</u> (4th Wednesday each month – 4:30 pm) Requires Form 700	Martine Devin	Travis Paden
<u>Kings County Area Public Transit Agency (KART)</u> (4th Wednesday each month – 1:30 pm) Requires Form 700	Martine Devin	Travis Paden
<u>Kings County Abandoned Vehicle Authority</u> As needed (4th Wednesday each month – 4:30 pm) Requires Form 700	Martine Devin	Travis Paden
<u>Kings Community Action Organization (KCAO)</u> (3rd Wednesday each month - 4:30 pm) Requires Form 700	Lou Martinez	Travis Paden
<u>Kings Waste and Recycling Authority (KWRA)</u> (2nd Wednesday each month - 8:00 am) Requires Form 700	Mark Kairis	Lou Martinez
<u>Mid-Kings River Groundwater Sustainability Agency</u> (2 nd Tuesday of each month – 1:00 pm) (Alternate not required) Requires Form 700	Mark Kairis	N/A
<u>Kings County Area Disaster Council</u> (Meets 2-3 times a year) Director of Emergency Services, Fire Chief, or the City Manager	Mario Cifuentez	Fire Chief
<u>Kings County Commission On Aging</u> (3 rd Thursday each month – 2:30 pm) Community Member The City Council's within Kings County shall appoint one person each.	Susie Chavez	
<u>Kings Mosquito Abatement District Board</u> (3 rd Thursday of each month – 9:00 am) One (1) member from each of the three (3) cities (Corcoran, Hanford, and Lemoore) 3 Year Term	Cindy Harris (Exp. 12/31/2026)	



AGENDA STAFF REPORT

MEETING DATE: 12/17/2024	AGENDA SECTION: GENERAL BUSINESS
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SUBJECT:

Council: Review and Approve of the 2025 Calendar of City Council Meetings

RECOMMENDATION:

Recommendation: That the City Council review the 2024 calendar of scheduled meetings for the City Council and direct staff to cancel or reschedule any specific dates.

BACKGROUND:

Over the course of each calendar year, due to holidays or City events, there are occasionally conflicts with the City Council meetings. In the past, the Council has requested that staff bring forth a calendar for next year's meetings to review and determine if any should be canceled or rescheduled. Providing staff with advance notice of changes to meeting dates allows them to prepare in advance for anticipated deadlines and to place items on an agenda in an efficient manner. Based on the initial review of the 2025 Calendar, staff is recommending that the Council approve the cancelation of the January 7th and September 2nd Council meetings. These meetings occur right before or after holidays, which typically involve travel for staff and/or Council members, and it is difficult to plan agendas around such holidays.

FISCAL IMPACT:

ATTACHMENTS:

1. 2025 Meeting Calendar

SCHEDULED MEETINGS

HANFORD CITY COUNCIL & COMMISSIONS

2025

All Meetings are held at: City Council Chambers, 400 N. Douty, Hanford, CA (Civic Auditorium)

 CITY COUNCIL REGULAR MEETING @ 7:00 PM	 HOLIDAYS- CITY HALL CLOSED
 PLANNING COMMISSION @ 5:30 P.M.	 PARKS & RECREATION COMMISSION @ 5:30 P.M.

JANUARY						
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FEBRUARY						
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NOVEMBER						
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DECEMBER						
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28	29	30	31			

Council Future Agenda Items				
Originated Date	Item	Originator	Staff Lead	Date Estimate
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	2/4/2025
11/7/2024	Discussion of future changes to Council Compensation as allowed under SB329 and funding for Council attendance at civic functions.	City Manager	Mario Cifuentez	1/21/2025
11/19/2024	Update to the City Council regarding initial planning of the Civic Auditorium Anniversary ceremony.	Council Direction	Brad Albert	1/21/2025
11/19/2024	Proposed Council adoption of the Resolution to formally establish the Measure H Oversight Board.	Council Direction	Chris Tavarez	1/21/2025
12/3/2024	Presentation to the City Council regarding City resources used to address homelessness in the City of Hanford.	Council Direction	Various Staff	2/18/2025
12/3/2024	Update to the City Council on the rollout of the My Hanford App	City Manager	Brian Johnson	3/18/2025