



City Council Meeting Agenda

January 21, 2025
7:00 PM – Regular Meeting
Council Chambers
400 N. Douty St.

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

5:00 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. Discussion of future changes to Council Compensation as allowed under SB329 and consideration of funding options for Council attendance at civic functions.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

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

3 Potential Cases

CALL TO ORDER REGULAR SESSION:

ROLL CALL:

INVOCATION:

Pastor Stan Plooy

FLAG SALUTE:

COUNCIL REPORTS/GENERAL REPORTS:

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. Waive reading in full of resolutions and ordinances and approval and adoption of same by reading the title only.
- B. Parks and Community Services: Award and authorization for the City Manager to enter into a professional services agreement with Dudek for professional urban forestry consulting services in the amount of \$368,420.40 for Hanford Goes Green Project through the USDA Forest Service Urban and Community Forestry Inflation Reduction Act Grant Program.
- C. Utilities and Engineering: Award the advance purchase of Traffic Signal poles and mast arms and signal equipment to JAM Services, Inc. for the low bid price of \$111,220.00 for the 12th Avenue at Hume Avenue Traffic Signal Project.
- D. Utilities and Engineering: Approval to purchase a Portable Pump for the Storm Utility Division from Bogie's Pump Systems of Fresno, CA in the amount of \$64,891.19 and appropriation of \$65,000 from the Storm Drain Capital Fund (0359).
- E. Utilities and Engineering: Authorization for the City Manager to Execute a Grant of Easement from the City of Hanford to Southern California Edison for Electrical Services South of Lennar Homes Tract 934 at the Southeast Corner of Grangeville Boulevard and 13th Avenue.
- F. Utilities and Engineering: Approval of the Notice of Completion for the FY 23/24 Wastewater Treatment Plant Standby Influent Pump Installation Project, with a final project cost of \$364,866.03, and Authorization for the Mayor to execute and the City Clerk to file the Notice with the Kings County Recorder's Office.
- G. Police: Approval of the overhire, through June 30, 2025 of three (3) Police Cadets using existing salary savings to ensure timely fulfillment of the eight new police officer positions approved under Measure H.
- H. Finance: Authorization to Award an Agreement with Elite Medical (Visalia, CA) for an employee shared health clinic and enter into a joint agreement with Hanford Joint Union High School District (HJUHS) for a term of three years at a city annual costs of approximately \$300,000.
- I. Finance: Authorization for the City Manager to execute an Agreement for Professional Services with Financial Credit Network (FCN) for collection activities with professional

liability coverage limits below standard city limits.

J. Human Resources: Authorization to Reject Claim for Damages - GHC0078117

PUBLIC HEARING:

- A. Community Development: Annexation No. 163 Parts 9, 12, 13 and 14: A proposal to annex four separate substantially surrounded county islands with a combined total of 197.15 acres into the City of Hanford from the Kings County jurisdiction. Prezone No. 0001-24, Parts 9, 12, 13, and 14: A proposal to prezone the proposed territory to be annexed consistent with the 2035 Hanford General Plan Land Use Map. CEQA Determination: The project has been determined to be exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current rezoning) per CEQA Guidelines Section 15319(a), and 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 per CEQA Guidelines Section 15061(b)(3). A Notice of Exemption has been prepared for the project in accordance with CEQA. Island 9 is generally located East Lacey Boulevard, South of Southern Pacific Railroad Tracks. Island 12 is generally located west of 10 ½ Avenue, north of Houston Avenue. Island 13 is generally located west of 10th Avenue, between Idaho and Iona Avenues. Island 14 is generally located west of 11th Avenue, south of Flint Avenue.

CONVENE AS SUCCESSOR AGENCY:

SUCCESSOR AGENCY - PUBLIC COMMENT:

SUCCESSOR AGENCY FOR THE DISCUSSION OF THE FOLLOWING:

- A. Finance: Review And Approval Of the Recognized Obligation Payment Schedule (ROPS 25-26) For The Period July 1, 2025 To June 30, 2026, as required by AB 1484 and amendments under SB 107 of Redevelopment Agency (RDA) Successor Agencies.

ADJOURN AS SUCCESSOR AGENCY:

GENERAL BUSINESS:

- A. Finance: Adoption of Resolution 25-01-R establishing a Measure H Oversight Board as required by Ordinance 2024-10 and consistent with the voter-approved Sales and Use Tax Accountability Measures.
- B. Utilities and Engineering: Authorization to reimburse Presidio JJR Bella Vista II 150, LLC and Presidio FFO Bonterra II 160, LLC in the amount of **\$284,014.51** for Tract 938, Unit 3 additional right of way, street improvements, and water main oversizing in Fargo Avenue and Sangiovese Street, including a credit for uninstalled Sanitary Sewer mains and City Surveyor review of the final map; AND approve an appropriation of **\$343,655.61** to fulfill the reimbursements from Water Impact Fees and Transportation Impact Fees, and credits to Wastewater Impact Fees and Engineering Special Services account.
- C. Utilities and Engineering: Authorization to reimburse Presidio JJR Bella Vista II 150, LLC and Presidio FFO Bonterra II 160, LLC in the amount of **\$47,209.08** for Tract 928, Unit 4 for street improvements on Fargo Avenue and Centennial Drive, including a credit for uninstalled Sanitary Sewer mains and City Surveyor review of the final map; AND approve an appropriation of **\$136,013.38** to fulfill the reimbursements from

Transportation Impact Fees Fund, and credits to Wastewater Impact Fees and Engineering Special Services account.

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:

February 4: Regular City Council Meeting

February 17: City offices closed in observance of President's Day

February 18: Regular City Council Meeting

ADJOURNMENT:

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



AGENDA STAFF REPORT

MEETING DATE: 1/21/2025

AGENDA SECTION: STUDY SESSION

SUBJECT:

Discussion of future changes to Council Compensation as allowed under SB329 and consideration of funding options for Council attendance at civic functions.

RECOMMENDATION:

Recommendation: That the City Council receive the presentation and provide direction to staff on any relevant ordinances and/or policies.

BACKGROUND:

Senate Bill 329 ("SB 329") was signed into law and became effective January 1, 2024. SB 329 amends Section 36516 of the Government Code, allowing for the first city council member pay cap increases in nearly four decades. Existing law authorizes a city council to enact an ordinance to provide each member of the city council a salary based upon the population of the city; that amount could be increased by the city council by an amount no more than 5% for each calendar year. The existing compensation schedule had not been increased since 1984, despite inflation. Senate Bill 329 was passed with the belief that it would address a perceived inequity by allowing councils to adjust their maximum pay to reflect inflation as measured by the California Consumer Price Index. Any increase requires a majority vote of the city council.

The new salary limits are as follows:

- Up to \$950 per month for cities up to and including 35,000 in population.
- Up to \$1,275 per month for cities over 35,000 up to and including 50,000 in population.
- **Up to \$1,600 per month for cities over 50,000 up to and including 75,000 in population.**
- Up to \$1,900 per month for cities over 75,000 up to and including 150,000 in population.
- Up to \$2,550 per month for cities over 150,000 up to and including 250,000 in population.
- Up to \$3,200 per month for cities over 250,000 in population.

Table 1: Surrounding cities with like or larger population and council salaries for comparison

<u>Current City Council Salary</u>	<u>City</u>	<u>Population</u>	<u>Max Allowed</u>
Per month - \$500	Hanford	59,286	\$ 1,600
Per meeting - \$20 (council)/\$25 (mayor)	Porterville	62,934	\$ 1,600
Per month - \$500	Madera	66,560	\$ 1,600
Per meeting - \$5	Tulare	70,799	\$ 1,600
Per month - \$400 (Council), \$500 (Mayor)	Merced	91,837	\$ 1,900
Per month - \$1,513	Clovis	126,133	\$ 1,900
Per month (up to) \$1031.52	Visalia	144,532	\$ 1,900

The last time an Ordinance was adopted, Ordinance No. 20-08, was August 18, 2020. At that time, the monthly stipend was increased from \$400 to \$500 and was the first increase of Council Salaries since 1996. In order to determine the population of a city, the statute utilizes the last preceding federal census, or a subsequent census, or estimate validated by the Department of Finance. According to the California Department of Finance the 2024 population of Hanford is approximately 59,286.

Additionally, council member salaries are allowed to be increased beyond the specified maximums. The increases shall not exceed the greater of the following two conditions:

- The increase cannot exceed 5% for each calendar year from the operative date of the last salary adjustment.
- The increase cannot exceed the amount of inflation since January 1, 2024, based on the California Consumer Price Index. The inflation-based increase is capped at 10% for each calendar year. (Gov. Code section 36516(a)(4).)

Any amounts paid by a city for retirement, health and welfare, and federal social security benefits and to reimburse a council member for actual and necessary expenses are not included for purposes of determining salary. (Gov. Code section 36516(d) & (e).)

Finally, the bill requires the city council to consider the adoption of an ordinance to increase council member compensation in open session during at least two regular meetings. The proposed ordinance, including **findings justifying the need for increased compensation**, must be presented at the first meeting. The adoption of the ordinance can take place at the second meeting, which must be held at least seven days after the first meeting. (Gov. Code section 36516(g).)

These provisions went into effect in January 2024. At the time that the changes went into effect, the City Council was focused on the need for a revenue measure and felt that any change to their compensation could be viewed as trying to raise taxes to give themselves a raise.

Gov. Code section 36516.5, which was not amended, states, “A change in compensation does not apply to a council member during the council member’s term of office. This prohibition shall not prevent the adjustment of the compensation of all members of a council serving staggered terms whenever one or more members of the city council becomes eligible for a salary increase by virtue of the council member beginning a new term of office.” For example, if the council adjusts its compensation prior to the 2024 election, the modification will not go into effect until the council members elected during that election are seated.

FISCAL IMPACT:

The adoption of an ordinance and corresponding raise to the monthly compensation for each Councilmember, has a potential cost to the General Fund of \$66,000 per year if raised to the maximum.

ATTACHMENTS:

1. GOV_36516

State of California

GOVERNMENT CODE

Section 36516

36516. (a) (1) A city council may enact an ordinance providing that each member of the city council shall receive a salary based on the population of the city as set forth in paragraph (2).

(2) The salaries approved by ordinance under paragraph (1) shall be as follows:

(A) In cities up to and including 35,000 in population, up to and including nine hundred fifty dollars (\$950) per month.

(B) In cities over 35,000 up to and including 50,000 in population, up to and including one thousand two hundred seventy-five dollars (\$1,275) per month.

(C) In cities over 50,000 up to and including 75,000 in population, up to and including one thousand six hundred dollars (\$1,600) per month.

(D) In cities over 75,000 up to and including 150,000 in population, up to and including one thousand nine hundred dollars (\$1,900) per month.

(E) In cities over 150,000 up to and including 250,000 in population, up to and including two thousand five hundred fifty dollars (\$2,550) per month.

(F) In cities over 250,000 population, up to and including three thousand two hundred dollars (\$3,200) per month.

(3) For the purposes of this subdivision, the population of a city shall be determined by the last preceding federal census, or a subsequent census, or estimate validated by the Department of Finance.

(4) The salary of council members may be increased beyond the amount provided in this subdivision by an ordinance or by an amendment to an ordinance, but the amount of the increase shall not exceed the greater of either of the following:

(A) An amount equal to 5 percent for each calendar year from the operative date of the last adjustment of the salary in effect when the ordinance or amendment is enacted.

(B) An amount equal to inflation since January 1, 2024, based upon the California Consumer Price Index, which shall not exceed 10 percent for each calendar year.

(5) No ordinance shall be enacted or amended to provide automatic future increases in salary.

(b) Notwithstanding subdivision (a), at any municipal election, the question of whether city council members shall receive a salary for services, and the amount of that salary, may be submitted to the electors. If a majority of the electors voting at the election favor it, all of the council members shall receive the salary specified in the election call. The salary of council members may be increased beyond the amount provided in this section or decreased below the amount in the same manner.

(c) Unless specifically authorized by another statute, a city council may not enact an ordinance providing for compensation to city council members in excess of that authorized by the procedures described in subdivisions (a) and (b). For the purposes of this section, compensation includes payment for service by a city council member on a commission, committee, board, authority, or similar body on which the city council member serves. If the other statute that authorizes the compensation does not specify the amount of compensation, the maximum amount shall be one hundred fifty dollars (\$150) per month for each commission, committee, board, authority, or similar body.

(d) Any amounts paid by a city for retirement, health and welfare, and federal social security benefits shall not be included for purposes of determining salary under this section, provided that the same benefits are available and paid by the city for its employees.

(e) Any amounts paid by a city to reimburse a council member for actual and necessary expenses pursuant to Section 36514.5 shall not be included for purposes of determining salary pursuant to this section.

(f) A city council member may waive any or all of the compensation permitted by this section.

(g) (1) For the purposes of this section, a city council shall consider the adoption of an ordinance to increase compensation in open session during at least two regular meetings of the city council.

(2) At the first meeting, the city council shall present the proposed ordinance, which shall include findings demonstrating the need for the increased compensation. The ordinance shall not be adopted at the first meeting.

(3) At least seven days after the first meeting, the city council shall hold a second meeting to consider whether to adopt the ordinance.

(Amended by Stats. 2023, Ch. 27, Sec. 2. (SB 329) Effective January 1, 2024.)



Warrant Register

Check Date Range: 12/1/2024 - 1/31/2025

Report Date: 1/6/2025

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
00580000 ARPA	823646 ARPA DOWNTOWN ST ECONOMIC	1/3/2025	181250	4CREEKS INC	\$8,733.99	4C006985	CONSTRUCTION MANAGEMENT &
	823646 ARPA DOWNTOWN ST ECONOMIC	1/3/2025	181275	INTERWEST CONSULTING GROUP	\$20,957.50	630957	DOWNTOWN TRAFFIC & PEDEST
	823646 ARPA DOWNTOWN ST ECONOMIC	1/3/2025	181275	INTERWEST CONSULTING GROUP	\$17,110.00	741660	DOWNTOWN TRAFFIC & PEDEST
	823646 ARPA DOWNTOWN ST ECONOMIC	1/3/2025	181275	INTERWEST CONSULTING GROUP	\$66,312.50	864127	DOWNTOWN TRAFFIC & PEDEST
	823646 ARPA DOWNTOWN ST ECONOMIC	1/3/2025	181275	INTERWEST CONSULTING GROUP	\$87,713.47	973271	DOWNTOWN TRAFFIC & PEDEST
	DIVISION/ORG TOTAL 00580000 - ARPA				\$200,827.46		
0240 LAD 90-1 T606 PINECASTLE	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,138.20	5230	CLEAN CUT LANDSCAPING QUA
	DIVISION/ORG TOTAL 0240 - LAD 90-1 T606 PINECASTLE				\$1,138.20		
0241 LAD 90-2 T610 PARK MONTEREY	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$144.90	5231	CLEAN CUT LANDSCAPE LAD Q
	DIVISION/ORG TOTAL 0241 - LAD 90-2 T610 PARK MONTEREY				\$144.90		
0242 LAD 90-3 T595 MANSIONETTE 7/8	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$275.94	5231	CLEAN CUT LANDSCAPE LAD Q
	DIVISION/ORG TOTAL 0242 - LAD 90-3 T595 MANSIONETTE 7/8				\$275.94		
0243 LAD 90-4 T619 HYDE PARK	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$22.73	5234	CLEANCUT LANDSCAPING LAD
	DIVISION/ORG TOTAL 0243 - LAD 90-4 T619 HYDE PARK				\$22.73		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0244 LAD 91-1 T641 SIERRA VISTA	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$206.94	5234	CLEANCUT LANDSCAPING LAD
DIVISION/ORG TOTAL 0244 - LAD 91-1 T641 SIERRA VISTA					\$206.94		
0245 LAD 92-1 PORTOFINO	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$322.01	5230	CLEAN CUT LANDSCAPING QUA
DIVISION/ORG TOTAL 0245 - LAD 92-1 PORTOFINO					\$322.01		
0246 LAD 92-2 CIELO EN TIERRA	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$197.15	5231	CLEAN CUT LANDSCAPE LAD Q
DIVISION/ORG TOTAL 0246 - LAD 92-2 CIELO EN TIERRA					\$197.15		
0247 LAD 93-1 T634 VINTAGE ESTATES	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$285.26	5231	CLEAN CUT LANDSCAPE LAD Q
DIVISION/ORG TOTAL 0247 - LAD 93-1 T634 VINTAGE ESTATES					\$285.26		
0248 LAD 93-2 T673 WALNUT FOREST	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$271.47	5234	CLEANCUT LANDSCAPING LAD
DIVISION/ORG TOTAL 0248 - LAD 93-2 T673 WALNUT FOREST					\$271.47		
0249 LAD 94-1 T712 GATEWAY ESTATES	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$137.51	5230	CLEAN CUT LANDSCAPING QUA
DIVISION/ORG TOTAL 0249 - LAD 94-1 T712 GATEWAY ESTATES					\$137.51		
0250 LAD 94-2 T708 STONECREST	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$2,921.57	5230	CLEAN CUT LANDSCAPING QUA
DIVISION/ORG TOTAL 0250 - LAD 94-2 T708 STONECREST					\$2,921.57		
0251 LAD 94-3 T696 QUAIL RUN	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,789.97	5230	CLEAN CUT LANDSCAPING QUA
DIVISION/ORG TOTAL 0251 - LAD 94-3 T696 QUAIL RUN					\$1,789.97		
0252 LAD 97-1 T711 ROSEWOOD ESTATES	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$100.49	5234	CLEANCUT LANDSCAPING LAD
DIVISION/ORG TOTAL 0252 - LAD 97-1 T711 ROSEWOOD ESTATES					\$100.49		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0253 LAD 97-2 T742 SUMMERFIELD	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$78.12	5230	CLEAN CUT LANDSCAPING QUA
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181190	RISING GREEN INC	\$5,900.00	2997	TREE REMOVAL SERVICES
	DIVISION/ORG TOTAL 0253 - LAD 97-2 T742 SUMMERFIELD				\$5,978.12		
0254 LAD 97-3 T743 COUNTRY CROSSING	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$740.32	5234	CLEANCUT LANDSCAPING LAD
	DIVISION/ORG TOTAL 0254 - LAD 97-3 T743 COUNTRY CROSSING				\$740.32		
0255 LAD 98-1 T747 CRYSTAL SPRINGS	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$242.51	5230	CLEAN CUT LANDSCAPING QUA
	DIVISION/ORG TOTAL 0255 - LAD 98-1 T747 CRYSTAL SPRINGS				\$242.51		
0256 LAD 98-2 T759 MOUNTAIN VIEW	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$494.31	5234	CLEANCUT LANDSCAPING LAD
	DIVISION/ORG TOTAL 0256 - LAD 98-2 T759 MOUNTAIN VIEW				\$494.31		
0257 LAD 01-1 T680 PACIFIC GROVE	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$204.15	5231	CLEAN CUT LANDSCAPE LAD Q
	DIVISION/ORG TOTAL 0257 - LAD 01-1 T680 PACIFIC GROVE				\$204.15		
0258 LAD 01-2 T770 CAMBRIDGE HOMES	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$591.78	5231	CLEAN CUT LANDSCAPE LAD Q
	DIVISION/ORG TOTAL 0258 - LAD 01-2 T770 CAMBRIDGE HOMES				\$591.78		
0259 LAD 01-3 T771 POPPY HILL	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$197.94	5230	CLEAN CUT LANDSCAPING QUA
	DIVISION/ORG TOTAL 0259 - LAD 01-3 T771 POPPY HILL				\$197.94		
0260 LAD 01-4 T769 SILVER OAKS	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$4,007.00	5232	CLEAN CUT LANDSCAPING LAD
	DIVISION/ORG TOTAL 0260 - LAD 01-4 T769 SILVER OAKS				\$4,007.00		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0261 LAD 02-1 T776 ASHTON PARK	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,019.56	5234	CLEANCUT LANDSCAPING LAD
DIVISION/ORG TOTAL 0261 - LAD 02-1 T776 ASHTON PARK					\$1,019.56		
0262 LAD 03-1 T789 LE PARC/RR	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$514.55	5231	CLEAN CUT LANDSCAPE LAD Q
DIVISION/ORG TOTAL 0262 - LAD 03-1 T789 LE PARC/RR					\$514.55		
0263 LAD 04-1 T810 SIDONIA I & II	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$343.45	5234	CLEANCUT LANDSCAPING LAD
DIVISION/ORG TOTAL 0263 - LAD 04-1 T810 SIDONIA I & II					\$343.45		
0264 LAD 04-2 T799 CAMBRIDGE/PINNAC	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,072.24	5231	CLEAN CUT LANDSCAPE LAD Q
DIVISION/ORG TOTAL 0264 - LAD 04-2 T799 CAMBRIDGE/PINNAC					\$1,072.24		
0265 LAD 04-3 T795 CAMBRIDGE/VINEYA	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$2,818.49	5231	CLEAN CUT LANDSCAPE LAD Q
DIVISION/ORG TOTAL 0265 - LAD 04-3 T795 CAMBRIDGE/VINEYA					\$2,818.49		
0266 LAD 04-4 T802 SIERRA HEIGHTS	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$269.59	5230	CLEAN CUT LANDSCAPING QUA
DIVISION/ORG TOTAL 0266 - LAD 04-4 T802 SIERRA HEIGHTS					\$269.59		
0267 LAD 05-1 MISSION PARK/BASIN	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$92.70	5230	CLEAN CUT LANDSCAPING QUA
DIVISION/ORG TOTAL 0267 - LAD 05-1 MISSION PARK/BASIN					\$92.70		
0268 LAD 05-2 T835 COPPER VALLEY	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$741.32	5231	CLEAN CUT LANDSCAPE LAD Q
DIVISION/ORG TOTAL 0268 - LAD 05-2 T835 COPPER VALLEY					\$741.32		
0269 LAD 06-1 T794 QUAIL PARK	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,463.11	5230	CLEAN CUT LANDSCAPING QUA
DIVISION/ORG TOTAL 0269 - LAD 06-1 T794 QUAIL PARK					\$1,463.11		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0270 LAD 09-1 T877 VICTORY ESTATES	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$118.89	5231	CLEAN CUT LANDSCAPE LAD Q
DIVISION/ORG TOTAL 0270 - LAD 09-1 T877 VICTORY ESTATES					\$118.89		
0271 LAD 09-2 T843 INDEP/LENNAR	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,642.55	5234	CLEANCUT LANDSCAPING LAD
DIVISION/ORG TOTAL 0271 - LAD 09-2 T843 INDEP/LENNAR					\$1,642.55		
0272 LAD 07-2 T811 S GATE/GREENBRIE	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$92.64	5234	CLEANCUT LANDSCAPING LAD
DIVISION/ORG TOTAL 0272 - LAD 07-2 T811 S GATE/GREENBRIE					\$92.64		
0273 LAD 14-1 T843 INDEP III & IV	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,221.05	5234	CLEANCUT LANDSCAPING LAD
DIVISION/ORG TOTAL 0273 - LAD 14-1 T843 INDEP III & IV					\$1,221.05		
0274 LAD 15-1 T887 SILVER OAKS III	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$3,126.00	5232	CLEAN CUT LANDSCAPING LAD
DIVISION/ORG TOTAL 0274 - LAD 15-1 T887 SILVER OAKS III					\$3,126.00		
0275 LAD 15-2 T823 GREENS II	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$275.79	5230	CLEAN CUT LANDSCAPING QUA
DIVISION/ORG TOTAL 0275 - LAD 15-2 T823 GREENS II					\$275.79		
0276 LAD 16-1 T917 WOODSIDE	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$2,716.79	5232	CLEAN CUT LANDSCAPING LAD
DIVISION/ORG TOTAL 0276 - LAD 16-1 T917 WOODSIDE					\$2,716.79		
0277 LAD 16-2 T914 MYNDERUP	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$972.87	5234	CLEANCUT LANDSCAPING LAD
DIVISION/ORG TOTAL 0277 - LAD 16-2 T914 MYNDERUP					\$972.87		
0278 LAD 18-1 T918-9 BELLA V/BONTER	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$5,899.76	5232	CLEAN CUT LANDSCAPING LAD
DIVISION/ORG TOTAL 0278 - LAD 18-1 T918-9 BELLA V/BONTER					\$5,899.76		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0279 LAD 19-1 T916 PACIFIC GROVE II	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$204.15	5231	CLEAN CUT LANDSCAPE LAD Q
	DIVISION/ORG TOTAL 0279 - LAD 19-1 T916 PACIFIC GROVE II				\$204.15		
0281 LAD 20-1 T929 WOODSIDE	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$1,492.88	5232	CLEAN CUT LANDSCAPING LAD
	DIVISION/ORG TOTAL 0281 - LAD 20-1 T929 WOODSIDE				\$1,492.88		
0282 LAD 21-1 T928 SAN JOAQUIN VALL	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180882	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$2,118.00	5290	LAD FARGO LOCATION-NEW AD
	DIVISION/ORG TOTAL 0282 - LAD 21-1 T928 SAN JOAQUIN VALL				\$2,118.00		
0283 CFD 22-1 LIVE OAK	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181081	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$3,712.00	5234	CLEANCUT LANDSCAPING LAD
	DIVISION/ORG TOTAL 0283 - CFD 22-1 LIVE OAK				\$3,712.00		
0306 REFUSE OPERATIONS FUND	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181156	ONE TIME VENDOR	\$8.14	75918	UB 10820267 1413 MANOR AV
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181156	ONE TIME VENDOR	\$25.76	75919	UB 10820267 1413 MANOR AV
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181156	ONE TIME VENDOR	\$4.23	75919	UB 10820267 1413 MANOR AV
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181157	ONE TIME VENDOR	\$25.76	75651	UB 08133715 2129 11TH AVE
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181157	ONE TIME VENDOR	\$4.23	75651	UB 08133715 2129 11TH AVE
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181158	ONE TIME VENDOR	\$25.76	75652	UB 09544211 521 CAMERON S
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181158	ONE TIME VENDOR	\$4.23	75652	UB 09544211 521 CAMERON S

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0306 REFUSE OPERATIONS FUND	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181158	ONE TIME VENDOR	\$4.29	75657	UB 09544211 521 CAMERON S
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181158	ONE TIME VENDOR	\$0.71	75657	UB 09544211 521 CAMERON S
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181161	ONE TIME VENDOR	\$233.56	75948	UB 12100130 1875 CLARIDGE
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181161	ONE TIME VENDOR	\$38.35	75948	UB 12100130 1875 CLARIDGE
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181163	ONE TIME VENDOR	\$2.58	75925	UB 12030340 2274 FREEDOM
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181163	ONE TIME VENDOR	\$0.42	75925	UB 12030340 2274 FREEDOM
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181164	ONE TIME VENDOR	\$0.86	75656	UB 12103755 2284 HEATHER
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181164	ONE TIME VENDOR	\$0.14	75656	UB 12103755 2284 HEATHER
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181171	ONE TIME VENDOR	\$25.76	75659	UB 09026153 1413 GREENBRI
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181171	ONE TIME VENDOR	\$4.23	75659	UB 09026153 1413 GREENBRI
	112300 CONSUMER ACCTS RECEIVABLE	1/3/2025	181286	ONE TIME VENDOR	\$4.03	76099	UB 11828300 932 PEBBLE DR
	112300 CONSUMER ACCTS RECEIVABLE	1/3/2025	181290	ONE TIME VENDOR	\$34.82	76195	UB 12103039 2031 BERKSHIR
	112300 CONSUMER ACCTS RECEIVABLE	1/3/2025	181290	ONE TIME VENDOR	\$4.23	76195	UB 12103039 2031 BERKSHIR

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0306 REFUSE OPERATIONS FUND	112300 CONSUMER ACCTS RECEIVABLE	1/3/2025	181291	ONE TIME VENDOR	\$7.73	76101	UB 11828730 958 ENCORE DR
	112300 CONSUMER ACCTS RECEIVABLE	1/3/2025	181291	ONE TIME VENDOR	\$1.27	76101	UB 11828730 958 ENCORE DR
	DIVISION/ORG TOTAL 0306 - REFUSE OPERATIONS FUND				\$461.09		
03401340 BUILDING SAFETY	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$100.72	183059238-0	PHONE SERVICE 11/23-12/22
	744000 OFFICE EXPENSE MISC	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$46.87	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	747000 PRINTING	12/18/2024	181237	XEROX CORP	\$232.74	022584312	BPO/COPIER LEASE AND COPI
	749500 PROF AND SPEC SERVICES	12/18/2024	181113	JASON ADISON SMITH CONSULTING	\$6,745.00	PC 7288	2024-11 PLAN REVIEW SERVI
	749500 PROF AND SPEC SERVICES	12/18/2024	181133	KONICA MINOLTA BUSINESS SOLUTIONS USA INC	\$1,600.00	51905923	BPO/SCANNING OF PLANS
	749500 PROF AND SPEC SERVICES	12/18/2024	181192	ROD CARSEY	\$4,673.35	24-11	2024-11 PLAN REVIEW SERVI
	777000 TRAINING/TRAVEL/MEETIN G	12/4/2024	180874	CALIF BUILDING OFFICIALS	\$170.00	18308	WEBINARS-CONTRACTOR LIC.
	DIVISION/ORG TOTAL 03401340 - BUILDING SAFETY				\$13,568.68		
0358 STORM DRAINAGE OPER FUND	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181161	ONE TIME VENDOR	\$45.70	75948	UB 12100130 1875 CLARIDGE
	112300 CONSUMER ACCTS RECEIVABLE	1/3/2025	181290	ONE TIME VENDOR	\$5.04	76195	UB 12103039 2031 BERKSHIR
	DIVISION/ORG TOTAL 0358 - STORM DRAINAGE OPER FUND				\$50.74		
0361 WASTEWATER OPER FUND	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181161	ONE TIME VENDOR	\$250.51	75948	UB 12100130 1875 CLARIDGE
	112300 CONSUMER ACCTS RECEIVABLE	1/3/2025	181290	ONE TIME VENDOR	\$27.63	76195	UB 12103039 2031 BERKSHIR

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0361	DIVISION/ORG TOTAL 0361 - WASTEWATER OPER FUND				\$278.14		
0390 WATER OPERATIONS FUND	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181156	ONE TIME VENDOR	\$171.42	75922	UB 10820267 1413 MANOR AV
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181157	ONE TIME VENDOR	\$234.65	75653	UB 08133715 2129 11TH AVE
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181158	ONE TIME VENDOR	\$120.02	75657	UB 09544211 521 CAMERON S
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181159	ONE TIME VENDOR	\$98.56	75947	UB 09529670 1409 HARRIS S
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181160	ONE TIME VENDOR	\$210.93	75920	UB 08510270 1130 YELLOWST
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181161	ONE TIME VENDOR	\$179.97	75948	UB 12100130 1875 CLARIDGE
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181161	ONE TIME VENDOR	\$4.48	75948	UB 12100130 1875 CLARIDGE
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181162	ONE TIME VENDOR	\$92.63	75999	UB 12108341 2174 ESCHER D
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181163	ONE TIME VENDOR	\$348.43	75925	UB 12030340 2274 FREEDOM
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181164	ONE TIME VENDOR	\$262.19	75656	UB 12103755 2284 HEATHER
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181165	ONE TIME VENDOR	\$143.89	75654	UB 09025475 12642 HFD-ARM
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181166	ONE TIME VENDOR	\$278.00	75658	UB 12108345 2118 ESCHER D
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181167	ONE TIME VENDOR	\$49.12	75924	UB 11802300 713 ORANGE ST

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0390 WATER OPERATIONS FUND	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181168	ONE TIME VENDOR	\$1,751.68	75742	UB 12104992 2611 DEVON ST
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181169	ONE TIME VENDOR	\$0.14	75841	UB 12107864 1822 MITCHELL
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181169	ONE TIME VENDOR	\$2.90	75841	UB 12107864 1822 MITCHELL
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181169	ONE TIME VENDOR	\$2.14	75841	UB 12107864 1822 MITCHELL
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181169	ONE TIME VENDOR	\$5.29	75841	UB 12107864 1822 MITCHELL
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181169	ONE TIME VENDOR	\$0.66	75841	UB 12107864 1822 MITCHELL
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181169	ONE TIME VENDOR	\$9.46	75841	UB 12107864 1822 MITCHELL
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181170	ONE TIME VENDOR	\$921.11	75655	UB 09026153 1413 GREENBRI
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181172	ONE TIME VENDOR	\$99.27	75949	UB 08819300 2364 MUSSEL S
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181173	ONE TIME VENDOR	\$30.26	75923	UB 11961090 505 SAFFRON S
	112300 CONSUMER ACCTS RECEIVABLE	12/18/2024	181174	ONE TIME VENDOR	\$443.31	75921	UB 09090107 1795 DINKY CR
	112300 CONSUMER ACCTS RECEIVABLE	1/3/2025	181286	ONE TIME VENDOR	\$51.49	76100	UB 11828300 932 PEBBLE DR
	112300 CONSUMER ACCTS RECEIVABLE	1/3/2025	181287	ONE TIME VENDOR	\$828.80	76098	UB 09968435 16 Fire Hydra

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0390 WATER OPERATIONS FUND	112300 CONSUMER ACCTS RECEIVABLE	1/3/2025	181287	ONE TIME VENDOR	\$1,029.84	76102	UB 09968332 35 Fire Hydra
	112300 CONSUMER ACCTS RECEIVABLE	1/3/2025	181289	ONE TIME VENDOR	\$11.91	76103	UB 09026937 1877 GRAHAM S
	112300 CONSUMER ACCTS RECEIVABLE	1/3/2025	181290	ONE TIME VENDOR	\$209.92	76195	UB 12103039 2031 BERKSHIR
	112300 CONSUMER ACCTS RECEIVABLE	1/3/2025	181290	ONE TIME VENDOR	\$20.16	76195	UB 12103039 2031 BERKSHIR
	112300 CONSUMER ACCTS RECEIVABLE	1/3/2025	181291	ONE TIME VENDOR	\$11.04	76101	UB 11828730 958 ENCORE DR
	DIVISION/ORG TOTAL 0390 - WATER OPERATIONS FUND				\$7,623.67		
0400 CITY PAYROLL REVOL FUND	205704 INSUR-P/R DED LIFE	12/13/2024	181027	COLONIAL LIFE & ACCIDENT INSURANCE CO	\$40.94	6978116	PAYROLL DEDUCTIONS
	205704 INSUR-P/R DED LIFE	12/27/2024	181238	COLONIAL LIFE & ACCIDENT INSURANCE CO	\$40.94	6978117	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	12/13/2024	181029	G E M A 1121211070	\$810.00	290130	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	12/13/2024	181030	H M E A 0000129193	\$12.00	291141	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	12/13/2024	181031	H P O A 3242162141	\$3,477.00	292142	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	12/13/2024	181032	I A F F, LOCAL 3898 A/C#9129026	\$1,943.00	293130	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	12/13/2024	181035	S E I U LOCAL 521	\$2,535.06	295147	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	12/27/2024	181240	G E M A 1121211070	\$840.00	290131	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	12/27/2024	181241	H M E A 0000129193	\$12.00	291142	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	12/27/2024	181242	H P O A 3242162141	\$3,477.00	292143	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	12/27/2024	181243	I A F F, LOCAL 3898 A/C#9129026	\$1,943.00	293131	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	12/27/2024	181246	S E I U LOCAL 521	\$2,532.80	295148	PAYROLL DEDUCTIONS
	206300 EMPLOYEES ATTACHMENT PAY	12/13/2024	181028	EMPLOYMENT DEVELOPMENT DEPT	\$73.73	28819	PAYROLL DEDUCTIONS
	206300 EMPLOYEES ATTACHMENT PAY	12/13/2024	181033	KINGS COUNTY SHERIFF'S OFFICE	\$692.31	628177	PAYROLL DEDUCTIONS
	206300 EMPLOYEES ATTACHMENT PAY	12/27/2024	181239	EMPLOYMENT DEVELOPMENT DEPT	\$73.73	28820	PAYROLL DEDUCTIONS
	206300 EMPLOYEES ATTACHMENT PAY	12/27/2024	181244	KINGS COUNTY SHERIFF'S OFFICE	\$626.23	628178	PAYROLL DEDUCTIONS
	207400 TRANSAMERICA	12/13/2024	181037	TRANSAMERICA LIFE INSURANCE CO	\$548.46	296130	PAYROLL DEDUCTIONS
	207400 TRANSAMERICA	12/27/2024	181248	TRANSAMERICA LIFE INSURANCE CO	\$548.46	296131	PAYROLL DEDUCTIONS
	207700 LEGAL SHIELD	12/13/2024	181034	PRE PAID LEGAL SERVICE, INC	\$291.64	294130	PAYROLL DEDUCTIONS
	207700 LEGAL SHIELD	12/27/2024	181245	PRE PAID LEGAL SERVICE, INC	\$291.64	294131	PAYROLL DEDUCTIONS
	210000 SYMETRA-DISAB	12/13/2024	181036	SYMETRA LIFE INSURANCE CO	\$2,602.69	3426469	PAYROLL DEDUCTIONS
	210000 SYMETRA-DISAB	12/27/2024	181247	SYMETRA LIFE INSURANCE CO	\$2,602.72	3426470	PAYROLL DEDUCTIONS
	210100 VOYA	12/13/2024	181038	RELIASTAR LIFE INSURANCE CO	\$1,049.39	3426569	PAYROLL DEDUCTIONS

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0400 CITY PAYROLL REVOL FUND	210100 VOYA	12/27/2024	181249	RELIASTAR LIFE INSURANCE CO	\$1,022.28	3426570	PAYROLL DEDUCTIONS
	DIVISION/ORG TOTAL 0400 - CITY PAYROLL REVOL FUND				\$28,087.02		
0405 MEDICAL FUND	749600 GRP INSUR ADM EXPENSE	12/4/2024	180855	FRANK ALVISO	\$119.00	1142854	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180867	FRANKIE BERNAL	\$119.00	4320525	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180872	RICHARD BUTTS	\$119.00	1142954	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180873	JOHN M CAIN	\$119.00	1143154	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180878	NICHOLAS CARDARAS	\$119.00	1143254	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180879	TERRY CARR	\$119.00	1143354	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180881	JERRY CHOW	\$119.00	1143754	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180887	SIDNEY DAVIS	\$119.00	4894021	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180888	BRIAN DECUIR	\$119.00	1143854	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180891	MARK DILLON	\$119.00	1142654	RETIREE INSURANCE- CITY C
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180900	DOLORES GALLEGOS	\$119.00	1143954	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180901	DAVID E GARCIA	\$119.00	1144054	RETIREE INSURANCE-CITY CO

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0405 MEDICAL FUND	749600 GRP INSUR ADM EXPENSE	12/4/2024	180905	JOHN L GOMES	\$119.00	1144154	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180907	DON GREEN	\$119.00	1144254	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180908	CATHY GREGORY	\$119.00	1144354	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180919	ROBERT HERNANDEZ	\$119.00	1144454	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180924	TIMOTHY L IERONIMO	\$119.00	1144654	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180930	CHRIS JORDAN	\$119.00	1144754	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180939	ARTHUR KNIGHT	\$119.00	1144854	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180941	LANE HEALTH INC	\$257.50	1100621	2024-12 HSA ADMIN FEES
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180941	LANE HEALTH INC	\$257.50	1069481	2024-11 HSA ADMIN FEES
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180947	JOHN LOBOA	\$119.00	1144954	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180948	GLORIA LOPEZ	\$119.00	1145154	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180953	MARY MATA	\$119.00	1145254	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180957	MANUEL MEDRANO	\$119.00	1145454	RETIREE INSURANCE-CITY CO

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0405 MEDICAL FUND	749600 GRP INSUR ADM EXPENSE	12/4/2024	180959	PETER M MOES	\$119.00	1145654	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180965	LUIS M NAVARRO	\$119.00	1145754	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180979	JOE H RAMSEY	\$119.00	1145854	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180981	DAVID REBELO	\$119.00	1145953	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180982	JERRY REED	\$119.00	1146054	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180985	JAN REYNOLDS	\$119.00	1146154	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180991	SCOTT, DAVID	\$119.00	1146254	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	180992	GEORGE SEPEDA	\$119.00	1146454	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	12/4/2024	181024	WES YEARY	\$119.00	1146554	RETIREE INSURANCE-CITY CO
DIVISION/ORG TOTAL 0405 - MEDICAL FUND					\$4,323.00		
0511 MISC CASH DEP TRUST FUND	300110 REC-AUDITORIUM DEP TRUST	12/4/2024	180968	ONE TIME VENDOR	\$250.00	2004800	LONGFIELD DEPOSIT REFUND
	300500 KC-EL RANCHO DEBT SERVICE	12/18/2024	181127	KINGS CO PUBLIC WORKS	\$2,935.92	2024-11	DEBT SVC COLL NOV FOR EL
	300521 KC-LIBRARY IMP FEES	12/18/2024	181122	KINGS CO DEPT OF FINANCE	\$5,231.27	2024-11	2024-11 IMPACTS FEES
	300522 KC-CRIMINAL JSTC IMP FEES	12/18/2024	181122	KINGS CO DEPT OF FINANCE	\$12,477.74	2024-11	2024-11 IMPACTS FEES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0511 MISC CASH DEP TRUST FUND	300566 GRANT-PASS THRU	12/18/2024	181206	STARDUST KTHA LLC	\$117,112.28	6954083	PASS THRU FROM STATE # 14
	300600 SCHOOL DEVEL FEES	12/18/2024	181125	KINGS CO OFFICE OF EDUCATION	\$128,854.20	2024-11	2024-11 SCHOOL DEV FEES
	300600 SCHOOL DEVEL FEES	12/18/2024	181125	KINGS CO OFFICE OF EDUCATION	\$30,120.94	2024-11	2024-11 SCHOOL DEV FEES
	DIVISION/ORG TOTAL 0511 - MISC CASH DEP TRUST FUND				\$296,982.35		
0514 POLICE- TRUST/EVD/SUBP FUND	300904 EXPLORER POST DONATIONS	12/4/2024	180933	KELLER MOTORS OF HANFORD	\$27,214.23	75375	VAN - 2025 CHEVROLET EXPR
	300907 POLICE ACTIVITIES LEAGUE	12/4/2024	180933	KELLER MOTORS OF HANFORD	\$21,663.81	75375	VAN - 2025 CHEVROLET EXPR
	DIVISION/ORG TOTAL 0514 - POLICE-TRUST/EVD/SUBP FUND				\$48,878.04		
11000000 CITY COUNCIL	732000 COMMUNICATIONS	12/4/2024	180998	T-MOBILE USA INC	\$91.03	997828401 2024-11	2024-11 ACCT 997828401 PH
	749500 PROF AND SPEC SERVICES	12/4/2024	180980	RANDLE COMMUNICATIONS LLC	\$5,044.01	16457	BALLOT MEASURE OUTREACH
	749500 PROF AND SPEC SERVICES	12/4/2024	181001	THORN RUN PARTNERS LLC	\$5,000.00	22008	2024-12 GOVERNMENT RELATI
	749500 PROF AND SPEC SERVICES	12/18/2024	181152	NIELSON MERKSAMER PARRINELLO	\$6,000.00	283546	BPO/LEGISLATIVE ADVOCACY
	749500 PROF AND SPEC SERVICES	12/18/2024	181187	ROGERS, ANDERSON, MALODY & SCOTT, LLP	\$21,800.00	76420	FY24 AUDIT SERVICES - NOV
	749500 PROF AND SPEC SERVICES	1/3/2025	181301	THORN RUN PARTNERS LLC	\$5,000.00	323466	2024-10 GOVERNMENT RELATI
	790400 CITY CONTRIBUTIONS TO	12/18/2024	181123	KINGS CO ECON DEVELOPMENT CORP	\$6,559.83	3040	2024-12 MONTHLY JURISDICT
	DIVISION/ORG TOTAL 11000000 - CITY COUNCIL				\$49,494.87		
11100000 CITY MANAGER-CITY CLERK	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$88.13	183059238-0	PHONE SERVICE 11/23-12/22

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
11100000 CITY MANAGER-CITY CLERK	747000 PRINTING	12/18/2024	181237	XEROX CORP	\$269.11	022584320	BPO/COPIER LEASE AND COPI
	749500 PROF AND SPEC SERVICES	12/4/2024	180915	HAWK ON HAND	\$3,936.69	HAN1559	BPO/CROW ABATEMENT
	749500 PROF AND SPEC SERVICES	12/4/2024	180915	HAWK ON HAND	\$863.31	HAN1559	BPO/CROW ABATEMENT
	777000 TRAINING/TRAVEL/MEETIN G	12/4/2024	180884	NATALIE CORRAL	\$115.75	NCORRAL - TRAVEL DEC	PER DIEM FOR N.CORRAL 12/ DEC
	800121 COMPUTER/MDT/MONITOR	1/3/2025	181265	DELL MARKETING LP	\$1,155.93	10783522113	LAPTOP REPLACEMENT (THEFT
	DIVISION/ORG TOTAL 11100000 - CITY MANAGER-CITY CLERK				\$6,428.92		
11102020 AIRPORT OPERATIONS	732000 COMMUNICATIONS	12/4/2024	180840	A T & T	\$30.83	22563690	2024-10 AIRPORT FAX
	732000 COMMUNICATIONS	12/4/2024	180846	A T & T	\$27.89	22563704	2024-10 ACCT# 9391033925
	732000 COMMUNICATIONS	12/4/2024	181011	UNWIRED BROADBAND INC	\$79.99	INV02183951	2024-12 INTERNET SERVICE
	732000 COMMUNICATIONS	12/18/2024	181039	A T & T	\$32.23	22715143	9391033910-AIRPORT FAX
	732000 COMMUNICATIONS	12/18/2024	181054	A T & T	\$30.58	22715157	ACCT# 9391033925 PHONE SE
	743300 FUEL AND LUBE MAINTENANCE	12/4/2024	180864	W BANKS MOORE, INC CUST#01833	\$955.06	INV518372	BPO/FUEL AND PUMP INSPECT
	743300 FUEL AND LUBE MAINTENANCE	12/18/2024	181066	W BANKS MOORE, INC CUST#01833	\$110.00	INV520464	2024-12 FUEL AND PUMP INS
	744000 OFFICE EXPENSE MISC	12/4/2024	180921	HUFFY'S AIRPORT WINDSOCKS INC	\$196.85	4456	AIRPORT SUPPLIES
	749500 PROF AND SPEC SERVICES	12/4/2024	180938	KINGS REHABILITATION CENTER, INC	\$175.00	10919	2024-10 AIRPORT CLEANING
	749500 PROF AND SPEC SERVICES	12/4/2024	180954	MATSON ALARM COMPANY, INC	\$30.00	5484680	2024-12 ALARM SERVICE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
11102020 AIRPORT OPERATIONS	749500 PROF AND SPEC SERVICES	12/18/2024	181096	ERIC DODD	\$375.00	4144	REPAIR INDOOR LIGHTING IN
	749500 PROF AND SPEC SERVICES	12/18/2024	181131	KINGS REHABILITATION CENTER, INC	\$175.00	10942	2024-11 AIRPORT CLEANING
	749500 PROF AND SPEC SERVICES	12/18/2024	181151	NICK CHAMPI ENTERPRISES INC	\$389.00	28625	REPAIR WEST GATE TO AIRPO
	749500 PROF AND SPEC SERVICES	12/18/2024	181191	ROBERT S MARKS PLUMBING INC	\$963.33	20920	REPAIR CLOGGED SEWER LINE
	749500 PROF AND SPEC SERVICES	12/18/2024	181221	GEIL ENTERPRISES, INC	\$217.76	456796	FIRE EQUIPMENT AND MONITO
	749500 PROF AND SPEC SERVICES	1/3/2025	181259	BRANDLEY ENGINEERING, INC.	\$4,845.00	11163	PROFESSIONAL ENGINEERING
	749500 PROF AND SPEC SERVICES	1/3/2025	181259	BRANDLEY ENGINEERING, INC.	\$4,095.00	11250	PROFESSIONAL ENGINEERING
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181093	FLIGHT LIGHT, INC	\$48.02	0096411-CM	BPO/BULBS AIRPORT RUNWAY
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181093	FLIGHT LIGHT, INC	\$685.65	0096262-IN	BPO/BULBS AIRPORT RUNWAY
DIVISION/ORG TOTAL 11102020 - AIRPORT OPERATIONS					\$13,462.19		
11110000 HUMAN RESOURCES	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$50.36	183059238-0	PHONE SERVICE 11/23-12/22
	744000 OFFICE EXPENSE MISC	12/18/2024	181154	OFFICE DEPOT (CONTRACT)	\$175.46	2024-11	2024-11 - CONSOLIDATED FO
	747000 PRINTING	12/18/2024	181237	XEROX CORP	\$269.11	022584320	BPO/COPIER LEASE AND COPI
	749501 LIVE SCAN	12/18/2024	181073	CALIF DEPT OF JUSTICE	\$294.00	783281	BPO/LIVESCANS #155630
	749501 LIVE SCAN	12/18/2024	181129	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$390.00	264573	PHYSICAL EXAMES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
11110000 HUMAN RESOURCES	749501 LIVE SCAN	12/18/2024	181180	PLEXUS GLOBAL LLC	\$438.00	17979	BPO/RANDOM DRUG SCREENING
	749503 WELLNESS	12/4/2024	180911	HALCYON BEHAVIORAL, LLC	\$100.00	17337	2024-12 WELLNESS PROGRAM
	749503 WELLNESS	12/4/2024	180911	HALCYON BEHAVIORAL, LLC	\$603.98	17336	2024-12 EAP SERVICES
	777000 TRAINING/TRAVEL/MEETING	12/18/2024	181228	VIRGEN, VALERIA	\$16.08	V.VIRGEN MILEAGE	V.VIRGEN MILEAGE REIMBURS
	DIVISION/ORG TOTAL 11110000 - HUMAN RESOURCES				\$2,336.99		
12010000 FINANCE-ACCOUNTING	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$88.13	183059238-0	PHONE SERVICE 11/23-12/22
	743200 IT SERVICES	12/4/2024	181007	TYLER TECHNOLOGIES INC	\$700.00	045-495112	ADD TERMS AND CONDITIONS
	747000 PRINTING	12/18/2024	181237	XEROX CORP	\$539.47	022584311	BPO/COPIER LEASE AND COPI
	747000 PRINTING	12/18/2024	181237	XEROX CORP	\$353.40	022584321	BPO/COPIER LEASE AND COPI
	749500 PROF AND SPEC SERVICES	12/4/2024	180893	EIDE BAILLY LLP	\$2,011.50	EI01780148	2024-11 CONSULTING SERVICE
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$299.85	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181062	ARC FRESNO/MADERA COUNTIES, THE	\$67.80	14034	2024-11 SHREDDING SERVICE
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181200	SMART & FINAL CORP	\$139.97	2024-11	2024-11 SUPPLIES FOR VARI
	777000 TRAINING/TRAVEL/MEETING	12/4/2024	180895	ENTERPRISE RENT A CAR	\$217.73	37620567	2024-11 CAR RENTAL
	777000 TRAINING/TRAVEL/MEETING	12/18/2024	181210	CHRISTOPHER TAVAREZ	\$194.00	TRV 2024 11/14-17	TRV/ SANJOSE 2024 11/14-1
	DIVISION/ORG TOTAL 12010000 - FINANCE-ACCOUNTING				\$4,611.85		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
12100000 FINANCE-UTILITY BILLING	730000 UNIFORM EXPENSE	12/4/2024	180870	BOOT BARN	\$225.00	INV00425262	FY25 SAFETY SHOES/AARON M
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$10.98	5031490225	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$10.98	5031496303	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$10.98	5031493251	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$10.98	5031499342	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$10.98	5031502379	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	12/4/2024	180998	T-MOBILE USA INC	\$106.85	995770698 2024-11	2024-11 ACCT 995770698 iP
	732000 COMMUNICATIONS	12/4/2024	181016	VERIZON WIRELESS	\$179.05	9978611790	2024-11 CELL PHONE LINES/
	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$88.13	183059238-0	PHONE SERVICE 11/23-12/22
	744000 OFFICE EXPENSE MISC	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$24.93	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	745500 POSTAGE AND FREIGHT	12/4/2024	180973	PRE-SORT CENTER OF STOCKTON INC	\$12,107.53	410105909	BPO/UBS & FINANCE PRINTIN
	745500 POSTAGE AND FREIGHT	12/18/2024	181177	PRE-SORT CENTER OF STOCKTON INC	\$12,153.32	410106319	BPO/UBS & FINANCE PRINTIN
	745500 POSTAGE AND FREIGHT	12/18/2024	181177	PRE-SORT CENTER OF STOCKTON INC	\$1,888.28	410106341	BPO/UBS & FINANCE PRINTIN
	745500 POSTAGE AND FREIGHT	12/18/2024	181186	QUADIENT LEASING USA INC	\$1,369.17	Q1607815	CUSTOMER 00894925 12/23-0
	747000 PRINTING	12/4/2024	180973	PRE-SORT CENTER OF STOCKTON INC	\$2,902.52	410105909	BPO/UBS & FINANCE PRINTIN
	747000 PRINTING	12/18/2024	181177	PRE-SORT CENTER OF STOCKTON INC	\$2,913.49	410106319	BPO/UBS & FINANCE PRINTIN
	747000 PRINTING	12/18/2024	181177	PRE-SORT CENTER OF STOCKTON INC	\$2,091.38	410105900	BPO/UBS & FINANCE PRINTIN
	747000 PRINTING	12/18/2024	181177	PRE-SORT CENTER OF STOCKTON INC	\$378.34	410106341	BPO/UBS & FINANCE PRINTIN

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
12100000 FINANCE-UTILITY BILLING	749500 PROF AND SPEC SERVICES	12/18/2024	181095	GARDA CL WEST INC	\$1,358.30	10799595	2024-12 TRANSPORT TO WELL
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180973	PRE-SORT CENTER OF STOCKTON INC	\$41.58	410106040	BPO/UBS & FINANCE PRINTIN
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180973	PRE-SORT CENTER OF STOCKTON INC	\$72.97	410106138	BPO/UBS & FINANCE PRINTIN
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181177	PRE-SORT CENTER OF STOCKTON INC	\$34.65	410106225	BPO/UBS & FINANCE PRINTIN
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181177	PRE-SORT CENTER OF STOCKTON INC	\$53.67	410106375	BPO/UBS & FINANCE PRINTIN
	DIVISION/ORG TOTAL 12100000 - FINANCE-UTILITY BILLING				\$38,044.06		
13090000 LIABILITY INSURANCE	733000 LIABILITY INSURANCE	12/4/2024	180902	GEORGE HILLS COMPANY INC	\$4,205.83	INV1030283	2024-12 CLAIMS MGMT FLAT
	733800 SPECIAL-LITIGATION EXPENS	12/4/2024	180945	LIEBERT CASSIDY WHITMORE	\$2,530.00	280375	LEGAL SERVICES
	733800 SPECIAL-LITIGATION EXPENS	12/4/2024	180945	LIEBERT CASSIDY WHITMORE	\$840.00	280366	LEGAL SERVICES
	733800 SPECIAL-LITIGATION EXPENS	12/4/2024	180945	LIEBERT CASSIDY WHITMORE	\$5,892.50	280339	LEGAL SERVICES
	733800 SPECIAL-LITIGATION EXPENS	12/4/2024	180945	LIEBERT CASSIDY WHITMORE	\$5,067.00	280307	LEGAL SERVICES
	733800 SPECIAL-LITIGATION EXPENS	12/4/2024	180945	LIEBERT CASSIDY WHITMORE	\$360.00	279727	LEGAL SERVICES
	733800 SPECIAL-LITIGATION EXPENS	12/18/2024	181204	STALLARD PANEBIANCO PC	\$735.00	181	INVESIGATION FEES
DIVISION/ORG TOTAL 13090000 - LIABILITY INSURANCE					\$19,630.33		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
13100000 WORKERS' COMPENSATION	707169 WORKERS' COMP INSURANCE	12/18/2024	181075	CALIF DEPT OF INDUSTRIAL RELATIONS	\$34,195.74	OSIP 72526	2024 ASSESSMENT
	707169 WORKERS' COMP INSURANCE	12/18/2024	181079	CENTRAL SAN JOAQUIN VALLEY RMA	\$4,951.08	INV0150	CLAIMS FOR Q1 JULY, AUGUS
	DIVISION/ORG TOTAL 13100000 - WORKERS' COMPENSATION				\$39,146.82		
13150000 I T S INFORMATIONAL TECH SERV	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$62.95	183059238-0	PHONE SERVICE 11/23-12/22
	743000 COMPUTER MAINTENANCE	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$966.00	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	749500 PROF AND SPEC SERVICES	12/18/2024	181056	AGREEYA SOLUTIONS, INC.	\$9,396.00	272716	MICROSOFT 365 SHAREPOINT
	749500 PROF AND SPEC SERVICES	12/18/2024	181099	GRANICUS LLC	\$16,417.87	193230	EASE 50 ANNUAL SERVICE FO
	DIVISION/ORG TOTAL 13150000 - I T S INFORMATIONAL TECH SERV				\$26,842.82		
14110000 PLANNING OPERATIONS	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$62.95	183059238-0	PHONE SERVICE 11/23-12/22
	744000 OFFICE EXPENSE MISC	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$39.97	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	747000 PRINTING	12/18/2024	181237	XEROX CORP	\$110.83	022584312	BPO/COPIER LEASE AND COPI
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181105	CITY OF HANFORD	\$536.00	PMW 0022-24	COURTHOUSE PARCEL MAP WAI
	823645 PLANNING & ENVIRONMENTAL	12/18/2024	181185	QUAD KNOPF, INC	\$754.77	125713	PROVIDE SERVICES - PLANNI
	DIVISION/ORG TOTAL 14110000 - PLANNING OPERATIONS				\$1,504.52		
14120000 CODE COMPLIANCE	730000 UNIFORM EXPENSE	12/4/2024	181020	VESTIS GROUP, INC.	\$9.30	5031490215	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181020	VESTIS GROUP, INC.	\$34.01	5031496293	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181020	VESTIS GROUP, INC.	\$9.30	5031493241	BPO/ACCT 2322940000 UNIFO

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
14120000 CODE COMPLIANCE	730000 UNIFORM EXPENSE	12/18/2024	181227	VESTIS GROUP, INC.	\$9.91	5031499332	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181227	VESTIS GROUP, INC.	\$13.89	5031502369	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	12/4/2024	180998	T-MOBILE USA INC	\$145.97	995871713 2024-11	ACCT 995871713 COMM DEV i
	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$62.95	183059238-0	PHONE SERVICE 11/23-12/22
	744000 OFFICE EXPENSE MISC	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$408.82	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	747000 PRINTING	12/18/2024	181237	XEROX CORP	\$99.75	022584312	BPO/COPIER LEASE AND COPI
	777000 TRAINING/TRAVEL/MEETIN G	1/3/2025	181260	CALIF ASSC OF CODE ENFORCEMENT	\$36.00	200032383	WEBINAR/OSINTFUNDAMENTAL S
	777000 TRAINING/TRAVEL/MEETIN G	1/3/2025	181261	CALIF ASSC OF CODE ENFORCEMENT	\$36.00	200032379	WEBINAR/OSINT FUNDAMENTAL
DIVISION/ORG TOTAL 14120000 - CODE COMPLIANCE					\$865.90		
14130000 CITY HFD PUBLIC HSG AUTH	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$37.77	183059238-0	PHONE SERVICE 11/23-12/22
	744000 OFFICE EXPENSE MISC	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$283.87	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	747000 PRINTING	12/18/2024	181237	XEROX CORP	\$110.83	022584312	BPO/COPIER LEASE AND COPI
	749500 PROF AND SPEC SERVICES	12/18/2024	181094	G M S, INC	\$455.00	801112024	2024-11 GMS LICENSE/SERVI
DIVISION/ORG TOTAL 14130000 - CITY HFD PUBLIC HSG AUTH					\$887.47		
14500200 CDBG ENTITLEMENT	749500 PROF AND SPEC SERVICES	1/3/2025	181278	KINGS CO RECORDER	\$16.00	2418922	CDBG ERP RELEASE (REYNA)
	792309 HOUSING REHABILITATION	12/18/2024	181061	APEX VALLEY ROOFING, INC	\$9,840.00	7792	ERP - ROOF REPLACEMENT -
DIVISION/ORG TOTAL 14500200 - CDBG ENTITLEMENT					\$9,856.00		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15110000 POLICE-SUPPORT SERVICE	732000 COMMUNICATIONS	12/4/2024	180846	A T & T	\$446.39	22563704	2024-10 ACCT# 9391033925
	732000 COMMUNICATIONS	12/4/2024	180847	A T & T	\$187.52	22563705	2024-10 5595854700 LONG D
	732000 COMMUNICATIONS	12/4/2024	180848	A T & T	\$38.26	22563706	2024-10 PRIMARY STATION L
	732000 COMMUNICATIONS	12/4/2024	180849	A T & T	\$60.11	22563707	2024-10 5595858176 BUSINE
	732000 COMMUNICATIONS	12/4/2024	180850	A T & T	\$30.83	22563834	2024-10 5595851010 DOJ BR
	732000 COMMUNICATIONS	12/4/2024	180851	A T & T	\$93.54	22563885	2024-10 5599245333 LEMOOR
	732000 COMMUNICATIONS	12/4/2024	180852	A T & T	\$286.21	22594998	2024-10 DOJ
	732000 COMMUNICATIONS	12/18/2024	181048	A T & T	\$197.14	22715158	9391033926- 5595854700 LO
	732000 COMMUNICATIONS	12/18/2024	181049	A T & T	\$40.81	22715159	PRIMARY STATION LINE
	732000 COMMUNICATIONS	12/18/2024	181050	A T & T	\$62.91	22715160	9391033928-5595858176 BUS
	732000 COMMUNICATIONS	12/18/2024	181052	A T & T	\$32.23	22715287	9391053005-5595851010 DOJ
	732000 COMMUNICATIONS	12/18/2024	181053	A T & T	\$95.13	22715338	9391054245-5599245333 LEM
	732000 COMMUNICATIONS	12/18/2024	181054	A T & T	\$489.14	22715157	ACCT# 9391033925 PHONE SE
	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$963.19	183059238-0	PHONE SERVICE 11/23-12/22
	732000 COMMUNICATIONS	12/18/2024	181224	VERIZON WIRELESS	\$3,132.46	9978308888	2024-10 ACCT 472560080-00
	732000 COMMUNICATIONS	1/3/2025	181252	A T & T	\$286.21	22743122	DOJ
	749500 PROF AND SPEC SERVICES	12/4/2024	180875	CALIF DEPT OF JUSTICE	\$1,431.00	774152	2024-10 FOR LIVE SCAN/FIN
	749500 PROF AND SPEC SERVICES	12/4/2024	180875	CALIF DEPT OF JUSTICE	\$1,876.98	779540	JUL/AUG/SEP 2024- CLETS S

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15110000 POLICE-SUPPORT SERVICE	749500 PROF AND SPEC SERVICES	12/4/2024	180883	COMCAST CABLE COMMUNICATIONS, INC	\$22.74	0146699 11/24	2024-11 ACCT 8155 50 039
	749500 PROF AND SPEC SERVICES	12/4/2024	180949	RAYMOND C MADRIGAL	\$800.00	2024-017	BPO PRE EMPLOYMENT BACKGR
	749500 PROF AND SPEC SERVICES	12/4/2024	181015	GEIL ENTERPRISES, INC	\$3,080.00	455451	2024-11 JANOTORIAL SERVIC
	749500 PROF AND SPEC SERVICES	12/18/2024	181073	CALIF DEPT OF JUSTICE	\$981.00	781143	BPO/CUSTOMER #142069 FOR
	749500 PROF AND SPEC SERVICES	12/18/2024	181084	DALE B DRUMMOND JR	\$2,700.00	241212 DD	BPO/PRE EMPLOYMENT POLYGR
	749500 PROF AND SPEC SERVICES	12/18/2024	181144	RAYMOND C MADRIGAL	\$800.00	2024-018	BPO PRE EMPLOYMENT BACKGR
	749500 PROF AND SPEC SERVICES	12/18/2024	181221	GEIL ENTERPRISES, INC	\$323.89	455704	JANOTORIAL SERVICES PD
	749500 PROF AND SPEC SERVICES	12/18/2024	181221	GEIL ENTERPRISES, INC	\$3,080.00	457546	JANOTORIAL SERVICES PD
	749500 PROF AND SPEC SERVICES	1/3/2025	181264	COMCAST CABLE COMMUNICATIONS, INC	\$22.74	0146699 12/24	2024-12 CITY WIDE INTERNE
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180853	A T & T	\$195.00	535356	CELLPHONE PING
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	181019	VESTIS GROUP, INC.	\$129.70	2580458581	BPO/PD & FIRE FLOOR MATS
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	181019	VESTIS GROUP, INC.	\$35.00	2580461898	BPO/PD & FIRE FLOOR MATS
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181112	J ' S COMMUNICATIONS, INC	\$2,395.29	24-2983	TWO WAY RADIOS-ABC GRANT

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15110000 POLICE-SUPPORT SERVICE	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181202	SPEAKWRITE LLC	\$15.00	6a475ab9	2024-11 DICTATION SERVICE
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181226	VESTIS GROUP, INC.	\$129.70	2580465308	BPO/PD & FIRE FLOOR MATS
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181226	VESTIS GROUP, INC.	\$22.62	2580468543	BPO/PD & FIRE FLOOR MATS
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181226	VESTIS GROUP, INC.	\$129.70	2580471862	BPO/PD & FIRE FLOOR MATS
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181299	SPEAKWRITE LLC	\$414.00	cdd46ab6	2024-12 DICTATION SERVICE
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181300	T-MOBILE USA INC	\$800.00	9588190289	GEOFENCE DET.
	777000 TRAINING/TRAVEL/MEETING	12/4/2024	180865	CHRISTIFER BARKER	\$66.00	TRV 2025 01/13-15	TRV VISALIA 2025 01/13-15
	777000 TRAINING/TRAVEL/MEETING	12/4/2024	180871	BRIENO, BRIANA	\$36.00	TRV 11/19/24	DINNER TRV FRESNO 11/19/2
	777000 TRAINING/TRAVEL/MEETING	12/4/2024	180885	SEAN-PAUL CRAIN	\$69.00	TRV 2025 01/13-15	TRV FRESNO 2025 01/13-15
	777000 TRAINING/TRAVEL/MEETING	12/4/2024	180889	RAYMOND DIAS	\$66.00	TRV 2025 01/13-15	TRV VISALIA 2025 01/13-15
	777000 TRAINING/TRAVEL/MEETING	12/4/2024	180895	ENTERPRISE RENT A CAR	\$1,181.14	37620567	2024-11 CAR RENTAL
	777000 TRAINING/TRAVEL/MEETING	12/4/2024	180896	ERNEST ESCALERA	\$66.00	TRV 2025 01/13-15	TRV VISALIA 2025 01/13-15
	777000 TRAINING/TRAVEL/MEETING	12/4/2024	180909	JASON GUSTIN	\$66.00	TRV 2025 01/13-15	TRV VISALIA 2025 01/13-15

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15110000 POLICE-SUPPORT SERVICE	777000 TRAINING/TRAVEL/MEETING	12/4/2024	180932	PATRICK E JURDON	\$129.00	TRV 2024 11/25-26	TRV TEMPE 2024 11/25-26
	777000 TRAINING/TRAVEL/MEETING	12/4/2024	180950	SODALITE TAHOE HOTEL TRS LLC	\$1,688.76	1665993	TEAM BUILDING
	777000 TRAINING/TRAVEL/MEETING	12/4/2024	180956	CHAD MEDEIROS	\$66.00	TRV 2025 01/13-15	TRV VISALIA 2025 01/13-15
	777000 TRAINING/TRAVEL/MEETING	12/4/2024	180969	JORGE OROSCO	\$69.00	TRV 2025 01/13-15	TRV FRESNO 2025 01/13-15
	777000 TRAINING/TRAVEL/MEETING	12/4/2024	180970	JORGE OROSCO	\$129.00	TRV 2024 11/25-26	TRV TEMPE 2024 11/25-26
	777000 TRAINING/TRAVEL/MEETING	12/4/2024	180972	ROSAMARIA PACHECO	\$129.00	TRV 2024 11/25-26	TRV TEMPE 2024 11/25-26
	777000 TRAINING/TRAVEL/MEETING	12/4/2024	181021	LUIS VILLELA	\$129.00	TRV 2024 11/25-26	TRV TEMPE 2024 11/25-26
	777000 TRAINING/TRAVEL/MEETING	12/18/2024	181234	WRIGHT EXPRESS FSC	\$657.72	2024-12 GAS CARD	2024-12 GAS CARD
	823012 PD SIGHT & SLIDE	12/18/2024	181183	PROFORCE LAW ENFORCEMENT	\$11,278.95	561939	SIGHT AND SLIDE ASSEMBLIE
	823012 PD SIGHT & SLIDE	1/3/2025	181294	PROFORCE LAW ENFORCEMENT	\$3,594.48	563636	SIGHT AND SLIDE ASSEMBLIE
DIVISION/ORG TOTAL 15110000 - POLICE-SUPPORT SERVICE					\$45,247.49		
15121000 POLICE-RECORDS	744000 OFFICE EXPENSE MISC	12/18/2024	181154	OFFICE DEPOT (CONTRACT)	\$1,103.53	2024-11	2024-11 - CONSOLIDATED FO
	745500 POSTAGE AND FREIGHT	12/4/2024	180977	QUADIENT FINANCE USA INC	\$220.00	2024-1124	ACCT 7900044081162129 PD
	745500 POSTAGE AND FREIGHT	12/4/2024	180978	QUADIENT LEASING USA INC	\$229.65	Q1607816	BPO/ LEASE # N23051039 PD
	745500 POSTAGE AND FREIGHT	1/3/2025	181295	QUADIENT FINANCE USA INC	\$200.00	2024-1224	BPO/ACCT 7900044081162129
	747000 PRINTING	12/18/2024	181237	XEROX CORP	\$400.12	022584318	BPO/COPIER LEASE AND COPI

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15121000 POLICE-RECORDS	747000 PRINTING	12/18/2024	181237	XEROX CORP	\$227.72	022584316	BPO/COPIER LEASE AND COPI
	747000 PRINTING	12/18/2024	181237	XEROX CORP	\$230.41	022584315	BPO/COPIER LEASE AND COPI
	747000 PRINTING	12/18/2024	181237	XEROX CORP	\$285.41	022584317	BPO/COPIER LEASE AND COPI
	749500 PROF AND SPEC SERVICES	12/18/2024	181199	STERICYCLE, INC.	\$127.10	8009216033	BPO/DOCUMENT SHREDDING
	777000 TRAINING/TRAVEL/MEETING	12/4/2024	180922	KERI HUNTER	\$36.00	TRV 11/19/24	DINNER TRV FRESNO 11/19/2
	777000 TRAINING/TRAVEL/MEETING	12/4/2024	180923	KERI HUNTER	\$10.00	PARKING 11/19/24	PARKING 11/19/24
	DIVISION/ORG TOTAL 15121000 - POLICE-RECORDS				\$3,069.94		
15122000 POLICE-COMMUNICATIONS	749500 PROF AND SPEC SERVICES	12/18/2024	181129	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$30.00	264573	PHYSICAL EXAMES
	DIVISION/ORG TOTAL 15122000 - POLICE-COMMUNICATIONS				\$30.00		
15130000 POLICE-OPERATIONS	741300 SOFTWARE MAINTENANCE	12/18/2024	181232	THOMSON REUTERS- WEST OR WEST	\$593.75	851131855	BPO/SOFTWARE MAINTENANCE
	749500 PROF AND SPEC SERVICES	12/18/2024	181141	LEMOORE SPORTSMANS CLUB	\$6,600.00	11252024	RANGE FEE
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181135	L N CURTIS & SONS	\$23.09	INV891236	NAME PLATE
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181202	SPEAKWRITE LLC	\$2,523.00	6a475ab9	2024-11 DICTATION SERVICE
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181299	SPEAKWRITE LLC	\$1,368.00	cdd46ab6	2024-12 DICTATION SERVICE
	DIVISION/ORG TOTAL 15130000 - POLICE-OPERATIONS				\$11,107.84		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15140000 POLICE-TRAFFIC ENFORCEMNT	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$13.85	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	DIVISION/ORG TOTAL 15140000 - POLICE-TRAFFIC ENFORCEMNT				\$13.85		
15180000 POLICE-ANIMAL CONTROL	749500 PROF AND SPEC SERVICES	12/4/2024	180914	HANFORD VETERINARY HOSPITAL, INC	\$190.49	1282705	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	12/4/2024	180914	HANFORD VETERINARY HOSPITAL, INC	\$57.49	1283258	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	12/4/2024	180914	HANFORD VETERINARY HOSPITAL, INC	\$170.89	1283260	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	12/4/2024	180914	HANFORD VETERINARY HOSPITAL, INC	\$148.37	1283454	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	12/4/2024	180914	HANFORD VETERINARY HOSPITAL, INC	\$486.24	1283553	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	12/4/2024	180914	HANFORD VETERINARY HOSPITAL, INC	\$77.25	1283581	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	12/18/2024	181104	HANFORD VETERINARY HOSPITAL, INC	\$134.74	1284181	BPO ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	12/18/2024	181104	HANFORD VETERINARY HOSPITAL, INC	\$57.49	1284180	BPO ANIMAL CONTROL VET SE
	DIVISION/ORG TOTAL 15180000 - POLICE-ANIMAL CONTROL				\$1,322.96		
15200000 POLICE-CANINE	749500 PROF AND SPEC SERVICES	12/4/2024	180914	HANFORD VETERINARY HOSPITAL, INC	\$570.70	1280285	BPO K9 VET SERVICES AND F
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180914	HANFORD VETERINARY HOSPITAL, INC	\$34.81	1283257	BPO K9 VET SERVICES AND F
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180914	HANFORD VETERINARY HOSPITAL, INC	\$69.62	1282382	BPO K9 VET SERVICES AND F

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15200000	DIVISION/ORG TOTAL 15200000 - POLICE-CANINE				\$675.13		
16100000 FIRE- ADMIN/SUPPRESSION	732000 COMMUNICATIONS	12/4/2024	180846	A T & T	\$55.80	22563704	2024-10 ACCT# 9391033925
	732000 COMMUNICATIONS	12/18/2024	181054	A T & T	\$61.14	22715157	ACCT# 9391033925 PHONE SE
	732000 COMMUNICATIONS	12/18/2024	181082	COOK'S COMMUNICATIONS CORP	\$310.00	159114	REPEATERS FOR NO TX OR RX
	732000 COMMUNICATIONS	12/18/2024	181106	HANGAR 14 SOLUTIONS LLC	\$1,872.00	5453	2025 ANNUAL RENEWALSTREET
	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$289.57	183059238-0	PHONE SERVICE 11/23-12/22
	741200 EQUIPMENT MAINTENANCE	12/4/2024	180899	JUSTIN HILL DBA	\$925.00	13598	NONDESTRUCTIVE TESTING OF
	741200 EQUIPMENT MAINTENANCE	12/18/2024	181101	HANFORD AUTO & TRUCK PARTS, INC	\$12.61	465666	NAPA OE QUALITY SEALED BE
	744000 OFFICE EXPENSE MISC	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$13.93	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	744000 OFFICE EXPENSE MISC	12/18/2024	181205	STAPLES DEPT11-0007061138	\$33.24	7003197587	OFFICE SUPPLIES
	747000 PRINTING	12/18/2024	181237	XEROX CORP	\$258.88	022584322	BPO/COPIER LEASE AND COPI
	749500 PROF AND SPEC SERVICES	12/4/2024	181019	VESTIS GROUP, INC.	\$107.48	2580458584	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	12/4/2024	181019	VESTIS GROUP, INC.	\$100.58	2580458577	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	12/4/2024	181019	VESTIS GROUP, INC.	\$109.03	2580461099	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	12/18/2024	181188	TAYLOR BROTHERS, INC	\$55.00	2276693	2024-11 PEST CONTROL ST#1
	749500 PROF AND SPEC SERVICES	12/18/2024	181188	TAYLOR BROTHERS, INC	\$48.00	2276754	2024-11 PEST CONTROL ST#2

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	12/18/2024	181188	TAYLOR BROTHERS, INC	\$48.00	2276755	2024-11 PEST CONTROL ST#3
	749500 PROF AND SPEC SERVICES	12/18/2024	181207	DAVID D SUMAYA	\$1,500.00	09	FIRE HYDRANT REPAIR PROJE
	749500 PROF AND SPEC SERVICES	12/18/2024	181226	VESTIS GROUP, INC.	\$116.62	2580461894	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	12/18/2024	181226	VESTIS GROUP, INC.	\$50.00	2580461899	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	12/18/2024	181226	VESTIS GROUP, INC.	\$100.58	2580465304	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	12/18/2024	181226	VESTIS GROUP, INC.	\$107.48	2580465311	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	12/18/2024	181226	VESTIS GROUP, INC.	\$109.03	2580467745	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	12/18/2024	181226	VESTIS GROUP, INC.	\$116.62	2580468539	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	12/18/2024	181226	VESTIS GROUP, INC.	\$50.00	2580468544	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	1/3/2025	181303	VESTIS GROUP, INC.	\$107.48	2580471865	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	1/3/2025	181303	VESTIS GROUP, INC.	\$100.58	2580471858	BPO/PD & FIRE FLOOR MATS
	749502 TUITION	12/4/2024	180920	AUSTIN HIATT	\$140.00	75095	TUITION REIM/INSTRUCTOR 2
	749502 TUITION	1/3/2025	181263	CODY NEAL	\$627.00	CNEAL121924	TUITION REIMBURSEMENT COD
	749502 TUITION	1/3/2025	181272	DAVID W GREEN	\$140.00	TUITIONREIMBURS EMENT	TUITION REIMBURSEMENT DAV

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
16100000 FIRE-ADMIN/SUPPRESSION	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180943	LAWRENCE TRACTOR CO	\$785.05	708054	BPO/PARTS & SERVICES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$123.02	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181108	HD SUPPLY, INC.	\$66.15	835431248	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181108	HD SUPPLY, INC.	\$213.26	834779266	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181110	HOME DEPOT U S A INC-DEPT 32 2540194606	\$307.53	2024-11	2024-11 - CONSOLIDATED FO
	777000 TRAINING/TRAVEL/MEETING	12/4/2024	181006	JARED TURNER	\$103.50	TRV 2024 12/04-05	TRV PEBBLE BEACH 2024 12/
	777000 TRAINING/TRAVEL/MEETING	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$48.21	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	777000 TRAINING/TRAVEL/MEETING	12/18/2024	181074	CALIF DEPT OF FORESTRY & FIRE PROTECTION	\$700.00	11777	INSTRUCTOR 3 STATE CERTS
	777000 TRAINING/TRAVEL/MEETING	12/18/2024	181083	DUSTIN COSTA	\$76.00	TRV 2024 12/17-20	TRV HANFORD 2024 12/14-20
	777000 TRAINING/TRAVEL/MEETING	12/18/2024	181231	DEREK WEISSER	\$76.00	TRV 2024 12/17-20	TRV HANFORD 2024 12/17-20
	777000 TRAINING/TRAVEL/MEETING	12/18/2024	181234	WRIGHT EXPRESS FSC	\$79.93	2024-12 GAS CARD	2024-12 GAS CARD
	792300 GRANT PROGRAM EXPENSES	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$15.00	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
DIVISION/ORG TOTAL 16100000 - FIRE-ADMIN/SUPPRESSION					\$10,159.30		
16110000 FIRE-FIRE PREVENTION	744000 OFFICE EXPENSE MISC	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$54.50	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
16110000 FIRE-FIRE PREVENTION	745000 PUBLICATIONS AND DUES	12/18/2024	181189	RED HELMET TRAINING	\$240.00	200113-779	ESSENTIALS/CUSTOMER SERVI
	DIVISION/ORG TOTAL 16110000 - FIRE-FIRE PREVENTION				\$294.50		
17100000 PARKS & COMM SERV-ADMIN	732000 COMMUNICATIONS	12/4/2024	181017	VERIZON WIRELESS	\$12.89	9978757222	2024-11 ACCT 842387811 PA
	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$50.36	183059238-0	PHONE SERVICE 11/23-12/22
	747000 PRINTING	12/18/2024	181237	XEROX CORP	\$357.61	022584313	BPO/COPIER LEASE AND COPI
	773000 EMPLOYEE RECOGNITION	1/3/2025	181270	GOTTI'S KITCHEN	\$747.32	4111	DEPT EMPLOYEE APPRECIATIO
	DIVISION/ORG TOTAL 17100000 - PARKS & COMM SERV-ADMIN				\$1,168.18		
17110000 PARKS & COMM SERV-SPORTS	744000 OFFICE EXPENSE MISC	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$48.22	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	749500 PROF AND SPEC SERVICES	12/4/2024	180866	EMILY BENNETT	\$192.00	75454	SB SERVICES 11/12,14,18,1
	749500 PROF AND SPEC SERVICES	12/4/2024	180880	JESSE CHAVARRIA	\$384.00	75460	SB SERVICES 11/12,15,18,1
	749500 PROF AND SPEC SERVICES	12/4/2024	180890	LELAND DIHEL	\$336.00	75462	SB SERVICES 11/16 & 17
	749500 PROF AND SPEC SERVICES	12/4/2024	180903	GILBERT ESCALANTE	\$320.00	75456	SB SERVICES 11/12,14,19,2
	749500 PROF AND SPEC SERVICES	12/4/2024	180927	JENNIFER GAMEZ	\$240.00	75459	SB SERVICES 11/12,14,16,1
	749500 PROF AND SPEC SERVICES	12/4/2024	180952	JOSEPH MARTINEZ	\$96.00	75461	SB SERVICES 12/12
	749500 PROF AND SPEC SERVICES	12/4/2024	180960	MONTOYA, ROBERT J	\$160.00	75464	SB SERVICES 11/19 & 21

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	12/4/2024	180975	PRADO, SAL	\$1,674.00	75466	SB SERVICES 11/12-14,16-1
	749500 PROF AND SPEC SERVICES	12/4/2024	180976	PRESTON LEE KING	\$352.00	75463	SB SERVICES 11/14,15,21
	749500 PROF AND SPEC SERVICES	12/4/2024	180994	SKYLER LEE	\$96.00	75467	SB SERVICES 11/12,19
	749500 PROF AND SPEC SERVICES	12/4/2024	180994	SKYLER LEE	\$96.00	75499	SB SERVICES
	749500 PROF AND SPEC SERVICES	12/4/2024	181002	TIMOTHY MC WEBSTER JR	\$1,120.00	75468	SB SERVICES 11/11-13,15-1
	749500 PROF AND SPEC SERVICES	12/4/2024	181005	TROY HALL	\$320.00	75470	SB SERVICES 11/16,17
	749500 PROF AND SPEC SERVICES	12/4/2024	181012	FILEMON VALDEZ	\$160.00	75455	SB SERVICES 11/12,14,19,2
	749500 PROF AND SPEC SERVICES	12/4/2024	181013	HANNA VALDEZ	\$288.00	75457	SB SERVICES 11/12,14,16,1
	749500 PROF AND SPEC SERVICES	12/18/2024	181068	BENJAMIN JAMES GRAHAM	\$256.00	75696	SB SERVICES 11/12,14 & 19
	749500 PROF AND SPEC SERVICES	12/18/2024	181068	BENJAMIN JAMES GRAHAM	\$96.00	76014	SB SERVICES 12/03
	749500 PROF AND SPEC SERVICES	12/18/2024	181069	EMILY BENNETT	\$144.00	76011	SB SERVICES 12/02,03,05
	749500 PROF AND SPEC SERVICES	12/18/2024	181080	JESSE CHAVARRIA	\$288.00	76012	SB SERVICES 12/02,03,05
	749500 PROF AND SPEC SERVICES	12/18/2024	181086	LELAND DIHEL	\$528.00	76013	SB SERVICES 11/30 & 12/01

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	12/18/2024	181097	GILBERT ESCALANTE	\$192.00	76015	SB SERVICES 12/03,05
	749500 PROF AND SPEC SERVICES	12/18/2024	181181	PRADO, SAL	\$1,836.00	76004	SB SERVICES 11/30, 12/01-
	749500 PROF AND SPEC SERVICES	12/18/2024	181182	PRESTON LEE KING	\$848.00	76009	SB SERVICES 11/26,29 & 12
	749500 PROF AND SPEC SERVICES	12/18/2024	181213	THOMAS, BRAIN EDWARD	\$112.00	75790	SB COMPLEX STAFF
	749500 PROF AND SPEC SERVICES	12/18/2024	181214	TIMOTHY MC WEBSTER JR	\$1,296.00	76016	SB SERVICES 11/25,29,30 &
	749500 PROF AND SPEC SERVICES	12/18/2024	181216	TYRONE TRUMAN	\$416.00	76007	SB SERVICES 12/03,05,07,0
	749500 PROF AND SPEC SERVICES	12/18/2024	181219	FILEMON VALDEZ	\$48.00	76010	SB SERVICES 12/03
	749500 PROF AND SPEC SERVICES	12/18/2024	181220	HANNA VALDEZ	\$208.00	76006	SB SERVICES 11/30, 12/01,
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181057	AIRGAS, INC	\$275.00	9156311366	CO2 FOR SB CONCESSION STA
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$10.29	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181108	HD SUPPLY, INC.	\$212.55	837358712	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181108	HD SUPPLY, INC.	\$494.06	837667278	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181110	HOME DEPOT U S A INC-DEPT 32 2540194606	\$264.02	2024-11	2024-11 - CONSOLIDATED FO

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17110000 PARKS & COMM SERV-SPORTS	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181200	SMART & FINAL CORP	\$1,657.69	2024-11	2024-11 SUPPLIES FOR VARI
	767500 SOFTBALL COMPLEX EXPENSES	12/18/2024	181234	WRIGHT EXPRESS FSC	\$166.47	2024-12 GAS CARD	2024-12 GAS CARD
	DIVISION/ORG TOTAL 17110000 - PARKS & COMM SERV-SPORTS				\$15,230.30		
17160000 PARKS & COMM SERV-FACILITIES	447220 FM-FACILITIES-OTHER RENTS	1/3/2025	181288	ONE TIME VENDOR	\$209.76	1004349.001	REFUND FOR CAMPS.
	732000 COMMUNICATIONS	12/4/2024	180843	A T & T	\$32.80	22563692	2024-10 COE/LONGFIELD ALA
	732000 COMMUNICATIONS	12/4/2024	180846	A T & T	\$55.80	22563704	2024-10 ACCT# 9391033925
	732000 COMMUNICATIONS	12/18/2024	181040	A T & T	\$34.20	22715145	9391033912-COE/LONGFIELD
	732000 COMMUNICATIONS	12/18/2024	181054	A T & T	\$61.14	22715157	ACCT# 9391033925 PHONE SE
	749500 PROF AND SPEC SERVICES	12/4/2024	180877	CALIFITNESS INC	\$295.00	41245	LF GYM MT SERVICE
	749500 PROF AND SPEC SERVICES	12/4/2024	180954	MATSON ALARM COMPANY, INC	\$24.50	5484680	2024-12 ALARM SERVICE
	749500 PROF AND SPEC SERVICES	12/18/2024	181077	CALIFITNESS INC	\$172.50	40765	REPAIRS LF GYM
	749500 PROF AND SPEC SERVICES	12/18/2024	181221	GEIL ENTERPRISES, INC	\$190.00	455594	FIRE ALARM SERVICES-PLUNG
	749500 PROF AND SPEC SERVICES	1/3/2025	181262	CALIFITNESS INC	\$295.00	41299	DEC MT CHARGES LF GYM
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	181018	VESTIS GROUP, INC.	\$75.42	5031493238	BPO/LONGFIELD TOWELS
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$80.76	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES

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	12/18/2024	181110	HOME DEPOT U S A INC-DEPT 32 2540194606	\$187.48	2024-11	2024-11 - CONSOLIDATED FO
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181225	VESTIS GROUP, INC.	\$75.42	5031499326	BPO/LONGFIELD TOWELS
	DIVISION/ORG TOTAL 17160000 - PARKS & COMM SERV-FACILITIES				\$1,789.78		
17190000 PARKS & COMM SER- YOUTH SERVICE	732000 COMMUNICATIONS	12/4/2024	180846	A T & T	\$55.80	22563704	2024-10 ACCT# 9391033925
	732000 COMMUNICATIONS	12/18/2024	181054	A T & T	\$61.14	22715157	ACCT# 9391033925 PHONE SE
	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$37.77	183059238-0	PHONE SERVICE 11/23-12/22
	749500 PROF AND SPEC SERVICES	12/4/2024	180955	VANESSA MCBRIDE	\$40.00	75590	YOGA INSTRUCTOR-NOV 2024
	749500 PROF AND SPEC SERVICES	12/18/2024	181100	ROSAEMA S GUZMAN	\$147.00	2024-11	2024-11 ZUMBA CLASS INSTR
	749500 PROF AND SPEC SERVICES	12/18/2024	181194	CINDY LYNN RODRIGUEZ	\$220.00	2024-11	2024-11 AEROBICS CLASS IN
	767602 B&GC 02 SERV & SUPPLIES P	12/4/2024	180926	DBA: JANITORIAL INC.	\$760.00	455461	JANITORAL SERVICES. NOV C
	767602 B&GC 02 SERV & SUPPLIES P	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$86.96	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	767603 B&GC 03 PROFESS SVC PROP6	12/18/2024	181116	DBA: JANITORIAL INC.	\$760.00	457556	DECEMBER CLEANING SERVICE
	767604 B&GC 04 NGO CONTRACTS PRO	12/18/2024	181070	BOYS & GIRLS CLUBS OF TULARE COUNTY	\$21,008.23	10995	BOYS AND GIRLS CLUB NGO S
	767611 B&GC 11 INDIRECT COSTS PR	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$146.31	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
DIVISION/ORG TOTAL 17190000 - PARKS & COMM SER-YOUTH SERVICE					\$23,323.21		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17210000 PARKS & COMM SERV-COMM PROM/EV	732000 COMMUNICATIONS	12/4/2024	181017	VERIZON WIRELESS	\$38.01	9978757222	2024-11 ACCT 842387811 PA
	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$12.59	183059238-0	PHONE SERVICE 11/23-12/22
	756000 ADVERTISING & PUBLIC REL	12/18/2024	181103	SANTA MARIA CALIFORNIA NEWS MEDIA INC	\$400.00	11241044	NOV. FRONT PAGE AD AGREEM
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$1,529.88	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	761100 RENAISSANCE FAIRE EXPENSE	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$72.77	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	761110 ICE RINK EXPENSES	12/4/2024	180958	MILLER'S RENTALAND	\$90.00	824802	FORKLIFT RENTAL WWL FUEL
	761110 ICE RINK EXPENSES	12/4/2024	180997	T & G GLOBAL, LLC	\$875.00	INV-3352	FRIEGHT TREE
	761110 ICE RINK EXPENSES	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$1,168.59	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	761110 ICE RINK EXPENSES	12/18/2024	181091	EVERYTHING ICE, INC.	\$48,369.21	1313-4	PURCHASE OF ICE RINK FOR
	761110 ICE RINK EXPENSES	12/18/2024	181091	EVERYTHING ICE, INC.	\$4,450.00	1313-3	TOOL SET FOR CUSTOM ICE R
	761110 ICE RINK EXPENSES	12/18/2024	181092	FERRELLGAS	\$128.23	1039940960	PROPANE FOR WWL
	761110 ICE RINK EXPENSES	12/18/2024	181092	FERRELLGAS	\$256.60	1039971993	PROPANE REFILL WINTER WON
	761110 ICE RINK EXPENSES	12/18/2024	181110	HOME DEPOT U S A INC-DEPT 32 2540194606	\$9,362.21	2024-11	2024-11 - CONSOLIDATED FO
	761110 ICE RINK EXPENSES	12/18/2024	181117	JILL CAVIEZEL	\$1,500.00	004	MONTHLY SPONSORSHIP WWL
	761110 ICE RINK EXPENSES	12/18/2024	181143	LOWE'S	\$3,234.21	2024-11	2024-11 - CONSOLIDATED FO
	761110 ICE RINK EXPENSES	12/18/2024	181176	PACIFIC TOWING & TRANSPORT	\$450.00	11816	SANTA EXPERIENCE SHIPPING
	761110 ICE RINK EXPENSES	12/18/2024	181193	RODRIGUEZ, CHRISTIAN	\$2,717.00	1911	CUSTOM SIGN FOR SANTA EXP

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	12/18/2024	181200	SMART & FINAL CORP	\$472.00	2024-11	2024-11 SUPPLIES FOR VARI
	761110 ICE RINK EXPENSES	1/3/2025	181258	JAMES E BOYD	\$2,175.00	76194	SANTA FOR SANTA EXPERIENC
	761110 ICE RINK EXPENSES	1/3/2025	181268	ESCAMILLA, MELANIE	\$24.67	76083	EMPLOYEE REIMBURSEMENT RE
	761110 ICE RINK EXPENSES	1/3/2025	181280	TAMMY L LAWLEY	\$800.00	120124	CHARACTER BKFST WWL
	761110 ICE RINK EXPENSES	1/3/2025	181284	MOLLO, ALFRED A	\$2,200.00	76193	SANTA FOR EXPERIENCE.
	DIVISION/ORG TOTAL 17210000 - PARKS & COMM SERV-COMM PROM/EV				\$80,325.97		
17220000 PARKS & COMM SERV-PARKS	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$40.90	5031490223	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$40.90	5031496301	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$40.90	5031493249	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181023	WORKINGMAN'S STORE INC	\$78.29	137667	JACKET/CAYN SANCHEZ
	730000 UNIFORM EXPENSE	12/4/2024	181023	WORKINGMAN'S STORE INC	\$78.29	137685	JACKET/ JEREMY STRYD
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$43.40	5031499340	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$40.90	5031502377	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	1/3/2025	181257	BOOT BARN	\$225.00	INV00435388	FY25 SAFETY SHOES/LEVI WI
	732000 COMMUNICATIONS	12/4/2024	180998	T-MOBILE USA INC	\$466.02	992424539 1024-10	ACCT#992424539 P&CS CELL
	732000 COMMUNICATIONS	12/4/2024	180998	T-MOBILE USA INC	\$486.00	992424539 2024-11	2024-11 ACCT#992424539 P&
	732000 COMMUNICATIONS	12/4/2024	181017	VERIZON WIRELESS	\$358.65	9978757222	2024-11 ACCT 842387811 PA
	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$12.59	183059238-0	PHONE SERVICE 11/23-12/22

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17220000 PARKS & COMM SERV-PARKS	749500 PROF AND SPEC SERVICES	12/4/2024	180882	CLEAN CUT LANDSCAPE MANAGEMENT INC	\$145.00	5233	EXTRA WORK PINOEER TO MIL
	749500 PROF AND SPEC SERVICES	12/4/2024	180935	PHILLIP J GAPEN	\$58.66	9796	BPO LOCKSMITH SERVICES
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180938	KINGS REHABILITATION CENTER, INC	\$2,500.00	10911	CONTRACTED MOWING SOC- COM
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181131	KINGS REHABILITATION CENTER, INC	\$2,500.00	10934	2024-11 CONTRACTED MOWING
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180942	SCHAUB RENTAL AND SALES INC	\$139.43	29878	BPO/PARKS EQUIPMENT PARTS
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$71.49	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181108	HD SUPPLY, INC.	\$151.61	835507005	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181109	HOLT LUMBER INC	\$150.84	537324	LUMBAR FOR PARKS
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181110	HOME DEPOT U S A INC-DEPT 32 2540194606	\$544.91	2024-11	2024-11 - CONSOLIDATED FO
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181121	KINGS CO DEPT OF AG	\$10.00	91266	EQUIP INSPECTION COUNTY.
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181138	SCHAUB RENTAL AND SALES INC	\$47.19	30153	BPO/PARKS EQUIPMENT PARTS
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181138	SCHAUB RENTAL AND SALES INC	\$268.13	30112	BPO/PARKS EQUIPMENT PARTS
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181138	SCHAUB RENTAL AND SALES INC	\$152.42	30056	BPO/PARKS EQUIPMENT PARTS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17220000 PARKS & COMM SERV-PARKS	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181143	LOWE'S	\$339.64	2024-11	2024-11 - CONSOLIDATED FO
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181269	EWING IRRIGATION PROD INC	\$320.78	23001555	IRRIGATION SUPPLIES AND MA
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181269	EWING IRRIGATION PROD INC	\$349.98	23207877	IRRIGATION SUPPLIES AND MA
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181277	KINGS CO PIPE & SUPPLY	\$16.82	2025675	BPO/IRRIGATION SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181277	KINGS CO PIPE & SUPPLY	\$46.85	2025735	BPO/IRRIGATION SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181281	SCHAUB RENTAL AND SALES INC	\$151.71	30200	BPO/PARKS EQUIPMENT PARTS
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181281	SCHAUB RENTAL AND SALES INC	\$281.53	30221	BPO/PARKS EQUIPMENT PARTS
	777000 TRAINING/TRAVEL/MEETIN G	12/4/2024	180929	JOEL DAVID BARBA	\$215.00	TRV 2024 09/17-19	TRV ANAHEIM 2024 09/17-19
	777000 TRAINING/TRAVEL/MEETIN G	12/18/2024	181078	CAYN ALBERTO SANCHEZ	\$215.00	TRV 2024 09/17-19	TRV ANAHEIM 2024 09/17-19
	777000 TRAINING/TRAVEL/MEETIN G	12/18/2024	181235	LEVI E WINEBRENNER	\$275.00	75498	REGISTRATION FEES FOR CLA
	823645 PLANNING & ENVIRONMENTAL	12/18/2024	181185	QUAD KNOPF, INC	\$399.23	125713	PROVIDE SERVICES - PLANNI
	DIVISION/ORG TOTAL 17220000 - PARKS & COMM SERV-PARKS				\$11,263.06		
17502091 INTERMODAL FACILITY OPER	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180841	A T & T	\$58.55	22563696	2024-10 TRAIN STATION ALA
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180886	DAVID MATTOS	\$1,105.00	11505	2024-10 WKND& HOLIDAY CLE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17502091 INTERMODAL FACILITY OPER	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180886	DAVID MATTOS	\$1,105.00	11476	2024-09 WKND& HOLIDAY CLE
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180886	DAVID MATTOS	\$1,345.00	11527	2024-11 WKND& HOLIDAY CLE
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180886	DAVID MATTOS	\$1,585.00	11565	2024-12 WKND& HOLIDAY CLE
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180954	MATSON ALARM COMPANY, INC	\$49.00	5484680	2024-12 ALARM SERVICE
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	181003	TOTAL FILTRATION SERVICES, INC	\$196.42	2739605-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	181003	TOTAL FILTRATION SERVICES, INC	\$0.00	2739602-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	181018	VESTIS GROUP, INC.	\$44.81	5031487177	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	181018	VESTIS GROUP, INC.	\$44.81	5031493240	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181043	A T & T	\$61.35	22715149	9391033917-TRAIN STATION
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181225	VESTIS GROUP, INC.	\$14.00	5031496292	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181225	VESTIS GROUP, INC.	\$14.00	5031471876	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181225	VESTIS GROUP, INC.	\$44.81	5031462380	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	1/3/2025	181302	VESTIS GROUP, INC.	\$14.00	5031502368	BPO/WWTP & BLG MAINT FLOO
DIVISION/ORG TOTAL 17502091 - INTERMODAL FACILITY OPER					\$5,681.75		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17502100 BUILDING MAINTENANCE	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$28.27	5031490224	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$25.77	5031496302	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$25.77	5031493250	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$25.77	5031499341	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$25.77	5031502378	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	12/4/2024	180836	A T & T	\$60.13	22583720	2024-10 CITY HALL ALARM L
	732000 COMMUNICATIONS	12/4/2024	180838	A T & T	\$60.11	22563708	2024-10 CITY HALL ALARM L
	732000 COMMUNICATIONS	12/4/2024	180844	A T & T	\$60.11	22563703	2024-10 VETS BUILDING ALA
	732000 COMMUNICATIONS	12/4/2024	180845	A T & T	\$58.55	22563695	2024-10 CORP YARD ALARM L
	732000 COMMUNICATIONS	12/4/2024	181016	VERIZON WIRELESS	\$367.99	9978611790	2024-11 CELL PHONE LINES/
	732000 COMMUNICATIONS	12/18/2024	181041	A T & T	\$61.35	22715148	9391033915-CORP YARD ALAR
	732000 COMMUNICATIONS	12/18/2024	181042	A T & T	\$62.97	22716845	9391033916-CITY HALL ALAR
	732000 COMMUNICATIONS	12/18/2024	181047	A T & T	\$62.92	22715156	VETS BUILDING ALARM LINES
	732000 COMMUNICATIONS	12/18/2024	181051	A T & T	\$62.91	22715161	9391033930-CITY HALL ALAR
	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$37.77	183059238-0	PHONE SERVICE 11/23-12/22
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180857	AMERICAN INCORPORATED	\$1,991.00	5335153	REPAIR REFUSE ICE MAKER
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180857	AMERICAN INCORPORATED	(\$700.00)	5335153C	CREDIT ON INVOICE 5335153

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17502100 BUILDING MAINTENANCE	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180857	AMERICAN INCORPORATED	\$4,868.29	5334789	REPAIR ON 3 AC UNITS IN C
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180857	AMERICAN INCORPORATED	\$8,625.00	5335218	FALL HVAC PREVENTATIVE MA
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180857	AMERICAN INCORPORATED	\$2,800.00	5335233	FALL ICE MAKER PREV MAINT
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180876	CALIF DEPT OF INDUSTRIAL RELATIONS	\$225.00	E2121584SA	DIR DUMBWAITER INSPECTION
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180894	ENERGY RESOURCES CORPORATION	\$858.57	1680	BOILER SERVICING FOR THE
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180954	MATSON ALARM COMPANY, INC	\$312.00	5484680	2024-12 ALARM SERVICE
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180986	ROBERT S MARKS PLUMBING INC	\$710.00	20759	REPAIR DRINKING FOUNTAIN
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	181003	TOTAL FILTRATION SERVICES, INC	\$0.00	2739605-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	181003	TOTAL FILTRATION SERVICES, INC	\$266.01	2739602-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	181018	VESTIS GROUP, INC.	\$62.71	5031490213	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	181018	VESTIS GROUP, INC.	\$57.72	5031496288	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	181018	VESTIS GROUP, INC.	\$62.71	5031496291	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181060	AMERICAN INCORPORATED	\$557.00	7181745	REPAIR ICE MACHINE IN VET

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17502100 BUILDING MAINTENANCE	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181060	AMERICAN INCORPORATED	\$459.04	7181311	REPAIR AC #3 TRAIN STATIO
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181060	AMERICAN INCORPORATED	\$143.75	7181312	REPAIR AC UNIT #16 CITY H
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181060	AMERICAN INCORPORATED	\$192.63	7180908	REPAIR AC UNIT AT COE PAR
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181060	AMERICAN INCORPORATED	\$187.50	7180907	REPAIR AC UNITS AT CIVIC
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181060	AMERICAN INCORPORATED	\$520.39	7181551	REPAIR AC #19 CITY HALL
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181060	AMERICAN INCORPORATED	\$1,978.88	5335300	REPAIR UNIT #19 SERVER RM
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181060	AMERICAN INCORPORATED	\$69.69	7181919	BOILER GASKET FOR CIVIC
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181096	ERIC DODD	\$884.65	4152	REPLACE LED FLOOD LIGHT N
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181096	ERIC DODD	\$500.00	4145	LOCATE WIRE SHORT IN PD
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181124	PHILLIP J GAPEN	\$968.26	9803	BPO/LOCKS AND KEY DUPLICA
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181124	PHILLIP J GAPEN	\$125.65	9735	BPO/LOCKS AND KEY DUPLICA
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181191	ROBERT S MARKS PLUMBING INC	\$1,811.85	20891	INSTALL WATER CIRCULATION
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181221	GEIL ENTERPRISES, INC	\$2,745.00	455593	REPLACE FIRE ALARM MONIT

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17502100 BUILDING MAINTENANCE	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181221	GEIL ENTERPRISES, INC	\$118.24	456796	FIRE EQUIPMENT AND MONITO
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181225	VESTIS GROUP, INC.	\$57.72	5031502364	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181225	VESTIS GROUP, INC.	\$62.71	5031502367	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181229	VORTEX INDUSTRIES INC.	\$1,135.00	42-1779120	REPAIR FRONT DOORS TO FIN
	755000 OTHER CONTRACTUAL SERVICE	1/3/2025	181267	ENERGY RESOURCES CORPORATION	\$850.00	1723	RULE 3404 BOILER TUNING C
	755000 OTHER CONTRACTUAL SERVICE	1/3/2025	181302	VESTIS GROUP, INC.	\$44.81	5031505383	BPO/WWTP & BLG MAINT FLOO
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180912	HANFORD GLASS, INC	\$182.18	38414	BPO/REPAIRS ON BROKEN GLA
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180916	HD SUPPLY, INC.	\$166.22	835751280	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180916	HD SUPPLY, INC.	\$55.04	836085407	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180917	HD SUPPLY, INC.	\$1,707.68	835044793	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180917	HD SUPPLY, INC.	\$44.22	835208729	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180918	HD SUPPLY, INC.	\$13.84	834968547	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180931	JORGENSEN CO INC	\$455.81	6161435	BPO/PARTS AND SUPPLIES

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17502100 BUILDING MAINTENANCE	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180936	KINGS CO PIPE & SUPPLY	\$14.18	2025327	BPO/PIPES & SUPPLIES NEED
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180936	KINGS CO PIPE & SUPPLY	\$15.47	2025341	BPO/PIPES & SUPPLIES NEED
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180936	KINGS CO PIPE & SUPPLY	\$43.75	2024324	BPO/PIPES & SUPPLIES NEED
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180936	KINGS CO PIPE & SUPPLY	\$2.94	2024353	BPO/PIPES & SUPPLIES NEED
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$142.27	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181098	GRAINGER, INC	\$67.02	9336290516	BPO/SUPPLIES FOR REPAIRIN
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181107	HD SUPPLY, INC.	\$112.93	837194133	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181107	HD SUPPLY, INC.	\$34.26	836695486	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181107	HD SUPPLY, INC.	\$12.84	837669043	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181107	HD SUPPLY, INC.	\$83.59	837891548	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181107	HD SUPPLY, INC.	\$20.17	838094514	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181108	HD SUPPLY, INC.	\$52.28	838257871	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181126	KINGS CO PIPE & SUPPLY	\$13.66	2025560	BPO/PIPES & SUPPLIES NEED

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17502100 BUILDING MAINTENANCE	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181128	BRANDON K AINSWORTH	\$53.63	15133	RETIREMENT PLAQUE JANELL
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181273	HD SUPPLY, INC.	\$12.84	838347755	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181273	HD SUPPLY, INC.	\$64.31	838567063	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181273	HD SUPPLY, INC.	\$16.07	839117280	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181273	HD SUPPLY, INC.	(\$55.04)	839912144	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181273	HD SUPPLY, INC.	\$213.43	839918877	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181274	HD SUPPLY, INC.	\$1,496.17	840171037	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181305	ZORO TOOLS INC.	\$566.24	INV15392033	REPLACEMENT DOOR LATCHES
	777000 TRAINING/TRAVEL/MEETIN G	12/18/2024	181111	ITC LEARNING LLC	\$1,198.00	148575	ELECTRICAL ONLINE TRAININ
	DIVISION/ORG TOTAL 17502100 - BUILDING MAINTENANCE				\$41,383.94		
17502102 BLDG (CITY) RESERVES	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180986	ROBERT S MARKS PLUMBING INC	\$5,682.83	20808	INSTALL PLUMBING FOR NEW
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181223	JOSE GONZALEZ	\$3,500.00	2163	INSTALLATION OF NEW CIVIC
	DIVISION/ORG TOTAL 17502102 - BLDG (CITY) RESERVES				\$9,182.83		
17502131 COURTHOUSE SQUARE FACIL	749500 PROF AND SPEC SERVICES	12/4/2024	180954	MATSON ALARM COMPANY, INC	\$104.00	5484680	2024-12 ALARM SERVICE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17502131 COURTHOUSE SQUARE FACIL	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181098	GRAINGER, INC	\$0.00	9336290516	BPO/SUPPLIES FOR REPAIRIN
	DIVISION/ORG TOTAL 17502131 - COURTHOUSE SQUARE FACIL				\$104.00		
20100000 ENGINEERING	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$8.28	5031490216	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$8.28	5031496294	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$8.28	5031493242	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$8.28	5031499333	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$8.28	5031502370	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	12/4/2024	180998	T-MOBILE USA INC	\$93.45	993747413 2024-10	2024-10 ACCT 993747413/PU
	732000 COMMUNICATIONS	12/4/2024	181016	VERIZON WIRELESS	\$210.28	9978611790	2024-11 CELL PHONE LINES/
	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$226.62	183059238-0	PHONE SERVICE 11/23-12/22
	732000 COMMUNICATIONS	12/18/2024	181209	T-MOBILE USA INC	\$93.45	993747413 2024-11	2024-11 ACCT 993747413/PU
	744000 OFFICE EXPENSE MISC	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$124.03	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	744000 OFFICE EXPENSE MISC	12/18/2024	181154	OFFICE DEPOT (CONTRACT)	\$352.65	2024-11	2024-11 - CONSOLIDATED FO
	744000 OFFICE EXPENSE MISC	12/18/2024	181177	PRE-SORT CENTER OF STOCKTON INC	\$305.66	410105781	WINDOW ENVELOPES
	745500 POSTAGE AND FREIGHT	12/18/2024	181217	UNITED PARCEL SERVICE	\$26.97	0000F7476V454	MAILING DOCUMENT TO MICHA
	747000 PRINTING	12/18/2024	181237	XEROX CORP	\$699.48	022584319	BPO/COPIER LEASE AND COPI
	749500 PROF AND SPEC SERVICES	12/18/2024	181145	MICHAEL SUTHERLAND & ASSN	\$150.00	232765-8	CITY SURVEYOR SERVICES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20100000 ENGINEERING	749500 PROF AND SPEC SERVICES	12/18/2024	181145	MICHAEL SUTHERLAND & ASSN	\$225.00	242815-3	CITY SURVEYOR SERVICES
	749500 PROF AND SPEC SERVICES	12/18/2024	181145	MICHAEL SUTHERLAND & ASSN	\$75.00	232765-9	CITY SURVEYOR SERVICES
	749500 PROF AND SPEC SERVICES	12/18/2024	181145	MICHAEL SUTHERLAND & ASSN	\$525.00	242816-1	CITY SURVEYOR SERVICES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181076	CALIF SURVEYING & DRAFTING SUPP INC	\$151.39	91509550	AERVOE 249 & 250 CONSTRUC
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181199	STERICYCLE, INC.	\$108.46	8009215390	BPO/DOCUMENT SHREDDING
	DIVISION/ORG TOTAL 20100000 - ENGINEERING				\$3,408.84		
20110000 PW-STREET MAINTENANCE	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$41.43	5031490217	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$71.21	5031496295	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$41.43	5031493243	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$43.71	5031499334	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$83.87	5031502371	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	12/4/2024	181016	VERIZON WIRELESS	\$1,262.12	9978611790	2024-11 CELL PHONE LINES/
	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$25.18	183059238-0	PHONE SERVICE 11/23-12/22
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180958	MILLER'S RENTALAND	\$86.64	824745	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180958	MILLER'S RENTALAND	\$106.33	824976	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	181008	UNITED PARCEL SERVICE	\$57.98	0000F7476V434	SHIPPING FEES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20110000 PW-STREET MAINTENANCE	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	181025	Z A P MANUFACTURING INC	\$1,140.19	9097	VARIOUS SIGNS
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181110	HOME DEPOT U S A INC-DEPT 32 2540194606	\$74.50	2024-11	2024-11 - CONSOLIDATED FO
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181143	LOWE'S	\$224.90	2024-11	2024-11 - CONSOLIDATED FO
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181146	MILLER'S RENTALAND	\$68.10	825326	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181269	EWING IRRIGATION PROD INC	\$582.84	23844306	BPO/IRRIGATION SUPPLIES A
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181283	MILLER'S RENTALAND	\$74.77	825470	BPO/PARTS & SUPPLIES
	772000 STREET CONST & MAINT MTRL	12/4/2024	180951	MARTIN MARIETTA MATERIALS INC	\$4,713.99	44184052	BPO/MATERIAL/ASPHALT
	772000 STREET CONST & MAINT MTRL	12/4/2024	180951	MARTIN MARIETTA MATERIALS INC	\$351.16	44499415	BPO/MATERIAL/ASPHALT
	772000 STREET CONST & MAINT MTRL	12/18/2024	181067	BACKFLOW APPARATUS & VALVE CO, INC	\$1,170.35	307953	WILKINS LF
	772000 STREET CONST & MAINT MTRL	1/3/2025	181282	MARTIN MARIETTA MATERIALS INC	\$348.64	44681760	BPO/MATERIAL/ASPHALT
	777000 TRAINING/TRAVEL/MEETIN G	12/18/2024	181234	WRIGHT EXPRESS FSC	\$26.30	2024-12 GAS CARD	2024-12 GAS CARD
	778000 UTILITIES-ELECTRICITY	12/2/2024	1432	P G & E	\$298.17	6899346425-11/24	STREET LIGHTING / CORNW-I
DIVISION/ORG TOTAL 20110000 - PW-STREET MAINTENANCE					\$10,893.81		
20310000 REFUSE OPERATIONS	730000 UNIFORM EXPENSE	12/4/2024	180870	BOOT BARN	\$197.87	INV00425261	FY25 SAFETY SHOES/JOHN BA

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20310000 REFUSE OPERATIONS	730000 UNIFORM EXPENSE	12/4/2024	180870	BOOT BARN	\$225.00	INV00425263	FY25 SAFETY SHOES/JOSE JU
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$112.81	5031490218	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$191.32	5031496296	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$126.55	5031493244	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181203	STADRI EMBLEMS	\$290.11	474367	UNIFORM PATCHES FOR REFUS
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$159.55	5031499335	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$135.70	5031502372	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	12/4/2024	180998	T-MOBILE USA INC	\$649.63	993747413 2024-10	2024-10 ACCT 993747413/PU
	732000 COMMUNICATIONS	12/4/2024	181016	VERIZON WIRELESS	\$76.02	9978611790	2024-11 CELL PHONE LINES/
	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$50.36	183059238-0	PHONE SERVICE 11/23-12/22
	732000 COMMUNICATIONS	12/18/2024	181209	T-MOBILE USA INC	\$649.63	993747413 2024-11	2024-11 ACCT 993747413/PU
	741200 EQUIPMENT MAINTENANCE	1/3/2025	181298	SOAPMAN OF KERN COUNTY PBE INC	\$459.35	69100	BPO/PARTS & SUPPLIES
	749500 PROF AND SPEC SERVICES	12/18/2024	181129	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$95.00	264573	PHYSICAL EXAMES
	755000 OTHER CONTRACTUAL SERVICE	12/18/2024	181132	KINGS WASTE & RECYCLE AUTHORITY	\$238,227.28	2024-11	2024-11 TIPPING FEES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181058	ALL VALLEY PRINTING	\$417.74	2400834	SIGNICADE/SINTRA BOARDS I
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$466.01	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20310000 REFUSE OPERATIONS	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181110	HOME DEPOT U S A INC-DEPT 32 2540194606	\$211.81	2024-11	2024-11 - CONSOLIDATED FO
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181124	PHILLIP J GAPEN	\$88.48	9825	BPO/KEYS
	824002 AUTOMATED REFUSE CONTAINER	12/18/2024	181230	WASTEQUIP MANUFACTURING COMPANY LLC	\$51,886.39	20INV000664197	BPO/ REFUSE CONTAINERS (R
	DIVISION/ORG TOTAL 20310000 - REFUSE OPERATIONS				\$294,716.61		
20320000 REFUSE STREET CLEANING	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$3.52	5031490219	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$3.52	5031496297	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$3.52	5031493245	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$3.52	5031499336	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$322.52	5031502373	BPO/ACCT 2322940000 UNIFO
	749500 PROF AND SPEC SERVICES	12/4/2024	180988	S C A OF CA, LLC	\$106,456.79	2024-010953	COH STREET SWEEPING SERVI
	DIVISION/ORG TOTAL 20320000 - REFUSE STREET CLEANING				\$106,793.39		
20400000 FLEET MAINTENANCE OPER	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$45.82	5031490220	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$49.57	5031496298	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$64.82	5031493246	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$53.82	503149337	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$45.82	5031502374	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$37.77	183059238-0	PHONE SERVICE 11/23-12/22

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	12/4/2024	180925	J C LANSDOWNE DIST INC	\$2,166.45	269043	BPO/FUEL SERVICES
	743300 FUEL AND LUBE MAINTENANCE	12/4/2024	180937	KINGS PETROLEUM LLC	\$28,922.25	376184	BPO/FUEL SERVICES
	743300 FUEL AND LUBE MAINTENANCE	12/18/2024	181114	J C LANSDOWNE DIST INC	\$1,291.62	270235	BPO/FUEL SERVICES
	743300 FUEL AND LUBE MAINTENANCE	12/18/2024	181130	KINGS PETROLEUM LLC	\$27,644.96	376416	BPO/FUEL SERVICES
	743300 FUEL AND LUBE MAINTENANCE	12/18/2024	181130	KINGS PETROLEUM LLC	\$27,180.08	381733	BPO/FUEL SERVICES
	743300 FUEL AND LUBE MAINTENANCE	12/18/2024	181195	ROE OIL COMPANY	\$152.93	267919CT	BPO/FUEL COSTS
	743300 FUEL AND LUBE MAINTENANCE	12/18/2024	181222	VAN DE POL ENTERPRISES	\$772.21	1002040-IN	BPO/FUEL SERVICES
	743300 FUEL AND LUBE MAINTENANCE	1/3/2025	181279	KINGS PETROLEUM LLC	\$27,763.59	382881	BPO/FUEL SERVICES
	743400 TIRES AND TUBES	12/4/2024	180862	BADASCI TIRE CO, INC	\$427.42	198177	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	12/4/2024	180862	BADASCI TIRE CO, INC	\$4,012.29	198151	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	12/18/2024	181065	BADASCI TIRE CO, INC	\$4,572.65	198426	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	12/18/2024	181065	BADASCI TIRE CO, INC	\$5,456.12	198225	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	12/18/2024	181065	BADASCI TIRE CO, INC	\$2,882.76	198297	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	12/18/2024	181065	BADASCI TIRE CO, INC	\$1,554.74	198518	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	12/18/2024	181085	DELRAY TIRE & RETREADING, INC	\$584.28	750063788	BPO/TIRES AND TUBES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	743400 TIRES AND TUBES	12/18/2024	181085	DELRAY TIRE & RETREADING, INC	\$620.77	750063786	BPO/TIRES AND TUBES
	743400 TIRES AND TUBES	12/18/2024	181085	DELRAY TIRE & RETREADING, INC	\$25.00	750063850	BPO/TIRES AND TUBES
	743400 TIRES AND TUBES	1/3/2025	181266	DELRAY TIRE & RETREADING, INC	\$2,384.08	750063897	BPO/TIRES AND TUBES
	743400 TIRES AND TUBES	1/3/2025	181266	DELRAY TIRE & RETREADING, INC	\$199.49	750063876	BPO/TIRES AND TUBES
	743400 TIRES AND TUBES	1/3/2025	181266	DELRAY TIRE & RETREADING, INC	\$199.49	750063874	BPO/TIRES AND TUBES
	744000 OFFICE EXPENSE MISC	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$127.31	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	749500 PROF AND SPEC SERVICES	12/4/2024	180913	JONATHAN A LOGAN	\$266.00	16067	BPO/VEHICLE TOWING
	749500 PROF AND SPEC SERVICES	12/4/2024	180913	JONATHAN A LOGAN	\$266.00	16068	BPO/VEHICLE TOWING
	749500 PROF AND SPEC SERVICES	12/4/2024	180913	JONATHAN A LOGAN	\$85.00	16102	BPO/VEHICLE TOWING
	749500 PROF AND SPEC SERVICES	12/4/2024	180913	JONATHAN A LOGAN	\$85.00	16103	BPO/VEHICLE TOWING
	749500 PROF AND SPEC SERVICES	12/4/2024	180946	LITTLE CORPORATION	\$35.00	65885	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	12/4/2024	180946	LITTLE CORPORATION	\$30.00	65912	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	12/4/2024	180989	SAWTELLE & ROSPRIM MACHINE SHOP	\$5,450.39	13619	BPO PARTS/LABOR
	749500 PROF AND SPEC SERVICES	12/4/2024	180989	SAWTELLE & ROSPRIM MACHINE SHOP	\$190.00	13678	BPO PARTS/LABOR
	749500 PROF AND SPEC SERVICES	12/18/2024	181065	BADASCI TIRE CO, INC	\$566.00	198426	BPO/TIRES, TUBES, PARTS A

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20400000 FLEET MAINTENANCE OPER	749500 PROF AND SPEC SERVICES	12/18/2024	181065	BADASCI TIRE CO, INC	\$546.00	198225	BPO/TIRES, TUBES, PARTS A
	749500 PROF AND SPEC SERVICES	12/18/2024	181065	BADASCI TIRE CO, INC	\$254.00	198518	BPO/TIRES, TUBES, PARTS A
	749500 PROF AND SPEC SERVICES	12/18/2024	181066	W BANKS MOORE, INC CUST#01833	\$2,025.00	INV514445	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	12/18/2024	181082	COOK'S COMMUNICATIONS CORP	\$390.00	158792	BPO/PARTS AND SUPPLIES
	749500 PROF AND SPEC SERVICES	12/18/2024	181147	CAR WASH PARTNERS LLC	\$640.00	228999	2024-11 CAR WASHES
	749500 PROF AND SPEC SERVICES	12/18/2024	181155	OIL CHANGERS INC	\$81.39	2024-11	PD CAR WASH-NOVEMBER
	749500 PROF AND SPEC SERVICES	12/18/2024	181197	SAWTELLE & ROSPRIM MACHINE SHOP	\$4,296.29	13618	BPO PARTS/LABOR
	749500 PROF AND SPEC SERVICES	12/18/2024	181236	ASBURY ENVIRONMENTAL SERVICES	\$7.00	I500-01154829	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	1/3/2025	181251	CESAR RODRIGUEZ	\$70.00	001476	BPO/VEHICLE PARTS & LABOR
	749500 PROF AND SPEC SERVICES	1/3/2025	181256	W BANKS MOORE, INC CUST#01833	\$110.00	INV521012	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	1/3/2025	181297	SAWTELLE & ROSPRIM MACHINE SHOP	\$308.51	13658	BPO PARTS/LABOR
	749500 PROF AND SPEC SERVICES	1/3/2025	181304	ASBURY ENVIRONMENTAL SERVICES	\$102.00	I500-01154560	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180854	CENTRAL VALLEY GMC	\$90.67	F00378859001	BPO/VEHICLE PARTS & LABOR

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180854	CENTRAL VALLEY GMC	\$92.30	F00378871001	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180854	CENTRAL VALLEY GMC	\$19.52	F00378886601	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180854	CENTRAL VALLEY GMC	\$410.82	F00378901201	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180854	CENTRAL VALLEY GMC	\$315.87	F00378901202	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180854	CENTRAL VALLEY GMC	\$124.24	F00378901203	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180892	E M THARP INC INTERSTATE BILLING #596724	\$266.07	01P128811	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180906	GRAINGER, INC	\$128.95	9321652324	LIGHTS FOR #158
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180906	GRAINGER, INC	\$53.95	9324283887	PARTS FOR #158
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180906	GRAINGER, INC	\$5.48	9307308727	PARTS FOR MISC FLEET
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180910	HAAKER EQUIP CO	\$240.79	C5A2FL	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180933	KELLER MOTORS OF HANFORD	\$176.08	5131578	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180940	KROEGER EQUIP & SUPPLY	\$1,663.58	06P119396	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180943	LAWRENCE TRACTOR CO	(\$34.07)	704728	BPO/PARTS AND SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180944	LAWSON PRODUCTS, INC	\$18.88	9312001372	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180946	LITTLE CORPORATION	\$186.56	65912	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180964	CENCAL AUTO & TRUCK PARTS INC	\$7.19	465072	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180964	CENCAL AUTO & TRUCK PARTS INC	\$40.26	465141	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180964	CENCAL AUTO & TRUCK PARTS INC	\$13.19	465186	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180964	CENCAL AUTO & TRUCK PARTS INC	(\$27.18)	463511	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180964	CENCAL AUTO & TRUCK PARTS INC	\$15.19	465192	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180964	CENCAL AUTO & TRUCK PARTS INC	\$488.60	465311	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180964	CENCAL AUTO & TRUCK PARTS INC	\$24.65	465391	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180964	CENCAL AUTO & TRUCK PARTS INC	\$129.38	465427	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180967	O'REILLY AUTOMOTIVE STORES INC	\$76.16	3632-338015	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180967	O'REILLY AUTOMOTIVE STORES INC	\$28.95	3632-338215	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180967	O'REILLY AUTOMOTIVE STORES INC	\$162.83	3632-338286	BPO/PARTS AND 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	12/4/2024	180974	PARTS AUTHORITY METRO LLC	\$6.41	064-930956	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180974	PARTS AUTHORITY METRO LLC	\$31.37	298-210169	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180974	PARTS AUTHORITY METRO LLC	\$401.80	298-210201	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180974	PARTS AUTHORITY METRO LLC	\$133.88	298-210099	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180974	PARTS AUTHORITY METRO LLC	\$22.94	062-820478	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180974	PARTS AUTHORITY METRO LLC	\$289.12	064-933974	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180974	PARTS AUTHORITY METRO LLC	\$72.44	062-825110	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180974	PARTS AUTHORITY METRO LLC	\$3.87	298-210295	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180983	RENEWELL FLEET SERVICE LLC	\$2,024.80	3829	BPO / PARTS
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180987	RUCKSTELL CALIF SALES CO	\$123.07	717143	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180989	SAWTELLE & ROSPRIM MACHINE SHOP	\$108.45	13619	BPO PARTS/LABOR
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180989	SAWTELLE & ROSPRIM MACHINE SHOP	\$0.00	13678	BPO PARTS/LABOR
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180990	SCELZI EQUIPMENT INC	\$1,253.75	F12443	BPO/PARTS AND 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	12/4/2024	180993	SEQUOIA EQUIP CO INC	\$279.85	001-1146593	BPO/PARTS AND LABOR
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180995	SOUTH COAST EMERGENCY VEHICLE SVC	\$76.29	INV-1313	PARTS FOR #166
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181055	CENTRAL VALLEY GMC	\$128.65	F00378901204	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181055	CENTRAL VALLEY GMC	\$315.87	F00378901205	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181055	CENTRAL VALLEY GMC	\$1,051.33	F00379113801	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181055	CENTRAL VALLEY GMC	\$40.75	F00379113802	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181055	CENTRAL VALLEY GMC	\$60.31	F00378980701	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181055	CENTRAL VALLEY GMC	\$324.20	F00379206301	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$121.19	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181066	W BANKS MOORE, INC CUST#01833	\$423.64	INV514445	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181082	COOK'S COMMUNICATIONS CORP	\$67.18	158792	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181087	E M THARP INC INTERSTATE BILLING #596724	\$147.73	01P124303	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181087	E M THARP INC INTERSTATE BILLING #596724	\$334.49	01P130284	BPO/VEHICLE PARTS AND LAB

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181089	THE ELBERT GROUP INC	\$274.06	24146700	BPO/FUEL AND PARTS
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181089	THE ELBERT GROUP INC	\$171.11	24150570	BPO/FUEL AND PARTS
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181098	GRAINGER, INC	\$196.49	9336439147	HOSE FOR MISC FLEET
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181098	GRAINGER, INC	\$9.48	9339881436	LIGHT FOR #297
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181098	GRAINGER, INC	\$8.08	9344309662	PARTS FOR FLEET
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181098	GRAINGER, INC	\$52.62	9348041600	PARTS FOR #295
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181102	HANFORD MOTORS, LLC	\$113.39	101495	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181115	JACK B MARTIN	\$106.09	30478	BPO/ PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181115	JACK B MARTIN	\$145.93	30508	BPO/ PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181119	KELLER MOTORS OF HANFORD	\$38.67	5131577	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181134	KROEGER EQUIP & SUPPLY	\$933.90	06P120202	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181134	KROEGER EQUIP & SUPPLY	\$942.26	06P120350	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181139	LAWRENCE TRACTOR CO	\$4.89	696013	BPO/PARTS AND SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181139	LAWRENCE TRACTOR CO	(\$177.65)	704368	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181139	LAWRENCE TRACTOR CO	\$248.31	710115	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181139	LAWRENCE TRACTOR CO	\$378.27	711249	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181139	LAWRENCE TRACTOR CO	\$175.00	711248	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181140	LAWSON PRODUCTS, INC	\$332.65	9312008440	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181140	LAWSON PRODUCTS, INC	\$901.49	9312008441	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181140	LAWSON PRODUCTS, INC	\$141.68	9312016251	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181140	LAWSON PRODUCTS, INC	(\$53.84)	9500296601	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181140	LAWSON PRODUCTS, INC	\$142.54	9312050097	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181149	MORGAN & SLATES	\$55.15	1814904	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181149	MORGAN & SLATES	\$145.41	1814718	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$3.05	465930	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$19.21	466079	BPO / PARTS & SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$74.57	466076	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$9.17	465762	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$7.43	465833	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$294.45	466409	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$15.27	466595	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$64.92	466734	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$167.94	466957	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$32.02	467055	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$11.01	467093	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$47.29	467086	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$83.94	467159	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$6.63	467262	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$203.89	467275	BPO / PARTS & SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$208.59	467221	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$68.53	467390	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$16.67	467567	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181150	CENCAL AUTO & TRUCK PARTS INC	\$374.30	467160	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181153	O'REILLY AUTOMOTIVE STORES INC	\$5.29	3632-340688	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181153	O'REILLY AUTOMOTIVE STORES INC	\$71.39	3632-340686	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181153	O'REILLY AUTOMOTIVE STORES INC	\$23.54	3632-340700	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181153	O'REILLY AUTOMOTIVE STORES INC	\$76.16	3632-340785	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181153	O'REILLY AUTOMOTIVE STORES INC	\$15.00	3632-340797	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181153	O'REILLY AUTOMOTIVE STORES INC	\$71.39	3632-340782	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181153	O'REILLY AUTOMOTIVE STORES INC	\$30.01	3632-341003	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181153	O'REILLY AUTOMOTIVE STORES INC	\$32.88	3632-341202	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181153	O'REILLY AUTOMOTIVE STORES INC	\$13.37	3632-341275	BPO/PARTS AND 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	12/18/2024	181153	O'REILLY AUTOMOTIVE STORES INC	\$39.20	3632-342029	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181153	O'REILLY AUTOMOTIVE STORES INC	\$71.39	3632-342090	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181153	O'REILLY AUTOMOTIVE STORES INC	\$162.83	3632-342419	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181153	O'REILLY AUTOMOTIVE STORES INC	(\$71.39)	3632-342493	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181153	O'REILLY AUTOMOTIVE STORES INC	\$42.86	3632-342623	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181153	O'REILLY AUTOMOTIVE STORES INC	\$24.65	3632-342682	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181153	O'REILLY AUTOMOTIVE STORES INC	\$160.69	3632-343579	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181178	PAPE GROUP INC	\$2,124.65	566737	PARTS FOR #296
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$471.44	298-210936	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$117.76	298-209665	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$261.88	062-866092	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$310.42	062-866800	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$311.32	064-953029	BPO/PARTS & SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$158.63	062-869885	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$19.80	064-953953	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$312.72	298-211329	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$144.52	298-211092	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$117.76	298-211131	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$613.06	064-951217	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$3.22	064-958005	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$137.19	298-211328	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$157.18	298-211423	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$35.69	298-211518	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$62.29	298-211536	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$130.48	064-959789	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	(\$359.92)	298-102575	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	12/18/2024	181179	PARTS AUTHORITY METRO LLC	(\$20.72)	298-102587	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	(\$235.95)	298-102597	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$62.74	298-211586	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$69.48	298-211614	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$37.37	064-961305	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$19.36	298-211703	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	\$927.65	298-211827	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	(\$57.93)	298-102728	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	(\$62.29)	298-102776	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181179	PARTS AUTHORITY METRO LLC	(\$23.60)	298-102756	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181196	RUCKSTELL CALIF SALES CO	\$148.38	717181	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181196	RUCKSTELL CALIF SALES CO	\$3,385.71	717192	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181196	RUCKSTELL CALIF SALES CO	\$26.11	717166	BPO/VEHICLE PARTS AND LAB

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181196	RUCKSTELL CALIF SALES CO	\$899.00	717121	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181197	SAWTELLE & ROSPRIM MACHINE SHOP	\$512.99	13618	BPO PARTS/LABOR
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181198	SEQUOIA EQUIP CO INC	\$419.96	001-1146881	BPO/PARTS AND LABOR
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181201	SMITH AUTO PARTS, INC	\$20.96	172406	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181201	SMITH AUTO PARTS, INC	\$64.84	172257	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181201	SMITH AUTO PARTS, INC	\$726.64	173375	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181236	ASBURY ENVIRONMENTAL SERVICES	\$418.28	I500-01155297	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181236	ASBURY ENVIRONMENTAL SERVICES	\$283.14	I500-01155134	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181253	CENTRAL VALLEY GMC	\$17.56	F00379216101	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181271	GRAINGER, INC	\$90.34	9349200270	PARTS FOR MISC FLEET
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181271	GRAINGER, INC	\$177.45	9348041592	LIGHTS FOR STOCK
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181292	PARTS AUTHORITY METRO LLC	(\$1,067.71)	298-102816	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181292	PARTS AUTHORITY METRO LLC	\$1,177.24	298-211952	BPO/PARTS & SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181292	PARTS AUTHORITY METRO LLC	\$353.75	298-211995	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181292	PARTS AUTHORITY METRO LLC	\$707.51	298-211953	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181292	PARTS AUTHORITY METRO LLC	\$141.06	298-211921	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181296	RUCKSTELL CALIF SALES CO	\$6,613.50	717298	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181296	RUCKSTELL CALIF SALES CO	\$251.72	717314	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181297	SAWTELLE & ROSPRIM MACHINE SHOP	\$8.37	13658	BPO PARTS/LABOR
	777000 TRAINING/TRAVEL/MEETIN G	12/4/2024	180859	AVILA, EMMANUEL	\$92.00	TRV 2024 12/14	TRV ALAMEDA 2024 12/14
	777000 TRAINING/TRAVEL/MEETIN G	12/4/2024	181014	REUBEN VALLEJO	\$92.00	TRV 2024 12/14	TRV ALAMEDA 2024 12/14
	825005 SHOP EQUIPMENT	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$217.04	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	825005 SHOP EQUIPMENT	12/18/2024	181101	HANFORD AUTO & TRUCK PARTS, INC	\$5,484.84	466381	SHOP WHEEL BALANCER
	825005 SHOP EQUIPMENT	12/18/2024	181101	HANFORD AUTO & TRUCK PARTS, INC	\$7,479.69	466376	SHOP TIRE CHANGER
	825005 SHOP EQUIPMENT	12/18/2024	181101	HANFORD AUTO & TRUCK PARTS, INC	(\$7,479.69)	466564	SHOP TIRE CHANGER
	825005 SHOP EQUIPMENT	12/18/2024	181101	HANFORD AUTO & TRUCK PARTS, INC	(\$5,484.84)	466569	SHOP WHEEL BALANCER
	825005 SHOP EQUIPMENT	12/18/2024	181101	HANFORD AUTO & TRUCK PARTS, INC	\$7,479.69	466561	SHOP TIRE CHANGER
	825005 SHOP EQUIPMENT	12/18/2024	181101	HANFORD AUTO & TRUCK PARTS, INC	\$5,484.84	466562	SHOP WHEEL BALANCER

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20400000 FLEET MAINTENANCE OPER	825006 SMOG EQUIPMENT	12/4/2024	180868	BERYL TECHNOLOGIES LLC	\$4,901.25	BT-B124B361	SMOG EQUIPMENT
	DIVISION/ORG TOTAL 20400000 - FLEET MAINTENANCE OPER				\$214,857.92		
20500000 FLEET REPLACEMENT RESERVE	825003 FIRE UNIT 164 ENGINE REP	12/18/2024	181088	E M THARP INC INTERSTATE BILLING #596724	\$68,404.36	01EMT12662	FIRE TRUCK ENGINE REPLACE
	825306 BOTTOM DUMP SEMITRAILER/R	12/4/2024	180856	AMERICAN CARRIER EQUIPMENT TRAILER SALES, LLC	\$52,373.19	9731	BOTTOM DUMP SEMI-TRAILER
	825306 BOTTOM DUMP SEMITRAILER/R	12/4/2024	180856	AMERICAN CARRIER EQUIPMENT TRAILER SALES, LLC	\$6,000.00	9727	BOTTOM DUMP SEMI-TRAILER
	DIVISION/ORG TOTAL 20500000 - FLEET REPLACEMENT RESERVE				\$126,777.55		
20610000 STORM DRAINAGE OPERATIONS	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$43.06	5031490221	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$43.06	5031496299	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$43.06	5031493247	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$43.06	5031499338	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$43.06	5031502375	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	12/4/2024	180837	A T & T	\$31.01	22563697	2024-10 AUTO DIALER
	732000 COMMUNICATIONS	12/4/2024	181016	VERIZON WIRELESS	\$5.25	9978611790	2024-11 CELL PHONE LINES/
	732000 COMMUNICATIONS	12/18/2024	181044	A T & T	\$32.51	22715150	9391033918-AUTO DIALER
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180897	R & D MORGAN INC	\$36,500.00	213385	ANNUAL BASIN WEED CONTROL
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181276	PHILLIP J GAPEN	\$114.93	9848	BPO/MASTER PADLOCK KEYS
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181285	NICK CHAMPI ENTERPRISES INC	\$21.45	28712	BPO/FENCE REPR ITEMS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20610000	DIVISION/ORG TOTAL 20610000 - STORM DRAINAGE OPERATIONS				\$36,920.45		
20620000 STORM DRAINAGE CAPITAL	822621 TREE TRIM/REMOVAL PROGRAM	12/4/2024	180928	JOE JR'S TREE SERVICE INC	\$1,600.00	2147	TRIM OAK TREE AWAY FROM R
	825602 8TH&IRWIN FLOOD CONTROL I	12/4/2024	180961	MOORE TWINING ASSOCIATES, INC	\$9,800.00	00066564	2024-09-PERCOLATION TESTI
	825602 8TH&IRWIN FLOOD CONTROL I	12/18/2024	181148	MOORE TWINING ASSOCIATES, INC	\$1,800.00	00066674	8TH & IRWIN FLOOD CONTROL
	DIVISION/ORG TOTAL 20620000 - STORM DRAINAGE CAPITAL				\$13,200.00		
20710000 WASTEWATER OPERATIONS	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$57.34	5031490227	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$57.34	5031496305	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$57.34	5031493253	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$61.34	5031499344	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$57.34	5031502381	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	12/4/2024	180842	A T & T	\$149.82	22563699	2024-10 WASTE WATER FAX
	732000 COMMUNICATIONS	12/4/2024	181016	VERIZON WIRELESS	\$90.58	9978611790	2024-11 CELL PHONE LINES/
	732000 COMMUNICATIONS	12/18/2024	181045	A T & T	\$157.06	22715152	WASTE WATER FAX
	732000 COMMUNICATIONS	12/18/2024	181046	A T & T	\$32.23	22715154	SCADA AUTO DIALER
	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$125.90	183059238-0	PHONE SERVICE 11/23-12/22
	741200 EQUIPMENT MAINTENANCE	12/4/2024	180906	GRAINGER, INC	\$118.53	9320933576	BPO/EQUIPMENT
	741200 EQUIPMENT MAINTENANCE	12/4/2024	180966	NORTH CENTRAL LABORATORIES	\$301.58	512377	BPO/EQUIPMENT MTCE

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20710000 WASTEWATER OPERATIONS	741200 EQUIPMENT MAINTENANCE	12/4/2024	180999	TELSTAR INSTRUMENTS, INC	\$8,245.52	124335	BPO/EQUIPMENT MTCE
	741200 EQUIPMENT MAINTENANCE	12/4/2024	180999	TELSTAR INSTRUMENTS, INC	\$159.25	124336	BPO/EQUIPMENT MTCE
	741200 EQUIPMENT MAINTENANCE	12/18/2024	181090	ENERGY RESOURCES CORPORATION	\$10,676.19	1612	BPO/WATER BOILERS MAINTEN
	741200 EQUIPMENT MAINTENANCE	12/18/2024	181098	GRAINGER, INC	\$143.93	9335914322	BPO/EQUIPMENT
	741200 EQUIPMENT MAINTENANCE	12/18/2024	181098	GRAINGER, INC	\$52.19	9341459403	BPO/EQUIPMENT
	741200 EQUIPMENT MAINTENANCE	12/18/2024	181143	LOWE'S	\$274.08	2024-11	2024-11 - CONSOLIDATED FO
	741200 EQUIPMENT MAINTENANCE	12/18/2024	181215	TURNUPSEED ELECTRIC	\$574.94	96787	BPO/EQUIPMENT MTCE
	747000 PRINTING	12/18/2024	181237	XEROX CORP	\$250.24	022584314	BPO/COPIER LEASE AND COPI
	749500 PROF AND SPEC SERVICES	12/4/2024	180898	FRUIT GROWERS LABORATORY, INC	\$7,349.00	2024-10	2024-10 PROFESSIONAL SERV
	749500 PROF AND SPEC SERVICES	12/4/2024	180963	N H A ADVISORS LLC	\$3,612.50	01537	HANFORD 2024-25 CONSULTIN
	749500 PROF AND SPEC SERVICES	12/4/2024	180984	RESOURCE COMPLIANCE INC	\$750.00	INV2493	2024-12 PROCESS SAFETY CO
	749500 PROF AND SPEC SERVICES	12/4/2024	181018	VESTIS GROUP, INC.	\$71.60	5031496290	BPO/WWTP & BLG MAINT FLOO
	749500 PROF AND SPEC SERVICES	12/18/2024	181071	CALIF STATE WATER RESOURCE CTL BRD	\$1,500.00	WD-0282821	ANNUAL PERMIT FEE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20710000 WASTEWATER OPERATIONS	749500 PROF AND SPEC SERVICES	12/18/2024	181072	CALIF STATE WATER RESOURCE CTL BRD	\$42,505.00	WD-0282369	ANNUAL PERMIT FEE
	749500 PROF AND SPEC SERVICES	12/18/2024	181225	VESTIS GROUP, INC.	\$71.60	5031502366	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	181010	UNWIRED BROADBAND INC	\$69.99	INV02179115	2024-12 INTERNET SERVICE
	755100 WWTP EFFLUENT DISPOSAL	12/18/2024	181137	LAKESIDE IRRIGATION WATER DISTRICT	\$5,490.00	2024-10	2024-10 WWTP EFFLUENT
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180962	MORGAN & SLATES	\$47.50	1813525	BPO/SPECIAL DEPT EXPENSE
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181110	HOME DEPOT U S A INC-DEPT 32 2540194606	\$270.45	2024-11	2024-11 - CONSOLIDATED FO
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181149	MORGAN & SLATES	\$70.11	1813745	BPO/SPECIAL DEPT EXPENSE
	765000 CHEMICAL AND CHEMICAL SUP	12/4/2024	180925	J C LANSDOWNE DIST INC	\$1,383.53	269128	BPO/CHEMICALS
	765000 CHEMICAL AND CHEMICAL SUP	12/4/2024	181000	THATCHER CO OF CALIF INC	\$23,022.33	2024250106579	BPO/CHEMICALS/CHEM SUPP
	765000 CHEMICAL AND CHEMICAL SUP	12/4/2024	181000	THATCHER CO OF CALIF INC	(\$6,000.00)	2024250901393	BPO/CHEMICALS/CHEM SUPP
	765000 CHEMICAL AND CHEMICAL SUP	12/18/2024	181212	THATCHER CO OF CALIF INC	\$23,354.90	2024250106799	BPO/CHEMICALS/CHEM SUPP
	765000 CHEMICAL AND CHEMICAL SUP	12/18/2024	181212	THATCHER CO OF CALIF INC	(\$6,000.00)	2024250901423	BPO/CHEMICALS/CHEM SUPP
	795500 TAXES	12/18/2024	181136	LAKESIDE IRRIGATION WATER DISTRICT	\$711.00	FY25	STANBY CHARGE TAX ASSESSM
DIVISION/ORG TOTAL 20710000 - WASTEWATER OPERATIONS					\$119,922.25		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20720000 SANITARY SEWER COLLECTION	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$27.52	5031490226	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$27.52	5031496304	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$27.52	5031493252	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$27.52	5031499343	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$27.52	5031502380	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	12/4/2024	181016	VERIZON WIRELESS	\$219.17	9978611790	2024-11 CELL PHONE LINES/
	741200 EQUIPMENT MAINTENANCE	12/4/2024	180999	TELSTAR INSTRUMENTS, INC	\$818.99	124334	BPO/EQUIPMENT
	749500 PROF AND SPEC SERVICES	12/18/2024	181072	CALIF STATE WATER RESOURCE CTL BRD	\$3,945.00	WD-0281928	ANNUAL PERMIT FEE
	765000 CHEMICAL AND CHEMICAL SUP	12/4/2024	180904	GOLDEN BELL PRODUCTS, INC	\$21,010.00	18986	SEWER ROACH CONTROL
	778000 UTILITIES-ELECTRICITY	12/2/2024	1430	P G & E	\$673.97	5401477022-11/24	LIFT STATION/NW/ COR RR T
	778000 UTILITIES-ELECTRICITY	12/2/2024	1431	P G & E	\$286.71	6359810294-11/24	SWR LFT STA#1 / 10514 IND
DIVISION/ORG TOTAL 20720000 - SANITARY SEWER COLLECTION					\$27,091.44		
20730000 WASTEWATER CAPITAL & RESV	825013 WW BREATHING APPARATUS	12/18/2024	181118	JORGENSEN CO INC	\$7,609.39	6162748	SELF CONTAINED BREATHING
	DIVISION/ORG TOTAL 20730000 - WASTEWATER CAPITAL & RESV				\$7,609.39		
20810000 WATER OPERATIONS	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$92.57	5031490222	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$89.26	5031496300	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/4/2024	181018	VESTIS GROUP, INC.	\$89.26	5031493248	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$113.26	5031499339	BPO/ACCT 2322940000 UNIFO

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20810000 WATER OPERATIONS	730000 UNIFORM EXPENSE	12/18/2024	181225	VESTIS GROUP, INC.	\$302.85	5031502376	BPO/ACCT 2322940000 UNIFO
	732000 COMMUNICATIONS	12/4/2024	180835	A T & T	\$30.42	22266414	SCADA AUTO DIALER
	732000 COMMUNICATIONS	12/4/2024	180839	A T & T	\$30.83	22563701	2024-10 SCADA AUTO DIALER
	732000 COMMUNICATIONS	12/4/2024	181016	VERIZON WIRELESS	\$228.85	9978611790	2024-11 CELL PHONE LINES/
	732000 COMMUNICATIONS	12/18/2024	181208	U S TELEPACIFIC CORP	\$75.76	183059238-0	PHONE SERVICE 11/23-12/22
	741200 EQUIPMENT MAINTENANCE	12/4/2024	180857	AMERICAN INCORPORATED	\$2,172.00	5335216	Well Sites HVAC Maintena
	749500 PROF AND SPEC SERVICES	12/4/2024	180860	B S K & ASSOCIATES INC	\$50.40	AH28911	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	12/4/2024	180860	B S K & ASSOCIATES INC	\$453.60	AH29062	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	12/4/2024	180860	B S K & ASSOCIATES INC	\$100.80	AH29067	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	12/4/2024	180861	B S K & ASSOCIATES INC	\$100.80	AH29688	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	12/4/2024	180861	B S K & ASSOCIATES INC	\$453.60	AH29665	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	12/4/2024	180934	KINGS CO COMMUNITY DEVELOPMENT	\$3,713.97	1018	TULARE LAKE SUBBASIN MODE
	749500 PROF AND SPEC SERVICES	12/18/2024	181063	B S K & ASSOCIATES INC	\$453.60	AH30126	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	12/18/2024	181063	B S K & ASSOCIATES INC	\$100.80	AH30118	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	12/18/2024	181063	B S K & ASSOCIATES INC	\$126.00	AH30262	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	12/18/2024	181063	B S K & ASSOCIATES INC	\$151.20	AH30940	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	12/18/2024	181063	B S K & ASSOCIATES INC	\$100.80	AH30935	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	12/18/2024	181063	B S K & ASSOCIATES INC	\$453.60	AH30933	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	12/18/2024	181064	B S K & ASSOCIATES INC	\$126.00	AH30407	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	12/18/2024	181120	KINGS CO COMMUNITY DEVELOPMENT	\$1,295.07	1022	SGM ROUND I REIMB SUPPORT
	749500 PROF AND SPEC SERVICES	12/18/2024	181120	KINGS CO COMMUNITY DEVELOPMENT	\$57.13	1020	2024 ANNUAL REPORT FOR TU
	749500 PROF AND SPEC SERVICES	12/18/2024	181120	KINGS CO COMMUNITY DEVELOPMENT	\$169.26	1024	GSA ONGOING CONSULTING
	749500 PROF AND SPEC SERVICES	12/18/2024	181211	TELSTAR INSTRUMENTS, INC	\$1,810.24	124320	BPO/SCADA MNTC
	749500 PROF AND SPEC SERVICES	1/3/2025	181255	B S K & ASSOCIATES INC	\$1,890.00	AH32274	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	1/3/2025	181255	B S K & ASSOCIATES INC	\$1,050.00	AH32267	BPO/WATER SAMPLING
	755000 OTHER CONTRACTUAL SERVICE	12/4/2024	180858	AMERIGAS - FRESNO	\$205.96	3171141350	TANK RENT- 1150 GALLON TA
	755000 OTHER CONTRACTUAL SERVICE	1/3/2025	181254	AMERIGAS - FRESNO	\$128.59	3172380799	TANK RENT-FIXED 250 GALLO
	758000 RENTS AND LEASES-EQUIP	12/18/2024	181142	LINDE GAS & EQUIPMENT INC	\$684.20	46766677	BPO/CO2 TANK RENTAL

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20810000 WATER OPERATIONS	758000 RENTS AND LEASES-EQUIP	12/18/2024	181142	LINDE GAS & EQUIPMENT INC	\$881.77	46410940	BPO/CO2 TANK RENTAL
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	180962	MORGAN & SLATES	\$496.32	1809477	BPO/SPECIAL DEPT EXPENSE
	760000 SPECIAL DEPARTMENTAL EXP	12/4/2024	181004	TRIPLE J CONCRETE	\$105.30	17206	BPO/CONCRETE WORK
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181059	AMAZON CAPITAL SERVICE, INC.	\$475.55	1P46-TGTR-C3MX	2024-11 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181076	CALIF SURVEYING & DRAFTING SUPP INC	\$451.82	91509550	AERVOE 249 & 250 CONSTRUC
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181143	LOWE'S	\$36.64	2024-11	2024-11 - CONSOLIDATED FO
	760000 SPECIAL DEPARTMENTAL EXP	12/18/2024	181233	WEST VALLEY SUPPLY INC	\$7.94	117057	BPO/PIPE CUTTING CO2
	760000 SPECIAL DEPARTMENTAL EXP	1/3/2025	181293	JOSEPH G POLLARD CO INC	\$87.36	0273195-1	BPO/SUPPLIES
	765000 CHEMICAL AND CHEMICAL SUP	12/4/2024	181009	UNIVAR SOLUTIONS USA INC	\$1,042.60	52579721	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/4/2024	181009	UNIVAR SOLUTIONS USA INC	\$1,127.62	52589151	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/4/2024	181009	UNIVAR SOLUTIONS USA INC	\$1,281.56	52589150	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/4/2024	181009	UNIVAR SOLUTIONS USA INC	\$1,464.64	52589148	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/4/2024	181009	UNIVAR SOLUTIONS USA INC	\$357.14	52589149	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	12/4/2024	181009	UNIVAR SOLUTIONS USA INC	\$366.16	52589146	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/4/2024	181009	UNIVAR SOLUTIONS USA INC	\$1,171.43	52596889	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/4/2024	181009	UNIVAR SOLUTIONS USA INC	\$732.32	52596888	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/4/2024	181009	UNIVAR SOLUTIONS USA INC	\$1,244.95	52596887	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/4/2024	181009	UNIVAR SOLUTIONS USA INC	\$402.78	52604793	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/4/2024	181009	UNIVAR SOLUTIONS USA INC	\$787.25	52604791	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/4/2024	181009	UNIVAR SOLUTIONS USA INC	\$677.40	52604790	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/4/2024	181009	UNIVAR SOLUTIONS USA INC	\$837.67	52604788	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/4/2024	181009	UNIVAR SOLUTIONS USA INC	\$915.40	52604789	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/18/2024	181218	UNIVAR SOLUTIONS USA INC	\$1,171.43	52614921	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/18/2024	181218	UNIVAR SOLUTIONS USA INC	\$823.86	52614920	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/18/2024	181218	UNIVAR SOLUTIONS USA INC	\$977.65	52614919	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/18/2024	181218	UNIVAR SOLUTIONS USA INC	\$549.24	5261197	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	12/18/2024	181218	UNIVAR SOLUTIONS USA INC	\$1,098.48	52621201	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/18/2024	181218	UNIVAR SOLUTIONS USA INC	\$805.45	5261203	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/18/2024	181218	UNIVAR SOLUTIONS USA INC	\$476.01	52621200	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/18/2024	181218	UNIVAR SOLUTIONS USA INC	\$732.32	52621199	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/18/2024	181218	UNIVAR SOLUTIONS USA INC	\$292.93	52628448	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/18/2024	181218	UNIVAR SOLUTIONS USA INC	\$617.86	52628447	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/18/2024	181218	UNIVAR SOLUTIONS USA INC	\$476.01	52638473	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/18/2024	181218	UNIVAR SOLUTIONS USA INC	\$1,244.95	52638475	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/18/2024	181218	UNIVAR SOLUTIONS USA INC	\$402.78	52638476	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/18/2024	181218	UNIVAR SOLUTIONS USA INC	\$482.14	52638477	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/18/2024	181218	UNIVAR SOLUTIONS USA INC	\$1,135.10	52638478	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/18/2024	181218	UNIVAR SOLUTIONS USA INC	\$885.99	52638479	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	12/18/2024	181218	UNIVAR SOLUTIONS USA INC	\$1,028.57	52642336	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	12/18/2024	181218	UNIVAR SOLUTIONS USA INC	\$549.24	52642335	BPO/CHLORINE
	799000 MATERIALS/SUPP'S/INVENTORY	12/4/2024	180863	BADGER METER INC	(\$4,165.23)	90057990	BADGER METERS - METERS FO
	799000 MATERIALS/SUPP'S/INVENTORY	12/4/2024	180863	BADGER METER INC	\$3,978.98	1682942	BADGER METERS - METERS FO
	799000 MATERIALS/SUPP'S/INVENTORY	12/4/2024	180863	BADGER METER INC	\$16,301.45	1684280	BADGER METERS - METERS FO
	799000 MATERIALS/SUPP'S/INVENTORY	12/4/2024	180971	PACE SUPPLY CORP	\$459.12	199996359	BPO/PARTS AND SUPPLIES
	799000 MATERIALS/SUPP'S/INVENTORY	12/4/2024	180971	PACE SUPPLY CORP	\$746.97	1910003257-1	BPO/PARTS AND SUPPLIES
	799000 MATERIALS/SUPP'S/INVENTORY	12/4/2024	180971	PACE SUPPLY CORP	\$403.80	1910003257	BPO/PARTS AND SUPPLIES
	799000 MATERIALS/SUPP'S/INVENTORY	12/18/2024	181175	PACE SUPPLY CORP	\$6,035.17	199715461	BPO/PARTS AND SUPPLIES
	799000 MATERIALS/SUPP'S/INVENTORY	12/18/2024	181175	PACE SUPPLY CORP	\$86.96	199963003	BPO/PARTS AND SUPPLIES
	DIVISION/ORG TOTAL 20810000 - WATER OPERATIONS				\$69,449.53		
21810000 TRANSPORTN FACLTY IMP FEE	820640 12TH AV WID/SPRINGCREST-S	12/18/2024	181185	QUAD KNOFF, INC	\$1,216.55	125674	PROJECT 240216/ PHASE: 01
	823619 LACEY WIDEN/RECON/10TH-SI	12/18/2024	181185	QUAD KNOFF, INC	\$18,223.26	125694	Eng. & Design Services Ea
	DIVISION/ORG TOTAL 21810000 - TRANSPORTN FACLTY IMP FEE				\$19,439.81		
26650000 GAS TAX - 2103	823618 PAVEMENT RESURFACING TREA	12/4/2024	181022	VSS INTERNATIONAL INC	\$15,940.65	823618 RETENTION	SINGLE FIBERIZED MICRO SU
	DIVISION/ORG TOTAL 26650000 - GAS TAX - 2103				\$15,940.65		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
29100000 WATER CAPITAL & RESERVE	823637 NEW WATER SUPPLY WELL	12/18/2024	181184	PROVOST & PRITCHARD CONSULTING GRP	\$3,985.10	115354	Site Facility Design: Wel
DIVISION/ORG TOTAL 29100000 - WATER CAPITAL & RESERVE					\$3,985.10		
		TOTAL AMOUNTS FOR CHECKS:			\$2,198,772.35		



AGENDA STAFF REPORT

MEETING DATE: 1/21/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Award and authorization for the City Manager to enter into a professional services agreement with Dudek for professional urban forestry consulting services in the amount of \$368,420.40 for Hanford Goes Green Project through the USDA Forest Service Urban and Community Forestry Inflation Reduction Act Grant Program.

RECOMMENDATION:

Recommendation: The Council award and authorize for the City Manager to enter into a professional services agreement with Dudek for professional urban forestry consulting services in the amount of \$368,420.40 for Hanford Goes Green Project through the USDA Forest Service Urban and Community Forestry Inflation Reduction Act Grant Program..

Recommended Motion: I move to award and authorize for the City Manager to enter into a professional services agreement with Dudek for professional urban forestry consulting services in the amount of \$368,420.40 for Hanford Goes Green Project through the USDA Forest Service Urban and Community Forestry Inflation Reduction Act Grant Program.

BACKGROUND:

In September 2024, the City of Hanford was awarded \$1,000,000 for the Hanford Goes Green (CIP #825613) funded by the USDA Forest Service Urban and Community Forestry Inflation Reduction Act Grant Program. An integral component of the program's scope of work is to complete a comprehensive tree inventory, tree canopy assessment, urban forestry program background and operations review, and community engagement, leading to the completion of the Urban Forest Master Plan, which will guide the future of the City's Urban Forest Program.

The Hanford Goes Green Project aims to establish a comprehensive Urban Forest Master Plan detailing a strategic and implementation framework to guide the City's future urban forestry efforts. The key deliverables for these consulting services are:

1. Tree Inventory (20,000 trees)
2. Tree Canopy Assessment
3. Urban Forestry Program Background and Operations Review
4. Community Engagement
5. Urban Forest Master Plan
6. Meetings and Quality Assurance

See attached Scope of Work, Project Budget, and Project Timeline

Procurement Process

Working with the Purchasing Agent, the Request for Proposals (RFP) was released via the Bidnet online procurement system on September 5, 2023. On October 3, 2024, the city received four proposals:

- Arbor Pro, Inc.
- Dudek
- Eocene Enviromental Group, Inc.
- Westcoast Arborist, Inc.

All proposals were independently evaluated using the criteria detailed in the RFP. The proposals with the highest rating scores will be forwarded to the interview evaluation phase.

The top three consulting firms invited to the interview were:

- Arbor Pro, Inc
- Dudek
- Westcoast Arborists, Inc

The oral interviews were conducted virtually (online). Each organization was allotted 45 minutes. Four independent evaluators rated and scored the responses.

The Final point totals were as follows:

Dudek	368
Arbor Pro, Inc	354
Westcoast Arborist Inc.	330

Dudek is being recommended for the award agreement based on their scoring during the evaluation process.

The contract for urban forestry professional consulting services is funded 100% through the USDA Forest Service Urban and Community Forestry Inflation Act Reduction grant, which the City Council appropriated under the Hanford Goes Green Project (CIP #825613). There is no fiscal impact on the General Fund.

ATTACHMENTS:

1. HanfordUrban Forestry Consulting Services Proposal

Hanford UFMP Proposed Project Approach

Project Understanding

Dudek understands that the City of Hanford (City) seeks to create a 30-year Urban Forest Master Plan (UFMP) that includes a street tree inventory, a comprehensive tree canopy analysis, updates to City tree ordinances, engagement with the community, and development of tree canopy goals with specific achievable milestones for the next 5, 10, and 30 years. Each city developing a UFMP is unique and faces different obstacles when progressing toward sustainable urban forest management. The City has noted that its urban forestry grant is meant to establish a comprehensive urban forestry program to address tree equity, extreme heat, workforce development and community engagement. The project team is committed to creating a long-term UFMP that will allow the City to effectively manage and improve its urban forest equitably, and plan for future impacts from climate change, budget limitations, and urban growth.

Project Approach

INVENTORY

Dudek will first discuss the proposed tree inventory data collection fields with City staff to inform the inventory process. Dudek's International Society of Arboriculture (ISA)-Certified arborists and tree inventory specialists will perform a physical inventory of the trees using geographic information system (GIS) data, collecting tree location and arboricultural attribute information of all "street trees" (located between the curb and adjacent sidewalk) and all "public trees" (located on City-owned property including parks, rights-of-way, pathways, and surrounding public facilities). The California Department of Forestry and Fire Protection minimum data collection attributes for urban tree inventories will be collected, including location coordinates, address, block side, species, diameter at standard height, and condition. Any other attributes desired for collection will be discussed during the project kickoff meeting. Dudek anticipates inventorying up to 25,000 locations, including tree sites, stumps, and potential vacant sites.

Tree location mapping will be completed using the Esri Field Maps for ArcGIS software. Tree inventory specialists will utilize external SXblue II+ receivers to achieve submeter tree-location accuracy in real time. Because tree canopies and buildings can cause loss of satellite lock if they block the line of sight to satellites, the SXblue II+ receivers will work where GPS receivers struggle. Digital tree location, tree attribute, and feature position information will be stored and managed in the field and updated to the cloud in real time.

URBAN FOREST MASTER PLAN

Dudek will bring proven strategies based on best practices from our previous UFMP projects for municipal clients and will work with the City to develop effective methods to care for its urban forest. Our graphic designers and visual storytellers communicate important UFMP topics in easy-to-understand infographics for both seasoned urban foresters and the public alike. The final UFMP will clearly and concisely present the complexities of urban forest management to a variety of audiences. The City can count on Dudek to lead the development of a UFMP that has specific, implementable, and measurable goals that meet the needs of current urban forestry challenges and are informed by community engagement.

Scope of Work

Task 1: Tree Inventory

Task 1.1: Tree Inventory Data Collection

Dudek will deploy a team of highly qualified urban foresters, led by our ISA-Certified and Tree Risk Assessment Qualification (TRAQ) Arborists to execute the tree inventory phase of the project. Dudek is well equipped to collect an accurate and detailed inventory of at least 20,000 City-owned trees, providing thorough assessment of each site and maintenance recommendations, as necessary. Their project work plan includes collaborating closely with City officials to accurately collect proposed tree attributes and compiling the database using Dudek software. The tree inventory lead will conduct quality assurance to verify superior data accuracy. The entire inventory will be accessible via our cloud-based management software, with dedicated GIS analyst support. Additionally, the tree inventory data will be available in various formats, such as Microsoft Excel, Esri Shapefile, and Geodatabase, which can be exported to the City's future tree inventory management software, TreePlotter. The inventory will be completed within six months of the project kickoff meeting.

Data Collection

During data collection, Dudek will conduct thorough assessments of trees on all designated sites and will inventory stumps and vacant planting sites. During data collection, ISA Certified Arborists will identify any trees that may need a Level 2 TRAQ assessment, which will be addressed in the risk reduction plan of this scope of work. The Dudek team will meticulously evaluate each tree's condition and seamlessly input data directly into Dudek software, using iPads for efficient recording. Leveraging cutting-edge GIS technology, the Dudek team will accurately map data points to ensure submeter horizontal accuracy. Additionally, each arborist will be equipped with a tape to measure diameter at standard height, clinometer, laser range finder, GPS unit, and other necessary tools to facilitate comprehensive assessments. Dudek ensures that no harm is inflicted on City trees and properties during updates and assessments. Dudek field staff will be outfitted in personal protective equipment aligning with the American National Standards Institute Z133 Standard for tree work, including high-visibility safety vests, hard hats, safety glasses, and boots. Additionally, company vehicles will be equipped with first-aid kits, fire extinguishers, and safety cones.

Data Fields

Dudek has completed numerous large-scale tree inventories for state- and federally funded grant projects. All data fields listed in the Request for Proposal will be included, and additional data fields and definitions can be modified, per the City's request, during the kickoff meeting.

Tree Health Assessment

The condition of each tree will be assessed according to the ISA rating system and aligned with the health conditions provided in the Request for Proposal. The Dudek team will utilize the industry standard definitions for tree condition. During the kickoff meeting, the team will discuss these definitions with City staff to verify alignment and make any necessary adjustments. This collaborative approach ensures accuracy and meets the City's specific requirements.

Quality Assurance

Dudek's quality assurance/quality control program consists of senior staff oversight and administrative management. We are committed to engaging in clear communication and cooperation with the City, holding

regular conference calls and preparing agendas to assist teams in clarifying any issues and proceeding with the work in a unified manner. We use check-in meetings with our project teams to allocate resources properly and according to the City's schedule constraints. When working on several concurrent projects, we identify areas where information sharing can reduce the time, budget, or work needed to produce deliverables.

Tree Planting Site Identification

As part of the tree inventory work, Dudek staff will identify and map new tree planting sites of various sizes (3 to 4 ft, 5 to 7 ft, and greater than 7 ft), from both existing vacant tree sites and new potential tree planting locations. These identified planting sites will later be cross-referenced with the analyses in Tasks 2.1.5 and 2.1.6 to create a prioritized list of tree planting locations, which will be used by the City as a guide on where to plant 600 new trees with their subcontractor Sequoia Conservation Corps.

Task 1.2: Tree Inventory Summary Report

Upon completion of the tree inventory, Dudek will furnish a comprehensive inventory summary report to the City. This report will include a final narrative summarizing the data collection process, basic inventory statistics, and the identification of high-risk trees requiring priority removal. Furthermore, the report will define terms used during data collection to enhance the utility of the inventory. This ensures clarity and understanding of the inventory findings, facilitating informed decision-making by the City.

Task 1.3: Data Preparation for Tree Inventory Management Software

Prior to the start of the tree inventory fieldwork, Dudek's GIS team will coordinate with the City to ensure that the data being collected with the Esri Field Maps application by Dudek field staff aligns with essential data fields used in the Tree Plotter software. Following the completion of the tree inventory data collection task, Dudek GIS staff will review, clean and prepare the data to be exported in a format compatible with the City's TreePlotter software.

Objectives

- Complete a full tree inventory of the City's 20,000-plus publicly managed trees, stumps, and vacant sites, to provide accurate data on which to base management decisions
- Identify new tree sites for the City's future tree planting efforts

Work Products

- SHP file compatible with ArcGIS and TreePlotter that includes all collected tree attribute data
- Inventory Summary Report

Assumptions

- The City estimates that they manage at least 20,000 tree locations, and to account for additional trees beyond this initial estimate, the cost associated with the tree inventory is based on 25,000 locations

Task 2: Resource Assessment and Analysis

Task 2.1: Tree Canopy Assessment

Task 2.1.2: Current Tree Canopy Assessment

Dudek will analyze canopy cover data from 2022, sourced from the TreePlotter national treecover.us website, focusing on urban canopy within city limits and other specified boundaries, including urban areas, census tracts, and census blocks. These results, presented in both acres and percentage terms, will be assessed to understand tree distribution and density. If additional boundaries are required by the City, Dudek will calculate estimates based on the new boundaries provided.

Task 2.1.3: Historical Tree Canopy Change Analysis

Following the Current Tree Canopy Analysis (Task 2.1.2), Dudek will complete an historical analysis by comparing the 2022 canopy cover data with the 2016 data, sourced from the TreePlotter website. The 6-year comparison across the various urban boundaries will help evaluate trends in canopy cover growth or decline and identify specific areas in the City where these changes have occurred. This analysis will provide valuable insight in determining if current management practices, ordinances, and policies are effectively preserving and maintaining trees and will inform recommendations to update management strategies to increase canopy cover where decline is observed.

Task 2.1.4: Canopy Growth Analysis

The Current Tree Canopy Analysis (Task 2.1.2) provides a snapshot of canopy conditions at the time imagery was collected and does not account for future growth or potential increases or losses. To address this limitation, Dudek will conduct a growth analysis using the collected tree inventory data from Task 1.1 that will include estimates of future canopy expansion from existing inventoried trees and consider scenarios where all viable vacant sites are planted. Additionally, the analysis will estimate potential canopy increases by planting in identified potential planting areas. By integrating these estimates, the analysis will help establish realistic canopy cover goals and tree planting targets, ensuring that future growth potential is considered in the City's planning and management strategies.

Task 2.1.5: Possible Planting Areas

The planting opportunity data cannot be exported or downloaded directly from the treecanopy.us website; therefore, Dudek will manually document this data for the City by census block to identify potential areas for tree planting. It is important to note that the planting opportunities feature on the website does not consider land uses unsuitable for tree planting, such as sports fields and non-tarmac areas of airport runways. Dudek will consider these areas as part of the analysis and modify the opportunity metric if deemed necessary. The identification of possible planting areas will be a collaborative effort with the City. This collaboration will help refine and validate planting areas based on local knowledge and additional criteria. The final deliverable will include a detailed map highlighting the identified potential planting areas.

Task 2.1.6: Urban Heat Island and Priority Planting Analysis

Those living within areas of the City with low canopy cover experience higher temperatures due to the urban heat island effect, in which hardscape such as roads, buildings, and parking lots absorb heat throughout the day and slowly release heat at night. The goal of the priority planting analysis is to achieve equitable canopy cover by identifying areas within the City where resources are needed most and where their deployment would provide the greatest community benefit. Similar to the analysis in Task 2.1.5, Dudek staff will need to manually document urban heat island, vulnerable populations, and priority data from the treecanopy.us website. Once the manual data documentation is complete, Dudek staff will cross-reference these data with the most recent data available, assess any disparities, and create a map of areas prioritized for planting. This analysis will prioritize areas based on criteria such as canopy cover, vulnerable populations, land cover types, and heat exposure. The analysis will use these data to determine if census blocks are lacking tree canopy and other ecosystem services provided by trees (e.g., stormwater capture) and whether these deficits disproportionately impact certain parts of the community. Discussions with City staff and the community will explore strategic tree planting opportunities across various settings, including private properties, school grounds, parking lots, open spaces, and commercial and transportation corridors.

Task 2.1.7: Establish Tree Canopy Goals

A measurable and achievable canopy cover goal will be established based on the findings from the tree canopy assessment, City resources analysis, and discussions with City staff. The development of these goals will consider a range of factors, including viable planting sites, potential planting areas, equitable tree distribution, and prioritization metrics.

The UFMP process will establish a 30-year canopy cover goal for the City, calculate tree planting scenarios and metrics required to achieve the canopy cover goal, and develop a long-term planting plan with assigned action items. Goals will be set for tree planting scenarios for 5-, 10-, and 20-year marks. These incremental goals support the longer 30-year goals of the UFMP. These calculations indicate how many trees will need to be planted each year to meet canopy and stocking level goals.

Task 2.1.8: Relative Tree Health and Climate Vulnerability Analysis

Dudek will analyze the tree inventory to identify its species composition, health and age distribution, overall condition, and vulnerability to future climate conditions. The analysis will provide a framework for determining if the City is maintaining a healthy, safe, and climate-resilient tree inventory. Results from the analysis will identify tree management recommendations that target specific problems and help form the basis of incremental milestone goals. In addition, the results will inform the development of management recommendations for tree removal, tree planting, trimming cycle adjustments, budget establishment, and related maintenance activities.

Task 2.1.9: Environmental Services and Economic Value of Current Inventory

Dudek will use i-Tree software to analyze the tree inventory and calculate the economic value of the City's urban forest and the cost benefits of strategic tree and forest investments. The ecosystem services we will examine include carbon sequestration, average pollutant capture, avoided runoff, avoided emissions, and structural and functional value. Dollar amounts will be provided for these benefits, which will be useful for education, long-term planning, and securing tree program funding. We will calculate the City's return on investment into its urban forest by measuring the current level of investment (ongoing maintenance and management-related costs) against what the City receives in ecosystem services and the urban forest's asset value.

Task 2.1.10: City Tree Inventory Analysis and Tree Canopy Assessment Report

A comprehensive City Tree Inventory Analysis and Tree Canopy Assessment Report will be prepared, detailing all results and methodologies included for these two assessments. This report will provide a thorough overview of the current state of the tree inventory and canopy coverage, as well as results from the canopy growth analysis, guiding future tree canopy goals, assessing tree equity, and addressing climate change impacts through urban forestry. This report will serve as an addendum to the UFMP and will be crafted as a public-facing communication tool. It will outline how tree planting will be prioritized throughout the City, presenting a clear and targeted plan based on available planting spaces identified in Task 2.1.

Objectives

- Analyze current and historical canopy data to identify trends and changes in the City's urban forest over time
- Analyze the collected tree inventory data to understand the environmental value and sustainability of the City's public trees
- Identify priority planting areas and canopy cover goals for the City

Work Products

- All data created as part of the tree canopy assessment, possible planting areas, and prioritized planting layers (provided as shapefile, geodatabase, or an alternative format, as required)
- City Tree Inventory and Tree Canopy Assessment Report

Assumptions

- The City will provide shapefiles and/or Excel files for the following data:
 - City boundaries, including city limits and other relevant boundary layers
 - Additional ancillary spatial data required for the analyses, such as the locations of buildings, roads, water bodies, agricultural areas, and recreational areas

Task 3: Urban Forestry Program Background and Operations Review

Task 3.1: Review of City Ordinances, Planning Documents, and Best Management Practices

Task 3.1.1: Review and Recommendations for City Tree Ordinances and Policies

For this task, Dudek will focus on a comprehensive review of the City's Tree Preservation Ordinances (12.12.020 and 12.12.300) and related municipal codes to confirm that they meet the standards of sustainable urban forest management. We will review the ordinances and codes to understand if they have clearly defined parameters for when a tree is considered protected and the process by which requests for the removal of preserved trees are considered. We will also examine if replacement planting requirements are directed toward the urban forest goals of the City and if penalties are sufficient to deter violation of the ordinances. With review, the Dudek team will recommend revisions to the ordinances to achieve the City's future urban forest vision.

Although each city and the effectiveness of its ordinances are unique to the community, understanding the tree protection parameters in similar cities will help the City determine what may be appropriate for its community. Dudek will provide a comparative analysis of nearby municipal urban forest programs and ordinances to evaluate how the City's ordinances compare.

Task 3.1.2: Review of Existing Planning Documents

Dudek will conduct a comprehensive review of the City's urban forest policies and planning documents, including the General Plan and other related City documents. This review seeks to clarify current planning strategies and identify areas for improvement, to support the City's sustainable urban forest management program.

Task 3.1.3: Identify Best Management Practices

Development of this section of the UFMP will include a review of City best management practices, standards, details, and design practices that relate to trees within the City, including, but not limited to, tree planting, young tree care, irrigation, tree pruning techniques and frequency, nursery inspection, and tree protection during construction. Existing management practices will be measured against ISA and American National Standards Institute standards, current research, and the project team's industry experience.

Based on this review process, we will document the City's current maintenance procedures, provide a summary of our analysis and comparable City standards, make recommendations for altering the maintenance strategies based on best practices, and provide justification for the recommended revisions. Dudek will use the analysis to work with the City on developing best management practices tailored to the City.

Task 3.1.4: Recommended Tree Species List

Dudek will review the City's current approved tree list and develop a comprehensive tree species list to be used as a reference for all future tree plantings. The tree species list will be presented in spreadsheet form, with several key attributes included for each species of tree; it will be a field-ready resource that will help staff, community members, and other interested parties to choose the right tree for any given site.

The list of recommended tree species will be suitable for the City's current environmental conditions and for anticipated conditions associated with a changing climate. To complete this task, Dudek will utilize the tree inventory data, water use classification of landscape species research, climate change research, and Cal Poly's SelecTree resource to assess the following in relation to specific tree species:

- Suitability for a specific site
- Suitability for future climate conditions
- Minimization of water use
- Pest and disease issues
- Achievement of urban forest sustainability goals

Task 3.2: Organizational and Management Structure

Task 3.2.1: Department Interviews

Group interviews with representatives from City departments involved in the planning, management, design, or maintenance of the urban forest; tree preservation; and green infrastructure design help the project team understand the needs of the management program. City staff will provide insight on day-to-day operations, challenges, and opportunities to help identify efficiency improvements that are feasible within current capacity, as well as support that would require more resources. The department interviews will discuss the following:

- Responsibilities for the planning and management of the urban forest and enforcement of City tree protection regulations
- Internal protocol and processes for tree removal requests, pruning, use of inventory database and GIS, and other maintenance and tree planting activities conducted by the departments
- Potential future tree management or planting activities
- City ordinances, regulations, and permits in place that affect tree management, protection, removal, or planting
- Goals, policies, and priorities of each department that relate to tree management, protection, or planting
- Governance structure, staff capacity, and internal efficiencies/deficiencies
- Challenges with current City procedures and protocols
- Urban forest program funding
- Establishment of irrigation and landscape standards

We will provide meeting minutes summarizing the major discussions from each interview. We expect that up to eight interviews will be needed for this task. This information will be an important component in developing the management goals of the UFMP.

Task 3.2.2: Governance Structure and Staffing Levels

Sustainable management of a City's tree inventory depends on appropriate budget and staffing levels. For this task, Dudek will first identify the current governance structure of City tree management, the departments and staff involved, and their roles in tree management. The review will determine if the current structure is sufficient to support the City's urban forestry goals, or if enhancement is needed in staffing levels, staff training, or efficiencies in interdepartmental communications for the most effective implementation of programs and policies.

Task 3.2.3: Development of Contract Specifications for Long-Term Tree Care

The Dudek team brings experience working with municipal contractors to develop contract specifications and operational process that foster clarity and accountability of tree maintenance work performed in Hanford.

The specifications will align with ISA BMP and American National Standards Institute (ANSI) Standards, and an appendix with an illustrated guide and narrative of performing tree care to standard will be included for field staff. Contract language will clearly state the roles and responsibilities of each party involved and identify the City as the decision-maker on tree maintenance tasks. When staff is identified as the decision-maker, they ensure that each tree maintenance decision is made in the context of the greater urban forestry goals of the City.

Effective contractor specifications will consider operational processes that can be completed efficiently within the current operational capacity of the contractor. This may include updating tree attributes in inventory data as maintenance is performed, updating inventory data as trees are removed and become vacant sites, and a notification procedure from the contractor to the City when trees are identified as needing further assessment. Dudek and the City will discuss new parameters being added to tree maintenance contracts such as tree care for wildlife and urban wood reuse policies, to see if these specifications are appropriate for the City.

Dudek brings experience providing procedural guidelines focused on transparency and to ensure staff is practicing due diligence in implementing urban forestry policies as intended. Managing contractors and ensuring quality tree care necessitate resources to provide oversight of contractor work on a day-to-day basis. Resource needs identified as part of the contractor specification will be considered for staffing recommendations.

Task 3.2.4: Budget Analysis

Dudek will conduct an analysis of the City's tree program over the past 5 years to understand how funding has previously been allocated. The analysis will consider costs by annual performance measurements of management actions, such as number of trees planted, cared for, pruned, and removed, in addition to other metrics. The analysis will estimate the cost for the City to complete each of the listed management tasks. Following this review, Dudek will determine if the current budget and level of staffing will support the implementation of the City's recommended urban forestry goals and will provide a recommended budget, staffing needs list, and a list of potential funding sources, including state and federal grant funding.

Task 3.3: Background and Operations Report

Dudek staff will use the analyses performed in Tasks 3.1 through 3.2.4 to document the City's current budget, management, and operational procedures involving trees and will identify any major challenges posed by current management practices or by local environmental and climate constraints affecting the City's tree canopy. We will then provide a summary of our analysis and a comparison with the urban forestry programs of other cities, make

recommendations for altering the maintenance strategies based on best practices, and provide justification for the recommended revisions. Dudek will use the analysis to develop best management practices and a potential list of funding opportunities specifically for the City.

Objectives

- Review and make recommendations for the City's current tree ordinances, planning documents, and best management practices to ensure that they meet the standards of sustainable urban forest management
- Document and analyze the effectiveness of the City's current staffing structure, operations and budget in managing the urban forest, and make recommendations for improvements.
- Develop a recommended tree species list specific to Hanford with considerations for projected climate change impacts, water use, and available spacing
- Ensuring future contractor specifications are detailed, specific, and transparent

Work Products

- Up to eight department interviews and summaries of interviews
- Flow chart of governance structure
- 5-year budget analysis and cost per tree management task
- Recommendations for updates to the City tree ordinances and Municipal Code
- Tree Guide for Residents and Property Owners
- Contractor specifications and appendix for field staff
- Background and operations report for the urban forestry program

Assumptions

- The City will provide contact information for department interviews
- The City will provide data/documents for analysis, including existing City documents and plans, budgetary information, tree ordinances, and work records

Task 4: Community Engagement

Long-term public participation and education are vital steps in creating an actionable UFMP that serves the community. Our public engagement approach is directed toward soliciting community opinions specific to urban forest priorities, goals, and stewardship. During the public engagement process, Dudek will ensure that those affected by urban forest management decisions have an opportunity to voice their priorities. Dudek recognizes that each city is unique and requires a tailor-made engagement plan to address community needs and gain buy-in. The consultant team and City staff will identify interested parties, key residents, and/or organizations for engagement to foster diverse community member participation and identify public partnership and education avenues.

Dudek shares the City's commitment to community engagement that achieves a high level of statistical validity and adequately represents the community's values. Dudek will establish representative samples and use clear and unbiased questions, multiple data collection methods, careful analysis, and transparent reporting. By doing so, the City will be assured that the engagement conducted during this project accurately represents the community's opinions and priorities. Our dedication to statistical validity will ensure robust community engagement through every step, from planning to analysis.

The following community outreach activities are modeled on the International Association for Public Participation's core values and public participation goals:

- **Inform:** To provide the public with balanced and objective information to assist in understanding the problems, alternatives, and/or solutions
- **Consult:** To obtain public feedback on analysis, alternatives, and/or decisions
- **Involve:** To work directly with the public throughout the process to verify that public concerns and aspirations are consistently understood and considered
- **Collaborate:** To partner with the public in each aspect of the process, including the development of alternatives and the identification of the preferred solution
- **Empower:** To place final decision-making in the hands of the public

Task 4.1: Public Outreach Plan

Communication and engagement are foundational to successful planning projects and processes. Our engagement approach is always tailored to the specific communities in which we work and is centered on equity. Community engagement will include the development of a strategic public outreach plan, with emphasis placed on historically underrepresented, disadvantaged communities. This plan will serve as a roadmap by highlighting strategies and tasks that will help the City achieve its goals and objectives by creating an inclusive process in the development of its UFMP and updates to relevant ordinances, in compliance with U.S. Department of Agriculture Forest Service grant funding requirements. Engagement efforts will be a collaborative effort between the Dudek team and City staff.

Dudek will provide technical support for each in-person engagement event. Wherever feasible, in-person events will be combined with other project tasks listed in this proposal to maximize the value of each visit. All proposed engagement tasks will be discussed with the City prior to finalization so that each visit maximizes value to the project. Dudek will then draft and submit a public outreach plan to the City that will summarize all the planned outreach and engagement events and presentations within 3 months of the project kickoff meeting.

Task 4.2: In-Person Engagement

Task 4.2.1: In-Person Engagement Sessions

Engaging the community at in-person events helps the consulting team better understand public perspectives and priorities related to tree and urban forest management. In-person outreach efforts will be open to all but specifically targeted to communities who experience challenges in participating in web-based outreach activities, such as a virtual meeting or online survey. All outreach materials will be offered in both English and Spanish. Dudek will work with the City and interested parties to identify and reach these communities through existing public events, such as farmers' markets, community events, or neighborhood association meetings. Dudek anticipates conducting four public outreach events.

The first three outreach events will be held during the initial information-gathering phase of the project. Dudek staff will be in attendance and provide interactive educational boards, as well as brainstorming activities, to better understand the community's opinions of trees and provide information about the UFMP process. Hard copies of the online survey (described below) will be made available in both English and Spanish for in-person engagement.

The fourth public outreach event will occur during the public comment period of the draft UFMP. At these events, Dudek will highlight the UFMP's key findings, vision statement, guiding principles, and the strategic plan for future urban forest management to encourage discussion and feedback on the UFMP findings and goals. These engagement events allow for the draft UFMP to be adjusted to ensure its reflection of community values prior to finalization. Interested parties will be encouraged to provide written comments to further refine the draft UFMP. Following the public outreach events, we will deliver a summary report to the City on the public input received.

Throughout the engagement process, community members will be encouraged to share the obstacles and opportunities related to growing and maintaining trees on their property and the challenges and successes they observe with City tree management. Members of the community have a direct relationship with the City's urban forest and are key to developing the vision, guiding principles, goals, and objectives of the UFMP.

Task 4.2.2: Urban Forest Community Education Open House

Dudek will coordinate and host one urban forest community education open house event to educate City community members about the City's urban forest, tree protection ordinances, and management planning efforts. The Urban Forest Open House will take place on a day and time that City staff determine would yield maximum participation across all City sectors and demographics, including disadvantaged communities. The event will run approximately 2 to 3 hours to allow ample time for activities to help community members understand their role in the success of the UFMP, how they will be impacted by updates to ordinances and legal codes, and deep conversations about the important issues that interested parties want to address. All materials will be presented in both English and Spanish.

The Urban Forest Open House will serve as an informative and interactive event, designed to educate the community while actively gathering feedback. Community members will be led through a series of guided exercises to identify and understand key successes, barriers, and desires for the City's urban forest. They will be guided through educational posters and activities; provided with take-home materials, including informational flyers and postcards with links to the online survey; given a space to share the obstacles and opportunities related to growing and maintaining trees on their property; and the opportunity to discuss the challenges and successes they observe with City tree management. The product of the event will be a completed strengths, weaknesses, opportunities, and threats analysis of the City's urban forest, ensuring that the vision, guiding principles, goals, and objectives of the UFMP reflect the values and concerns expressed at the open house.

Task 4.3: Online Engagement Activities

Task 4.3.1: Online Survey

Utilizing online surveys results in significantly higher public input than surveys conducted during in-person engagement and offers a broader range of input on specific questions of importance to the City. To gather the maximum amount of public feedback, Dudek will develop and host an online survey using the Esri Survey 123 platform in both English and Spanish. Questions will consist of topics related to urban forest values, perceived benefits of trees, understanding of the current City urban forestry ordinances and tree removal process, and ways the City can support community tree planting efforts. Demographic questions will be included to ensure that the survey is equitably distributed and representative of the City's community members. Results of the surveys will be compiled in an electronic file, summarized, and included in the UFMP.

Task 4.3.2: Working Group

Urban forest management within any city includes multiple actors across all levels of city staff, elected officials, community organizations, and individual community members, with each actor playing a different role in creating a healthy urban forest. Dudek will assist the City in assembling a working group designed to provide invested community members with a role in creating a management plan that addresses their priorities, issues, and goals. A UFMP that reflects community priorities is more likely to be implemented upon completion and more likely to result in achieving the goals of the City urban forestry program.

Working group members will be selected based on criteria developed by Dudek and the City and in partnership with local nonprofit organizations, to verify that a broad range of City staff, elected officials, community-based organizations, and community members are represented. The objectives of the working group meetings will be the following:

- Create a vision statement for the City's urban forest
- Identify priority issues to address in the UFMP
- Develop short-, medium-, and long-term goals
- Identify priority needs to address through public education
- Develop a strategy for public education
- Review the 80% complete version of the draft UFMP document

Four working group meetings will be held throughout the development of the UFMP to meet these goals and objectives. Dudek will facilitate working group meetings and share relevant research and information to assist in developing the UFMP goals.

Task 4.3.3: Social Media and Supporting Materials

The Dudek Marketing and Graphic teams will prepare outreach materials that will communicate project insights and goals through infographics. Using input from key interested parties and the City, we will identify strategic social media outlets for these outreach materials, such as Instagram, Facebook, X (formerly Twitter), LinkedIn, or the City's website, to engage the public in the UFMP process.

Task 4.3.4: Ongoing Outreach Strategies

The City of Hanford and the passthrough entity GreenLatinos recognize that the community will play a large role in tree planting, maintenance, advocacy, and resources of trees in Hanford over time.

To foster this level of support and advocacy, Dudek will develop a comprehensive framework to enhance community outreach and awareness of the urban forest and its benefits throughout the life of the City's grant program. This framework will include strategies for leveraging social media, local newsletters, school programs, and community partnerships to provide updates to the Hanford Goes Green program and facilitate sustained engagement. Engagement opportunities for individuals or groups may include annual Arbor Day Celebrations, volunteer tree planting or tree watering events, arborist led tree tours, or Adopt-A-Tree canvassing campaigns.

Collaboration and partnership will be a key component of fostering community advocacy for Hanford's future urban forest. Exploring partnerships with local nonprofit organizations, community-based organizations, and educational institutions will engage groups who may not traditionally involved urban forestry efforts. Location-based organizations like Main Street Hanford can be engaged to invest in urban forestry resources for their specific location.

Hanford's long-term urban forestry goals in providing reliable and valuable employment opportunities to the public means that the community's advocacy is necessary to support these efforts long-term. If Handford's urban forest is perceived as a shared community asset that provides heat protection and climate resilience, while also providing economic opportunity, City leadership will receive support from constituents on sufficiently funding the urban forestry program. Partnering with workforce development programs or local colleges may be an opportunity to share resources among the City and organizations with aligning objectives, to provide skilled urban forestry jobs as part of the Hanford Goes Green Program.

Task 4.4: City Webpage

Dudek will create educational infographics and provide project updates to be added to the City's website to further enhance community education about the value of the City's trees and encourage participation in the City urban forest program. Dudek's web design services will help enhance urban forestry's online presence and serve as a hub for all project updates, meeting notifications, UFMP documents, education materials, and urban forestry resources for residents.

Task 4.5: Tree Guide for Residents and Property Owners

Development of this tree guide will include simplifying ISA and ANSI standards, current research, and the experience of the consultant team into an easy-to-understand manual for residents and property owners on how to care for their urban trees. Dudek will provide clear, educational graphics and figures to go along with the practices and standards, and will cover how to properly plant, water, maintain, and prune trees. The manual will also include a section with relevant information from the City's Heritage Tree Ordinance and contact information for outside agencies for tree permit and maintenance services.

Objectives

- Gain a representative understanding of public perspectives and priorities related to tree and urban forest management by utilizing a series of in-person and virtual public outreach events and surveys.
- Inform the City's residents on the UFMP through events, social media, and a dedicated UFMP webpage.
- Educate the City's residents on proper urban tree care through the creation of a bilingual tree guide for trees on private property.
- Equip the City with long-term engagement strategies to continue fostering community advocacy and support for the urban forestry program after the end of the project term.

Work Products

- Public Engagement Plan
- Attendance at six in-person community events, including one Urban Forest Open House
- Online survey (English and Spanish) and summary of results
- Outreach materials for community events (English and Spanish)
- Social media content on UMFP process and public engagement opportunities
- Community feedback report summarizing the statistical results of the public engagement events and online survey
- Recommendations for identifying an urban forest community partner
- Webpage for UFMP and related project information

Assumptions

The City will:

- Help facilitate locations for public outreach events.
- Help facilitate a location for the Urban Forest Open House.
- Coordinate meeting dates for City subcommittee/council meetings.
- Identify members for the working group.
- Post the Dudek-provided social media content on its related platforms.

Task 5: Urban Forest Master Plan

Task 5.1: Outline

Dudek anticipates first developing a content outline organized by chapter before proceeding with the full UFMP document. The content outline will verify that the project fulfills the required elements and goals of the City. This content outline will be submitted to the City for review, and the final UFMP document will be developed following this outline.

Task 5.2: Strategic and Implementation Plans

Task 5.2.1: Strategic Plan Framework

Based on our comprehensive analyses, data synthesis, interviews, and community engagement activities, Dudek will create an actionable strategic plan for the City's urban forest that will guide its long-term vision. The strategic plan will follow a logical order and will include the following:

- **Vision:** A statement will be created to establish a vision for the future of the urban forest. This statement will verify that there is a common understanding of the UFMP outcome.
- **Guiding Principles:** Dudek will further refine the vision statement into specific categories based on City, working group, and community member values.
- **Goals:** Dudek will identify the outcomes that the City seeks to achieve for each guiding principle. Goals will be specific, measurable, attainable, realistic, and time sensitive.
- **Actions:** Dudek will identify specific tasks that contribute to the goals and that need to be completed to achieve the vision of the UFMP.

Task 5.2.2: Implementation Plan

Following the completion of the strategic plan, Dudek will work with the City and working group to develop an implementation plan that provides the framework for how the actions will be carried out. The implementation plan will prioritize objectives for the next 5, 10, 20, and 30 years; identify who will be responsible for verifying the objective is completed; and determine what costs or funding sources are needed to complete the objective. The goal of the implementation plan is to verify that the strategic plan is successfully carried out to achieve the City's long-term vision for its urban forest.

Task 5.2.3: Monitoring Plan

The UFMP is an adaptive document that necessitates periodic review to verify that goals and actions remain realistic and obtainable based on changes to the City's environmental and economic conditions. Dudek recommends using the Community Assessment and Goal-Setting Tool created by Vibrant Cities Lab as a main component of the monitoring plan. The tool provides a clearly defined process to measure and define successful implementation of UFMP goals and objectives.

Vibrant Cities Lab is a collaboration of the United States Forest Service, American Forests, and the National Association of Regional Councils, and serves as an online hub of urban forest and tree research, best practices, and planning tools (<http://vibrantcitieslab.com>). The Community Assessment and Goal-Setting Tool is based on research on urban forest sustainability and establishes criteria and indicators to measure urban forest sustainability. The tool enables the user to continuously monitor measurable outcomes to determine progress toward completing goals.

Task 5.3: Administrative Draft

Dudek will complete and submit an administrative draft of the UFMP to City staff for review within 24 months of the project kickoff. This document will be an 80% complete draft that will have a complete narrative but will not include finalized graphics or formatting. We request that the appropriate City personnel provide comments on the administrative draft within a 30-day time frame.

Task 5.4: Public Draft

Dudek will incorporate the edits received from City staff, add visual aids and graphics, and make the second (public) draft available for public review and comment. The public draft will be visually appealing and prioritize readability and communication to the public. Dudek will coordinate with the City to post the public draft on its website and other important media channels. Dudek will create a dedicated email address and set of public comment instructions to facilitate receipt and organization of public comments. The open period for public review and comment on the public draft of the UFMP will be 30 calendar days. The public draft will be submitted as an electronic copy in Adobe PDF and will include all figures, appendices, and visual aids.

Task 5.5: Final Draft

Following completion of the public draft review process, Dudek will develop the final draft of the UFMP and incorporate City and public comments. Dudek will submit the final version as an electronic copy in Adobe PDF and will include all figures, appendices, and visual aids.

Objectives

- Ensure the community has an opportunity to review and provide comments prior to finalization and adoption of the UFMP.
- Complete a comprehensive Urban Forest Master Plan with specific and measureable goals for improving its urban tree canopy that address the priorities of City staff and residents.

Work Products

- Outline
- 30-Year Strategic Plan
- Implementation Plan
- Monitoring Plan
- Final UFMP PDF document

Assumptions

- The City will provide written comments on the administrative draft UFMP within 30 days of delivery.
- The City will provide written comments of the final draft UFMP within 30 days of delivery.

Task 6: Meetings and Quality Assurance/Quality Control

Task 6.1: Kickoff Meeting

Dudek will initiate the project with a kickoff meeting between City staff and the project team to identify specific project goals, align public outreach expectations, confirm reporting and communication procedures, and request

necessary data for project start. Prior to the kickoff meeting, the project team will prepare a list of requests, including necessary data and key contacts for engagement. The project team will gain any remaining information through research efforts or further coordination with the City. An agenda will be prepared prior to the meeting and meeting minutes summarizing major topic discussions will be prepared by the project manager.

Task 6.2: Monthly Meetings

The project team will meet monthly (virtually) with City staff to discuss scope-of-work details, action items, and project progress, ensuring on-time completion of desired deliverables. Monthly meetings will act as the main communication method between the City and Dudek and will occur throughout the duration of the project. Additional project communication will occur, as necessary, via email or telephone. Dudek's Oakland staff will be available to attend up to two on-site meetings, as necessary.

Task 6.3: Government Meetings and Presentations

Dudek will present (in person) at a minimum of one Parks and Recreation Commission meeting and a minimum of two city council meetings to report on the UFMP process, results of the analysis, and recommendations for the urban forest program. The goal of the final presentation is for the city council to adopt the UFMP.

Task 6.4: Quality Assurance and Quality Control

Dudek Project Manager Kevin Cullinen will continuously track work progress, budgets, schedules, and deadlines, and coordinate with internal staff on analysis and project priorities to ensure the quality of project deliverables.

Objectives

- Ensure on-time completion of desired deliverables through regular meetings with City staff, and a quality control process by the UFMP Practice Director.
- Receive support and adoption of the final UFMP from the City Parks and Recreation Commission and city council.

Deliverables

- Agendas and minutes for each meeting, with action items
- PowerPoint presentation or similar visual materials, as necessary
- Presenting or leading meetings, as applicable
- Presentation at minimum of one Parks and Recreation Commission meeting
- Presentation at minimum of two city council meetings

Assumptions

- The City will coordinate meeting dates for Parks and Recreation Commission and city council meetings.

Project Timeline

Table 1. Project Timeline

[illegible]

Project Budget

Table 2. Project Budget

			Dudek Labor Hours and Rates														
		Project Team Role:	Senior Specialist II	Senior Specialist II	Specialist III	Analyst IV	Analyst IV	Analyst III	Analyst V	GIS Analyst IV	GIS Analyst IV	Creative Services IV	Technical Editor II	TOTAL DUDEK HOURS	DUDEK LABOR COSTS	OTHER DIRECT COSTS	TOTAL FEE
		Team Member:	Ryan Allen	Christopher Kallstrand	Kevin Cullinen	Jonah Malenfant	Jared Davis	Cameron Stecki	Alexandria Reed	Curtis Battle	Christopher Starbird	Joshua Becker	Kathryn Landoe				
		Billable Rate:	\$225.00	\$225.00	\$175.00	\$135.00	\$135.00	\$125.00	\$145.00	\$170.00	\$170.00	\$175.00	\$140.00				
Task 1	Tree Inventory																
1.1	Tree Inventory Data Collection			8		780	100				16			904	\$123,320.00	\$24,327.00	\$147,647.00
1.2	Tree Inventory Summary Report			4	4	8			8					24	\$3,840.00		\$3,840.00
1.3	Tree Inventory Management Software and Training			4	4	4				16	16			44	\$7,580.00		\$7,580.00
Subtotal Task 1				16	8	792	100		8	16	32			972	\$134,740.00	\$24,327.00	\$159,067.00
Task 2	Resource Assessment and Analysis																
2.1	Tree Canopy Assessment																
	2.1.1	Land Cover Classification and Metrics												0	\$0.00		\$0.00
	2.1.2	Current Tree Canopy Analysis			6				16					22	\$3,370.00		\$3,370.00
	2.1.3	Historic Tree Canopy Change Analysis			4				6					10	\$1,570.00		\$1,570.00
	2.1.4	Canopy Growth Analysis	1		4				16					21	\$3,245.00		\$3,245.00
	2.1.5	Possible Planting Areas	1		4				6					11	\$1,795.00		\$1,795.00
	2.1.6	Urban Heat Island, Equity, and Priority Planting Analysis			2				8	2				12	\$1,850.00		\$1,850.00
	2.1.7	Establish Tree Canopy Goals	2		6				10	4				22	\$3,630.00		\$3,630.00
	2.1.8	Relative Tree Health and Climate Vulnerability Analysis	1		6				16					23	\$3,595.00		\$3,595.00
	2.1.9	Environmental Services & Economic Value of Current Inventory			2			8	4					14	\$1,930.00		\$1,930.00
	2.1.10	City Tree Inventory Analysis & Tree Canopy Assessment Report	1	1	6			4	20	4		8		44	\$6,980.00		\$6,980.00
Subtotal Task 2			6	1	40			12	102	10		8		179	\$27,965.00		\$27,965.00
Task 3	Urban Forestry Program Background and Operations Review																
3.1	Review of City's Ordinances, Planning Documents, and BMPs																
	3.1.1	Review and Recommendations on the City's Tree Ordinances and Policy	4		20		60							84	\$12,500.00		\$12,500.00
	3.1.2	Review of Existing Planning Documents			8		12							20	\$3,020.00		\$3,020.00
	3.1.3	Identify Best Management Practices	1		4		12							17	\$2,545.00		\$2,545.00
	3.1.4	Recommended Tree Species List	2		4		16							22	\$3,310.00		\$3,310.00
3.2	Organizational and Management Structure																
	3.2.1	Department Interviews (8)	4		12		6	8						30	\$4,810.00		\$4,810.00
	3.2.2	Governance Structure and Staffing Levels	1		6			8						15	\$2,275.00		\$2,275.00

	3.2.3	Development of Contract Specifications for Long-Term Tree Care	2		6		6						14	\$2,310.00		\$2,310.00	
	3.2.4	Budget Analysis	1		8			16					25	\$3,625.00		\$3,625.00	
3.3	Background and Operations Report		1		6			16					23	\$3,275.00		\$3,275.00	
Subtotal Task 3			16		74		112	48					250	\$37,670.00		\$37,670.00	
Task 4	Community Engagement																
4.1	Public Outreach Plan		1		10		4						15	\$2,515.00		\$2,515.00	
4.2	In-Person Engagement																
	4.2.1	In-Person Engagement Sessions (4)			40		40						80	\$12,400.00	\$2,619.80	\$15,019.80	
	4.2.2	Urban Forest Community Education Open House	8		12		12						32	\$5,520.00	\$733.70	\$6,253.70	
4.3	Online Engagement Activities																
	4.3.1	Online Survey			8		12			8			28	\$4,380.00		\$4,380.00	
	4.3.2	Working Group	4		20		8						32	\$5,480.00		\$5,480.00	
	4.3.3	Social Media and Supporting Materials			8		12			12	16		48	\$7,860.00		\$7,860.00	
	4.3.4	Ongoing Outreach Strategies	1		6								7	\$1,275.00		\$1,275.00	
4.4	City Webpage				6		6			30			42	\$6,960.00		\$6,960.00	
4.5	How to Care for Urban Trees Manual for Residents & Property Owners		1		4		12			4	20		41	\$6,725.00		\$6,725.00	
Subtotal Task 4			15		114		106			54	36		325	\$53,115.00	\$3,353.50	\$56,468.50	
Task 5	Urban Forest Master Plan																
5.1	Outline		1		8								9	\$1,625.00		\$1,625.00	
5.2	Strategic and Implementation Plans																
	5.2.1	Strategic Plan Framework	2		24								26	\$4,650.00		\$4,650.00	
	5.2.2	Implementation Plan	1		16								17	\$3,025.00		\$3,025.00	
	5.2.3	Monitoring Plan			4								4	\$700.00		\$700.00	
5.3	Administrative Draft		12		50		40	24	30	4		20	180	\$27,680.00		\$27,680.00	
5.4	Public Draft		8		24		12	8	8		40	8	108	\$17,900.00		\$17,900.00	
5.5	Final Draft		6		20		2		2		8	2	40	\$7,090.00		\$7,090.00	
Subtotal Task 5			30		146		54	32	40	4		48	30	384	\$62,670.00		\$62,670.00
Task 6	Meetings and QA/QC																
6.1	Kickoff Meeting		1	1	2		1		1				6	\$1,080.00		\$1,080.00	
6.2	Monthly Meetings		8		30		20	2	2				62	\$10,290.00		\$10,290.00	
6.3	Government Meetings and Presentations		2		20								22	\$3,950.00	\$1,309.90	\$5,259.90	
6.4	Quality Assurance and Quality Control		12		30								42	\$7,950.00		\$7,950.00	
Subtotal Task 6			23	1	82		21	2	3				132	\$23,270.00	\$1,309.90	\$24,579.90	
		Total Hours	90	18	464	792	393	94	153	30	86	92	30	2242			
		Total	\$20,250.00	\$4,050.00	\$81,200.00	\$106,920.00	\$53,055.00	\$11,750.00	\$22,185.00	\$5,100.00	\$14,620.00	\$16,100.00	\$4,200.00		\$339,430.00	\$28,990.40	\$368,420.40



AGENDA STAFF REPORT

MEETING DATE: 1/21/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Award the advance purchase of Traffic Signal poles and mast arms and signal equipment to JAM Services, Inc. for the low bid price of \$111,220.00 for the 12th Avenue at Hume Avenue Traffic Signal Project.

RECOMMENDATION:

Recommendation:

That the City Council, by motion, Authorize the advance purchase of traffic signal poles and mast arms, service meter pedestal, and LED lighted Street Name Signs from JAM Services, Inc. for the low-bid price of \$111,220.00 required for the 12th Avenue at Hume Avenue Traffic Signal Project.

Recommended Motion:

I make a motion that the City Council (approve/deny),

1. The purchase of traffic signal poles and mast arms, service meter pedestal, and LED lighted street name signs from JAM Services, Inc. for the low bid price of \$111,220.00

BACKGROUND:

This project involves the installation of a traffic signal system at the intersection of 12th Avenue at Hume Avenue (CIP #820644). (Attachment 1). Improvements will include widening the intersection and installing curb returns, pavement transitions, and a signalized traffic system with street lighting at the intersection. This authorization request is to pre-purchase the traffic signal poles, mast arms, and electrical service pedestal in advance of construction award. This is recommended due to the long lead delivery times associated with these items.

Development in this area of our community is increasing, placing additional demands on our transportation system. The project will increase traffic flow efficiency and reduce intersection congestion by allowing more free flow traffic movements through the intersection. The project will also provide air quality benefits by reducing vehicle idling times.

The Traffic signal poles and mast arms typically have a long lead delivery time of about 3 months. In effort to receive the poles and mast arms prior to construction, staff solicited the three (3) vendors who supply federal funding qualified "Buy America" traffic signal poles and mast arms and opened

bids on November 15, 2024 for the 12th Avenue at Hume Avenue Traffic Signal Poles solicitation. The project has received Federal Funding through the Congestion Mitigated Air Quality grant program, (CMAQ), in the amount of \$357,000.

A total of two (2) bids were received, with a low bid of \$111,220 from JAM Services of Livermore, CA, to a high bid of \$122,342. A copy of the Bid Tabulation is attached for Council review. (Attachment 2).

Improvement plans and specifications for the 12th Avenue at Hume Avenue Traffic Signal Project are complete and ready for bidding. Staff will return to council for award of the construction contract following the bid solicitation process. Staff anticipates construction to begin in June, 2025.

FISCAL IMPACT:

The construction, construction engineering, and materials are funded through the federal Congestion Mitigated Air Quality program, (CMAQ) CML 5091(065), in the amount of \$357,000 and the City Transportation Impact Fees in the amount of \$1,487,269 for a total approved budget of \$1,844,269 (CIP #820644). A copy of the project federal funding authorization page is attached for Council review. (Attachment 3).

Based on the current Engineer's Estimate, the total cost for construction of the project is estimated to be \$1,852,045. See the attached Engineers Estimate. (Attachment 4). Based on the budget summary below, there is an estimated budget deficit in the amount of \$7,776. However, the actual amount of additional funding needed to complete the project will be determined at the time of construction bid opening and in receipt of an actual construction cost.

City Staff has been in communication with Kings County Association of Government (KCAG) regarding programming additional funds available after bid opening to further fund the construction of the project. KCAG has noted that there are additional CMAQ funds available, and therefore staff has requested these funds to be programmed after bid opening once actual costs are determined.

If additional CMAQ funds are awarded the amount of city impact fees will be able to be reduced and any unused impact fee appropriations will be returned to fund balance to be made available for future projects. Staff will address any budget deficit at the time of award.

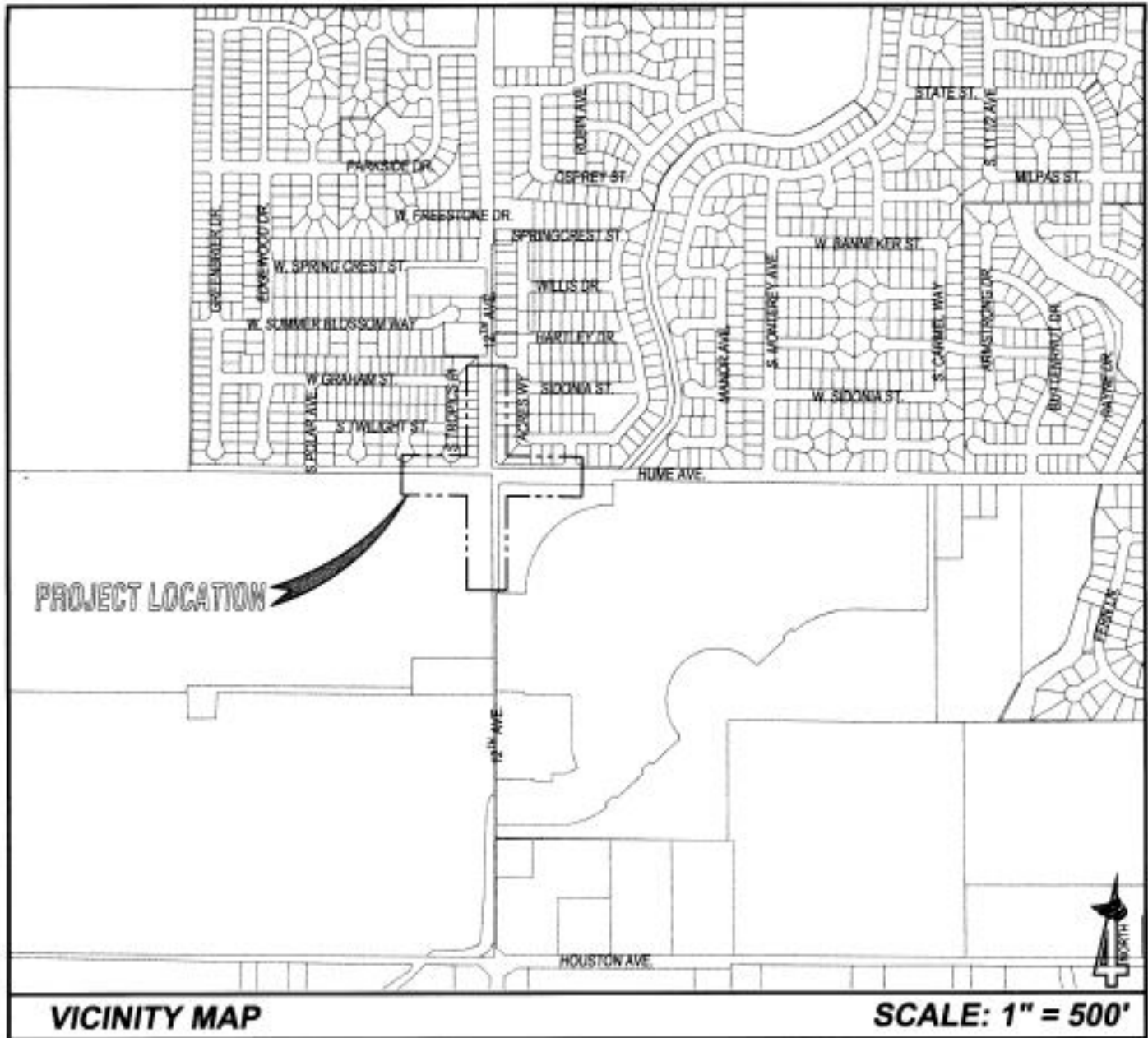
A summary of funding shown below.

<u>Budget:</u>	<u>Construction Costs per Engineer's</u>
<u>Estimate:</u>	
CMAQ grant	\$357,000
Transportation Impact Fees	<u>\$1,487,269</u>
Total Budget	\$1,844,269
Total estimated project cost:	\$1,852,045
Funding (Deficit)	(<u>\$7,776</u>)

ATTACHMENTS:

1. Vicinity Map
2. Bid Results
3. Budget Page
4. Engineers Estimate

12th Avenue at Hume Avenue Traffic Signal Installation Project



12th Avenue at Hume Avenue Traffic Signal Installation Project**26720000-820644****Purchase Signal Poles and Mast Arms****11/15/2024**

				Engineers Estimate	1. JAM Services, Inc.		2. Logistic Enterprises		3. Nextech Non-Responsive	
	ITEM	QUANTITY	UNIT	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal
1	Purchase (4) Traffic Signal Poles, (4) 1-A Poles, Anchor Bolts	1	LS	\$106,000.00	\$93,650.00	\$93,650.00	\$103,015.00	\$103,015.00	\$0.00	\$0.00
2	Purchase (1) Tesco Service Meter Enclosure	1	EA	\$7,500.00	\$6,590.00	\$6,590.00	\$7,249.00	\$7,249.00	\$0.00	\$0.00
3	Purchase (4) Temple Razor LED Street Name Signs	1	LS	\$14,000.00	\$10,980.00	\$10,980.00	\$12,078.00	\$12,078.00	\$0.00	\$0.00
Total:				\$127,500.00		\$111,220.00		\$122,342.00		\$0.00

AUTHORIZATION / AGREEMENT SUMMARY - (E-76)

CALIFORNIA DEPARTMENT OF TRANSPORTATION

FEDERAL AID PROGRAM

DLA LOCATOR: 06-KIN-O-HAN

PREFIX: CML

PROJECT NO: 5091(065)

SEQ NO: 5

STATE PROJ NO: 0620000121L-N

ALT. PROJ NO:

AGENCY: HANFORD

ROUTE:

DISASTER NO:

TIP DATA

MPO: KCAG

FSTIP YR: 23/24

STIP REF: 216-0000-0236

FSTIP ID GP-SIGNAL

PROJECT LOCATION:

INTERSECTION OF 12TH AVE AND HUME AVE

TYPE OF WORK:

INSTALL NEW TRAFFIC SIGNAL, INCLUDING ADA RAMPS AND TRAFFIC

FED RR NO'S:

PUC CODES:

PROJ OVERSIGHT: ASSUMED/LOCAL ADMIN

ENV STATUS / EIS 05/10/2022

RW STATUS / DT: 1 07/29/2024

INV RTE:

BEG MP:

END MP:

BRIDGE NO:

PREV AUTH / AGREE DATES:

PE:

RW:

CON:

SPR:

MCS:

OTH:

PROJECT END DATE (PED): 06/30/2027

PROG CODE	LINE NO	IMPV TYPE	FUNC SYS	URBAN AREA	URB/RURAL	DEMO ID
Y400	30	24				
Y400	31	17				
Z400	10	15				
Z400	20	16				

FUNDING SUMMARY

PHASE	PROJECT COST			FEDERAL COST	AC COST
PE	PE	PREV. OBLIGATION	\$154,328.00	\$44,000.00	\$0.00
	PE	THIS	\$0.00	\$0.00	\$0.00
	PE	SUBTOTAL	\$154,328.00	\$44,000.00	\$0.00
RW	RW	PREV. OBLIGATION	\$95,000.00	\$44,200.00	\$0.00
	RW	THIS REQUEST	\$0.00	\$0.00	\$0.00
	RW	SUBTOTAL	\$95,000.00	\$44,200.00	\$0.00
CON	CON	PREV. OBLIGATION	\$0.00	\$0.00	\$0.00
	CON	THIS REQUEST	\$1,608,513.00	\$357,000.00	\$0.00
	CON	SUBTOTAL	\$1,608,513.00	\$357,000.00	\$0.00
OTH	OTH	PREV. OBLIGATION	\$0.00	\$0.00	\$0.00
	OTH	THIS REQUEST	\$0.00	\$0.00	\$0.00
	OTH	SUBTOTAL	\$0.00	\$0.00	\$0.00
TOTAL:			\$1,857,841.00	\$445,200.00	\$0.00

STATE REMARKS

- 03/13/2020 The purpose of this request is to authorize the PE phase. The project proposes to install a new traffic signal, ADA ramps, and traffic channelization at the intersection of 12th Ave and Hume Ave.
- 03/17/2020 SEQ#1: Initial authorization of the PE phase. Authorize \$44,000 of Z400 Federal funds.
- 08/06/2021 The purpose of this request is to adjust the total costs in PE to account for the award of two on-call contracts. \$119,293 is being awarded to 4Creeks Inc for surveying and plans and specifications and \$35,035 to Peters Engineering for traffic engineering design and specifications. The total cost for PE has increased to \$154,328. No additional federal funds are being added at this time. Additional costs will be funded by the City of Hanford. PED is being extended to 02/28/2023 to account for the consultant work.
- 08/12/2021 SEQ#2: PE cost adjustment and PED extension. Adding \$104,328.00 of local funds. No federal funds are being requested.
- 09/02/2022 * The PED is being extended from 12/31/2021 to 02/28/2023 due to the revised project schedule based on consultant's deliverable.
- 09/02/2022 SEQ#3: Initial authorization of the RW phase. Authorize \$44,200 of Y400 Federal funds.
- 10/16/2023 * EPSP is being utilized to move \$44,200 of RW from FFY 22/23 to FFY 21/22.
- 06/28/2024 Sequence #4 is a request to extend the project end date (PED) from 12/31/23 to 12/30/24. Utility company coordination delayed the supplying of power to the traffic signal control box. There are no other actions requested.
- 06/28/2024 SEQ#5: Initial authorization for Construction Phase. ROW Cert received on July 29, 2024.

FEDERAL REMARKS

AUTHORIZATION

AUTHORIZATION TO PROCEED WITH REQUEST: CON
FOR: CON/CE AUTHORIZATION
DOCUMENT TYPE: AAGR

PREPARED IN FADS BY: SHAH, MANISH
REVIEWED IN FADS BY: NGUYEN, QUANG
SUBMITTED IN FADS BY: VANG, TOU
PROCESSED IN FADS BY: SIGNATURE: NOT_REQUIRED
E-76 AUTHORIZED DATE IN FMIS JENNIFER NASCA

ON 2024-08-07 981-7290
ON 2024-08-08 653-6230
ON 2024-08-15 FOR CALTRANS
ON 2024-08-15 FOR FHWA
ON 2024-08-28 16:38:06.0

SIGNATURE HISTORY FOR PROJECT NUMBER 5091(065) AS OF 08/29/2024

FHWA FMIS SIGNATURE HISTORY			
MOD #	SIGNED BY	SIGNED ON	
4	WAIL HAYS	08/22/2024	
	WAIL HAYS	08/22/2024	
	JENNIFER NASCA	08/28/2024	
3	JERILYNN FOGLE	11/01/2023	
	JERILYNN FOGLE	11/01/2023	
	ROBBIE SCOTT	11/06/2023	
2	JERILYNN FOGLE	09/13/2022	
	JERILYNN FOGLE	09/13/2022	
	ROBBIE SCOTT	09/13/2022	
1	JERILYNN FOGLE	08/19/2021	
	JERILYNN FOGLE	08/19/2021	
	GRACE REGIDOR	08/24/2021	
0	JERILYNN FOGLE	03/25/2020	
	JERILYNN FOGLE	03/25/2020	
	JESSICA GORDON	03/25/2020	

FHWA FMIS 3.0 SIGNATURE HISTORY

CALTRANS SIGNATURE HISTORY

DOCUMENT TYPE SIGNED BY		SIGNED ON
AUTH/AGREE	VANG, TOU	08/15/2024

Item	Description of Work	Qty	Unit	Unit Price	Total
Site Work					
1	Site Preparation, Mobilization, Demolition and Misc.	1	LS	\$175,000.00	\$175,000.00
2	Traffic Control System	1	LS	\$95,000.00	\$95,000.00
3	SWPPP, Storm Water Pollution Prevention Plan	1	LS	\$10,000.00	\$10,000.00
4	Sawcut Existing Pavement	988	LF	\$4.00	\$3,952.00
5	Roadway Excavation	1,743	CY	\$60.00	\$104,580.00
6	Prepare Pavement Subgrade for Aggregate Base	4,284	SY	\$60.00	\$257,040.00
7	Aggregate Base (Class II)	1,945	TN	\$50.00	\$97,250.00
8	Asphalt Concrete Type B, 3/4" Max, Med. Grade, PG 64-10	1,411	TN	\$130.00	\$183,430.00
9	Construct 30' radius curb returns with ADA ramp and landing	2	EA	\$9,500.00	\$19,000.00
10	Construct ADA ramp and landing at existing 30' radius curb	1	EA	\$7,000.00	\$7,000.00
11	Construct City Standard Sidewalk (CO-14)	120	SF	\$12.00	\$1,440.00
12	City Standard Median Island Curb (CO-17)	910	LF	\$40.00	\$36,400.00
13	Construct Stamped Concrete in Median	1,036	SF	\$15.00	\$15,540.00
14	Adjust Existing Manhole to Finish Grade (Non-Participating)	2	EA	\$1,200.00	\$2,400.00
15	Adjust Existing Valves to Finish Grade (Non-Participating)	1	EA	\$1,200.00	\$1,200.00
16	Reset Survey Monument	1	EA	\$750.00	\$750.00
17	12" C900 or DR 18 PVC Pipe	150	LF	\$175.00	\$26,250.00
18	Water System Fittings with Thrust Blocks, includes tie in	1	LS	\$7,500.00	\$7,500.00
19	Install 12" Water Blowoff Valve	1	EA	\$2,500.00	\$2,500.00
20	Traffic Striping, Signing, Delineators, and Pavement Markers	1	LS	\$30,000.00	\$30,000.00
21	Install Solar Powered Flashing Beacon System	1	LS	\$12,000.00	\$12,000.00
Traffic Signal System					
100	Traffic Signal Mobilization & Potholing	1	LS	\$35,000.00	\$35,000.00
101	12 Conductor Cable (No. 14)	1,241	LF	\$8.00	\$9,928.00
102	3 Conductor Cable (No. 14)	1,241	LF	\$4.00	\$4,964.00
103	No 10 Conductor	1,470	LF	\$2.00	\$2,940.00
104	No 8 Conductor	581	LF	\$2.50	\$1,452.50
105	No 4 Conductor	10	EA	\$10.00	\$100.00
106	Video Detection Cable	671	LF	\$5.00	\$3,355.00
107	Optocom 138 Detector Cable	671	LF	\$3.00	\$2,013.00
108	1.5" Conduit (Type 1)	5	LF	\$50.00	\$250.00
109	2" Conduit (Type 1)	8	LF	\$50.00	\$400.00
110	3" Conduit (Type 1)	30	LF	\$60.00	\$1,800.00
111	3" Conduit (Type 3)	179	LF	\$50.00	\$8,950.00
112	4" Conduit (Type 1)	142	LF	\$70.00	\$9,940.00
113	Type 1-A (10') Installation	4	LS	\$1,500.00	\$6,000.00
114	Type 1-A Foundation	4	LS	\$1,500.00	\$6,000.00
115	Type 24 Pole Installation	1	EA	\$15,000.00	\$15,000.00
116	Type 24 Foundation	1	LS	\$3,000.00	\$3,000.00
117	Type 26 Pole Installation	3	EA	\$16,000.00	\$48,000.00
118	Type 26 Foundation	3	LS	\$4,000.00	\$12,000.00
119	35' Single Mast Arm Installation	1	EA	\$2,000.00	\$2,000.00
120	40' Single Mast Arm Installation	1	EA	\$2,000.00	\$2,000.00
121	45' Single Mast Arm Installation	2	EA	\$2,000.00	\$4,000.00
122	PPB	8	EA	\$1,500.00	\$12,000.00
123	Signal Heads	20	EA	\$1,400.00	\$28,000.00
124	Misc. Concrete	1	LS	\$5,000.00	\$5,000.00
125	Pedestrian Heads	8	EA	\$650.00	\$5,200.00
126	LED Luminaires	4	EA	\$500.00	\$2,000.00

127	No. 5(E) Pull Box	8	EA	\$1,200.00	\$9,600.00
128	No. 6(E) Pull Box	2	EA	\$1,500.00	\$3,000.00
129	Traffic Signal Controller Foundation	1	LS	\$1,800.00	\$1,800.00
130	Service Pedestal Foundation	1	LS	\$1,500.00	\$1,500.00
131	Battery Backup System	1	LS	\$15,000.00	\$15,000.00
132	Oplicom System	1	LS	\$15,000.00	\$15,000.00
133	Video Detection System	1	LS	\$35,000.00	\$35,000.00
135	Traffic Signal Controller	1	EA	\$38,000.00	\$38,000.00
	Total Site Work and Signal System				\$1,438,424.50
	ENR Construction Cost Escalator	1.0164%		101.64%	\$1,461,957.12
	Contingency (10%)				\$141,680.00
	Total Contractor Construction Cost				\$1,603,637.12
Item	City Furnished Items = Materials Only	Qty	Unit	Unit Price	Total
1	4-Type 1-A (10'), 1-Type 24 Pole, 3- Type 26 poles and mastarms	1	LS	\$93,650.00	\$93,650.00
2	Temple LED Street Name Signs	1	LS	\$10,980.00	\$10,980.00
3	Tesco Meter Pedestal	1	EA	\$6,590.00	\$6,590.00
	City Furnished Total - per JAM proposal				\$111,220.00

Project Construction Cost

\$1,714,857.12

Project Participating Cost (excludes utility relocations items 14 and 15)

\$1,711,257.12

Construction Engineering (3%)

\$51,445.71

Construction Staking (5%)

\$85,742.86

Total Participating Cost

\$1,848,445.69

Total Project Cost (includes utility relocations, CE and Staking)

\$1,852,045.69

CMAQ funding

\$357,000.00

City Contribution to project through Transportation Impact Fees

\$1,495,045.69



AGENDA STAFF REPORT

MEETING DATE: 1/21/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval to purchase a Portable Pump for the Storm Utility Division from Bogie's Pump Systems of Fresno, CA in the amount of \$64,891.19 and appropriation of \$65,000 from the Storm Drain Capital Fund (0359).

RECOMMENDATION:

Recommendation:

Staff recommends that the City Council by motion:

1. Authorize the City Manager to purchase a 4-inch Portable Pump from Bogie's Pump Systems of Fresno, CA in the amount of \$64,891.19; and
2. Authorize the appropriation of \$65,000 from the Storm Drainage Capital Fund (0359) for the procurement of the pump.

Recommended Motion:

1. I move to authorize the City Manager to purchase a 4-inch Portable Pump for the Storm Utility Division from Bogie's Pump Systems of Fresno, CA in the amount of \$64,891.19; and
2. To approve the appropriation of \$79,000 from the Storm Drain Capital Fund (0359) for the procurement of the pump.

BACKGROUND:

This item requests the City Council's authorize the City Manager to purchase a 4-inch Portable Pump for the Storm Utility Division that will be used for flood control pump outs. The new engine-driven pump will be trailer mounted and replaces the pump that went with the Wastewater Division as part of the Wastewater – Storm Division split. Therefore, this pump will be solely for Flood Control purposes.

In accordance with the City's Purchasing Policy, Staff procured three quotes from three separate local pump vendors. Quotes were based on detailed pump specifications provided by Staff and

received from the following vendors:

Quote No.	Vendor	City	Bid Amount
1	Bogie's Pump Systems	Fresno, CA	\$64,891.19
2	Aqua Pump & Motor, Inc.	Fresno, CA	\$72,435.23
3	Telstar Instruments	Hanford, CA	\$72,677.00

Per the local vendor preference policy, Telstar Instruments is ineligible since their quote is greater than 5% of the lowest non-local vendor's bid. Therefore, purchase is recommended from Bogie's Pump Systems based on their lowest quote of \$64,891.19, including taxes and delivery.

FISCAL IMPACT:

Funds for the purchase of the Portable Pump are available in the Storm Drainage Capital Funds (0359, however approval to appropriate the necessary funds is still required to fund the purchase.

Therefore, approval of an appropriation in the amount of \$65,000 is recommended to fund the Purchase Order issued to Bogie's Pump Systems. The Purchase Order will be charged to the account No. 20620000-825010.

ATTACHMENTS:

1. Bogie's Pump Systems Quote



Estimate

Job Name	Date	12/9/2024
	Estimate #	19248

OFFICE: 559-291-9701
FAX: 559-291-2134

Name / Address	Customer Contact	Customer E-mail	Customer Phone	Terms
City of Hanford Attn: Accounts Payable 315 N Douty St Hanford, CA 93230 billing@cityofhanfordca.com	CITY OF HANFORD	jorgem@bpumps.net	559-585-2556	Net 30

Item	Description	Qty	Cost	Total
Trailer Pump	TRAILER PUMP GORMAN-RUPP T4A60S-4LE2T FT4 4" SUCTION, 4" DISCHARGE, 3" SOLIDS HANDELING DRIVEN BY 48 HP "AUTO-START" ISUZU DIESEL ENGINE STANDARD WHEEL KIT DUAL FLOAT SWITCH	1	56,775.00	56,775.00T
Freight	TO BE DETERMINED AT TIME OF SHIPPING. NOT INCLUDED	1	4,000.00	4,000.00

			Subtotal	\$60,775.00
			Sales Tax (7.25%)	\$4,116.19
			Total	\$64,891.19

1. Freight is not included and needs to be added unless mentioned in this quotation.
2. Quotation valid for 30 days.
3. 25% restocking fees to be charged for cancelled items.
4. Offloading and installation of equipment by others, unless mentioned in this quotation.

Please let us know if there shall be any questions or concerns.

QUOTE STILL VALID FOR 1-21-'25 City Council MTG
PER FLAVIO ON 1-7-'25. JS.



AGENDA STAFF REPORT

MEETING DATE: 1/21/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Authorization for the City Manager to Execute a Grant of Easement from the City of Hanford to Southern California Edison for Electrical Services South of Lennar Homes Tract 934 at the Southeast Corner of Grangeville Boulevard and 13th Avenue.

RECOMMENDATION:

Recommendation: That the City Council, by motion, authorize the City Manager to execute a Grant of Easement from the City of Hanford to Southern California Edison (SCE) for electrical service. The easement, measuring 5 feet by 15.5 feet, is located on property jointly owned by the City of Hanford (1/3 interest), the College of the Sequoias Community College District (1/3 interest), and the Hanford Joint Union High School District (1/3 interest).

BACKGROUND:

Tract 934 is a subdivision development located at the southeast corner of 13th Avenue and Grangeville Boulevard. Lennar Homes, the developer, has obtained approval signatures from the College of the Sequoias Community College District and the Hanford Joint Union High School District, representing their respective 1/3 interests in the property.

To accommodate the necessary improvements, a Grant of Easement from the City of Hanford (representing its 1/3 interest) to Southern California Edison has been prepared and is attached for Council review. Approval of this item will authorize the City Manager to sign and execute the Grant of Easement, allowing SCE to record the document and proceed with the installation of electrical services on the jointly owned property.

FISCAL IMPACT:

There is no fiscal impact associated with this action. The developer, Lennar Homes, will cover all costs related to the SCE easement and the underground service installation and improvements.

ATTACHMENTS:

1. Edison Easement Map
2. SCE Grant of Easement Document



RECORDING REQUESTED BY



SOUTHERN CALIFORNIA
EDISON

An EDISON INTERNATIONAL Company

WHEN RECORDED MAIL TO

SOUTHERN CALIFORNIA EDISON COMPANY

2 INNOVATION WAY, 2nd FLOOR
POMONA, CA 91768

Attn: Title and Real Estate Services

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SCE Doc. No.

**GRANT OF
EASEMENT**

DOCUMENTARY TRANSFER TAX \$ NONE VALUE AND CONSIDERATION LESS THAN \$100.00)		DISTRICT San Joaquin Valley	SERVICE ORDER TD2175431	SERIAL NO.	MAP SIZE
SCE Company		FIM 082-044	APPROVED:	BY	
SIG. OF DECLARANT OR AGENT DETERMINING TAX	FIRM NAME	APN 009-050-046	VEGETATION & LAND MANAGEMENT	SLS/SW	5/14/2024

CITY OF HANFORD, a Municipal Corporation, as to an undivided 1/3 interest; COLLEGE OF THE SEQUOIA COMMUNITY COLLEGE DISTRICT, as to an undivided 1/3 interest; and HANFORD JOINT UNION HIGH SCHOOL DISTRICT, as to an undivided 1/3 interest, as tenants in common (hereinafter referred to as "Grantor"), hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns (hereinafter referred to as "Grantee"), an easement and right of way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time underground electrical supply systems and communication systems (hereinafter referred to as "systems"), consisting of wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers and concrete pads and other appurtenant fixtures and equipment necessary or useful for distributing electrical energy and for transmitting intelligence, data and/or communications (eg. through fiber optic cable), in, on, over, under, across and along that certain real property in the County of Kings, State of California, described as follows:

A 5.00 FOOT WIDE STRIP OF LAND LYING WITHIN PARCEL 1, AS SHOWN ON A PARCEL MAP, FILED IN BOOK 8, PAGE 93 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE NORTHERLY LINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 2, AS SHOWN ON A PARCEL MAP, FILED IN BOOK 10, PAGE 44 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, SAID CORNER BEING IN THE NORTHERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°51'51" WEST 15.50 FEET TO THE **POINT OF TERMINUS**.

This legal description was prepared pursuant to Sec. 8730(c) of the Business & Professions Code.

Grantor agrees for itself, its successors and assigns, not to erect, place or maintain, nor to permit the erection, placement or maintenance of any building, planter boxes, earth fill or other structures except walls and fences on the above described real property. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut tree roots as may endanger or interfere with said systems and shall have free access to said systems and every part thereof, at all times, for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said property of the Grantor, the Grantee shall make the same in such a manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the surface of the ground to as near the same condition as it was prior to such excavation as is practicable.

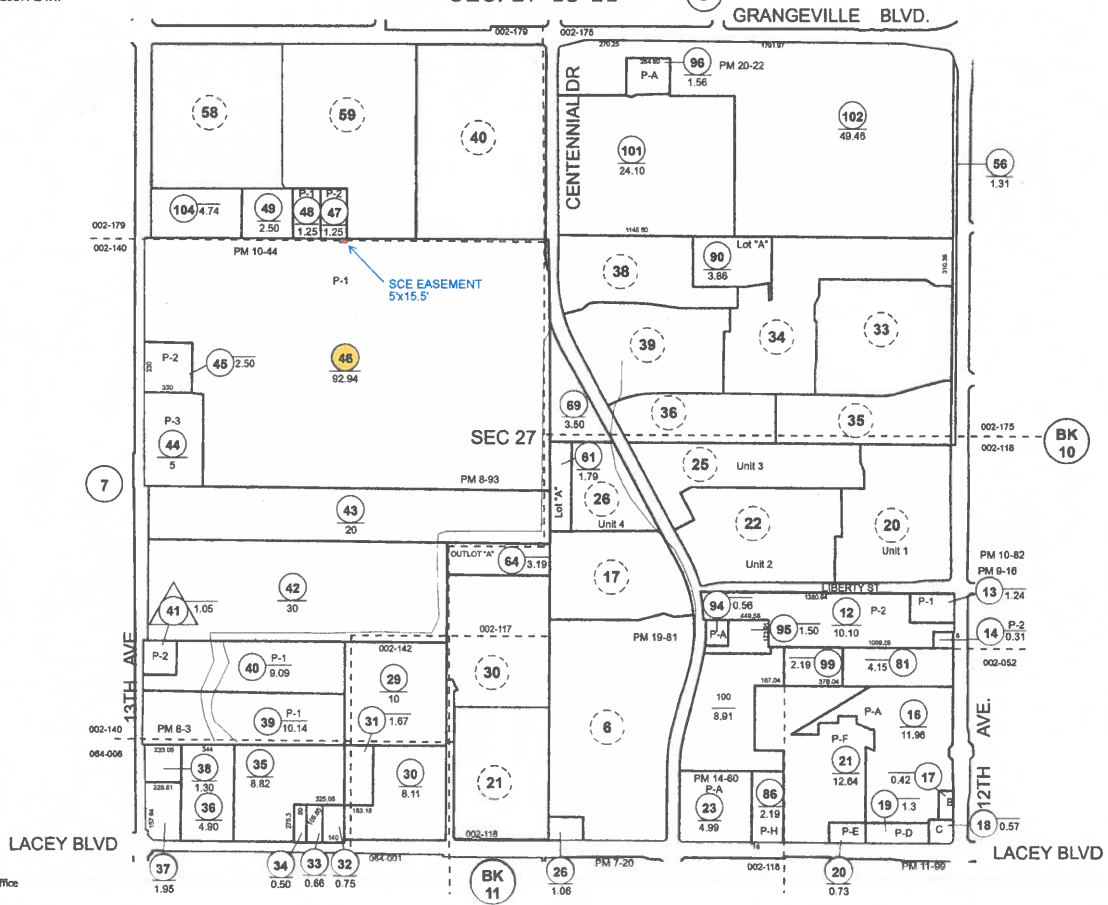
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
SEPTEMBER 2023

KINGS COUNTY ASSESSOR'S MAP

SEC. 27-18-21

3

09-05



Copyright © 1997, Kings County Assessor's Office
All Rights Reserved

EXECUTED this _____ day of _____, 20____.

GRANTOR

CITY OF HANFORD, a Municipal Corporation, as to an undivided 1/3 interest; COLLEGE OF THE SEQUOIA COMMUNITY COLLEGE DISTRICT, as to an undivided 1/3 interest; and HANFORD JOINT UNION HIGH SCHOOL DISTRICT, as to an undivided 1/3 interest, as tenants in common

CITY OF HANFORD, a Municipal Corporation

Signature

Print Name

Title

COLLEGE OF THE SEQUOIA COMMUNITY
COLLEGE DISTRICT

Signature

Print Name

Title

HANFORD JOINT UNION HIGH SCHOOL
DISTRICT


Signature


Print Name


Title


Asst. Supt. Business & ops.

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Kings)

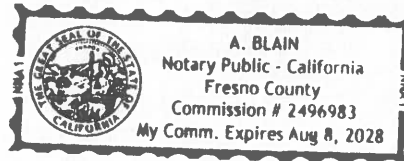
On Dec 12, 2024 before me, A. Blain, a Notary Public, personally

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

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

WITNESS my hand and official seal.

Signature A. Blain (Seal)



A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally

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

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

WITNESS my hand and official seal.

Signature _____ (Seal)

EXECUTED this _____ day of _____, 20____.

GRANTOR

CITY OF HANFORD, a Municipal Corporation, as to an undivided 1/3 interest; COLLEGE OF THE SEQUOIA COMMUNITY COLLEGE DISTRICT, as to an undivided 1/3 interest; and HANFORD JOINT UNION HIGH SCHOOL DISTRICT, as to an undivided 1/3 interest, as tenants in common

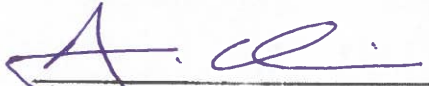
CITY OF HANFORD, a Municipal Corporation

Signature

Print Name

Title

COLLEGE OF THE SEQUOIA COMMUNITY
COLLEGE DISTRICT



Signature

BRENT R. CALVIN
Print Name

SVPT / PRESIDENT
Title

HANFORD JOINT UNION HIGH SCHOOL
DISTRICT



Signature

Renee Creech
Print Name

Asst. Supt. Business + ops.
Title

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Kings)

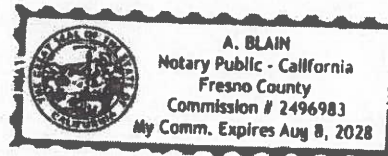
On Dec 12, 2024 before me, A. Blain, a Notary Public, personally

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

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

WITNESS my hand and official seal.

Signature AJB (Seal)



A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Tulare)

On December 19, 2024 before me, Austin A Dias, a Notary Public, personally

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

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

WITNESS my hand and official seal.

Signature [Signature] (Seal)



EXECUTED this _____ day of _____, 20____.

GRANTOR

CITY OF HANFORD, a Municipal Corporation, as to an undivided 1/3 interest; COLLEGE OF THE SEQUOIA COMMUNITY COLLEGE DISTRICT, as to an undivided 1/3 interest; and HANFORD JOINT UNION HIGH SCHOOL DISTRICT, as to an undivided 1/3 interest, as tenants in common

CITY OF HANFORD, a Municipal Corporation

Signature

Print Name

Title

COLLEGE OF THE SEQUOIA COMMUNITY
COLLEGE DISTRICT

Signature

Print Name

Title

HANFORD JOINT UNION HIGH SCHOOL
DISTRICT

Signature

Print Name

Title

EXECUTED this ____ day of _____, 20____.

GRANTEE

SOUTHERN CALIFORNIA EDISON COMPANY, a
corporation

Signature

Print Name

Title

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally

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

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

WITNESS my hand and official seal.

Signature _____ (Seal)



AGENDA STAFF REPORT

MEETING DATE: 1/21/2025	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of the Notice of Completion for the FY 23/24 Wastewater Treatment Plant Standby Influent Pump Installation Project, with a final project cost of \$364,866.03, and Authorization for the Mayor to execute and the City Clerk to file the Notice with the Kings County Recorder's Office.

RECOMMENDATION:

That the City Council, by motion, approve the Notice of Completion for the FY 23/24 Wastewater Treatment Plant Standby Influent Pump Installation Project, with a final project cost of \$364,866.03, and authorize the Mayor to execute and the City Clerk to file the Notice with the Kings County Recorder's Office.

BACKGROUND:

On July 2, 2024, the City Council authorized the City Manager to award and execute the contract for the FY 23/24 Wastewater Treatment Plant (WWTP) Standby Influent Pump Installation Project. The bid opening for the project was held on May 30, 2024, with two bids received. The contract was awarded to the lowest responsible bidder, W.M. Lyles Company, for \$264,800, which was within the project budget.

Construction began on September 24, 2024. During the project, two contract change orders were issued:

- 1. Change Order #1: Furnishing and installing a swing check valve at a cost of \$4,939. This item was omitted from the original plans and contract documents.
- 2. Change Order #2: Furnishing and installing additional pipe and fittings to reroute the discharge line from the bypass pump at a cost of \$9,505. This item was omitted from the original plans and contract documents.

Modification 1 was needed to protect the new Standby Pump from potential water hammer damage. Modification 2 was necessary to avoid interference with the installation of the future -

Internal Lift Screw Pump No. 3, ensuring capacity to manage increased City flows.

The contractor completed the project on December 20, 2024, which was 18 days beyond the original contract timeline. The City approved the extension due to weather-related delays and to mitigate the risk of wastewater backing up in the main influent line. Extending the timeline allowed for a controlled release of the bypass plug, reducing the likelihood of overwhelming the main screw pumps and preventing potential system overflows.

This standby pump is critical to the WWTP’s operations in the event of a primary headworks pump failure, which could result in a catastrophic wastewater spill. The standby pump will activate upon the malfunction or failure of one of the two headworks pumps, which are responsible for lifting city-wide wastewater into the treatment facility for processing.

Failure of both headworks pumps would lead to a wastewater backup in the sanitary system and spillover from upstream manholes, occurring approximately eight hours after failure. The two existing headworks pumps were installed in 2003 and have a life expectancy of 20-25 years. Installation of a third pump is planned for the end of this fiscal year, while the Replacement of the first and second pumps is expected to be addressed during a future plant upgrade project.

FISCAL IMPACT:

The FY 23/24 Capital Improvement Program Budget allocated \$79,000 from the Wastewater Fund (2073-824011). Additionally, the City Council approved an appropriation of \$300,000 from the Wastewater Capital Fund (CIP #2073-824011) to fund the construction phase of this project. Any surplus funds remaining after project completion will be returned to fund balance for future projects, as approved by City Council.

The final project cost breakdown is as follows:

FY 23/24 Wastewater Treatment Plant Standby Influent Pump Installation Project

Contractor:

W.M. Lyles Company
PO Box 28130
Fresno, Ca 93729

Contract Dates:

Bid Date:	May 30, 2024
Council Award (City Council Pre-Authorized):	July 2, 2024
Contractor Started Work:	September 30, 2024
Contract Time of Completion:	December 2, 2024
Contractor Completed Work:	December 20, 2024

Contract Change Order No.

CCO#1 - Furnish & Install Swing Check Valve	\$	4,939.00
CCO#2 - Discharge Piping Reroute	\$	9,505.00

Total Change Order Cost	\$	14,444.00
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Total Project Funding

Wastewater Capital Fund (CIP #2073-824011):	\$	457,232.73
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Total Project Costs

Pump (City Furnished)	\$	78,232.73
Construction Contract Amount:	\$	264,800.00
Change Orders:	\$	14,444.00
Building Permit Fees:	\$	-

Materials Testing:	\$	-
City Surveying:	\$	-
City Construction Management & Inspection:	\$	
	7,375.00	
Misc. Expenses (Postage/Media/Clerical):	\$	
	14.30	
Total Project Cost	\$	
	364,866.03	
Project Budget Surplus (Deficit):	\$	
	92,366.70	

ATTACHMENTS:

1. Notice of Completion
2. NOC - Recording Original (Word)

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

City Clerk
City of Hanford
315 North Douty Street
Hanford, California 93230-3951

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located: City of Hanford Wastewater Treatment Plant, 10553 Houston Ave, Hanford, CA 93230.
2. The Improvement is particularly described as: FY 23/24 Wastewater Treatment Plant Standby Influent Pump Installation Project
3. The date of completion of the work of Improvement: December 20, 2024.
4. The Owner of the work of Improvement: City of Hanford.
5. The nature of the owner's interest or estate: Fee Simple Title.
6. The name of the original contractor for the work of Improvement: W.M. Lyles Company
7. The surety for the work of Improvement: Liberty Mutual Insurance Company, Bond #070222952
8. All work for this project has been completed.
9. Accepted by minute action of the City Council of the City of Hanford on: January 21, 2025.

I certify under penalty of perjury that the foregoing is true and correct.
Dated this 21st day of January 2025.

BY: _____
Lou Martinez, Mayor
City of Hanford, County of Kings, State of California

I, the undersigned, say:

I am the person who signed the foregoing notice. I have read the above notice and know its contents, and the facts stated therein are true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Hanford, California, this _____ day of _____, 2024.

BY: _____
Lou Martinez, Mayor
City of Hanford, County of Kings, State of California

Authority: Section 1181 Civil Code

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

City Clerk
City of Hanford
315 North Douty Street
Hanford, California 93230-3951

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located: City of Hanford Wastewater Treatment Plant, 10553 Houston Ave, Hanford, CA 93230.
2. The Improvement is particularly described as: FY 23/24 Wastewater Treatment Plant Standby Influent Pump Installation Project
3. The date of completion of the work of Improvement: December 20, 2024.
4. The Owner of the work of Improvement: City of Hanford.
5. The nature of the owner's interest or estate: Fee Simple Title.
6. The name of the original contractor for the work of Improvement: W.M. Lyles Company
7. The surety for the work of Improvement: Liberty Mutual Insurance Company, Bond #070222952
8. All work for this project has been completed.
9. Accepted by minute action of the City Council of the City of Hanford on: January 21, 2025.

I certify under penalty of perjury that the foregoing is true and correct.
Dated this 21st day of January 2025.

BY: _____
Lou Martinez, Mayor
City of Hanford, County of Kings, State of California

I, the undersigned, say:
I am the person who signed the foregoing notice. I have read the above notice and know its contents, and the facts stated therein are true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Hanford, California, this _____ day of _____, 2024.

BY: _____
Lou Martinez, Mayor
City of Hanford, County of Kings, State of California

Authority: Section 1181 Civil Code



AGENDA STAFF REPORT

MEETING DATE: 1/21/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of the overhire, through June 30, 2025 of three (3) Police Cadets using existing salary savings to ensure timely fulfillment of the eight new police officer positions approved under Measure H.

RECOMMENDATION:

Recommendation: The City Council approves the overhire through June 30, 2025 of three police cadets using existing salary savings to ensure timely fulfillment of the eight new police officer positions approved under Measure H.

Recommended Motion: Move to authorize the overhire through June 30, 2025 of three police cadets using existing salary savings to facilitate the timely hiring and deployment of Measure H-funded police officers.

BACKGROUND: Measure H, a one-cent transaction and use (sales) tax, was passed by voters to enhance public safety, among other priorities. As part of the Measure H Expenditure Plan, the Police Department will add eight (8) new police officer positions in the next fiscal year to strengthen patrol capabilities and proactive crime response.

Analysis:

The process of recruiting, hiring, and training police officers is lengthy. If hiring does not commence prior to July, filling all eight positions by the end of the year will be challenging due to academy schedules and background investigation timelines. Overhiring three police cadets now will allow the department to expedite the transition to fully trained officers upon academy graduation.

This proactive approach ensures:

1. **Efficient Use of Measure H Funds:** Starting the hiring process early allows the timely deployment of the additional officers as intended under Measure H.
2. **Retention of Talent:** Securing cadets early reduces the risk of losing qualified candidates to other agencies.
3. **Operational Readiness:** Maintaining steady hiring pipelines minimizes service disruptions and supports patrol operations effectively.

The overhiring of three police cadets will be instrumental in efficiently meeting objectives outlined in the Measure H Expenditure Plan. This temporary initiative demonstrates the city council's commitment to fulfilling public safety enhancements efficiently and effectively.

FISCAL IMPACT:

This action is not anticipated to result in an additional appropriation needed in the General Fund budget. The proposed overhire will be funded through salary savings in the Police Department's budget. These savings result from vacancies in other positions, allowing this initiative to proceed without additional budget allocations.

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 1/21/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Authorization to Award an Agreement with Elite Medical (Visalia, CA) for an employee shared health clinic and enter into a joint agreement with Hanford Joint Union High School District (HJUUSD) for a term of three years at a city annual costs of approximately \$300,000.

RECOMMENDATION:

Recommendation: That the City Council, by motion, Authorize the Award of an Agreement with Elite Medical (Visalia, CA) for an employee shared health clinic and enter into a cooperative agreement with Hanford Joint Union High School District (HJUUSD) for a term of three years at a city annual costs of approximately \$300,000

Recommended Motion: I move to Authorize Award of an Agreement with Elite Medical (Visalia, CA) for an employee shared health clinic and enter into a cooperative agreement with Hanford Joint Union High School District (HJUUSD) for a term of three years at a city annual costs of approximately \$300,000

BACKGROUND:

Staff proposes that City Council authorize to award an agreement with Elite Medical (Visalia, CA) for an employee shared health clinic and enter into a cooperative agreement with Hanford Joint Union High School District (HJUUSD) for a term of three years at a city annual costs of approximately \$300,000. After over a year of analysis, site visits and interviews, Elite Medical is recommended to be awarded an agreement to provide an Employee Health Clinic. Staff has been working with the City's health insurance broker Burnham Benefits Insurance Services, and the Hanford Joint Union High School District (HJUUSD) since early 2024 discussing the possibility of an employee health clinic. A joint employee clinic with HJUUSD strengthens the financial feasibility of a clinic by sharing the fixed costs associated with a fulltime operational clinic while still allowing exclusive attention due to the relatively small size of each agency by itself, together the agencies represent over 1,300 potential participants.

Many employers have now utilized a specialized employee health clinic to assist in providing convenient benefits to employees and mitigate increases in health insurance costs. The goal of the clinic would be to provide employees with an optional quick and easy access to medical care and provide convenient services that could provide efficient use of time for an employee's workday, at the same time providing a location with agreed upon costs that would reduce outside costs incurred by employees going to other providers.

Below is a summary of efforts in the selection process:

January 2024: Interest confirmed by City Health Committee and HJUSD Health Committee

January - July 2024: various meetings between City and HJUSD representatives to review pros/cons and benefits of a shared clinic to maximize cost benefit

July 2024: visit to Kings County health clinic by both agencies

July - November 2024: analysis of potential locations available be either City or HJUSD

November 2024: interviews with potential providers

- Care ATC (Tulsa, OK), estimated year 1 operating costs \$842,343 (approximately \$51.50 monthly per member)
- Elite Medical (Visalia, CA), estimated year 1 operating costs \$568,520 (approximately \$35 monthly per member)
- Marathon Health (Denver, CO) (WITHDREW)

After interviews proposals were reviewed and interviews were conducted and a site visit, Elite Medical is proposed by both agency staff to be awarded an agreement to provide services for an employee health clinic under a cooperative agreement between the City and HJUSD. Upon authorization by City Council staff will continue working with Elite Medical and HJUSD in order to formalize agreements and a cooperative agreement with HJUSD to share equally fixed costs, with each agency paying for its share of user incurred costs.

Tentatively, as proposed, the clinic would operate with terms including:

- Location to be at the city owned facility next to the Amtrak station location, 200 Santa Fe Avenue (to be remodeled for clinic use)
- Exclusive use by City and HJUSD health care participant employees and family members
- Initial three-year agreement
- 40 hour weekly operation
- Estimated initial startup costs of \$29,800
- Estimated monthly recurring costs of \$44,900 (\$538,720 annually)
- Construction costs for remodel to be determined (it is not anticipated to be major renovation)
- Elite is solely responsible for the management and day to day operations of the clinic
- Elite will accept walk ins and appointments to the extent possible on the same day
- Elite will be responsible for all maintenance, repair, and replacement of City/HJUSD purchased equipment, except for any special equipment requests

Upon approval, staff will move forward with negotiation with HJUUSD for a cooperative agreement for a shared clinic and execute an agreement with Elite Medical for a minimum term of three years.

FISCAL IMPACT:

The City's Medical Fund accumulates contributions (from various funds) from the City and employee health insurance participants for health benefits. An employee shared health clinic and a cooperative agreement with HJUUSD for a term of three years at a city annual costs of approximately \$300,000 would be paid for out of the Medical Fund from contributions from all health insurance participants. This fund has adequate fund balance to support the initial startup cost (\$29,800) and construction costs (to be determined) for this project, which would be shared with the HJUUSD. The ongoing annual projected costs of the health clinic of \$538,720 are variable and depend on utilization rates, and other entity involvement for cost sharing. After analysis and based on the City's current claim amounts a shared clinic could more than offset its costs with reduction in city claim costs from

primary care providers.

Potential Clinic Expense	Year 1	Year 2	Year 3	Est. City Share	Pote Shai
Initial Start Up	29,800	-	-	0.5	
Facility Costs (<i>estimated</i>)	150,000	-	-	0.5	
Annual Expense (2% index)	538,720	549,494	560,484	0.5	
Total Potential Costs*	718,520	549,494	560,484	0.5	
<i>*not including variable costs (labs, participant specific costs)</i>					
Potential reduction in expenses					
Primary Care Claim Reduction (15% of claims)	225,000	236,250	248,063		
Lab/Prescription savings	25,000	25,000	25,000		
New Hire Physicals, Vaccinations	20,000	20,000	20,000		
Total Potential Savings*	270,000	281,250	293,063		
<i>*Does not include savings in employee productivity in timesavings, primary care savings will depend on clinic i</i>					

By entering into a cooperative agreement with HJUSD, city staff anticipates all fixed costs will be shared equally and the city will only pay ongoing variable costs due to city participants, HJUSD will pay for their participant variable costs. The term of the initial agreement shall be for 3 years, with two 2-year extensions as opted by the entities.

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 1/21/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Authorization for the City Manager to execute an Agreement for Professional Services with Financial Credit Network (FCN) for collection activities with professional liability coverage limits below standard city limits.

RECOMMENDATION:

Recommendation: Staff recommends that Council authorize the City Manager to execute the Agreement for Professional Services with Financial Credit Network (FCN) for collection activities with professional liability coverage limits below standard city limits.

Recommended Motion: I move to authorize the City Manager to execute the Agreement for Professional Services with FCN for collection activities with professional liability coverage limits below standard city limit.

BACKGROUND:

The City's prior Agreement for Professional Services for collection activities was with Kings Credit Services (KCS). KCS permanently closed their offices as of 9/30/2024 with very short notice requiring the City to seek a new consultant. The City currently requires Professional Liability coverage with limits of no less than \$2,000,000 per occurrence or claim, and \$2,000,000 policy aggregate. FCN's current policy coverage is limited to \$1,000,000 per occurrence or claim, and \$1,000,000 aggregate. Any additional coverage would be cost prohibitive for FCN leaving the City with no collection services. Staff believes this is an area of low risk and will have no foreseen fiscal impact to the City, however, if there is a need for coverage over \$1,000,000 the city may be subject to costs over that threshold to \$2 million (the city's standard limit). FCN has advised they have had no issue with this coverage limit since their inception in 1954. FCN does meet all other insurance requirements including commercial crime coverage.

FCN is one of the few vendors offering these services in this area and has several surrounding cities as customers with very good references. Their fees will range from 35% of outstanding amounts to 48% if there is a need to go to court. Staff estimates about 40-50 accounts monthly are in need of going to collections. The outstanding amount with the City's former agency was over \$1 million.

Some of that will be aged out and need to be written off. However, there is still a significant amount of fees and rates to be collected (as possible).

FISCAL IMPACT:

There is no immediate fiscal impact to the City. However, by authorizing this agreement, FCN will be able to work with the City of Hanford in collection efforts of outstanding accounts in various areas of

need including utilities, miscellaneous accounts receivable, code enforcement and public safety which may lead to hundreds of thousands in outstanding debt across various city funds. FCN's fees for services will be paid upon collection of outstanding accounts and directly reduce the amount due back to the city.

ATTACHMENTS:

1. Professional Services Agreement

AGREEMENT FOR SERVICES

This Agreement for Professional Services (“Agreement”) is made and entered into this 21st day of January, 2025, by and between the City of Hanford, a municipal corporation (“City”), and FINANCIAL CREDIT NETWORK, INC. (“Consultant”).

RECITALS

A. Consultant represents to City that they are specially trained, experienced, licensed and competent to perform the services which will be required by this Agreement; and

B. Consultant represents to City that it possesses the skill, experience, ability, background, certification and knowledge to provide the services described in this Agreement on the terms and conditions described herein.

C. City desires to retain Consultant to render Delinquent Account Collection Services as set forth in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants set forth herein for such other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereto agree as follows:

1. **Retention of Consultant.** Subject to the terms and conditions set forth herein, City retains Consultant to perform the services identified in this Agreement, as an independent contractor and Consultant hereby accepts this independent contractor appointment.

2. **Scope of Services and City Responsibilities.**

a. Consultant shall perform the services (“Services”) and the City shall have the responsibilities described below.

1. **COLLECTION ACTIVITIES:** Agency will investigate all accounts referred to it for collection by the Client and will attempt collection by correspondence and telephone solicitation. Client agrees to refrain from contacting the consumers regarding the account after said account(s) has been assigned to Agency. Client certifies accounts assigned to Agency will contain accurate information and will be lawfully owed to Client.

2. **COMPLIANCE:** Any activities by Agency will be in accordance with the terms of the Fair Debt Collection Practices Act and procedures of ACA International, and the California Association of Collectors, of which it is and will remain a member in good standing.

To the extent Agency receives personal information (as defined at Cal. Civ. Code §1798.140(o), as it may be amended) from Client, or in connection with services delivered to Client, that is regulated by the California Consumer Privacy Act of 2018 (the “CCPA”), Agency is a service provider as defined

by the CCPA. Agency certifies it understands the restrictions in this Section and will comply with these provisions. Agency shall not use, disclose or retain personal information for purposes other than to perform its obligations or to comply with applicable law.

Agency will not sell personal information received from Client or obtained in connection with the delivery of services to Client.

3. **REMITTANCE AND REMITTANCE REPORTS:** Agency will furnish a monthly report, and remittances of collection made on all collection activities to the Client on or before the 15th day of each month. Payments made via personal check, credit card and Auto-paycheck by phone will be held for a period of 15 days from the date posted to the consumer's account before they appear on the remittance report. At the Client's option upon reasonable notice to Agency, reports and remittances may be made on a weekly or bi-weekly basis. Agency is authorized to collect, receive and endorse for deposit all payments and payment instruments due or payable to Client for accounts assigned to Agency.

Additionally, to ensure accurate accounting as well as to ensure compliance with applicable laws, Client agrees to immediately notify Agency of any payments made directly to Client, by any source, on accounts assigned to Agency. It is understood full payment of commission on such payments will be retained unless agreed otherwise.

4. **STATUS REPORTS:** Agency will furnish a client inventory report upon request or reports can be set up to be received automatically at Client's discretion.
5. **FEES:** Agency will be entitled to a commission of 35% of all principal amounts collected from whatever source on accounts assigned by Client. In the event of legal action or forwarding the commission percentage will increase to 48%. Agency will retain any amounts collected over and above the principal amount of debt assigned to offset losses including but not limited to court costs and attorney fees. As permitted by law, Agency will assess interest in assigned accounts and keep interest payments received as part of the negotiated fees. Other commission agreements include: N/A.

Agency may increase rates set forth above upon written notice to the Client in the event of a change in economic conditions beyond Agency's reasonable control which increases the operating costs incurred by Agency. Agency will provide thirty (30) calendar days' written notice prior to the effective date of a rate increase.

6. **CREDIT REPORTING AGENCIES:** Agency will report any accounts listed by the Client that qualify to the following Credit Reporting Agencies, i.e. Trans Union, Experian, Equifax after 45 days.

7. SETTLEMENT AUTHORITY: Client authorizes Agency to exercise % settlement authority on assigned accounts to expedite or facilitate payments or payment-in-full. Settlement authority below % will require specific Client authority.
 8. BANKRUPTCY NOTIFICATION: Client shall notify Agency immediately when notified that their customer has filed bankruptcy.
 9. LEGAL ACTION: In the event Agency is unable to collect an account directly; it may be referred to an attorney of our choice for legal action. Client will be required to sign an authorization prior to pursuing such action. All legal fees are paid by Agency.
 10. WITHDRAWAL AND CANCELLATION OF ACCOUNTS: The Client will have the right to withdraw or cancel accounts forwarded to Agency; however, Agency reserves the right to continue treatment on accounts that are in an active repayment plan or have been reduced to a judgment. If legal action has been authorized and Client requests for same account to be withdrawn, Agency will invoice Client for any out-of-pocket legal fees. Agency shall provide monthly written confirmation of all cancellations. Special circumstances will be evaluated upon receipt of request by Client. Agency will not reactivate any account previously returned to Client, without express written permission by Client.
- b. Consultant shall correct any and all errors and/or omissions, which arise out of Consultant's negligence or intentional misconduct, in the performance of the Services and any documents resulting therefrom even though City has accepted said Services or documents. Consultant shall make such corrections upon City's request and at no cost or expense to City.
3. **Compensation.** Compensation to be paid to Consultant shall be in accordance with Section (2) (a) (5) of this document. Payment by City under this Agreement shall not be deemed a waiver of errors, even if such errors were known to the City at the time of payment.
4. **Method of Payment.** Consultant shall submit monthly billings to City describing the work performed during the preceding month. Consultant's bills shall include a brief description of the Services performed and the date the Services were performed the number of hours spent and by whom, and a description of any reimbursable expenditures. City shall pay Consultant no later than sixty (60) calendar days after the date of submittal of an invoice for completed tasks and approval of the invoice by City staff.
5. **Extra Work.** At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Services, but which are not included in the project scope of services. Extra work will be performed on terms agreed upon by the parties.

Consultant shall not perform, nor be compensated for Extra Work without written authorization from City.

8. **Termination.** This Agreement may be terminated by the City immediately and without notice for cause or by City without cause upon thirty (30) days' written notice of termination to Consultant. Upon termination, Consultant shall be entitled to compensation for Services performed up to the effective date of termination, unless this Agreement is terminated for cause, in which case, City may withhold compensation due Consultant in order to reimburse City for any losses, damages or expenses caused by Consultant's default under this Agreement.

9. **Ownership of Documents.** All plans, studies, documents and other writings and electronic disks containing drawings prepared by and for Consultant, its officers, employees, agents and subcontractors in the course of implementing this Agreement, except working notes and internal documents, shall become the property of the City, and the City shall have the sole right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents and other writings to City upon written request.

However, the City's use of completed documents for other projects and/or the use of uncompleted documents without the written authorization of Consultant will be at the City's sole risk. The City shall, to the fullest extent permitted by law, indemnify and hold harmless the Consultant from all claims, damages, losses, and expenses, including attorney fees, arising out of or resulting from any unauthorized reuse of, or changes to the Project Documents not performed by the Consultant.

10. **Licensing of Intellectual Property.** This Agreement creates a non-exclusive and perpetual license for City to use, modify, reuse or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data electronic or otherwise recorded on computer diskettes which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). Consultant shall require all subcontractors to agree in writing that City is granted non-exclusive and perpetual license for any Documents & Data the subcontractor prepared under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. City shall not be limited in any way in its use of the Documents & Data at any time, provided that any such use not within the purpose intended by this Agreement shall be at City's sole risk. The City shall, to the fullest extent permitted by law, indemnify and hold harmless the Consultant from all claims, damages, losses, and expenses, including attorney fees, arising out of or resulting from any unauthorized reuse of or changes to the Project Documents not performed by the Consultant.

10. **Confidentiality.** All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services under this Agreement, nor shall such materials be disclosed to any person or entity not

connected with the performance of the Services under this Agreement. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name, insignia, photographs, or the project for which Consultant's Services are rendered, or any publicity pertaining to the Consultant's Services under this Agreement in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent by City. Notwithstanding the foregoing, the City acknowledges that the Consultant may want/need to include projects performed under this Agreement on proposals for similar work in the future. The City hereby grants permission to list any projects performed under this agreement for marketing purposes; provided however, Consultant will not make any representations regarding City's satisfaction with Consultant's work product unless Consultant receives a written statement or evaluation from City.

11. **Equal Opportunity Employment.** Consultant represents that it is an equal opportunity employer and it shall not discriminate against any employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's programs or guidelines currently in effect as identified and provided to Consultant by City.

12. **Insurance Requirements.**

a. Consultant, at Consultant's own cost and expense, shall procure and maintain, for the duration of this Agreement, the following insurance policies.

i. **Workers Compensation Coverage.** As required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury or disease.

ii. **Commercial General Liability (CGL) Coverage.** Insurance Services Office (ISO) Form CG 0001, including products and completed operations, property damage, bodily injury, and personal & advertising injury with a limit of no less than TWO MILLION AND NO/100 DOLLARS (\$2,000,000) per occurrence for bodily injury, personal injury, and property damage, and a general aggregate limit of no less than FOUR MILLION AND NO/100 DOLLARS (\$4,000,000).

iii. **Automobile Liability Coverage.** ISO Form Number CA 0001 covering any auto (Code 1), or if Consultant has no owned autos, Code 8 (hired) and 9 (non-owned), with a limit no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury and property damage.

iv. **Professional Liability Coverage.** Consultant will maintain Professional Liability coverage with limits no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per occurrence or claim, and ONE MILLION AND NO/100 DOLLARS (\$1,000,000) policy aggregate.

v. Crime. Consultant will maintain Commercial Crime insurance that shall include the following coverages or their substantial equivalents: employee dishonesty and theft, forgery or alteration, and computer fraud and funds transfer fraud. Consultant's commercial crime policy shall have minimum combined limits of not than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per occurrence; however, coverage limits shall not be less than a minimum amount of four percent (4%) of the total amount of consideration set forth under this Agreement. Consultant shall submit an applicable Certificate of Insurance (ACORD 25) to City. City will be named as loss payee on Consultant's Commercial Crime policy.

If Consultant maintains higher limits than the minimums shown above, City requires and shall be entitled to coverage for the higher limits maintained by Consultant.

Consultant's insurance policies shall be "occurrence" policies and not "claims-made" coverage except for Professional Liability Coverage. "Claims-made" policies must satisfy the following requirements: (i) the retroactive date of coverage must be shown and must precede the effective date of the contract; (ii) coverage shall be maintained and evidence of coverage must be provided for at least five (5) years after completion of the contract work; and (iii) if coverage is canceled or non-renewed and not replaced with another claims-made policy form with a retroactive date preceding the contract effective date, Consultant must purchase "extended reporting" coverage for a minimum of five (5) years after completion of work.

Consultant may use Umbrella or Excess Policies to provide the liability limits as required in this Agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required, including, but not limited to, primary and non-contributory, additional insured, deductibles and self-insured retentions, indemnity, and defense requirements. The Umbrella or Excess policies shall be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying insurance. No insurance policies maintained by any additional insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until Consultant's primary and excess liability policies are exhausted.

b. Any deductibles or self-insured retentions must be declared to and approved by the City. City may require Consultant to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. Alternatively, City may require Consultant to provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigations, claim administration, and defense expenses within the retention.

c. The policies are to contain, or be endorsed to contain the following provisions:

i. City and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of Consultant including materials, parts, or equipment furnished in connection with such work or operations; products used by Consultant; or automobiles owned, leased, hired, or borrowed by Consultant. General liability coverage can be provided in the form of an endorsement to Consultant's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10, CG 20 26, CG 20 33 or CG

20 38 **and** CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to City and its officers, officials, employees or volunteers.

ii. For any claims related to this contract, Consultant's insurance coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 with respect to City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by City and/or its officers, officials, employees, or volunteers shall be in excess of Consultant's insurance and shall be non-contributory.

iii. Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to City.

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

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

d. Consultant hereby grants to City and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of Consultant may acquire against the City and/or its officers, officials, employees, and volunteers by virtue of the payment of any loss under such insurance. Consultant agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not City has received a waiver of subrogation endorsement from the insurer.

13. **Indemnification.** To the fullest extent allowable by law, Consultant agrees to indemnify, defend and hold harmless the City and its officials, officers, employees, agents and volunteers from and against all claims, demands, actions, injuries, liabilities, losses, costs or damages, direct or indirect, and any and all attorneys' fees and other expenses which City or its officials, officers, employees, agents or volunteers may sustain or incur as a consequence of or are in any way related to Consultant's or its owners, directors, officers, managers, employees, agents and subcontractor's willful or negligent acts or omissions in the performance of the services and Consultants responsibilities and obligations to be performed under this agreement or its failure to perform or comply with any of its obligations or responsibilities contained in this agreement; excluding, however, such liability, claims, losses, damages or expenses arising from City's sole or active negligence or willful acts. This duty to indemnify, defend, and hold harmless shall survive the termination of this agreement.

14. **Independent Contractor Status.** It is understood and agreed that Consultant, in the performance of the Services to be performed pursuant to this Agreement, shall act as and be an independent contractor and shall not act as an agent or employee of City. Consultant shall obtain no retirement benefits or other benefits which accrue to City's employees and Consultant hereby expressly waives any claim it may have to any such rights. Nothing in this Agreement shall create or

be construed as creating a partnership, joint venture or any other relationship between City and Consultant.

15. **Consultant's Books and Records.**

a. Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services, or expenditures and disbursements charged to City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement.

b. Consultant shall maintain all documents and records that demonstrate performance under this Agreement for a minimum period of three (3) years, or for any longer period required by law, from the date of termination or completion of this Agreement.

c. Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the City. Copies of such documents shall be provided to the City for inspection at the City offices.

d. Where City has reason to believe that such records or documents may be lost or discarded due to dissolution, disbandment or termination of Consultant's business, City may, by written request, require that custody of the records be given to the City and that the records and documents be maintained in the City offices. Access to such records and documents shall be granted to any party authorized by Consultant, Consultant's representatives, or Consultant's successor-in-interest.

16. **Interest of Consultant.** Consultant and its shareholders covenants and represents that they do not now have any investment or interest in real property and shall not acquire any interest, direct or indirect, in the area covered by this Agreement or any other source of income, interest in real property or investment which would be affected in any manner or degree by the performance of Consultant's Services hereunder. Consultant further covenants and represents that in the performance of the Services hereunder, to the best of its knowledge no person having any such interest shall perform any Services under this Agreement.

Consultant is not a designated employee within the meaning of the Political Reform Act because Consultant:

a. will conduct research and arrive at conclusions with respect to rendition of information, advice, recommendation or counsel independent of the control and direction of the City or of any City official, other than normal agreement monitoring; and

b. possesses no authority with respect to any City decision beyond rendition of information, advice, recommendation or counsel. FPPC Reg. Sec. 18700, et seq.

17. **Professional Ability of Consultant.** City has relied upon Consultant's representations regarding its training and professional ability to perform the Services hereunder as a material inducement to enter into this Agreement. Consultant shall therefore provide properly skilled

personnel to perform all Services under this Agreement. The primary provider of the Services called for by this Agreement shall be **Kris Davisson** who shall not be replaced without the written consent of the City. All work performed by Consultant under this Agreement shall be in accordance with the applicable professional standard of care and shall meet the local professional standard of quality ordinarily to be expected of competent persons in Consultant's field of expertise working in Kings County.

18. **Compliance with Laws.** Consultant shall use the proper standard of care in performing the Services and shall comply with all applicable federal, state and local laws, codes, ordinances and regulations in effect at the time the agreement is executed. In addition, if the request for proposal to provide professional services which are the subject of this Agreement cited any federal or state financial assistance involved in the project for which the Services are provided, the Consultant shall perform all services in accordance with all applicable federal and state laws, rates and regulations in effect at the time the agreement is executed.

19. **Licenses.** Consultant represents and warrants to City that it has all licenses, permits, qualifications, and insurance which are legally required of Consultant to lawfully and competently perform the Services. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, and insurance which are legally required of Consultant to lawfully and competently perform the Services. Consultant shall maintain a City of Hanford business license.

20. **Assignment and Subcontracting.** The parties recognize that a substantial inducement to City for entering into this Agreement is the reputation, experience and competence of Consultant. Assignments of any or all rights, duties or obligations of the Consultant under this Agreement will be permitted only with the express written consent of the City, which will not be unreasonably withheld. Consultant shall not subcontract any portion of the Services to be performed under this Agreement without the express written consent of the City, which will not be unreasonably withheld. If City consents to such subcontract, Consultant shall be fully responsible to City for all acts or omissions of the subcontractor. Nothing in this Agreement shall: (i) create any contractual relationship between City and subcontractor; (ii) create any obligation on the part of the City to pay or to see to the payment of any monies due to any such subcontractor; (iii) or relieve Consultant of any of its obligations and responsibilities under this Agreement.

21. **Attorneys' Fees.** If an action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other reasonable relief to which he may be entitled. With respect to any suit, action or proceeding arising out of or related to this Agreement, or the documentation related hereto, the parties hereby submit to the jurisdiction and venue of the Superior Court for the County of Kings, State of California for any proceeding arising hereunder.

22. **Sole and Only Agreement.** This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the matters set forth herein and contains all of the covenants and agreements between the parties regarding said matters. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or in writing, have been made by any party or anyone acting on behalf of any party

which are not embodied in this Agreement and no other agreement, statement or promise shall be valid or binding.

23. **Invalidity.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

24. **Amendment.** No change, amendment or modification of this Agreement shall be valid unless the same be in writing and signed by the parties hereto.

25. **Governing Law.** This Agreement shall be construed and governed pursuant to the laws of the State of California.

26. **Waiver.** Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.

27. **Mediation.** The parties agree to make a good faith attempt to resolve any disputes arising out of this Agreement through mediation prior to commencing litigation. The parties shall mutually agree upon the mediator and shall divide the costs of mediation equally. If the parties are unable to agree upon a mediator, the dispute shall be submitted to JAMS/ENDISPUTE ("JAMS") or its successor in interest. JAMS shall provide the parties with the names of five qualified mediators. Each party shall have the option to strike two of the five mediators selected by JAMS and thereafter the mediator remaining shall hear the dispute. If the dispute remains unresolved after mediation, either party may commence litigation.

28. **Prohibited Interests.** Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or result from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

29. **Authority to Enter Agreement.** Consultant has all requisite power and authority to conduct its business and to execute, deliver and perform the Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

30. **Notice.** Except as otherwise expressly provided herein, any notice, consent, authorization or other communication to be given hereunder shall be in writing and shall be deemed duly given and received when delivered personally, when transmitted by facsimile or e-mail if receipt is acknowledged by the addressee, one business day after being deposited for next-day delivery with a nationally recognized overnight delivery service, or three business days after being mailed by first class mail, charges and postage prepaid, property addressed to the party to receive such notice at the

last address furnished for such purpose by the party to whom notice is directed and addressed as follows:

Mario A. Cifuentes, II
City of Hanford
319 N. Douty
Hanford, CA 93230

Kris Davisson
Financial Credit Network, Inc.
2922 W. Main Street
Visalia, CA 93291

IN WITNESS WHEREOF, the parties have executed this Agreement effective on the day and in the year first set forth above.

CITY

CITY OF HANFORD,
a Municipal Corporation

By: _____
MARIO A. CIFUENTEZ, II
City Manager

CONSULTANT

FINANCIAL CREDIT NETWORK, INC.

By: _____
KRIS DAVISSON
Vice President



AGENDA STAFF REPORT

MEETING DATE: 1/21/2025	AGENDA SECTION: CONSENT CALENDAR
--------------------------------	---

SUBJECT:
Authorization to Reject Claim for Damages - GHC0078117

RECOMMENDATION:
Recommendation: That the City Council, by motion, direct the City Manager, or assigned representative, to send a notice of rejection to claimant's attorney.

Recommended Motion:

BACKGROUND:
A claim for damages in the amount of TWO HUNDRED SEVENTEEN THOUSAND NINE HUNDRED DOLLARS SEVENTY SIX CENTS (\$217,900.76), was sent to the City of Hanford from the attorney for Viking Ready Mix Sales, LLC. The Claim relates to work that Viking Ready Mix provided to Consolidated Electrical Distributors, Inc. (CEDI) at the 426 W. Lacey Blvd. property that CED leases from the City of Hanford. Viking alleges that it has not been paid and believes that the City should have required CED to bond for the improvement work.

Richard Barron, Viking's attorney, called the City attorney's office on January 2, 2025, to inquire whether the City will be rendering payment on the claim. The City Attorney's Office did inform Mr. Barron that they anticipate the City will reject the claim because the City was under no legal obligation to require CED to bond for improvement work that it chose to undertake.

FISCAL IMPACT:

- ATTACHMENTS:**
- 1. Claim
 - 2. Codes Referenced
 - 3. Certificate of Insurance

CLAIM FOR DAMAGES
[Government Code Section 905]

To: The City Clerk of the City of Hanford

VIKING READY MIX SALES, LLC, hereby makes claim against the CITY OF HANFORD for the sum of TWO HUNDRED SEVENTEEN THOUSAND NINE HUNDRED DOLLARS SEVENTY-SIX CENTS (\$217,900.76) and makes the following statements in support of its claim:

1. Claimant's post office address is:

P.O. Box 9129
Fresno, CA 93790

2. Notices concerning this claim should be sent to:

Richard B. Barron
Attorney at Law
632 West Oak Avenue
Visalia, CA 93291

3. The date and place of the occurrence giving rise to this claim are as follows:

426 West Lacey Boulevard, Hanford, California, between February 29, 2024, and May 30, 2024.

4. The circumstances giving rise to this claim are as follows:

The CITY OF HANFORD is the record owner of a certain commercial building located at 426 West Lacey Boulevard, Hanford, California.

On or about October 5, 2023, the CITY OF HANFORD entered into a lease with Consolidated Electrical Distributors, Inc. (hereafter "CEDI"). Under the terms of its lease, CEDI, as lessee, was authorized to make extensive alterations and improvements to the property owned by the CITY OF HANFORD. Although the effect of this agreement was to alter, repair or improve the CITY OF HANFORD's property, the CITY OF HANFORD did not require its tenant to obtain a payment and performance bond from its contractor to guarantee payment to subcontractors and materialmen providing labor and materials for the construction of such alterations and improvements.

CEDI thereafter contracted with Innovative Construction, Inc. to alter and improve the property it had leased from the CITY OF HANFORD. Although the project comes

within a "public works contract" as defined under Public Contracts Code §1101, Innovative Construction was not required to and did not furnish a payment and performance bond.

Thereafter, between February 29, 2024, and May 30, 2024, Claimant provided ready-mix concrete and related materials having a value of TWO HUNDRED SEVENTEEN THOUSAND NINE HUNDRED DOLLARS SEVENTY-SIX CENTS (\$217,900.76) at the request of Innovative Construction that was used to alter and improve the building owned by the CITY OF HANFORD. Innovative Construction, however, failed to pay Claimant and the entire balance of TWO HUNDRED SEVENTEEN THOUSAND NINE HUNDRED DOLLARS SEVENTY-SIX CENTS (\$217,900.76) remains unpaid.

In failing to require a payment and performance bond for this project, the CITY OF HANFORD failed to discharge its duty under Civil Code §9550 to require a payment and performance bond.

As the direct and proximate result of the CITY OF HANFORD's failure to secure a payment and performance bond for the project, Claimant has sustained economic damages of TWO HUNDRED SEVENTEEN THOUSAND NINE HUNDRED DOLLARS SEVENTY-SIX CENTS (\$217,900.76).

DATED: 11/1/2024



Richard B. Barron, Attorney for
Viking Ready Mix Sales, Inc.

Public Contract Code - 1101

“Public works contract,” as used in this part, means an agreement for the erection, construction, alteration, repair, or improvement of any public structure, building, road, or other public improvement of any kind.

(Added by Stats. 1982, Ch. 1120, Sec. 3.)

Civil Code 9550

(a) A direct contractor that is awarded a public works contract involving an expenditure in excess of twenty-five thousand dollars (\$25,000) shall, before commencement of work, give a payment bond to and approved by the officer or public entity by whom the contract was awarded.

(b) A public entity shall state in its call for bids that a payment bond is required for a public works contract involving an expenditure in excess of twenty-five thousand dollars (\$25,000).

(c) A payment bond given and approved under this section will permit performance of and provide coverage for work pursuant to a public works contract that supplements the contract for which the bond is given, if the requirement of a new bond is waived by the public entity.

(d) For the purpose of this section, a design professional is not deemed a direct contractor and is not required to give a payment bond.

(e) This section does not apply to a public works contract with a “state entity” as defined in subdivision (d) of Section 7103 of the Public Contract Code.

(Added by Stats. 2010, Ch. 697, Sec. 20. (SB 189) Effective January 1, 2011. Operative July 1, 2012, by Sec. 105 of Ch. 697 and by Section 8052.)



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

12/26/2023

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS Arthur J. Gallagher Risk Management Services, LLC 245 South Executive Drive, Suite 200 Brookfield, WI 53005		PHONE (A/C, No, Ext): 800-345-0275	COMPANY NAME AND ADDRESS Liberty Mutual Insurance Company 175 Berkeley Street Boston, MA 02117	NAIC NO: 23043
FAX (A/C, No): 262-792-1712	E-MAIL ADDRESS: bridget_mccarthy@ajg.com		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
CODE: AGENCY CUSTOMER ID #:	SUB CODE:	POLICY TYPE Property		
NAMED INSURED AND ADDRESS Consolidated Electrical Distributors, Inc. 1920 Westridge Dr Irving TX 75038-2901		LOAN NUMBER	POLICY NUMBER YAC-L9L-477235-013	
ADDITIONAL NAMED INSURED(S) 2877R		EFFECTIVE DATE 12/31/2023	EXPIRATION DATE 12/31/2024	☐ CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) ☒ **BUILDING** OR ☐ **BUSINESS PERSONAL PROPERTY**

LOCATION / DESCRIPTION

CONTACT: Consolidated Electrical Distributors, Inc., 426 W Lacey Blvd, Hanford, CA 93230-4438 PC #2877R
See Attached...

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION		PERILS INSURED	BASIC	BROAD	☒ SPECIAL
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 30,000,000		DED: \$100,000			
		YES	NO	N/A	
☐ BUSINESS INCOME ☐ RENTAL VALUE			X		If YES, LIMIT: Actual Loss Sustained; # of months:
BLANKET COVERAGE		X			If YES, indicate value(s) reported on property identified above: \$
TERRORISM COVERAGE			X		Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?		X			
IS DOMESTIC TERRORISM EXCLUDED?		X			
LIMITED FUNGUS COVERAGE			X		If YES, LIMIT: DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)		X			
REPLACEMENT COST		X			
AGREED VALUE		X			
COINSURANCE			X		If YES, %
EQUIPMENT BREAKDOWN (If Applicable)		X			If YES, LIMIT: Policy Limit DED:
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg			X		If YES, LIMIT: DED:
- Demolition Costs			X		If YES, LIMIT: DED:
- Incr. Cost of Construction			X		If YES, LIMIT: DED:
EARTH MOVEMENT (If Applicable)		X			If YES, LIMIT: Policy Limit DED:
FLOOD (If Applicable)		X			If YES, LIMIT: Policy Limit DED:
WIND / HAIL INCL ☒ YES ☐ NO Subject to Different Provisions:		X			If YES, LIMIT: Policy Limit DED:
NAMED STORM INCL ☒ YES ☐ NO Subject to Different Provisions:		X			If YES, LIMIT: Policy Limit DED:
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS			X		

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

CONTRACT OF SALE ☐	LENDER'S LOSS PAYABLE ☒ LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
MORTGAGEE ☐		
NAME AND ADDRESS City of Hanford 19 N Dooty Street Hanford, CA 93230		AUTHORIZED REPRESENTATIVE Michael Burg.

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AGENCY CUSTOMER ID: _____

LOC #: _____

**ADDITIONAL REMARKS SCHEDULE**Page 1 of 1

AGENCY Arthur J. Gallagher Risk Management Services, LLC		NAMED INSURED Consolidated Electrical Distributors, Inc. 1920 Westridge Dr Irving TX 75038-2901
POLICY NUMBER YAC-L9L-477235-013		
CARRIER Liberty Mutual Insurance Company	NAIC CODE 23043	EFFECTIVE DATE: 12/31/2023

ADDITIONAL REMARKS**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,****FORM NUMBER:** 28 **FORM TITLE:** EVIDENCE OF COMMERCIAL PROPERTY INSURANCE**REMARKS:**

Additional Insured & Loss Payee: All parties to whom a Certificate of Insurance has been issued are automatically added to this policy upon issuance of said certificates, either as Additional Insured or as Loss Payee, or both, in accordance with the terms and conditions of this policy unless otherwise agreed to by the Insurer.

LOCATION/DESCRIPTION:

Property Location: 426 W Lacey Blvd, Hanford, CA 93230-4438 PC #2877R
Valuation: \$1,775,198

**CITY OF HANFORD CITY COUNCIL
STAFF REPORT
Tuesday, January 21, 2025**

PROJECT: **Annexation No. 163 Parts 9, 12, 13 and 14:** A proposal to annex four separate substantially surrounded county islands with a combined total of 197.15 acres into the City of Hanford from the Kings County jurisdiction.

Prezone No. 0001-24, Parts 9, 12, 13, and 14: A proposal to prezone the proposed territory to be annexed consistent with the 2035 Hanford General Plan Land Use Map.

CEQA Determination: The project has been determined to be exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current rezoning) per CEQA Guidelines Section 15319(a), and 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 per CEQA Guidelines Section 15061(b)(3). A Notice of Exemption has been prepared for the project in accordance with CEQA

LOCATION: Island 9 is generally located East Lacey Boulevard, South of Southern Pacific Railroad Tracks.

Island 12 is generally located west of 10 ½ Avenue, north of Houston Avenue.

Island 13 is generally located west of 10th Avenue, between Idaho and Iona Avenues.

Island 14 is generally located west of 11th Avenue, south of Flint Avenue.

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Certify the Notice of Exemption for the proposed projects, in accordance with CEQA.
2. Introduce and waive the first reading of Ordinance No. 01-25, approving Prezone No. 0001-24, Parts 9, 12, 13, and 14.
3. Adopt Resolution 25-02-R, initiating proceedings for Annexation 163 Parts 9, 12, 13, and 14 and direct staff to file the appropriate forms with the Local Agency Formation Commission (LAFCO) of Kings County.

RECOMMENDED MOTION

I move to:

1. Certify the Notice of Exemption for the proposed projects, in accordance with CEQA.
2. Introduce and waive the first reading of Ordinance No. 01-25, approving Prezone No. 0001-24, Parts 9, 12, 13, and 14.
3. Adopt Resolution 25-02-R, initiating proceedings for Annexation 163 Parts 9, 12, 13, and 14 and direct staff to file the appropriate forms with the Local Agency Formation Commission (LAFCO) of Kings County.

MULTIPLE PROJECTS

The City of Hanford is in the process of conducting the following projects, which are all intertwined and contingent upon each other, but are separated into separate projects for ease of processing and differing timelines.

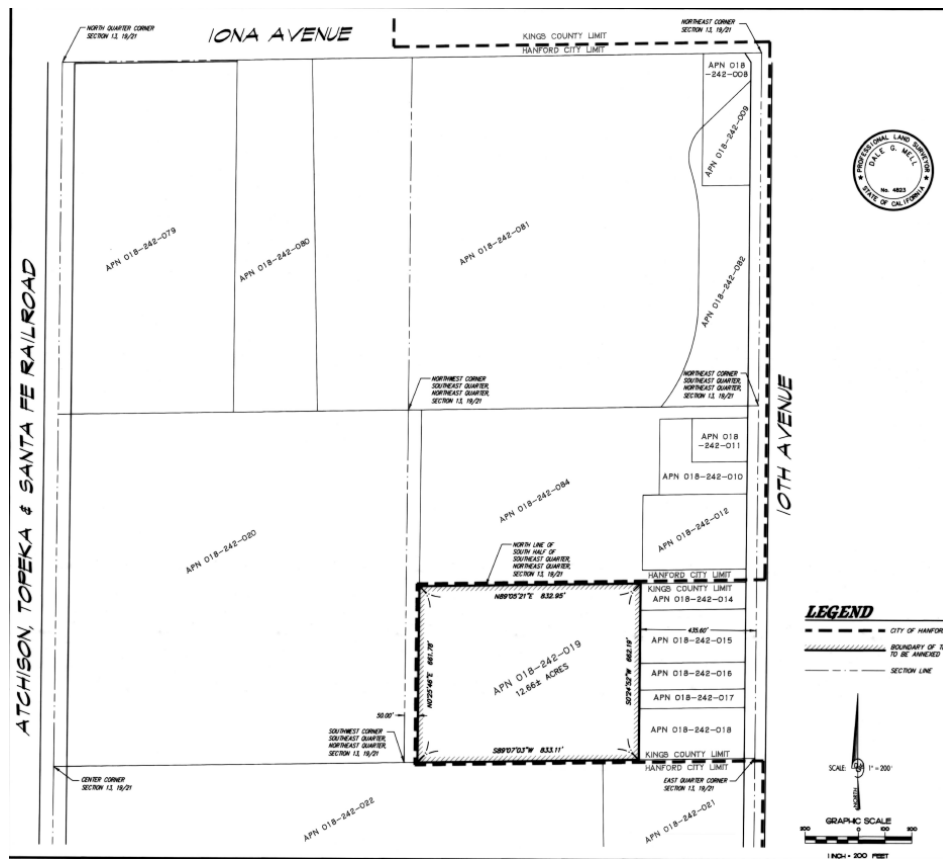
Projects:

1. Substantially Surrounded Island Annexations
2. Heroes Park Annexation General Plan Amendment, and Prezoning
3. Hidden Valley General Plan Amendment and Rezone

Substantially Surrounded Island Annexations

The application for review herein is the Substantially Surrounded Island Annexations. As discussed later in the report, the annexation of the substantially surrounded islands is the result of a Memorandum of Understanding (MOU) between the City of Hanford and Kings County to annex the remaining substantially surrounded islands into the City limits. The MOU was referenced and required as a condition of annexation of Annexation 159, shown below. Originally, the parcels to the east of the annexation area, adjoining 10th Avenue, were included in the annexation request, however, at the direction of Council, were removed. The removal of the parcels along 10th Avenue maintained a substantially surrounded island, which is against LAFCo policy. As such, the City and County were required to enter into a MOU, acknowledging and agreeing to the annexation of the remaining substantially surrounded islands within 18 months of the MOU's execution date.

Figure 1: Annexation 159



Consequence: The failure to preform, in accordance with the MOU, would put future annexation projects at risk of approval with LAFCo, including Heroes Park.

Heroes Park

Heroes Park is a future 40-acre regional park located near the intersection of Grangeville Boulevard and 9 1/4 Avenue. It is being partially funded by the State Parks' Statewide Development and Community Revitalization Program (Prop 68). Currently Heroes Park is in the conceptual design phase. The park is not currently located within the City limits, as such, it is necessary to annex the territory into the City limits, prior to development of the park space. A General Plan Amendment to allocate the Open Space Designation and change the location and size of the Neighborhood Mixed Use designation is proposed as part of the annexation request. The General Plan Amendment proposed for Heroes Park off-sets the loss of housing opportunity as a result of the Hidden Valley Park General Plan Amendment.

In accordance with Government Code Section 66300, the Housing Crisis Act of 2019, the City is unable to change the designation of the a property where housing is permitted, unless the loss of housing opportunity is accommodated elsewhere:

- (b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected county or an affected city shall not

enact a development policy, standard, or condition that would have any of the following effects:

(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district in effect at the time of the proposed change, below what was allowed under the land use designation or zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B) or subdivision (i). For purposes of this subparagraph, “reducing the intensity of land use” includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or any other action that would individually or cumulatively reduce the site’s residential development capacity.

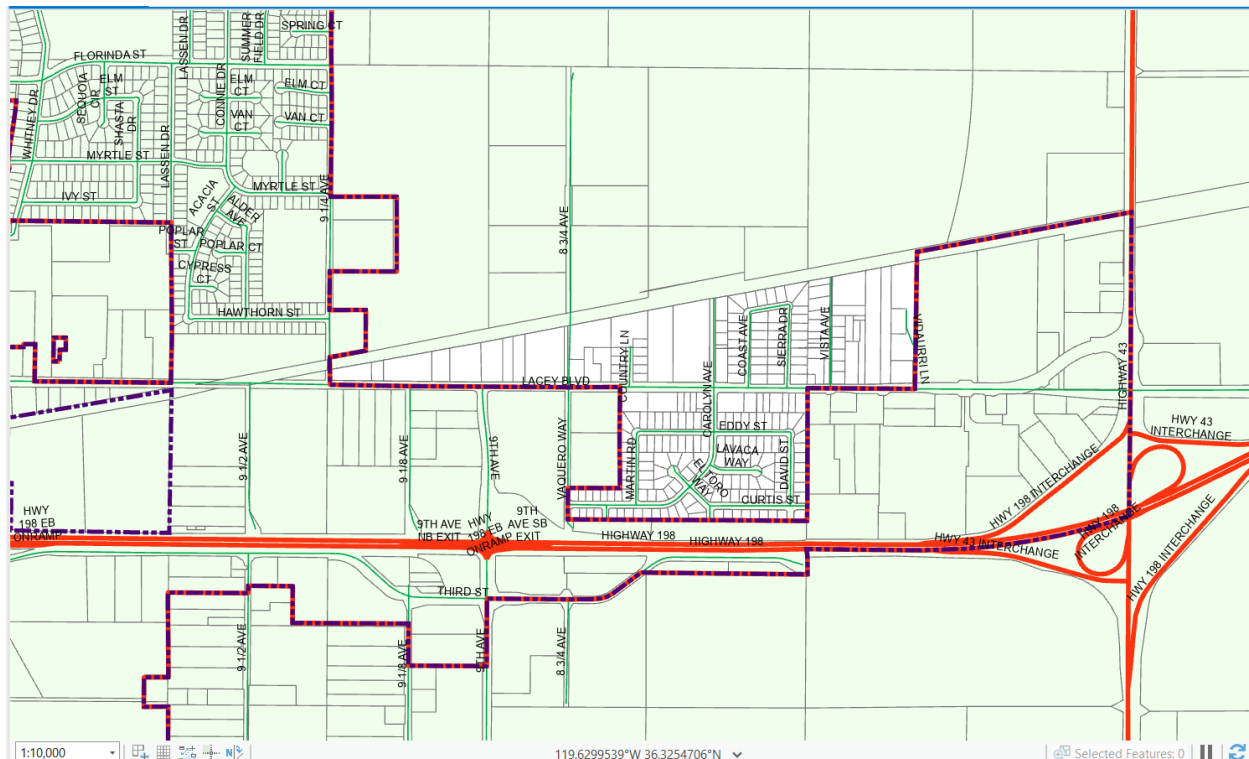
The table below demonstrates the City’s ability to off-set the housing opportunity loss from Hidden Valley Park with the redesignation of the land for Heroes Park Annexation and General Plan Amendment/Prezone.

Table 1: Housing Opportunity

Zone	Zone Name	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	Total Potential Housing Units Added or Subtracted
Hidden Valley Park Site				
RLD	Low Density Residential	-18.5	4.00	-74
OS	Open Space	18.5	0.00	0
	Subtotal	0.00		-74
Heroes Park/Latis LLC Property				
MU-N	Neighborhood Mixed Use	25% of -19.0	16.00	-76
OS	Open Space	40.0	0.00	0
RLD	Low Density Residential	-41.0	4.00	-164
MU-N	Neighborhood Mixed Use	75% of 20.0	16.00	+240
	Subtotal	0.00		0
Planned “Floating” Park Sites Moving to Heroes Park				
OS	Open Space	-10.1	0.00	0
RLD	Low Density Residential	10.1	4.00	+40
OS	Open Space	-16.9	0.00	0
RMD	Medium Density Residential	16.9	4.00	+68
	Subtotal	0.00		+108
	OVERALL TOTAL CHANGE IN POTENTIAL HOUSING UNITS			+34

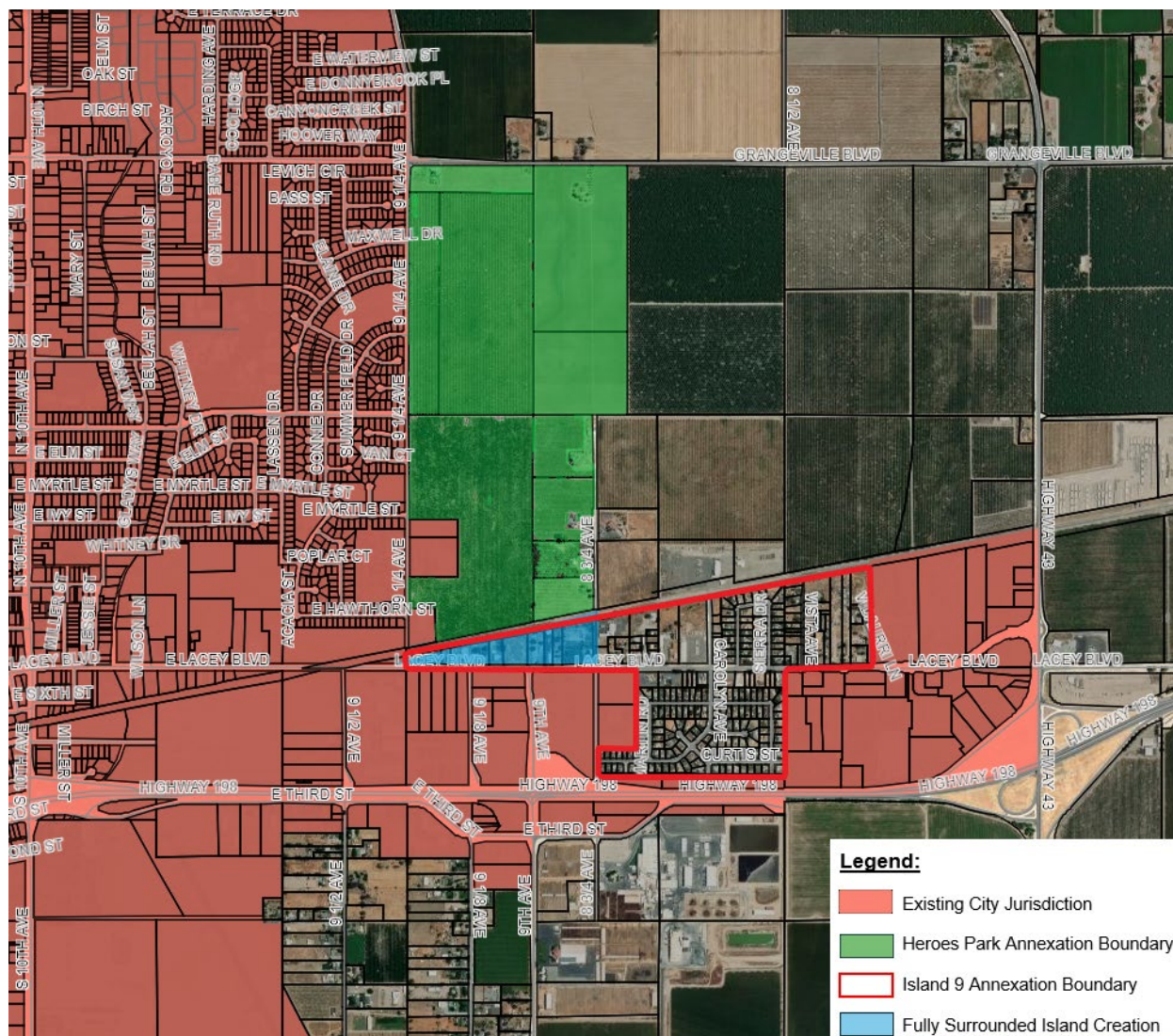
In addition to the need for the Heroes Park Annexation and General Plan's housing opportunities to off-set the loss associated with Hidden Valley Park's General Plan Amendment/Rezone, it shall be noted that Heroes Park cannot be approved without the approval of the substantially surrounded islands annexation, specifically Island #9.

Figure 2: Proposed Annexation Area #9 El Ranch, 113.78 +/- acres



Failure to annex Island #9 of Annexation 163 (Substantially Surrounded Islands) would create a fully-surrounded island, for the area shown in blue, below, Figure 3.

Figure 3: Heroes Park Annexation Relation to Island 9 Annexation



Creation of islands as a result of annexation is not permitted by LAFCo Policy and could result in the denial of the Heroes Park annexation.

B. STANDARDS FOR ANNEXATION TO CITIES AND SPECIAL DISTRICTS PROVIDING URBAN SERVICES

2. Unfavorable Factors:

- The proposed annexation would create extensive corridors or peninsulas extending into an unincorporated area and would cause further distortion of existing city boundaries.

Consequences: Denial of any part of the substantially surrounded islands annexation 163, but especially Island #9, would jeopardize LAFCo's ability/willingness to annex Heroes Park, due to the inability to perform in accordance with the existing MOU and creation of a fully surrounded

island. The denial of the Heroes Park Annexation and General Plan Amendment would make it infeasible to change the General Plan/Zoning on the vacant portion of Hidden Valley Park from Low-Density Residential to Open Space, due to the loss of housing opportunity, which is prohibited by State Law, SB330.

Hidden Valley

General Plan Amendment No. 2024-01 (GPA0011-24) is a request, by the City of Hanford, to change the General Plan designation from Low-Density Residential to Open Space for an 18-acre portion of a 38.48-acre parcel, as directed by the City Council of the City of Hanford. Pursuant to SB330, if a jurisdiction proposes a reduction in the intensity of the residential land use, then the jurisdiction must concurrently change the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is a “No Net Loss” in residential capacity. As described in Table 1, and discussed in the Heroes Park project section, the City proposes to remove Low Density Residential Land Uses and replace the opportunity elsewhere.

As demonstrated Table 1 and by using the City’s Housing Element’s Realistic Density for the associated parcels, the concurrent processing of the General Plan Amendments for Heroes Park and Hidden Valley Park provide for an increase in the potential housing units by 34 units. The proposed removal and replacement of the Low-Density Residential Land Uses will not result in a loss in total residential capacity and therefore is compliant with the provisions of the SB330.

Consequence: Failure to execute the substantially surrounded island annexation and Heroes Park annexation will result in an inability to approve the General Plan amendment associated with the vacant portion of Hidden Valley Park, due to a loss off housing opportunity off-set.

PROJECT DESCRIPTION

Annexation No. 163, Parts 9, 12, 13, and 14

There are six separate county islands within the Primary Sphere of Influence. Excepting Island 10, which is not eligible for island annexation proceedings, due to the Prime Agricultural designation, and Island 11, which is being proposed through private application, there are four substantially surrounded islands (# 9, 12, 13 and 14) proposed to be annexed into the City of Hanford from the Kings County Jurisdiction, totaling 197.15 acres, approximately. The Overview Map below shows the locations of the substantially surrounded county islands in the City. Each county island is shown separately in Figures 5 through 8. The parcels to be annexed are shown in white.

The City of Hanford entered into a Memorandum of Understanding with Kings County, agreeing annex the remaining substantially surrounded islands, identified in the 2016 Island Study.

A copy of the Memorandum of Understanding is attached as **Attachment 1**.

The LAFCo determination of what constitutes an island is attached as **Attachment 2**. Sixty percent is the established substantially surrounded island threshold, according to LAFCo.

Figure 4: Overview Map – Location of County Islands

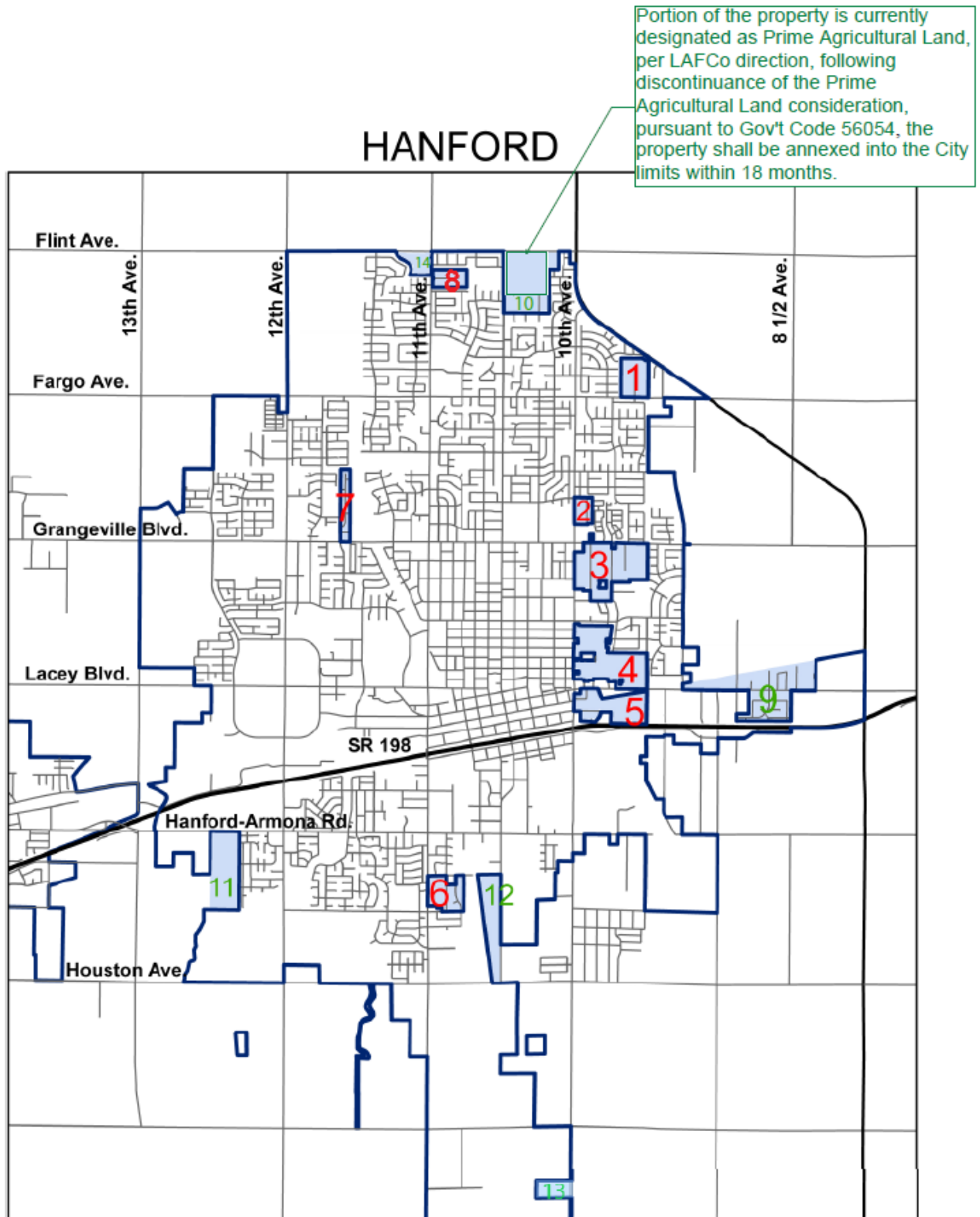


Figure 7: Proposed Annexation Area #13 S 10th/Iona, 6.01+/- acres

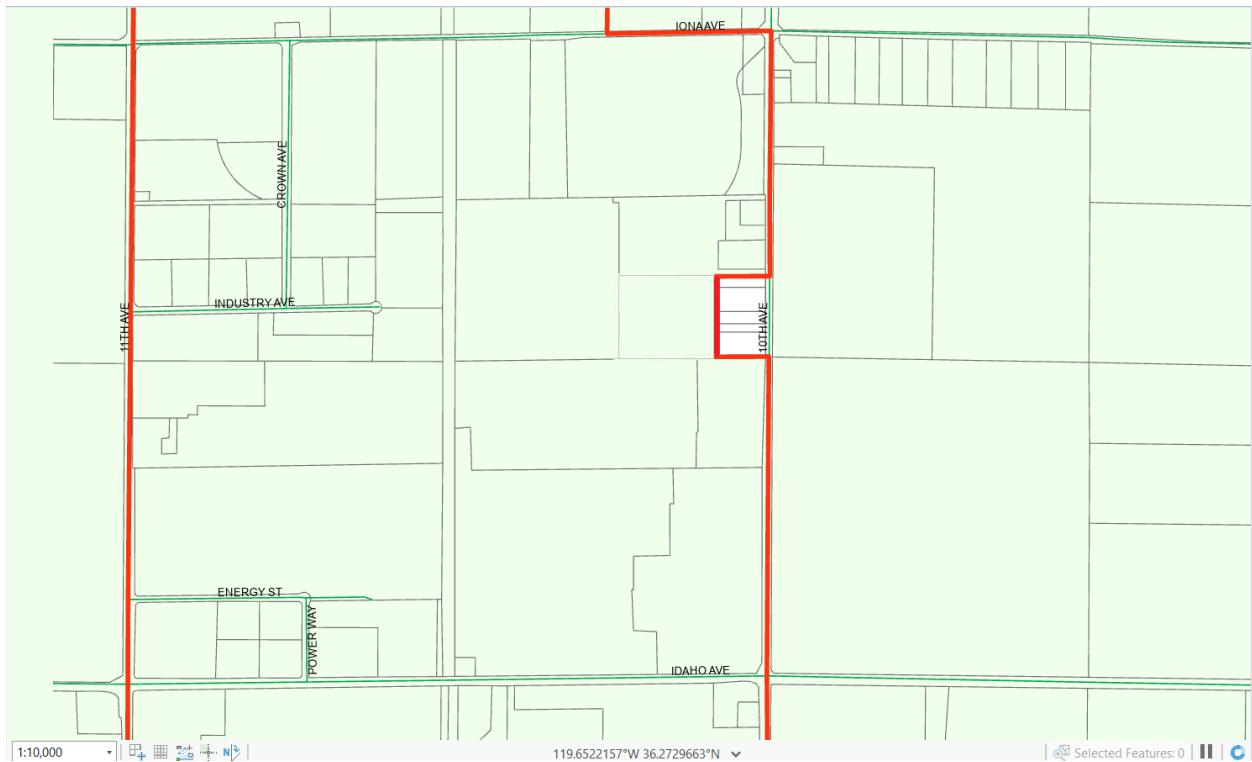
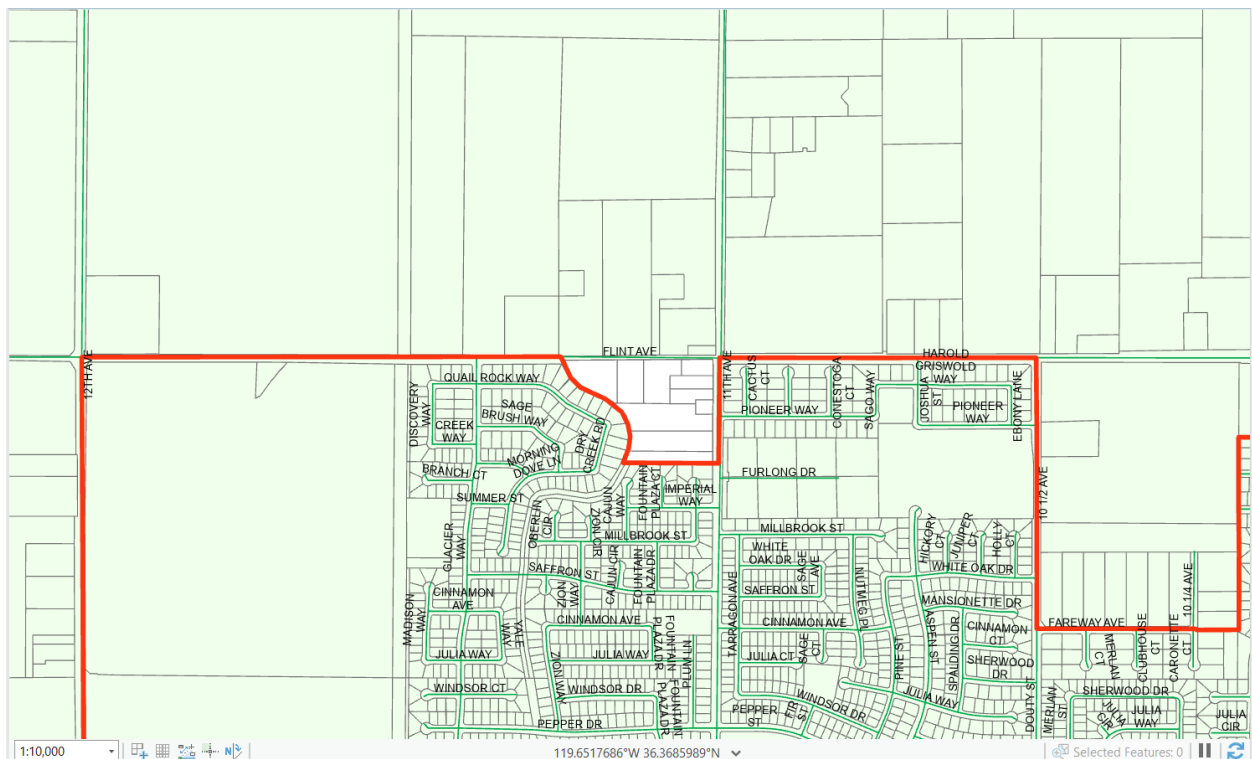


Figure 8: Proposed Annexation Area #14 11th/Flint, 16.9 +/- acres



Prezone No. 0001-24 Part 9, 12, 13 and 14

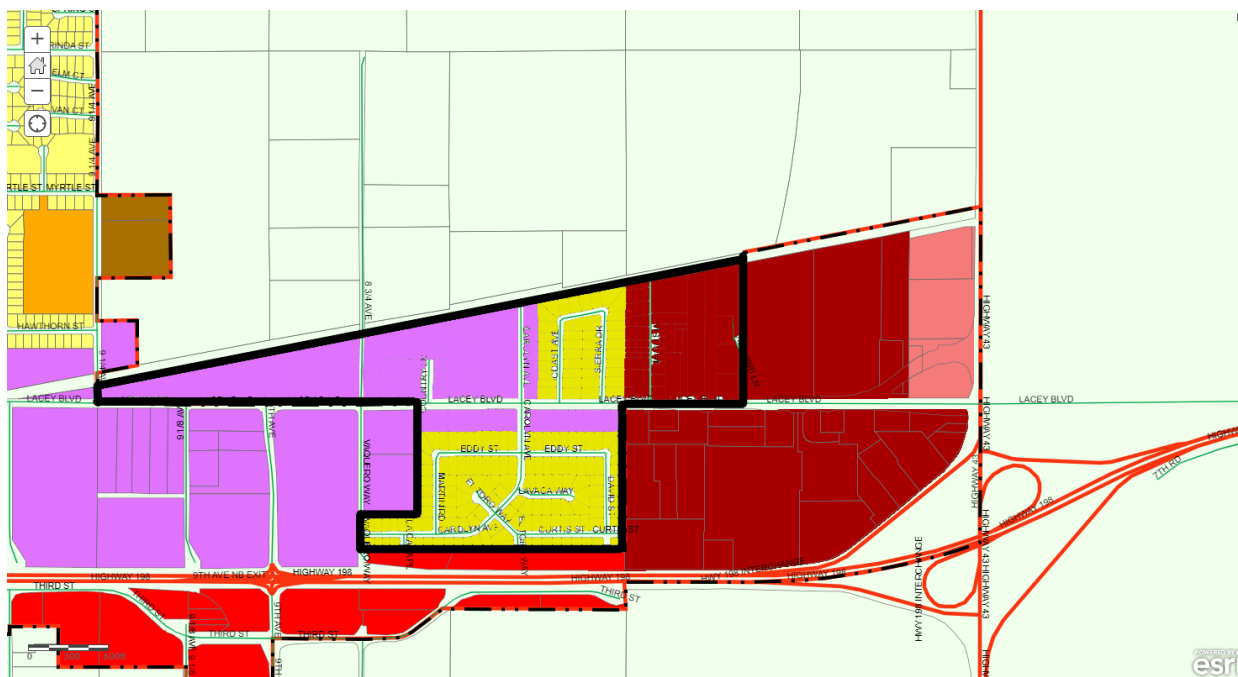
Prezone No. 0001-24 Part 9, 12, 13 and 14 is a request to prezone the four substantially surrounded areas to be annexed consistent with the 2035 Hanford General Plan Land Use Map. The specific proposed prezone is illustrated as they would be shown on the Zoning Map in Figures 9, 11, 13, and 15.

Prezone No. 0001-24 Part 9

Prezone No. 0001-24 Part 9 is a request to prezone Island #9, as MX-C Corridor Mixed Use, R-L-8 Low Density Residential (8,000 sq. ft. minimum lot size), and C-R Regional Commercial Corridor Mixed Use, Low-Density Residential, and Regional Commercial.

Figure 9: Proposed Prezone Area #9 El Rancho
General Plan Designation – Corridor Mixed Use, Low-Density Residential, and Regional Commercial

Proposed Prezoning MX-C Corridor Mixed Use, R-L-8 Low Density Residential (8,000 sq. ft. minimum lot size), and C-R Regional Commercial



Project Location #9

Substantially surrounded Island #9 totals approximately 113.78 acres, located on East Lacey Boulevard, south of Southern Pacific Railroad tracks.

Existing Land Use #9

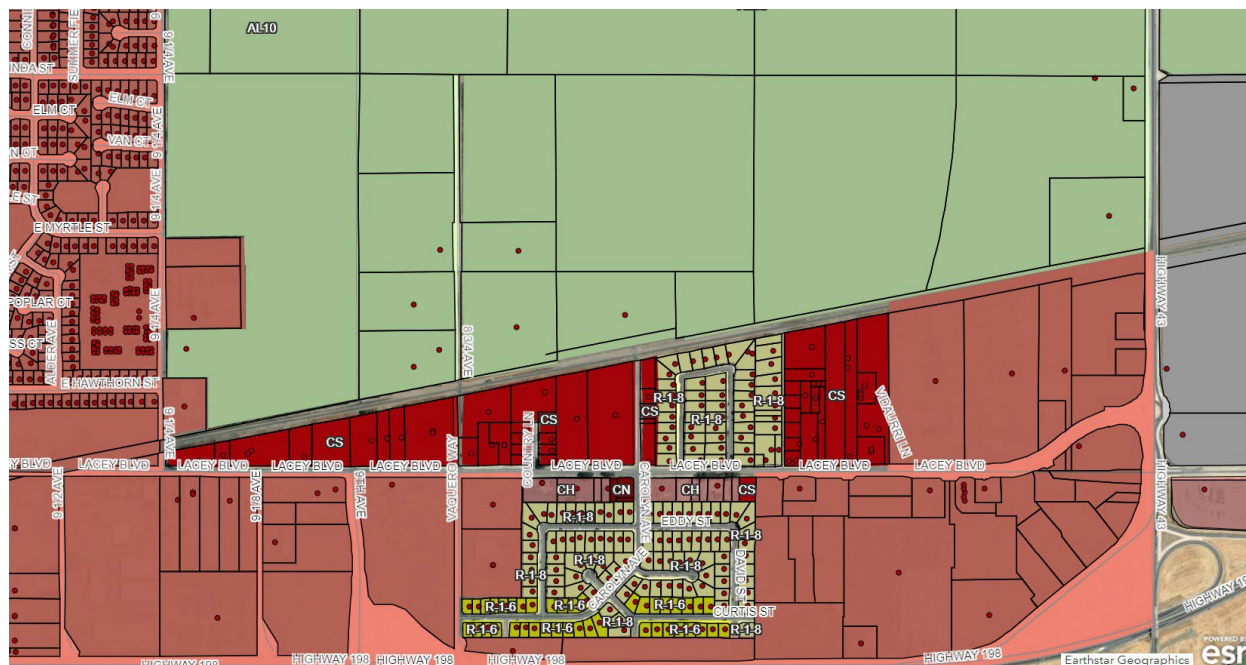
This annexation area is primarily developed with single-family residences with scattered commercial uses. All parcels are within City Urban Development and the Sphere of Influence. The

City considers this area as Corridor Mixed Use, Low-Density Residential, and Regional Commercial, per City of Hanford 2035 General Plan.

County Zoning

In accordance with Kings County Zoning, the area is zoned C-S Service Commercial, R-1-6 Low-Density Residential, and R-1-8 Low-Density Residential.

Figure 10: Island 9 County Zoning



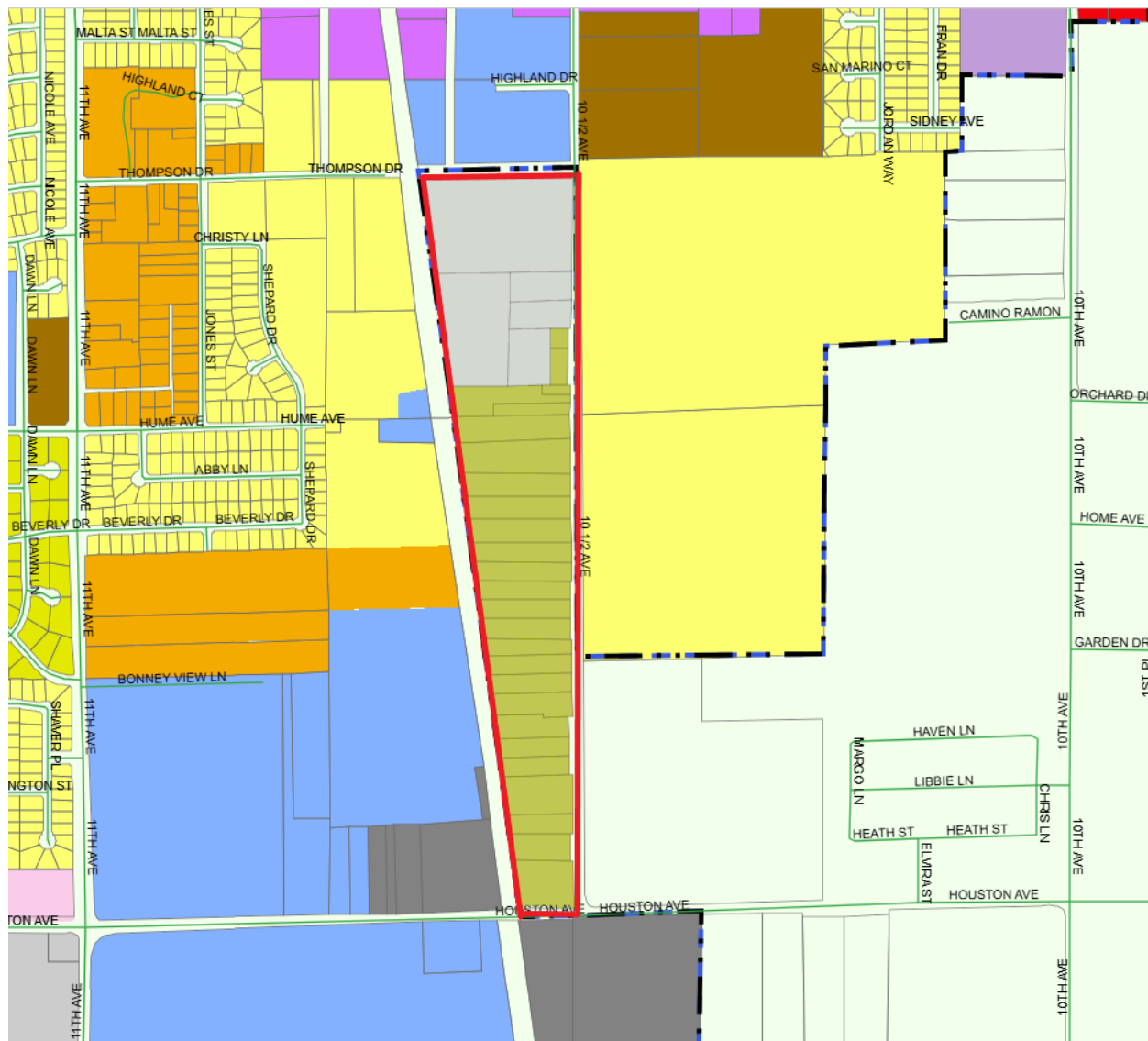
Prezone No. 0001-24 Part 12

Prezone No. 0001-24 Part 12 is a request to prezone substantially surrounded island No. 12 Island #12, as R-L-12 Low-Density Residential and I-L Light Industrial, in accordance with the General Plan Designation for the area, Low-Density Residential and Light Industrial. On parcels 011-420-012 and -013, staff proposes to change the prezone of the two parcels from I-L Light Industrial to R-L-12 Low-Density Residential, to capture the existing use of the sites, which is residential. Following a meeting with residents in this island, it was brought to the attention of staff that there are residences on these two parcels and prezone to I-L Light Industrial would render these parcels nonconforming, should the I-L zoning remain. In the event of destruction exceeding 75 percent, the residences would not be able to be reconstructed. As such, staff determined the prezone should be changed to R-L-12 for the parcels located at 011-420-012 and -013. The parcels total 0.88 acres, which represents a 4.4% change to the surrounding Light Industrial designation. Staff determined this change to be substantially consistent with the General Plan. The General Plan is meant to be a general guide of the designation of parcels, whereas zoning is parcel specific.

17.02.020 Purposes and 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.

Figure 11: Proposed Prezone Area #12 10 ½ and Thompson
General Plan Designation – Light Industrial and Low-Density Residential
Proposed Prezoning I-L Light Industrial and R-L-12 Low-Density Residential



Project Location #12

Substantially surrounded county island #12 consists of 60.46 acres generally located on the west side of 10 ½ Avenue, between Thompson Drive and Houston Avenue.

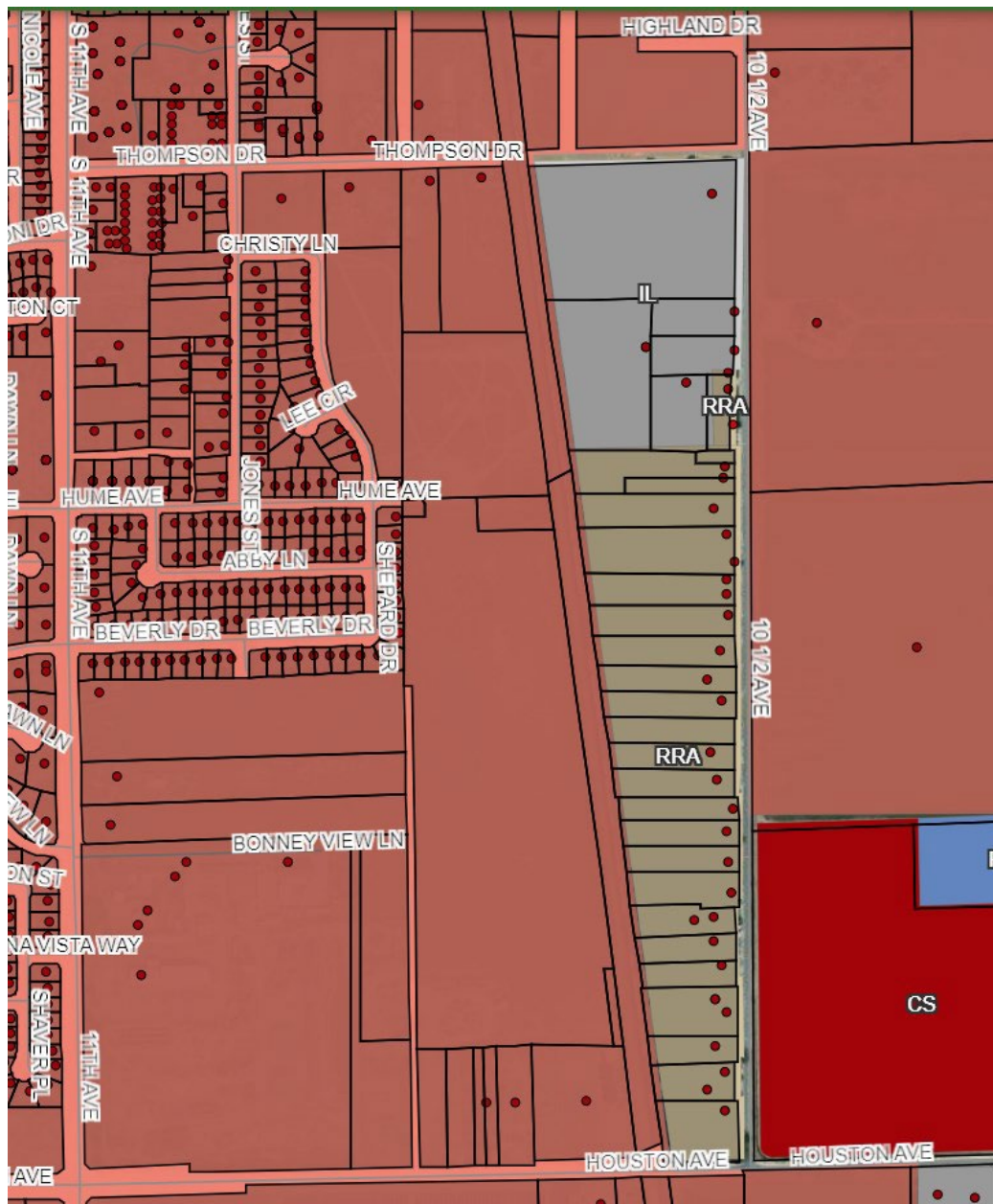
Existing Land Use #12

The existing land uses are large-lot single-family residential with approximately 18 acres of light industrial in the northern portion of the island. All parcels are within City Urban Development and the Sphere of Influence. The City considers this area as Light Industrial and Low-Density Residential, per City of Hanford 2035 General Plan.

County Zoning

In accordance with Kings County Zoning, the area is zoned IL Light Industrial and RRA Rural Residential

Figure 12: County Zoning Island 12

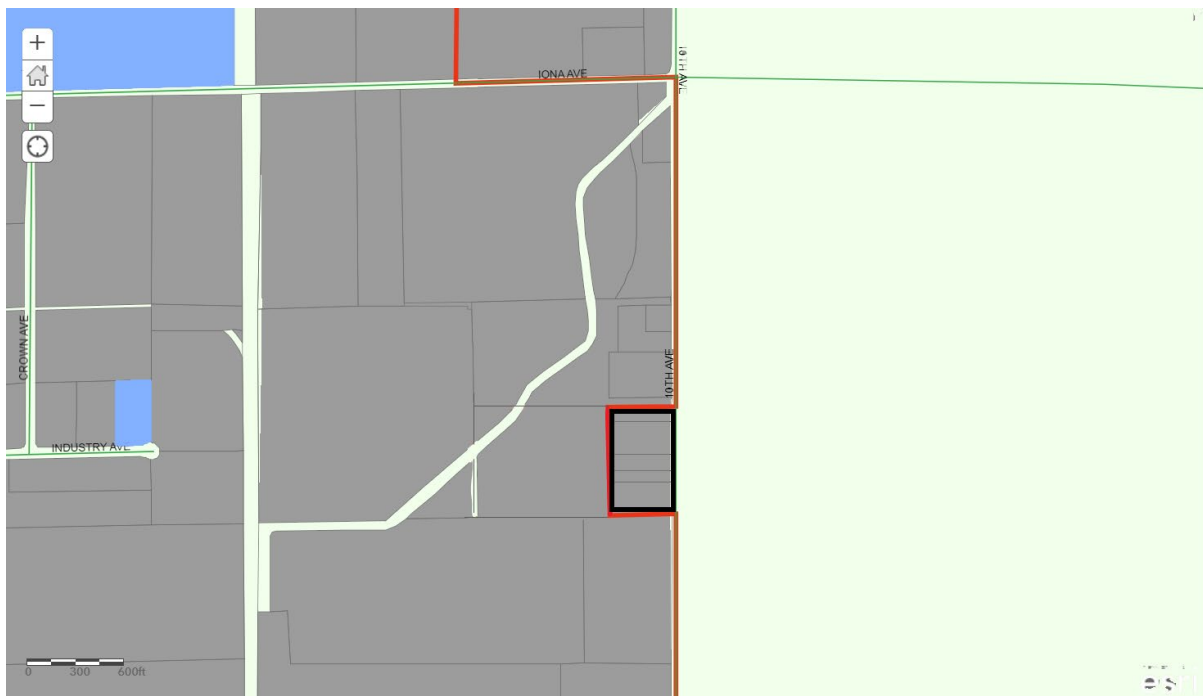


Prezone No. 0001-24 Part 13

Prezone No. 0001-24 Part 13 is a request to prezone substantially surrounded island #13, as a I-H Heavy Industrial, in accordance the General Plan land use designation for the island, Heavy Industrial.

Figure 13: Proposed Prezone Area #13 S 10th Avenue

General Plan Designation – Heavy Industrial
Proposed Prezoning I-H Heavy Industrial



Project Location #13 S 10th Avenue

Substantially surrounded island #13 includes five parcels: 018-242-014 through 018. The parcels are located west of 10th Avenue, between Iona and Idaho Avenues.

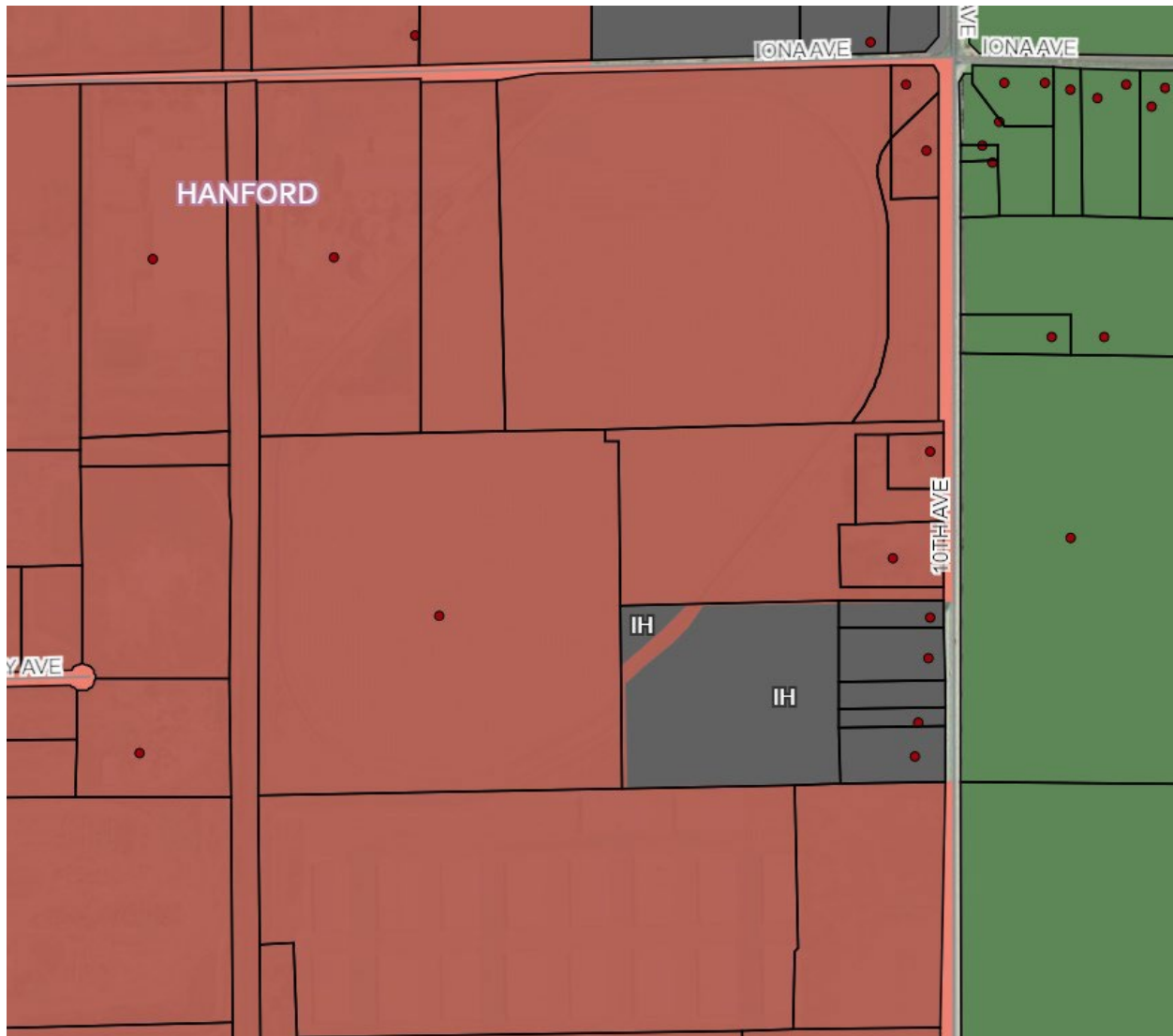
Existing Land Use #3 S 10th Avenue

The existing land uses are rural residential within the County boundary. All parcels are within City Urban Development and the Sphere of Influence. The City considers this area as Heavy Industrial, per City of Hanford 2035 General Plan.

County Zoning

In accordance with Kings County Zoning, the area is zoned IH Heavy Industrial.

Figure 14: County Zoning Island 13

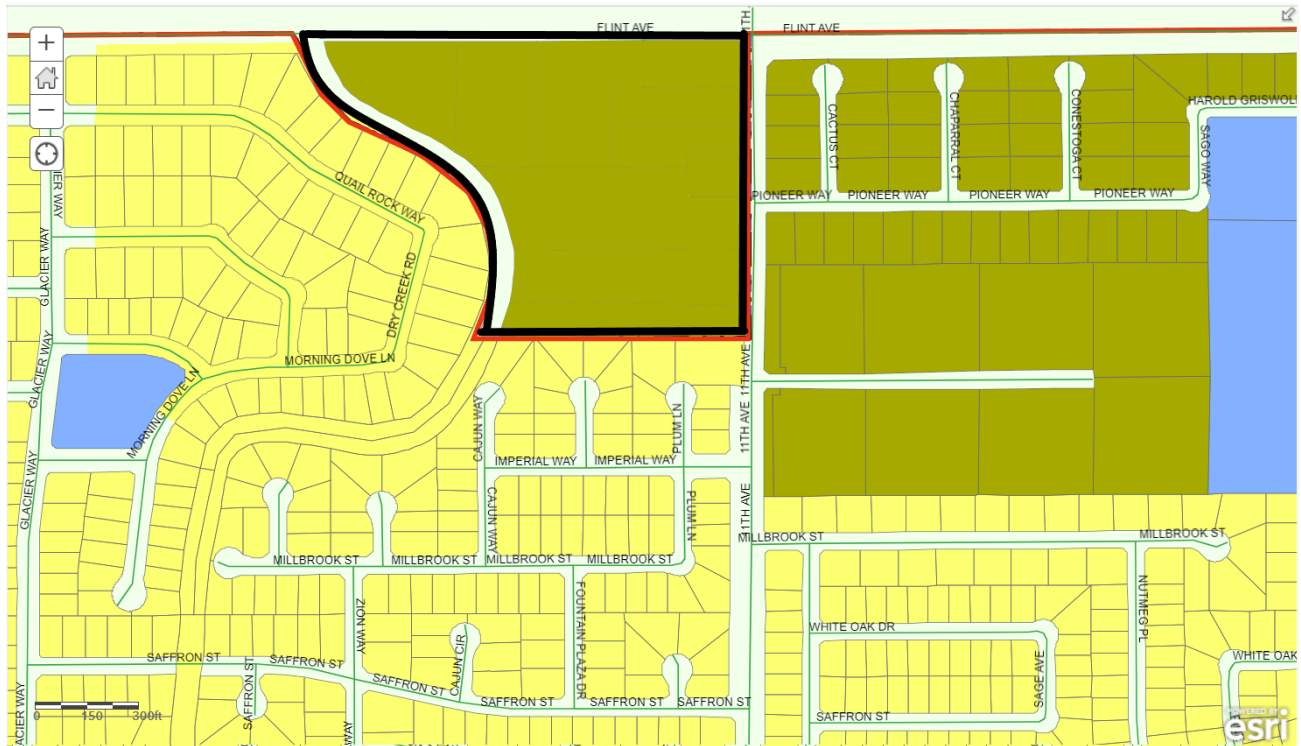


Prezone No. 0001-24 Part 14

Prezone No. 0001-24 Part 14 is a request to prezone substantially surrounded Island #14 as R-L-12 Low-Density Residential, in accordance the General Plan land use designation for the island, Low Density Residential.

Figure 15: Proposed Prezone Area #14 11th and Flint

General Plan Designation – Low-Density Residential
Proposed Prezoning to R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size)



Project Location #14 11th/Flint

County island #14 is generally located West of 11th Avenue, South of Flint. APN 007-010-006 through -015.

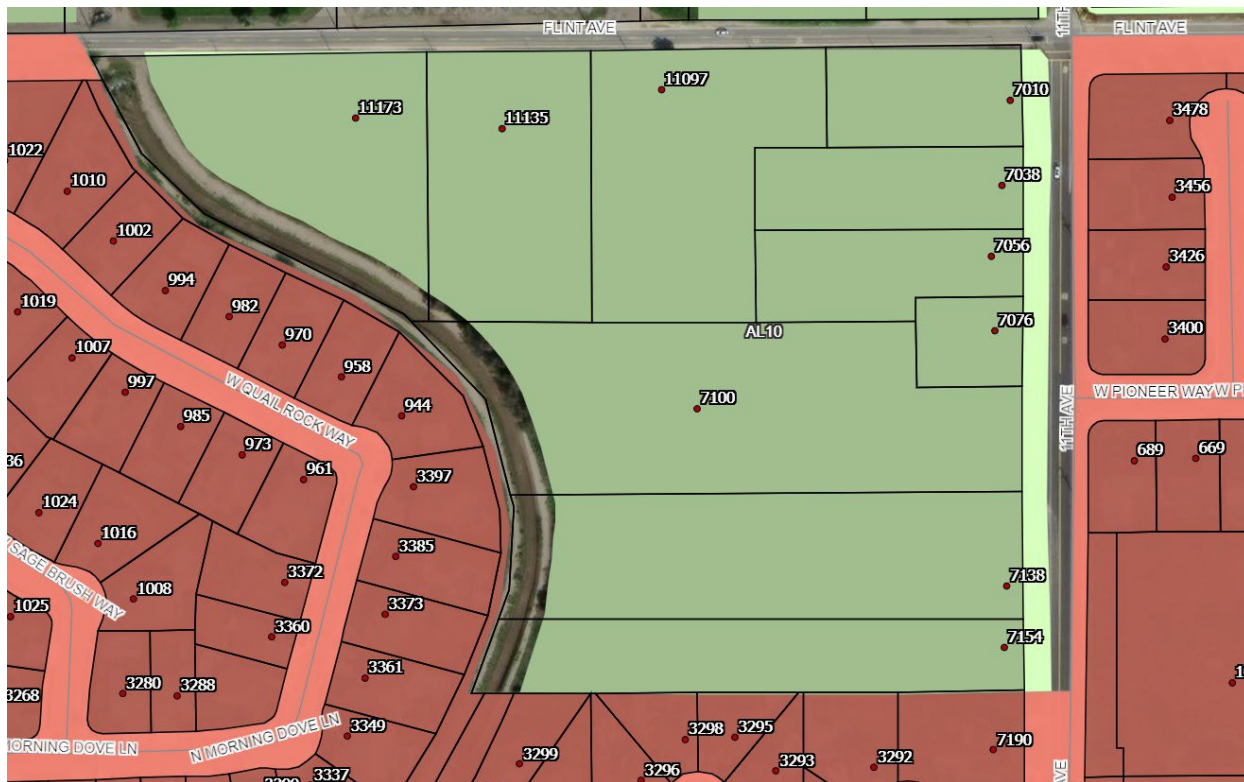
Existing Land Use #14 11th/Flint

The existing land uses are urban residential and rural residential within the County boundary. All parcels are within City Urban Development and the Sphere of Influence. The City considers this area as Low Density Residential per City of Hanford 2035 General Plan.

County Zoning

In accordance with Kings County Zoning, the area is zoned AL-10 Limited Agriculture.

Figure 16: County Zoning Island 14



BACKGROUND INFORMATION

General Plan Land Use Designations

The General Plan designates the various substantially surrounded properties as Low-Density Residential, Corridor Mixed Use, Regional Commercial, Light Industrial, and Heavy Industrial. The following policies apply to these land use designations.

3.4.1 Low Density Residential

The expected density range for Low Density Residential is 2 to 10 units per gross acre with an expected average of 4 units per gross acre.

Policy L31 Purpose of the Low-Density Residential Land Use Designation

Establish the Low-Density Residential land use designation to provide mainly single-family development on lot sizes typically found in urban settings.

Policy L32 Typical Uses in the Low-Density Residential Land Use Designation

Define the uses allowed in the Low-Density Residential land use designation to include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood.

Policy L33 Size of Lots in the Low-Density Residential Land Use Designation

While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

3.6.2 Corridor Mixed Use

Policy L65 Purpose of Corridor Mixed Use Land Use Designation

Establish the Corridor Mixed Use land use designation to promote a mix of commercial, office, and multifamily residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses.

Policy L66 Typical Uses in Corridor Mixed Use Land Use Designation

Define the uses allowed in the Corridor Mixed Use land use designation to include small- and medium scale commercial providing primarily day-to-day goods and services, office, and multifamily dwellings along with horizontal and vertical mixed-use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged.

Policy L67 Design of the Corridor Mixed Use Land Use Designation

Require that new development projects and major site reconfigurations in the Corridor Mixed Use land use designation provide site layouts, buildings, landscaping, and walkways that are designed to encourage pedestrian access on the site and between adjacent sites. Strongly encourage buildings to be located near the street corridor with parking to the side of or behind buildings.

3.5.2 Regional Commercial

Policy L47 Purpose of Regional Commercial Land Use Designation

Establish the Regional Commercial land use designation to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford.

Policy L48 Typical Uses in Regional Commercial Land Use Designation

Define the uses allowed in the Regional Commercial land use designation to include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services.

Policy L49 Design of Regional Commercial Land Use Designation

Require that new development projects and major site reconfigurations in the Regional Commercial land use designation lay out buildings and parking as a single, integrated shopping center with shared driveway access and parking, with walkways connecting buildings to each other and the street so as to promote pedestrian accessibility.

Policy L50 Location and Size of Regional Commercial Land Use Designation

Locate Regional Commercial land use designations along arterial streets near access to Highways 198 or 43. Offices and high-density residential development are typically located adjacent to the Regional Commercial land use designation. Require new development projects to be a minimum 10 acres in size.

3.8.1 Light Industrial

Policy L83 Purpose of Light Industrial Land Use Designation

Establish the Light Industrial land use designation to support warehousing operations, storage, business parks, research and development facilities, and establishments engaged in light manufacturing, assembling, packaging, and processing that are not obnoxious or offensive to nearby properties due to odor, dust, exhaust, noise, vibration or other nuisances.

Policy L84 Typical Uses in Light Industrial Land Use Designation

Define the uses allowed in the Light Industrial land use designation to include warehousing operations, storage, business parks, research and development facilities, and business and commercial uses that support light industrial uses. Uses are typically conducted within buildings with some limited outside storage or activity permitted. Uses in this designation differ from uses in the heavy industrial designation in that operations are smaller in scale, truck traffic is typically less intense, and customers may visit the site more often.

Policy L85 Location of Light Industrial Land Use Designation

Locate Light Industrial land use designations south of Houston Avenue to serve as a land use buffer between Residential and Heavy Industrial land use designations. Locations north of Houston Avenue that are near rail lines or that have access to Arterial streets, are also allowed when they do not result in land use compatibility conflicts.

Policy L86 Size of Light Industrial Land Use Designations

Require that the area of Light Industrial land use designations be a minimum 5 acres, regardless of individual property ownership, when located north of Houston Avenue.

3.8.2 Heavy Industrial

Policy L87 Purpose of Heavy Industrial Land Use Designation

Establish the Heavy Industrial land use designation to provide for manufacturing facilities and industries that may be obnoxious due to odor, dust, smoke, gas, noise, vibration or similar causes and therefore require isolation from many other kinds of land uses.

Policy L88 Typical Uses in Heavy Industrial Land Use Designation

Define the uses allowed in the Heavy Industrial land use designation to include industrial parks, manufacturing, truck terminals, fabrication, processing, assembling, warehousing and distribution, large machinery sales and service, and research and development activities. The uses in this designation differ from uses in the light industrial designation in that operations are typically larger in scale, freight rail service may be needed, large trucks and equipment are utilized, outside processing and storage of materials may be permitted, and nuisance effects may be higher.

Policy L89 Location of Heavy Industrial Land Use Designation

Locate Heavy Industrial land use designations south of Houston Avenue, between 9th Avenue and 12th Avenue. Locate the Heavy Industrial land use designation adjacent to only a Light Industrial, Open Space, or Public Facilities land use designation to minimize conflicts with other land uses.

Policy L90 Generous Supply of Industrial Land

Maintain a generous supply of industrial land that is attractive and desirable to potential industrial developers.

Policy L91 Incompatible Adjacent Land Uses

Prohibit the establishment of Residential and other sensitive land uses near Heavy Industrial land use designations.

Annexation Policies

The General Plan also has policies regarding annexation of land into the city limits. The Planning Commission is charged with reviewing proposed annexations and making a finding that the proposed annexation is consistent with the policies of the General Plan, and then forward that finding to the City Council. The Planning Commission will need to find that Annexation 163, Parts 9, 12, 13, and 14 is consistent with the Hanford General Plan Policies L15, L16, and L17.

The Planning Commission made the required finding of consistency on December 10, 2024.

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

1. The land is within the Primary Sphere of Influence.
2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.
3. Land for development within the City limits is insufficient to meet the current land use needs.
4. The territory to be annexed is contiguous to existing developed areas.

Policy L16 County Islands

Initiate annexation of County islands when it is found that urban services are needed and can be provided or made available in the near future.

Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

State Law

To facilitate the annexation of county islands to contiguous cities, the state legislature has adopted specific provisions in the Government Code that require LAFCo annexation approval and waiver of protest proceedings if LAFCo makes certain findings and determinations. Those determinations are found in Government Codes 56375(a)(4) and 56375.3.

Government Code Section 56375

(a)(4) A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds any of the following:

- (A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city and is not within the sphere of influence of another city.
- (B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city.
- (C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3.

Government Code Section 56375.3

(a) In addition to those powers enumerated in Section 56375, a commission shall approve, after notice and hearing, the change of organization or reorganization of a city, and waive protest proceedings pursuant to Part 4 (commencing with Section 57000) entirely, if all of the following are true:

- (1) The change of organization or reorganization is initiated on or after January 1, 2000.
- (2) The change of organization or reorganization is proposed by resolution adopted by the affected city.
- (3) The commission finds that the territory contained in the change of organization or reorganization proposal meets all the requirements set forth in subdivision (b).
- (b) Subdivision (a) applies to territory that meets all the following requirements:
 - (1) It does not exceed 150 acres in area, and that area constitutes the entire island.
 - (2) The territory constitutes an entire unincorporated island located within the limits of a city or constitutes a reorganization containing several individual unincorporated islands.
 - (3) It is surrounded in either of the following ways:

- (A) Surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county boundary or the Pacific Ocean.
- (B) Surrounded by the city to which annexation is proposed and adjacent cities.
- (4) It is substantially developed or developing. The finding required by this paragraph shall be based upon one or more factors, including, but not limited to, any of the following factors:
 - (A) The availability of public utility services.
 - (B) The presence of public improvements.
 - (C) The presence of physical improvements upon the parcel or parcels within the area.
- (5) It is not prime agricultural land, as defined by Section 56064.
- (6) It will benefit from the change of organization or reorganization or is receiving benefits from the annexing city.
- (7) This subdivision does not apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district.

While the final determination will be made by LAFCo, City staff believes that the proposed island annexations meet all the requirements in these two State codes. This means that, if initiated by the City Council, there is a high likelihood that Kings LAFCo will approve the annexations.

Planning Commission

A public hearing was scheduled to be held on November 21, 2024, however, due to a power outage, the meeting was continued to December 10, 2024. Deputy City Manager Waters presented the staff report. Following the staff report, City Attorney Mizote provided the following legal points:

1. Planning Commission's primary responsibility is to confirm whether the proposed annexation is consistent with the General Plan
 - a. Is the land proposed for annexation within City's Sphere of Influence?
 - b. Consideration of Prezoning, does the prezoning match the land use designation set forth in the General Plan?
2. Noted that the annexation satisfies agencies of higher authority
 - a. LAFCo has final decision authority over annexations
 - i. Noted Planning Commission does not make final decision on annexation, neither does City Council; LAFCO makes final decision
 - ii. LAFCO Policies: eliminates islands
 - iii. LAFCO could condition future annexations on the City moving forward with annexations of islands – reason stemming for MOU
 - b. State of California: annexations of undeveloped land is needed to accommodate housing
 - i. Housing objectives – RHNA goals
 - ii. Through zoning and annexations, local agencies must accommodate their share of new housing. State is aggressive in enforcement efforts as to local agencies achieving housing goals through zoning and annexations through fines and lawsuits

3. Noted that this application is not a case of city wanting to annex land for development purposes
4. Reiterated that the island annexations are part of larger, interconnected issues controlled by outside agencies including LAFCO and the State of California

Following the presentation of the staff report and legal points, the public comment portion of the public hearing was opened. Vice-Chair Ham took public comments in the order of Islands

Island 9

Favor – none

Opposed:

1. Tom Buford, Public Comment Submitted – **Attachment 3.**

Island 12

Favor – none

Opposed:

1. Bob Ramos: Island 12 City has encroached on this strip of land from Thompson moving south. May not have been 60% in the past, but is now. These properties are unique, in this case, most properties do business off their properties. A lot of the residents raise animals, have mechanic businesses, and auto-part dismantling. When Code Enforcement comes out, the businesses will be taken away and thus their livelihood. Some of their fences are above the required height. there is a way to give these residents time to make adjustments to conform with City regulations.
2. [Name] Cotta: Resident for over 40 years. Doesn't see how there would be adequate space to accommodate City and future businesses. Prefers country way of living out in this area.
3. Alexander Moreno: Resident/landowner – does not want to be part of the City, wants to remain in the County and maintain style of living. Fields across the street, doesn't feel like the City, feels like Country. Understand that this is a directive from Sacramento because of Mandate and MOU. Opposed to annexation, want to continue to maintain same style living.
4. David Guzman: resident of 10 ½ last 40 years. This is the third time this has been proposed to be annexed into the City. Bought in this area because it is County. Landfill west of the project area is contaminated, due to oil sludge dumping. Signed petition stating they do not wish to be in the City. Asked Planning Commissioners if they had been out to 10 ½ Avenue. Reiterated that he does not wish to be in the City. The Government Code is a recommendation, not a law. The State encourages but does not mandate.

5. Al Kasem (sp?): resident and runs a business on his property. Able to conduct business in the County. Advantages to being in the County, does not need to concern themselves with Code Enforcement. City Attorney has indicated that Planning Commission does not have authority to deny the annexation, only LAFCO does. When you talk about 60% of the City surrounding the annexation area, that was not the case at the time of purchasing. This will have a detrimental impact on self and neighbors. West of tracks is an open field all the way over to Shepard and the area is maintained by County. To the south of Houston Avenue, all County except for City yard. East is open yard, county. LAFCo hearings – waiver of due process. As property owners, notes he has not received any noticing. Cannot maintain way of life. Enforcing statute and there is no one here to answer for it – need to go to LAFCo or State. Has issue with MOU and County Counsel's lack of participation in the MOU.
6. Alejandro Santian – echoed sentiments of previous commenters. been in area over 20 years. Code Enforcement concerns. Wants to remain country living.
7. Anthony Perez – echoed sentiments of previous commenters. Has been long opposed to this annexation effort over the years.
8. Luis Ramirez, Jr. – been living in area for 5 years. Different way of life between City and County. Main reason for annexation is monetary. Enjoys freedoms of the County.

Island 13

Favor – none

Opposed – none

Island 14

Favor – none

Opposed - none

Commissioner Questions:

1. Vice Chair Ham asked a question regarding grandfathering

Deputy City Manager Waters responded: p. 118 includes information relating to grandfathering of non-conforming uses. If a use is legally allowed in the County, the use may continue to operate in the City limits. As long as the use continues to operate, the grandfathering statutes still apply.

City Attorney noted under the County zoning ordinance, if a use permit is required in the County, the use permit must be issued for the use to be considered legal and continue after annexation.

City Attorney provided clarification of comments/questions raised:

1. Government Code requires that if City provides utility services, the City obligates itself to move forward with the annexation where utility services are provided.
2. Role County played in executing MOU: 1st MOU drafted by County staff and County Counsel. 2nd MOU based on the first MOU. Prepared jointly by City and County. County Counsel did review on behalf of the County. Accurate to state that the County has been involved in the MOUs. County's intent that the islands be annexed into the City. Through the annexation process, some of the property tax money will shift from County to City. County has full understanding of ramifications to annexation.
3. Properties being developed out and properties cannot be constructed all annexations intertwined. LAFCO looking to City to annex these islands. When City moves forward with annexation of undeveloped properties, LAFCo will look at the islands and will have an expectation when the City annexes the undeveloped land, the City will have to address the remaining island annexations.

Deputy City Manager Waters noted 10 ½ Avenue (Island 12) is designated majority designated as Rural Residential by the County; the City is applying Low-Density Residential consistent with the County's designation.

Commissioner Morales Questions:

1. Can an MX designation be applied to the Island 12 area?

Deputy City Manager Waters: The City would grandfather in whatever was legally permitted by the County in this area.

2. Asked for clarification on County and City Coding - Would they rely back on old County zoning?

Deputy City Manager Waters: Clarified that whatever was legally established/allowed by the County could be grandfathered in.

3. Asked a Government Code Section Clarification Question.

4. What timeline are we looking at for the annexation?

Deputy City Manager Waters: Take to council in January, then recommendation is taken to LAFCO, noticing requirements apply – anticipate LAFCo sometime in early spring.

Motions were made to:

1. Recommend adoption of the Notice of Exemption, in accordance with CEQA. (Motion passed 3,2)
2. Adopt Resolution No. 2024-20 (A-D), recommending approval of Prezone No. 0001-24, Parts 9, 12, 13, and 14 to the City Council. (Motion Passed 3,1 [1 abstention])

3. Find that the proposed Annexation No. 163, Parts 9, 12, 13, and 14 is consistent with the Hanford General Plan Policies L15, L16, and L17 and forward Annexation No. 163, Parts 9, 12, 13, and 14 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County. (Motion passed 3,2).

PROJECT EVALUATION

Annexation No. 163 Part 9, 12, 13 and 14

The project is a request to annex the four substantially surrounded islands into the City of Hanford from the Kings County jurisdiction. The premise and guidance for the proposal is given by State law, which finds that county islands should generally be annexed into a city so they may receive more efficient delivery of services, as a city is usually more equipped to provide urban level services than a county or other entity.

Annexation of land into Hanford allows previously undeveloped land to become available for development and allows the City of Hanford to provide the territory that is annexed with its full range of City services. However, in this case, most land within the substantially surrounded county islands is already developed and some territories already receive some of the City's services.

The General Plan also has policies regarding annexation of land into the city limits. The Planning Commission reviewed the proposed annexations and made a finding that the proposed annexations are consistent with the policies of the General Plan. On December 10, 2024, the Planning Commission found Annexation 163, Parts 9, 12, 13, and 14 is consistent with the Hanford General Plan Policies L15, L16, and L17.

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

1. The land is within the Primary Sphere of Influence.

Analysis: All four substantially surrounded islands are within the Primary Sphere of Influence.

2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.

Analysis: Table 2 shows which services are currently being provided by the City or the County.

Table 2
Current Island Annexation Service Providers

Municipal Service Type	Island Annexation #			
	9	12	13	14
Law Enforcement	County	County	County	County
Fire / Emergency Service	County	County	County	County
Water Supply	City/Private	City	Private	City
Water Distribution	City/Private	City	Private	City

Wastewater Collection	City/Private	City	Private	City
Wastewater Disposal	City/Private	Private	Private	City
Solid Waste Collection*	Private	Private	Private	Private
Flood Control/Drainage	County/City	County	County	County City
Street Maintenance	County	County	County	County/City
Street Lighting	County	County	County	County/City
Parks and Recreation	County	County	County	County

* Solid waste collection in the County islands is currently optional.

Water

The City currently supplies and distributes water to two of the four County islands proposed to be annexed. Were the City to annex the islands, the City has the capacity to add 57 more residential units to its water system. The City encourages property owners to hook up the house to city water, but the existing well can be retained long term for watering the property as long as a backflow device is installed on the domestic water service. Residents will only be required to connect to the City water system when major work on their well is needed to provide water. Minor work, such as cleaning or pump replacement, will not trigger a requirement to connect to the City water system.

Sewer

The City currently provides wastewater collection and disposal service to two of the four County islands proposed to be annexed. The City would not require hookup to City sewer service if the home's septic tank is operating properly. If the septic system violates State or local health codes, then both City and County ordinances require connection to the City system if one is available within 200 feet of the property. The City will issue permits for a new septic tank or substantial work on the leach field if a City sewer line is not within 200 feet of the property.

Fire and Police

The County is currently responsible for police, emergency, and fire protection of the four substantially surrounded County islands proposed to be annexed.

The Police Department's current staffing ratio is 1.09 officers per 1,000 residents. The General Plan Background Report suggests a ratio of 1.1 to 1.2 is appropriate for similar cities of the size of Hanford. Annexation of the County islands will result in an increase in population of persons who will need to be served by the City's Police Department.

The City's current ISO rating is 2 (ISO rating is on a scale of 1 to 10, with 1 being best). Due to the City's ability to provide such services to its current population, there is no evidence indicating that the addition of residents resulting from the island annexations would be too great for the City to adequately served. The City continues to be able to use the County's fire services in times of need, therefore the overall fire service capacity will not be affected.

School

There would be no change to school districts because of the island annexations. Since no new development is proposed, the annexations will not affect school enrollment.

Utilities/Public Services

Natural gas, electricity, and communications public services would not change because of annexation of the county islands.

3. Land for development within the City limits is insufficient to meet the current land use needs.

Analysis: The proposed annexation of the four substantially surrounded county islands is not to accommodate any specific proposed development project. Instead, the purpose of the proposed annexations is to further good local government and make available the full range of City services to both developed and undeveloped county island areas. Therefore, this requirement is not relevant to the proposal.

4. The territory to be annexed is contiguous to existing developed areas.

Analysis: All four islands are substantially surrounded by developed areas within the city limits of Hanford.

Policy L16 County Islands

Initiate annexation of County islands when it is found that urban services are needed and can be provided or made available in the near future.

Analysis: As shown in Table 1, urban service provision is shared between the City and County. The City has the capacity to provide all of the services currently being provided by the County. Because of their proximity inside the city limits, the provision of service within the county islands can be more efficiently provided by the City. Additional water and sewer can be made available to the two island areas currently using individual systems if the property desires City water and/or sewer or if their individual systems fail.

Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

Analysis: The Plan for Services was described in the letter to property owners dated October 7, 2024 – attached as **Attachment 4**. The letter describes the City's intention to provide services to the substantially surrounded county islands, when the property has the choice to add City services, and when additional City services will be required.

Prezone No. 0001-24 Parts 9, 12, 13 and 14

Prezone No. 0001-24 Parts 9, 12, 13 and 14 would be consistent with the land use designations shown on the 2035 General Plan Land Use Map. This will ensure that zoning after annexation is consistent with the General Plan. The specific prezone is described above and shown on four maps in Figures 9 through 12. Most land use designations in the General Plan are only consistent with one corresponding zone in the Zoning Ordinance. The Low-Density Residential land use

designation found in Annexation Area #9, 12, and 14 can be consistent with the R-L-8 and R-L-12 zones. In these cases, the specific prezoning is recommended based on the size of the existing parcels in the particular annexation area and the adjacent surrounding zoning.

In accordance with the Hanford Municipal Code Section 17.86.030, before a zone change 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 the Municipal Code.

Analysis: Prezone No. 0001-24 Parts 9, 12, 13, and 14 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Land Use Policies L15, L16, and L17. There is not a plan for development at this time. Most of the parcels proposed for annexation are already developed at the densities consistent with the proposed prezoning.

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

ANALYSIS: There is no evidence that annexation of the county islands into the city limits would negatively affect health, safety, or welfare. On the contrary, the coordination of services between the City and County will be improved by reducing inefficiencies through annexation.

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

Analysis: The proposed prezoning is consistent with the land use designations established in the General Plan.

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

Analysis: It is anticipated that the few undeveloped sites in the substantially surrounded county island areas will eventually develop in a manner consistent with the proposed prezoning. Most of the sites are already developed, and those uses appear to be consistent with the proposed prezoning, with limited exceptions, where uses appear to be legally existing non-conforming, primarily in Island 13.

Favorable Factors for Annexation

Favorable and unfavorable factors for annexation have been adopted by LAFCO. The existence of favorable or unfavorable factors should not decide approval or denial; however, a substantial number of favorable or unfavorable factors may determine approval or denial of the proposal.

1. The proposed area is close to urban development and municipal-type services and would enhance its potential for full development.

Analysis: The four islands are mostly developed and are all substantially surrounded by urban development. City services are available to each of the island area.

2. The proposed annexation conforms to the adopted General Plan.

Analysis: As discussed above, there is evidence to support a finding that annexation of the four islands is consistent with Policies L15, L16, and L17 of the General Plan. The island areas will be rezoned so that zoning after annexation is consistent with the 2035 General Plan Land Use Designation Map.

3. The proposed area is consistent with the sphere of influence.

Analysis: All four county islands are within the Sphere of Influence adopted by LAFCo.

4. The proposed annexation comes with 100% consent of all landowners.

Analysis: The county island annexations do not come with 100% consent of the landowners. However, as previously stated, State law encourages the annexation of county islands and waives the protest hearings at LAFCo that determine landowner consent for island annexations like those being proposed here. The City staff held an open-forum community meeting on October 23, 2024, in the training room of City Hall to address any questions posed by landowners. For residents who did not receive notice in time, due to a noticing issue with 1/2 Avenue property owners, staff held subsequent meetings with property owners to discuss concerns and answer questions.

FINDINGS FOR APPROVAL

Based on the information and analysis above, City staff recommends that the following findings be made:

1. All four substantially surrounded county islands are within the Primary Sphere of Influence.
2. Most of the annexation area already received some services from the City of Hanford.
3. There is capacity in the City water and sewer systems to add the parcels currently on individual water and sewer systems if those property either desire to hook up or are required to because their systems fail.
4. Inclusion of the islands in the city limits will not negatively affect the Police or Fire Department's ability to provide their services to the community.
5. There would be no change to school districts because of the island annexations.
6. The proposed annexation of the four county islands is not to accommodate any specific proposed development project. The purpose of the proposed annexations is to further good local government and make available the full range of City services to both developed and undeveloped county island areas.
7. All four islands are substantially surrounded by developed areas within the city limits of Hanford.
8. Because of their proximity inside the city limits, the provision of service within the substantially surrounded county islands can be more efficiently provided by the City.

9. The rezoning is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.
10. The rezoning would not be detrimental to the public health, safety, or welfare of the community.
11. The rezoning would maintain the appropriate balance of land uses within the City. Annexation would not change most land uses since most parcels are already developed.
12. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses, except where uses are deemed legally existing non-conforming.
13. The four county islands are mostly developed and are substantially surrounded by urban development. City services are available to each of the island areas.
14. State law encourages the annexation of county islands to further the goal of effective and efficient provision of local government services.
15. Based on the above findings, Annexation No. 163, Parts 9, 12, 13 and 14 is consistent with the Hanford General Plan Policies L15, L16, and L17.

ENVIRONMENTAL ASSESSMENT

In accordance with CEQA Guidelines, Annexation No. 163, Parts 9, 12, 13, and 14 and Prezone No. 0001-24 Parts 9, 12, 13 and 14 were determined to be exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current rezoning) per CEQA Guidelines Section 15319(a), and 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 per CEQA Guidelines Section 15061(b)(3). A Notice of Exemption has been prepared for the project in accordance with CEQA – **Attachment 5**.

Planning Commission:

Noticing of the project was published in the newspaper on November 7, 2024. Notices were mailed to property owners within the annexation territories and to property owners within 300 feet of the annexation territories on November 5, 2024.

One written comment was received in opposition – Tom Buford, Buford Oil – **Attachment 3**.

City Council:

Noticing of the project was published in the newspaper on January 10, 2025. Notices were mailed to property owners within the annexation territories and to property owners within 300 feet of the annexation territories on January 9, 2025.

No additional comments have been received as of the date of preparation of this report.

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Certify the Notice of Exemption for the proposed projects, in accordance with CEQA.
2. Introduce and waive the first reading of Ordinance No. 01-25, approving Prezone No. 0001-24, Parts 9, 12, 13, and 14.
3. Adopt Resolution 25-02-R, initiating proceedings for Annexation 163 Parts 9, 12, 13, and 14 and direct staff to file the appropriate forms with the Local Agency Formation Commission (LAFCO) of Kings County.

RECOMMENDED MOTION

I move to:

1. Certify the Notice of Exemption for the proposed projects, in accordance with CEQA.
2. Introduce and waive the first reading of Ordinance No. 01-25, approving Prezone No. 0001-24, Parts 9, 12, 13, and 14.
3. Adopt Resolution 25-02-R, initiating proceedings for Annexation 163 Parts 9, 12, 13, and 14 and direct staff to file the appropriate forms with the Local Agency Formation Commission (LAFCO) of Kings County.

ORDINANCE NO. 25-01

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD PREZONING
ANNEXATION 163, PARTS 9, 12, 13, AND 14 CONSISTENT WITH THE 2035 HANFORD
GENERAL PLAN LAND USE MAP**

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

Section 1: The following described territory situated in the City of Hanford is hereby prezoned under the terms of Chapter 17.86 of the Hanford Municipal Code:

Annexation 163, Part 9 filed by the City of Hanford

FROM: County zoning C-S Service Commercial, R-1-6 Low-Density Residential, and R-1-8 Low-Density Residential
TO: City zoning R-L-8 Low-Density Residential, MX-C Corridor Mixed Use, and C-R Regional Commercial

On property described as follows:

Approximately 113.78 acres generally located on East Lacey Boulevard, South of Southern Pacific Railroad Tracks, as depicted in attached **Exhibit A**; and

Annexation 163, Part 12 filed by the City of Hanford

FROM: County zoning IL Light Industrial and RRA Rural Residential
TO: City zoning I-L Light Industrial and R-L-12 Low-Density Residential

On property described as follows:

Approximately 60.46 acres generally located west of 10 ½ Avenue, north of Houston Avenue, as depicted in attached **Exhibit B**; and

Annexation 163, Part 13 filed by the City of Hanford

FROM: County zoning IH Heavy Industrial
TO: City zoning I-H Heavy Industrial

On property described as follows:

Approximately 6.01 acres generally located west of 10th Avenue, between Idaho and Iona Avenues, as depicted in attached **Exhibit C**; and

Annexation 163, Part 14 filed by the City of Hanford

FROM: County zoning AL-10 Limited Agriculture
TO: City zoning R-L-12 Low-Density Residential

On property described as follows:

Approximately 16.9 acres generally located west of 11th Avenue, south of Flint Avenue, as depicted in attached **Exhibit D**; and

Section 2: The Council does hereby find as a fact that this Ordinance has been recommended for passage by the Planning Commission of the City of Hanford after public hearing before the Planning Commission after notice required by Section 17.70.100 of the Hanford Municipal Code and Government Code Section 65854. The City Council that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current rezoning) and 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 per CEQA Guidelines Section 15061(b)(3). The City Council hereby finds that the rezoning is required to achieve the objectives of the zoning regulations as set forth in Section 17.06.010 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public hearing held on the 21st day of January 2025 at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 3: This Ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage, and the zoning will apply to such property in the event of subsequent annexation to the City under the provisions of Section 65859 of the Government Code.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on the ____ day of _____, by the following roll call vote:

APPROVED

ATTEST:

MAYOR of the City of Hanford

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 21st day of January, 2025 and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the _____ day of _____, 2025.

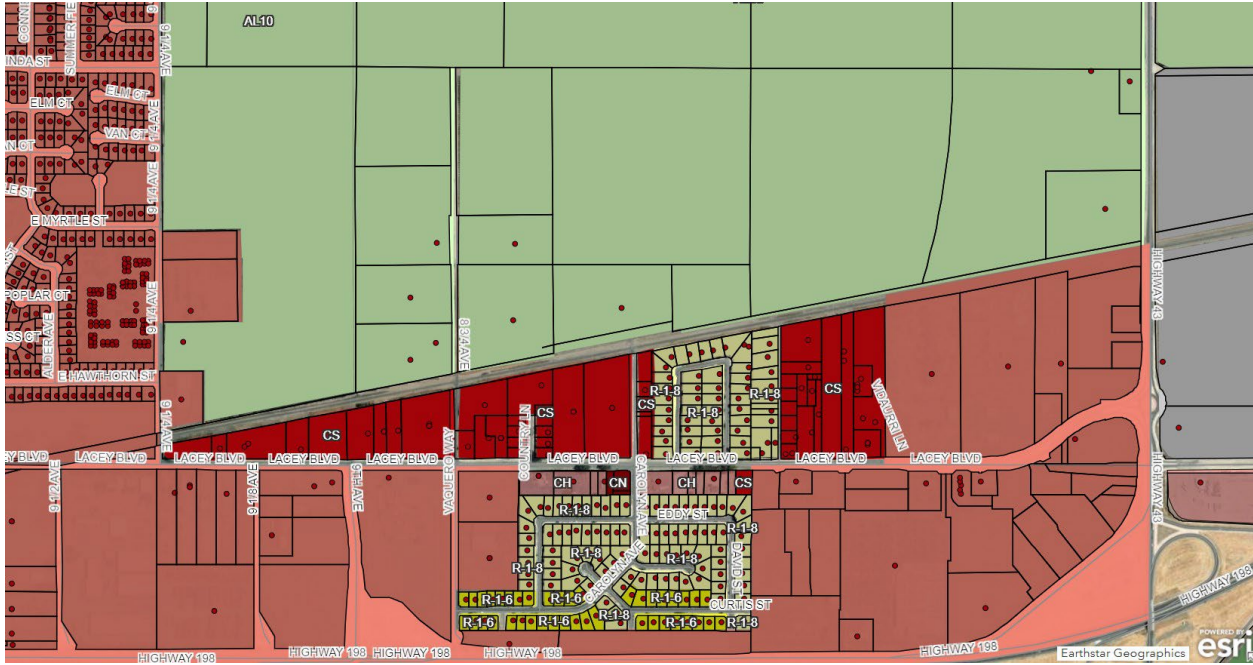
Dated: _____

Natalie Corral
City Clerk

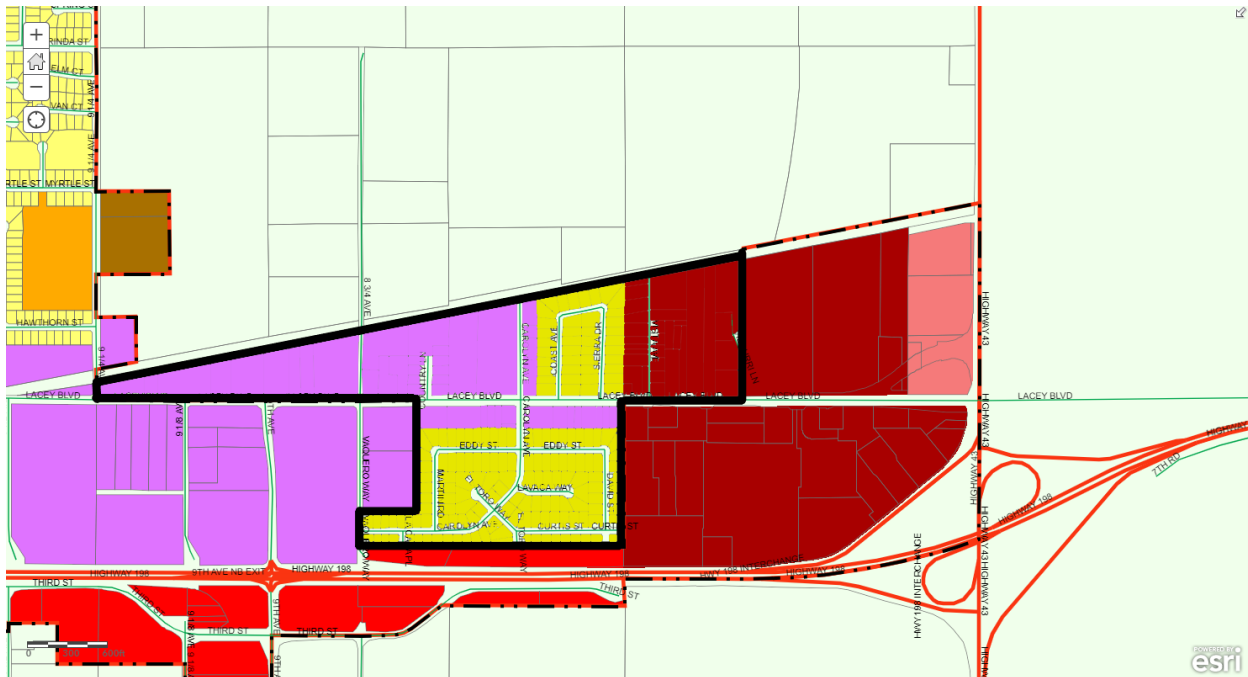
Exhibit A

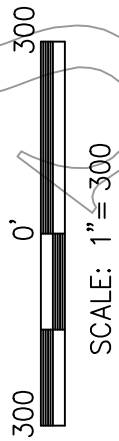
Prezone No. 0001-24 Part 9

From: County zoning C-S Service Commercial, R-1-6 Low-Density Residential, and R-1-8 Low-Density Residential



To: City zoning R-L-8 Low-Density Residential, MX-C Corridor Mixed Use, and C-R Regional Commercial





FEE \$_____

DOCUMENT NO. _____
RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF
KINGS COUNTY.

AT _____ MINUTES PAST _____ O'CLOCK _____M.,
 _____, 20____ IN VOLUME _____ OF ASSESSMENT
 DIAGRAMS AT PAGE _____, KINGS COUNTY, STATE OF CALIFORNIA.

KRISTINE LEE
COUNTY RECORDER

BY: DEPUTY

 CITY LIMITS
 BOUNDARY OF TERRITORY TO BE ANNEXED
 SECTION LINE
 ROAD
 COURSE SEGMENT NUMBER
 APN NUMBER

NOTE

RECORD BEARINGS ROTATED TO
GEODETIC PER L.S.P. 23-41, K.C.R.

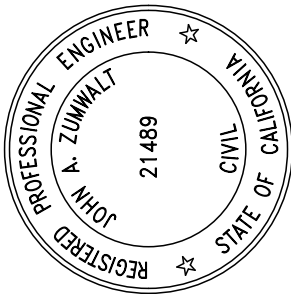
MAP OF TERRITORY ANNEXED TO THE
CITY OF HANFORD

AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT AND THE EXCELSIOR-KINGS RIVER RESOURCE CONSERVATION DISTRICT, CITY OF HANFORD REORGANIZATION NO. _____

THIS MAP WAS PREPARED BY ME ON _____,
AND IS BASED UPON RECORD DATA AND LAFCO RESOLUTION NO. _____, DATED _____.

PRELIMINARY

JOHN A. ZUMWALT, R.C.E. 21489



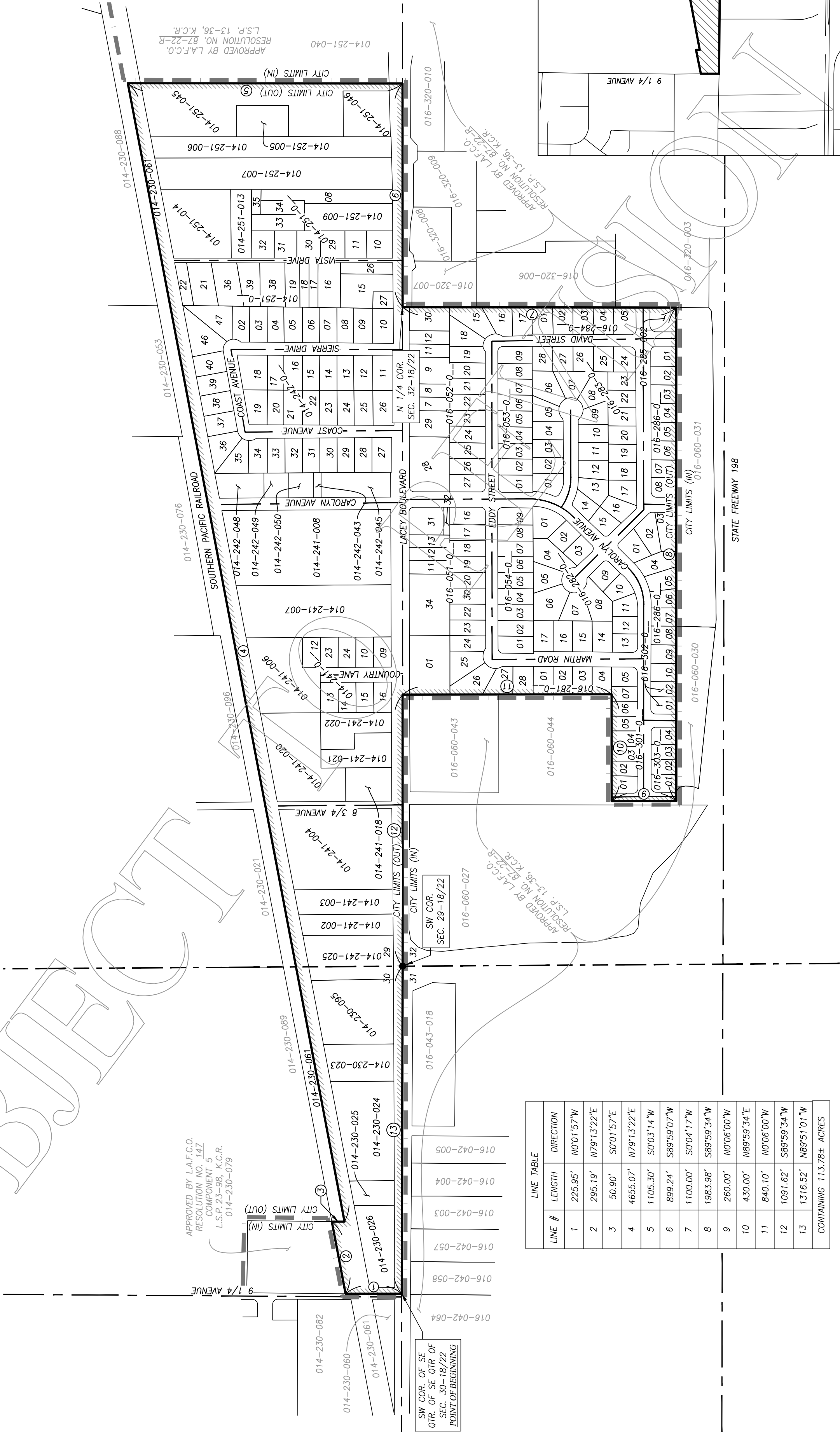
I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED
BOUNDARIES OF THE _____
ANNEXATION, LAFCO CASE NO. _____, A REORGANIZATION
WITHIN KINGS COUNTY, STATE OF CALIFORNIA, WAS APPROVED
BY THE LAFCO COMMISSION OF KINGS COUNTY AT THE
REGULAR MEETING HELD ON _____, 20____
BY ITS RESOLUTION NO. _____.

CHUCK KINNEY, EXECUTIVE OFFICER
LAFCO OF KINGS COUNTY



VICINITY MAP
Not to Scale

LINE TABLE		
LINE #	LENGTH	DIRECTION
1	225.95'	N0701°57'W
2	295.19'	N79°13'22"E
3	50.90'	S0701°57'E
4	4655.07'	N79°13'22"E
5	1105.30'	S0703°14'W
6	899.24'	S89°55'07'W
7	1100.00'	S094°17'W
8	1983.98'	S89°59'34'W
9	260.00'	N0706°00'W
10	430.00'	N89°59'34'E
11	840.10'	N0706°00'W
12	1091.62'	S89°59'34'W
13	1316.52'	N89°51'01'W
		CONTAINING 113.78± ACRES



609 N. IRWIN ST.

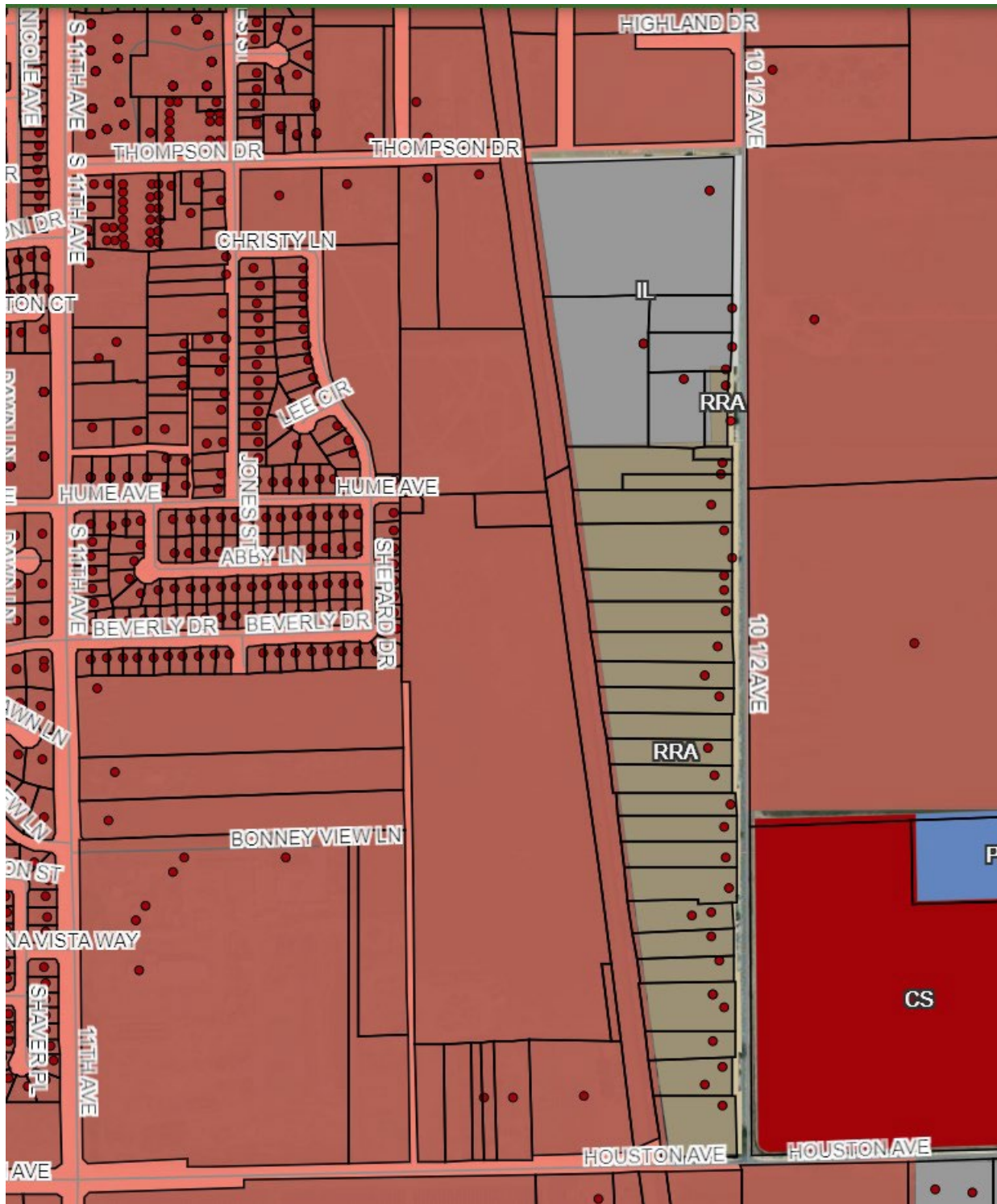
HANFORD, CA. 93230

PH. (559) 582-1056

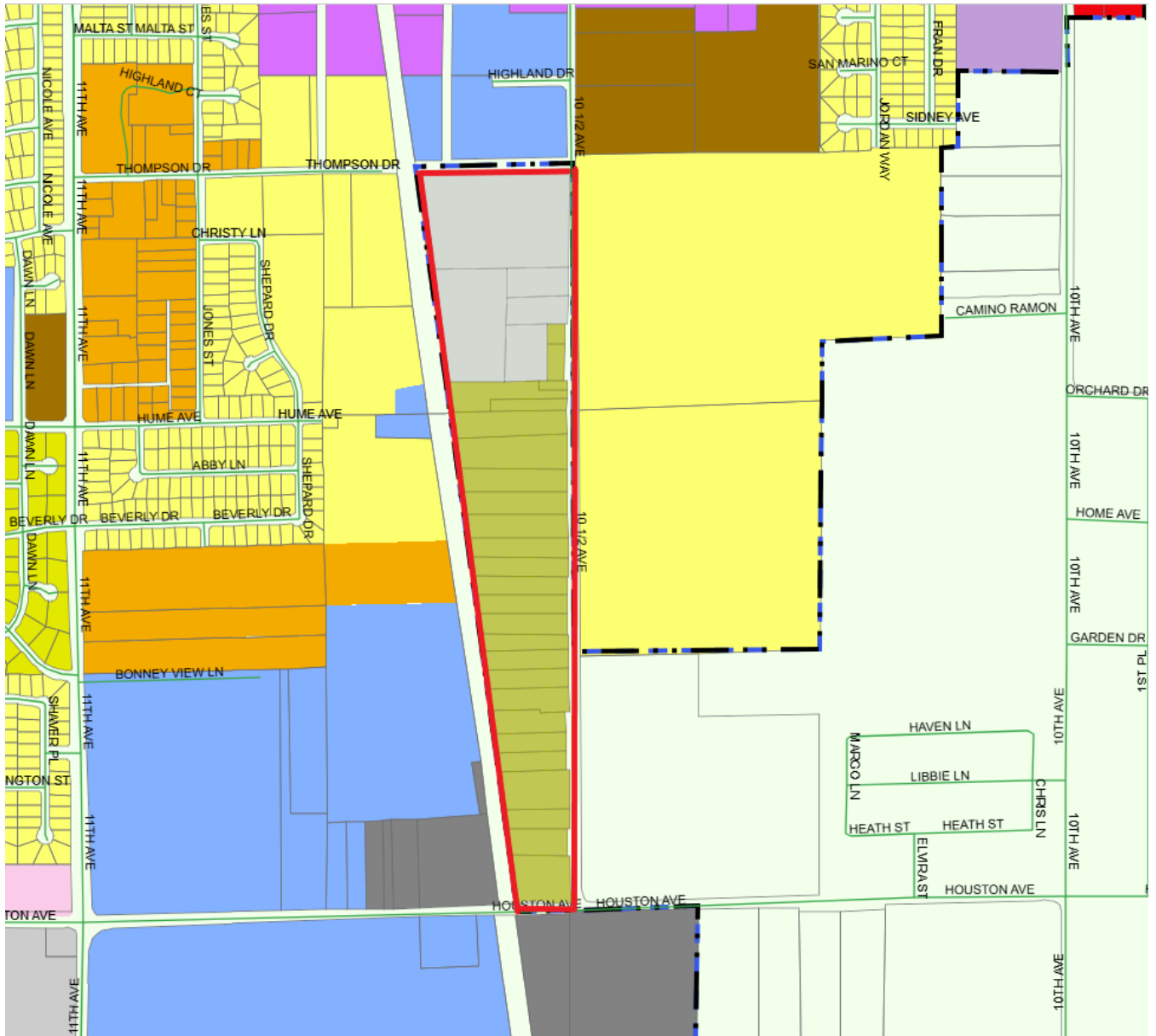
FILE NO. 230157

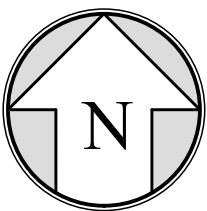
ONE SHEET ONLY

FROM: County zoning IL Light Industrial and RRA Rural Residential



TO: City zoning I-L Light Industrial and R-L-12 Low-Density Residential





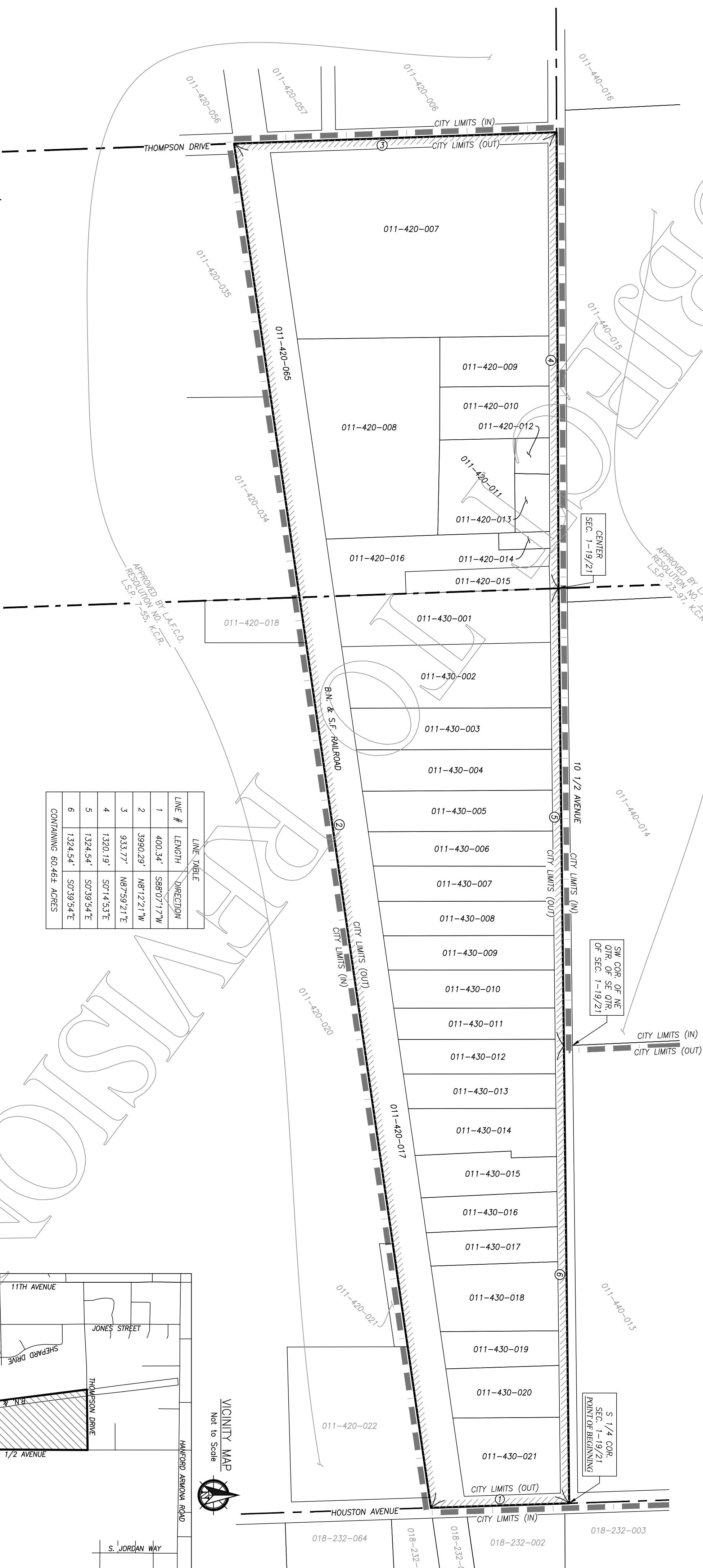
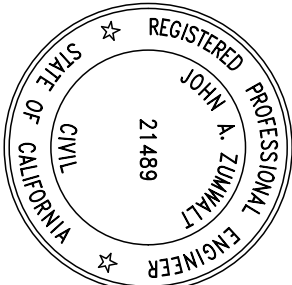
200
0'
200
SCALE: 1" = 200'

MAP OF TERRITORY ANNEXED TO THE
CITY OF HANFORD

AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT
AND THE EXCELSIOR-KINGS RIVER RESOURCE CONSERVATION
DISTRICT, CITY OF HANFORD REORGANIZATION NO. _____

THIS MAP WAS PREPARED BY ME ON _____
AND IS BASED UPON RECORD DATA AND LAFCO RESOLUTION
NO. _____, DATED _____

PREPARED BY
JOHN A. ZUMWALT, R.C.E. 21489



APPROVED BY L.A.F.C.O.
RESOLUTION NO. 1124
L.S.P. 7-55, K.C.R.

APPROVED BY L.A.F.C.O.
RESOLUTION NO. 1124
L.S.P. 23-97, K.C.R.

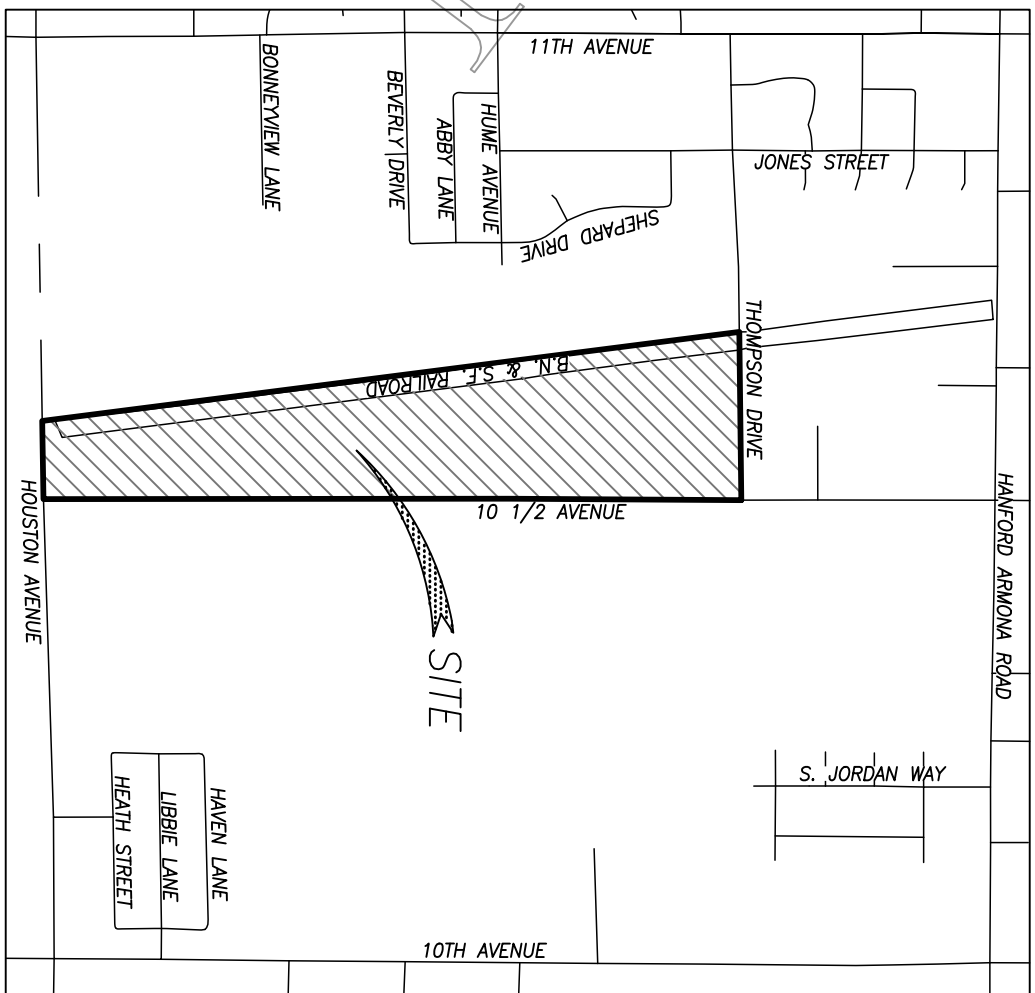
LINE TABLE		
LINE #	LENGTH	DIRECTION
1	400.34'	S88°07'17"W
2	3990.29'	N87°12'21"W
3	933.77'	N87°59'21"E
4	1320.19'	S07°14'53"E
5	1324.54'	S07°39'54"E
6	1324.54'	S07°39'54"E
CONTAINING 60.46± ACRES		

LEGEND		
	CITY LIMITS	
	BOUNDARY OF TERRITORY TO BE ANNEXED	
	SECTION LINE	
	ROAD	
	COURSE SEGMENT NUMBER	APN NUMBER
XXX-XXX-XXX		

I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED
BOUNDARIES OF THE _____
ANNEXATION, LAFCO CASE NO. _____, A REORGANIZATION
WITHIN KINGS COUNTY, STATE OF CALIFORNIA, WAS APPROVED
BY THE LAFCO COMMISSION OF KINGS COUNTY AT THE
REGULAR MEETING HELD ON _____, 20____
BY ITS RESOLUTION NO. _____

CHUCK KINNEY, EXECUTIVE OFFICER
LAFCO OF KINGS COUNTY

VICINITY MAP
Not to Scale



SITE

10TH AVENUE

S. JORDAN WAY

HAVEN LANE
LIBBIE LANE
HEATH STREET

THOMPSON DRIVE
SHEPARD DRIVE
ABBY LANE
BEVERLY DRIVE
BONNEVIEW LANE

10 1/2 AVENUE

B.N. & S.F. RAILROAD

HOUSTON AVENUE

ZUMWALT
HANSEN
A Company

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

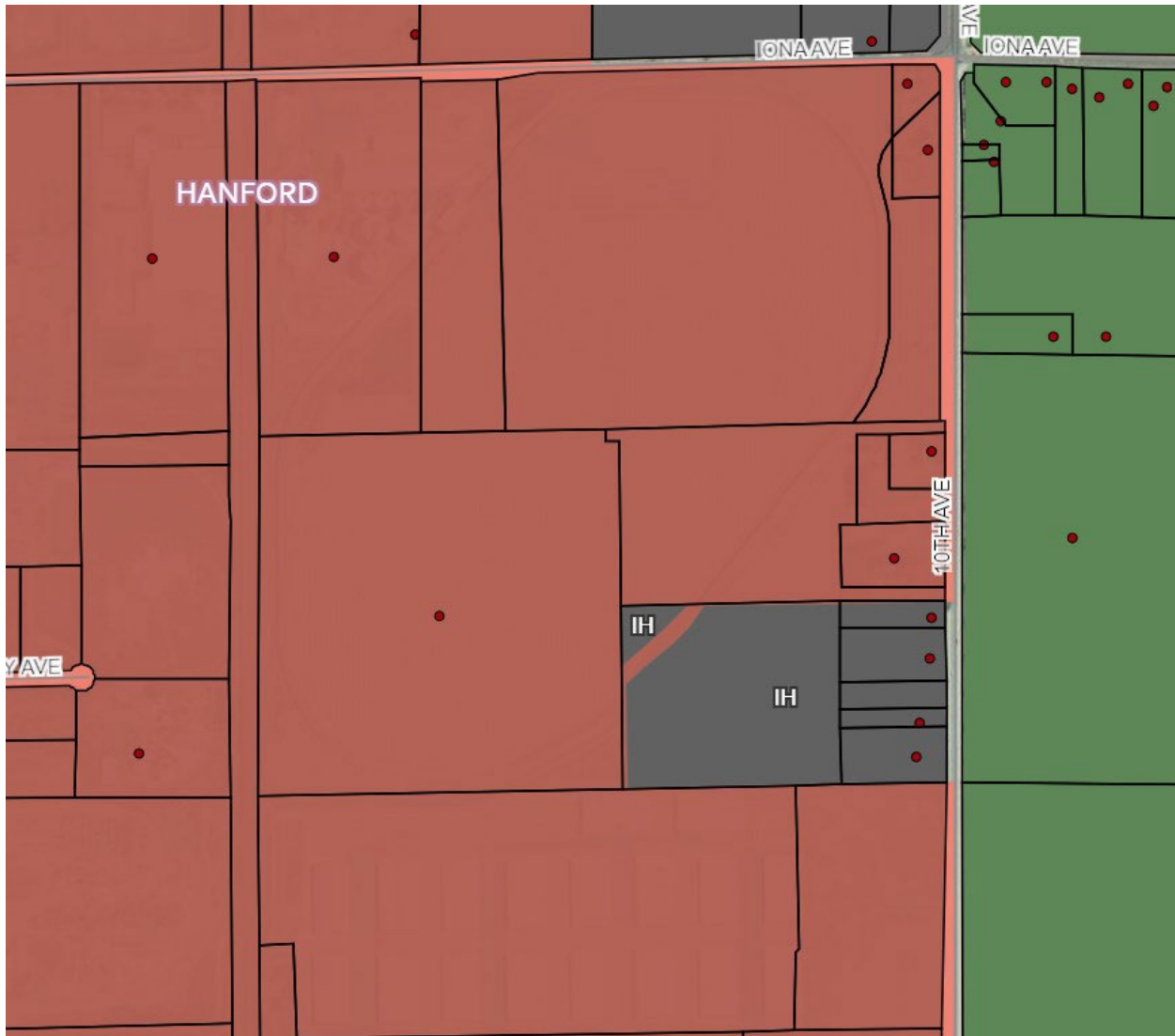
FILE NO. 230157

ONE SHEET ONLY

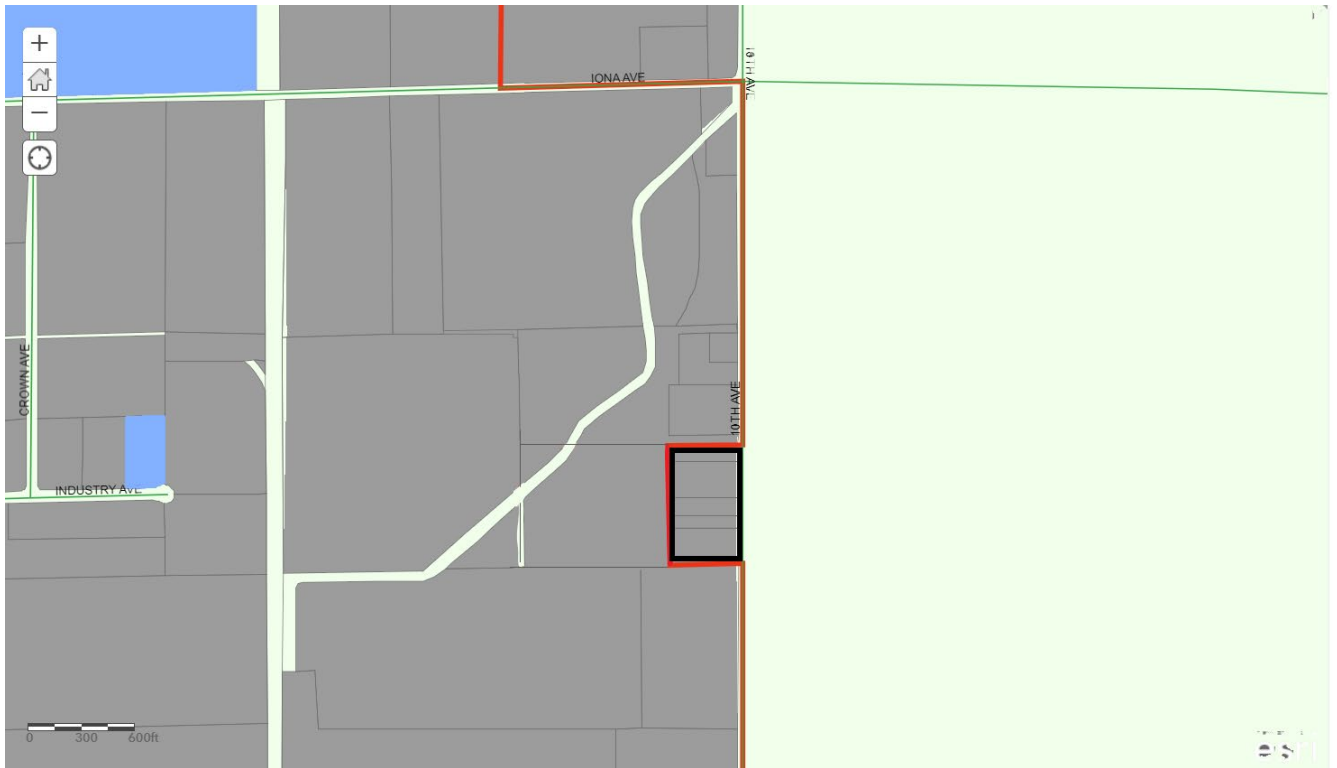
Exhibit C

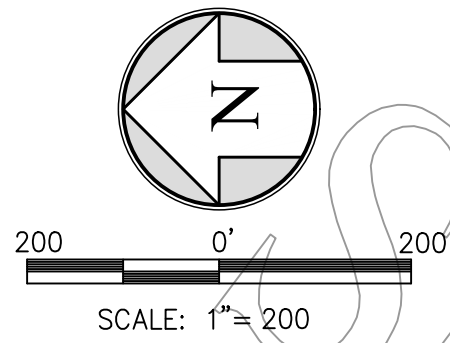
Prezone No. 0001-24 Part 13

FROM: County zoning IH Heavy Industrial



TO: City zoning I-H Heavy Industrial





LINE TABLE		
LINE #	LENGTH	DIRECTION
1	681.66'	S1°24'32"W
2	466.43'	N89°53'48"W
3	681.44'	N0°52'55"E
4	472.70'	S89°54'38"E
CONTAINING 7.35± ACRES		



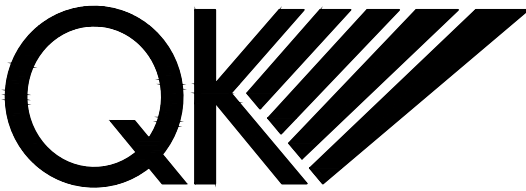
MAP OF TERRITORY ANNEXED TO THE
CITY OF HANFORD

AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT
AND THE EXCELSIOR-KINGS RIVER RESOURCE CONSERVATION
DISTRICT, CITY OF HANFORD REORGANIZATION NO. _____

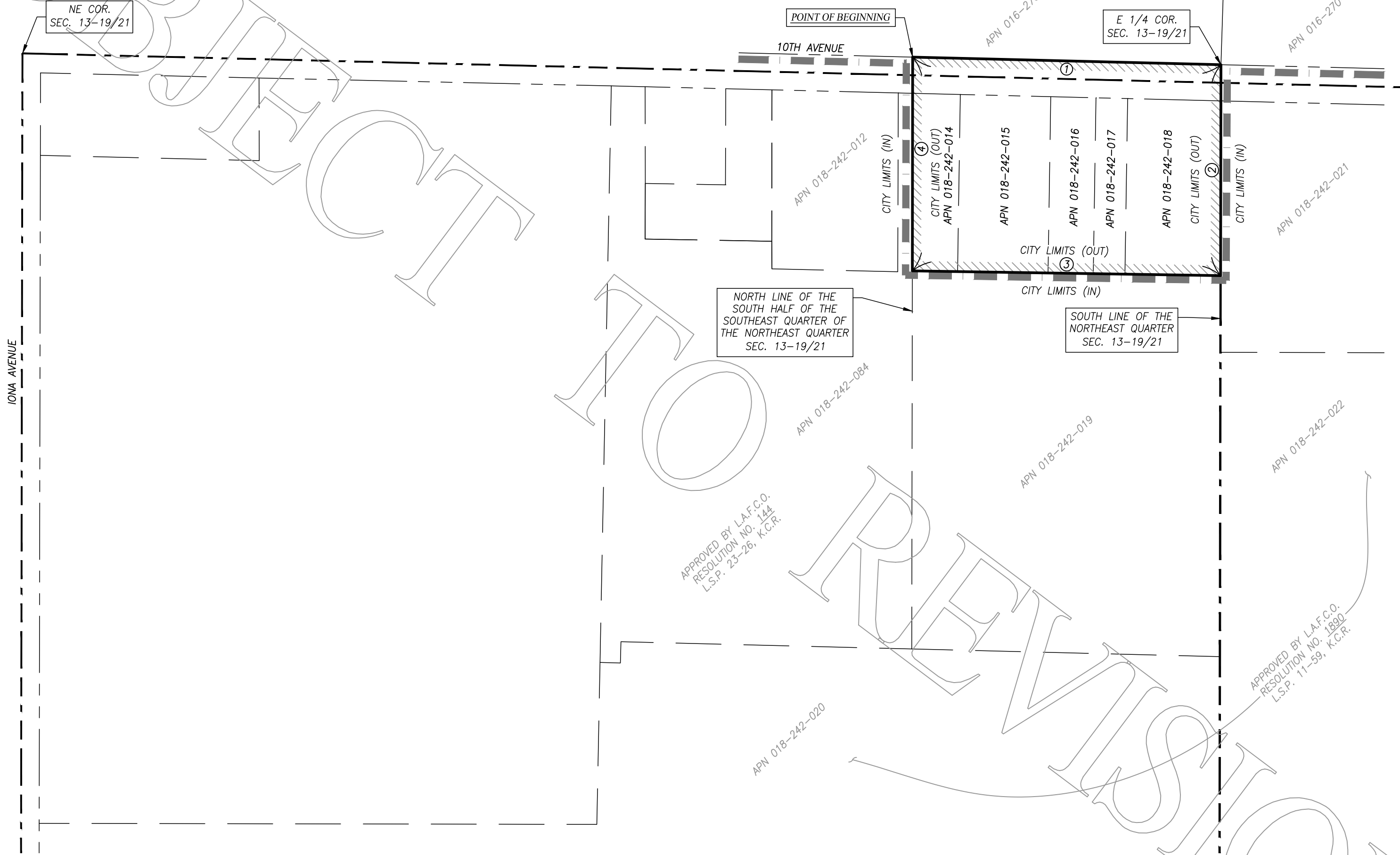
THIS MAP WAS PREPARED BY ME ON _____
AND IS BASED UPON RECORD DATA AND LAFCO RESOLUTION
NO. _____, DATED **1-10-2025**

ANTONIO WESTERLUND, P.L.S. 9399

BY:



WWW.QKINC.COM
1-800-955-7599
BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA



RECORDER'S STATEMENT

FEE \$ _____
DOCUMENT NO. _____
RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMISSION OF
KINGS COUNTY.
AT _____ MINUTES PAST _____ O'CLOCK _____M.,
_____, 20____ IN VOLUME _____ OF ASSESSMENT
DIAGRAMS AT PAGE _____, KINGS COUNTY, STATE OF CALIFORNIA.

KRISTINE LEE
COUNTY RECORDER

BY: _____
DEPUTY

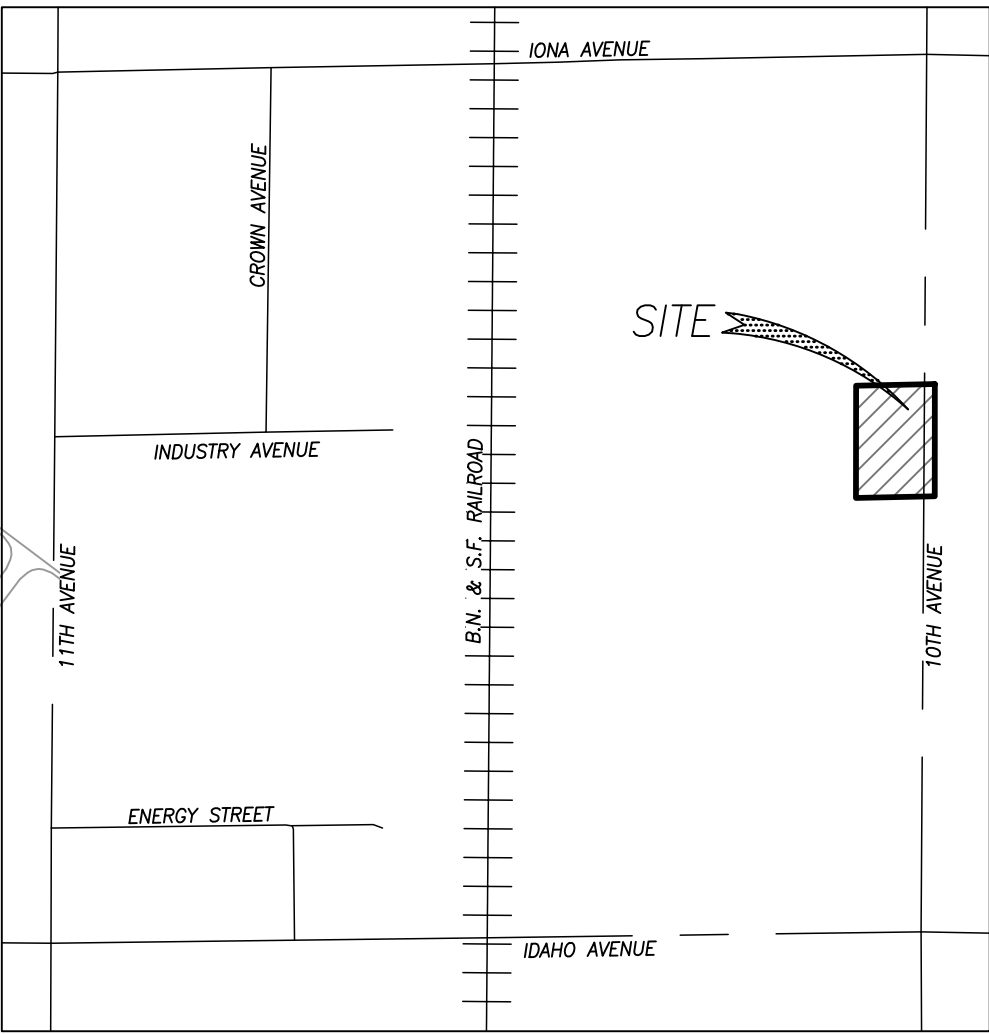
LEGEND

- CITY LIMITS
- BOUNDARY OF TERRITORY TO BE ANNEXED
- SECTION LINE
- ADJACENT PROPERTY
- EXISTING RIGHT OF WAY
- COURSE SEGMENT NUMBER
- APN NUMBER

I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED
BOUNDARIES OF THE _____
ANNEXATION, LAFCO CASE NO. _____, A REORGANIZATION
WITHIN KINGS COUNTY, STATE OF CALIFORNIA, WAS APPROVED
BY THE LAFCO COMMISSION OF KINGS COUNTY AT THE
REGULAR MEETING HELD ON _____, 20____
BY ITS RESOLUTION NO. _____

CHUCK KINNEY, EXECUTIVE OFFICER
LAFCO OF KINGS COUNTY

VICINITY MAP
COMPONENT "B"
Not to Scale



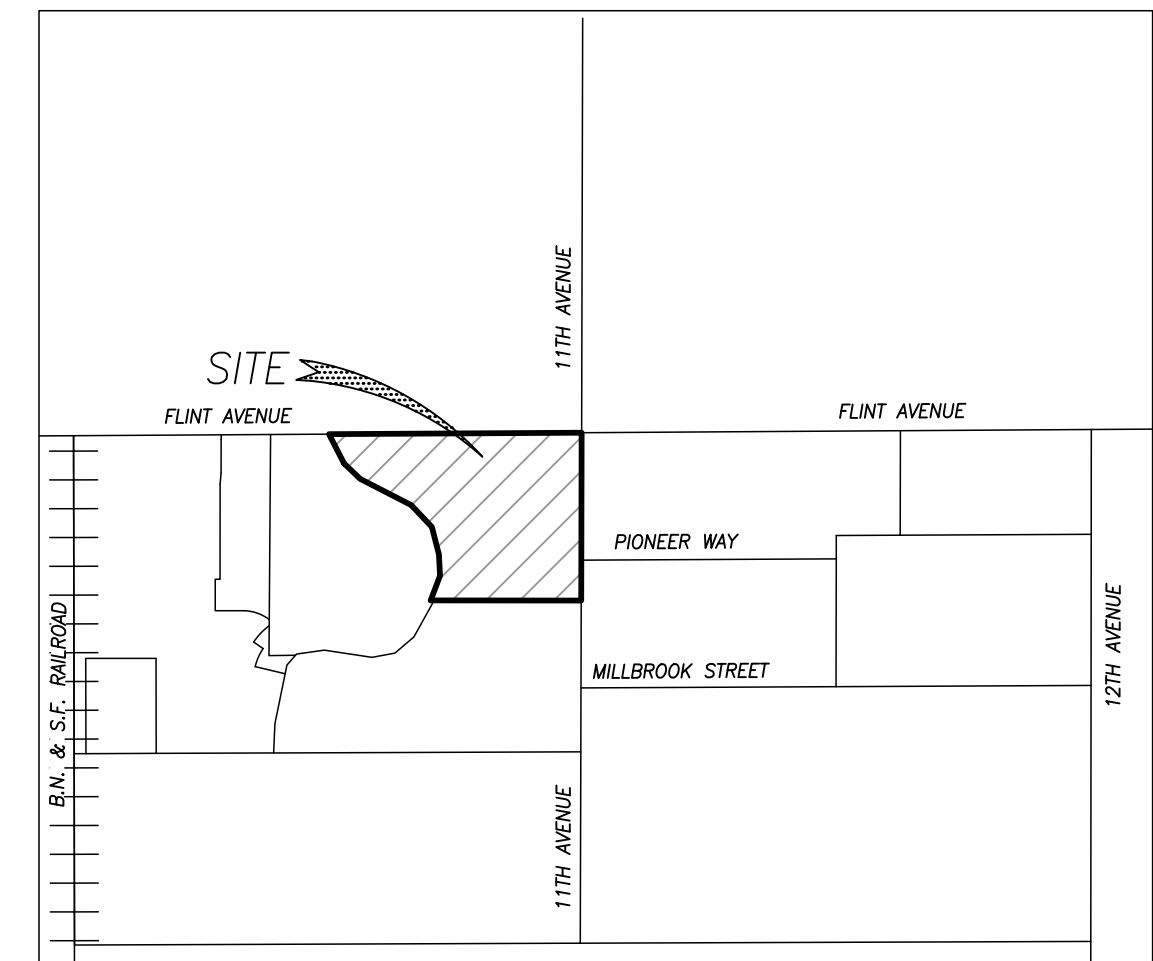
Prezone No. 0001-24 Part 14

AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT
AND THE EXCELSIOR-KINGS RIVER RESOURCE CONSERVATION
DISTRICT, CITY OF HANFORD REORGANIZATION NO. _____.

BY: 

WWW.QKINC.COM
1-800-955-7599

BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA



LINE TABLE		
LINE #	LENGTH	DIRECTION
1	874.40'	S00° 09' 16"W
2	783.21'	N89° 57' 19"W
3	137.85'	N20° 45' 11"E
4	110.46'	N02° 57' 32"E
5	148.18'	N14° 28' 53"W
6	156.14'	N43° 22' 13"W
7	299.12'	N62° 49' 02"W
8	116.43'	N46° 05' 40"W
9	171.67'	N27° 16' 49"W
10	1303.97'	N89° 39' 54"E
CONTAINING 18.60± ACRES		

BY: _____
DEPUTY

CHUCK KINNEY, EXECUTIVE OFFICER
LAFCO OF KINGS COUNTY

RESOLUTION NO. 25-02-R

**A RESOLUTION OF APPLICATION BY THE CITY OF HANFORD REQUESTING THE
LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR
ANNEXATION NO. 163, PART 9, 12, 13, and 14: A REQUEST TO ANNEX FOUR
SUBSTANTIALLY SURROUNDED COUNTY ISLANDS, TOTALING APPROXIMATELY
197.15 ACRES, INTO THE CITY OF HANFORD FROM THE KINGS COUNTY
JURISDICTION.**

RESOLVED by the City Council of the City of Hanford, that,

WHEREAS, the City of Hanford desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Reorganization Act of 2000, Division 3, commencing with Section 5600 of the California Government Code, an affected City, as defined therein, may by resolution adopted by its legislative body make a proposal for a change of organization and request initiation of proceedings thereon; and

WHEREAS, notice of intent to adopt this resolution of application has been given, and this Council has conducted a public hearing based upon this notification; and

WHEREAS, the principal reasons for the proposed annexation are as follows:

1. All four substantially surrounded county islands are within the Primary Sphere of Influence.
2. Most of the annexation area already received some services from the City of Hanford.
3. There is capacity in the City water and sewer systems to add the parcels currently on individual water and sewer systems if those property either desire to hook up or are required to because their systems fail.
4. Inclusion of the islands in the city limits will not negatively affect the Police or Fire Department's ability to provide their services to the community.
5. There would be no change to school districts because of the island annexations.
6. The proposed annexation of the four county islands is not to accommodate any specific proposed development project. The purpose of the proposed annexations is to further good local government and make available the full range of City services to both developed and undeveloped county island areas.
7. All four islands are substantially surrounded by developed areas within the city limits of Hanford.
8. Because of their proximity inside the city limits, the provision of service within the substantially surrounded county islands can be more efficiently provided by the City.
9. The rezoning is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

10. The rezoning would not be detrimental to the public health, safety, or welfare of the community.
11. The rezoning would maintain the appropriate balance of land uses within the City. Annexation would not change most land uses since most parcels are already developed.
12. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses, except where uses are deemed legally existing non-conforming.
13. The four county islands are mostly developed and are substantially surrounded by urban development. City services are available to each of the island areas.
14. State law encourages the annexation of county islands to further the goal of effective and efficient provision of local government services.
15. Based on the above findings, Annexation No. 163, Parts 9, 12, 13 and 14 is consistent with the Hanford General Plan Policies L15, L16, and L17.

WHEREAS, the following agency would be affected by the proposed jurisdictional changes:

<u>Agency</u>	<u>Nature of Change</u>
City of Hanford	Annexation

WHEREAS, the territory proposed to be annexed is inhabited, and a map and description of the boundaries of the territory are attached hereto as:

Annexation 163, Part 9: Exhibit A (annexation map) and (legal description)

Annexation 163, Part 12: Exhibit B (annexation map) and (legal description)

Annexation 163, Part 13: Exhibit C (annexation map) and (legal description)

Annexation 163, Part 14: Exhibit D (annexation map) and (legal description)

and by this reference incorporated herein, and,

WHEREAS, the proposal is consistent with the General Plan of the City of Hanford; and

WHEREAS, it is desired to provide that the proposed annexation be subject to the following terms and conditions:

1. That the annexation areas be rezoned as follows:
 - a. **Annexation 163, Part 9:** R-L-8 Low-Density Residential (8,000 square foot minimum lot size), MX-C Corridor Mixed Use, and C-R Regional Commercial

- b. **Annexation 163, Part 12:** I-L Light Industrial and R-L-12 Low-Density Residential (12,000 square foot minimum lot area)
- c. **Annexation 163, Part 13:** I-H Heavy Industrial
- d. **Annexation 163, Part 14:** R-L-12 Low-Density Residential (12,000 square foot minimum lot area)

WHEREAS, this proposal will be consistent with the spheres of influence for all agencies which would be affected by the annexation; and

WHEREAS, the City Council determined that the Project was Categorically Exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current rezoning) and 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 per CEQA Guidelines Section 15061(b)(3).

NOW, THEREFORE, BE IT RESOLVED, this Resolution of Application is hereby adopted and approved by the City Council of the City of Hanford and the Local Agency Formation Commission of Kings County is hereby requested to take proceedings of the annexation of territory as authorized in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 21st day of January 2025, by the following vote:

AYES:	Council Member	_____

NOES:	Council Member	_____
ABSTAIN:	Council Member	_____
ABSENT:	Council Member	_____

MAYOR

STATE OF CALIFORNIA)

COUNTY OF KINGS)

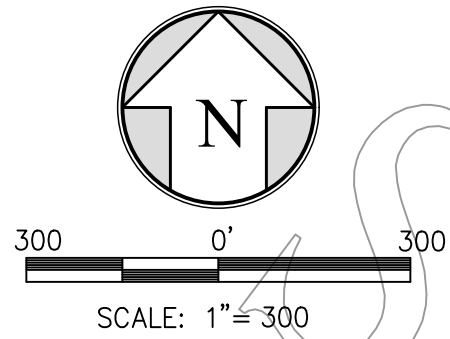
CITY OF HANFORD) SS

I, **Natalie Corral**, City Clerk of the City of Hanford, do hereby certify that the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 21st day of January, 2025.

Dated: _____

City Clerk

Exhibit A: Annexation 163, Part 9



RECORDER'S STATEMENT

FEE \$ _____
DOCUMENT NO. _____
RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF
KINGS COUNTY.
AT _____ MINUTES PAST _____ O'CLOCK _____ M.,
_____, 20____ IN VOLUME _____ OF ASSESSMENT
DIAGRAMS AT PAGE _____, KINGS COUNTY, STATE OF CALIFORNIA.

KRISTINE LEE
COUNTY RECORDER

BY: _____
DEPUTY

LEGEND

--- CITY LIMITS
--- BOUNDARY OF TERRITORY TO BE ANNEXED
--- SECTION LINE
--- ROAD
① COURSE SEGMENT NUMBER
XXX-XXX-XXX APN NUMBER

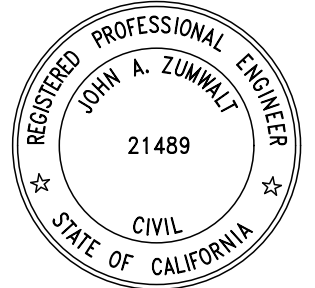
NOTE

RECORD BEARINGS ROTATED TO
GEODETIC PER L.S.P. 23-41, K.C.R.

MAP OF TERRITORY ANNEXED TO THE
CITY OF HANFORD

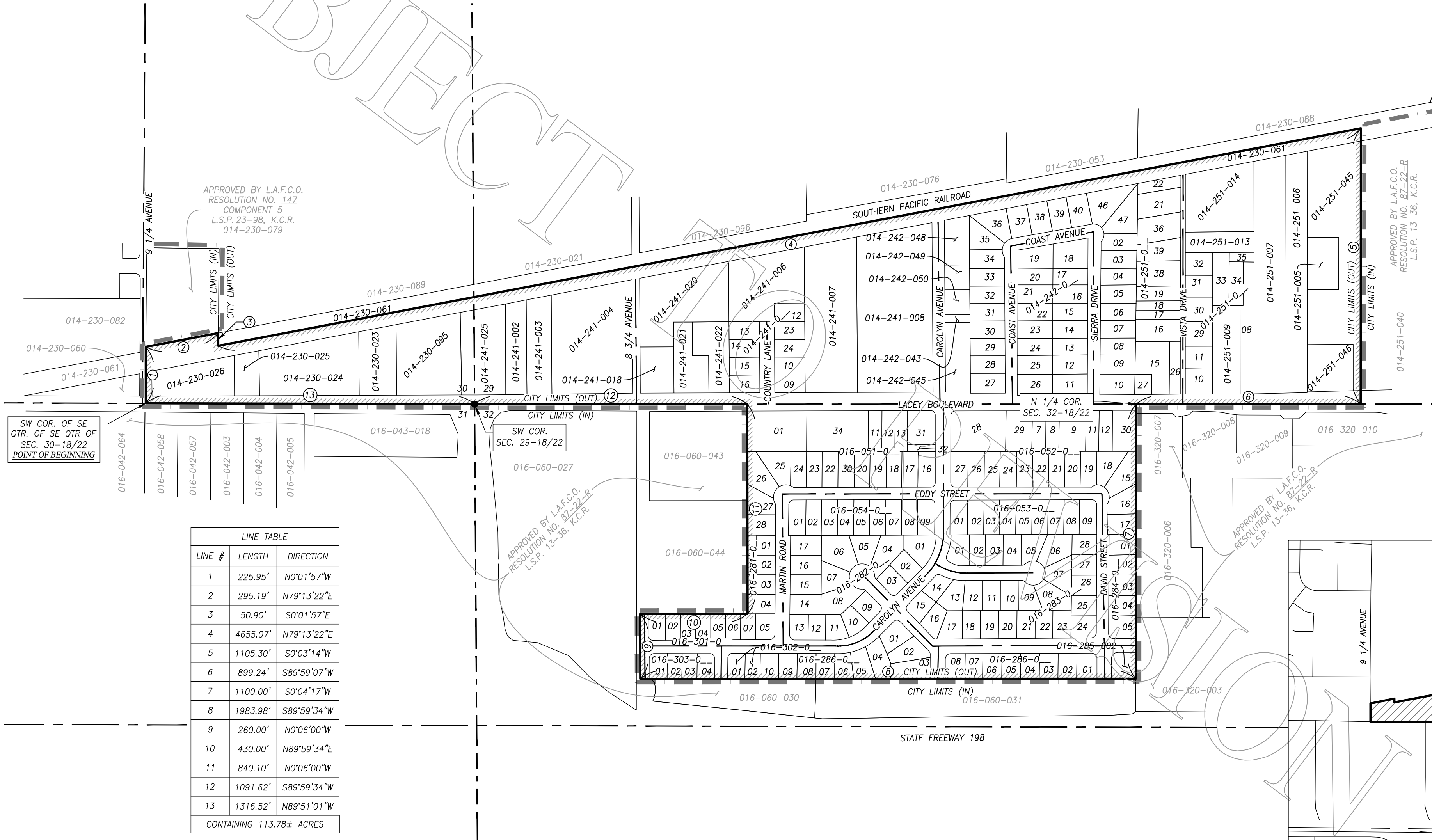
AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT AND THE EXCELSIOR-KINGS
RIVER RESOURCE CONSERVATION DISTRICT, CITY OF HANFORD REORGANIZATION NO. _____.

THIS MAP WAS PREPARED BY ME ON _____,
AND IS BASED UPON RECORD DATA AND LAFCO RESOLUTION NO. _____, DATED _____.
PRELIMINARY
JOHN A. ZUMWALT, R.C.E. 21489



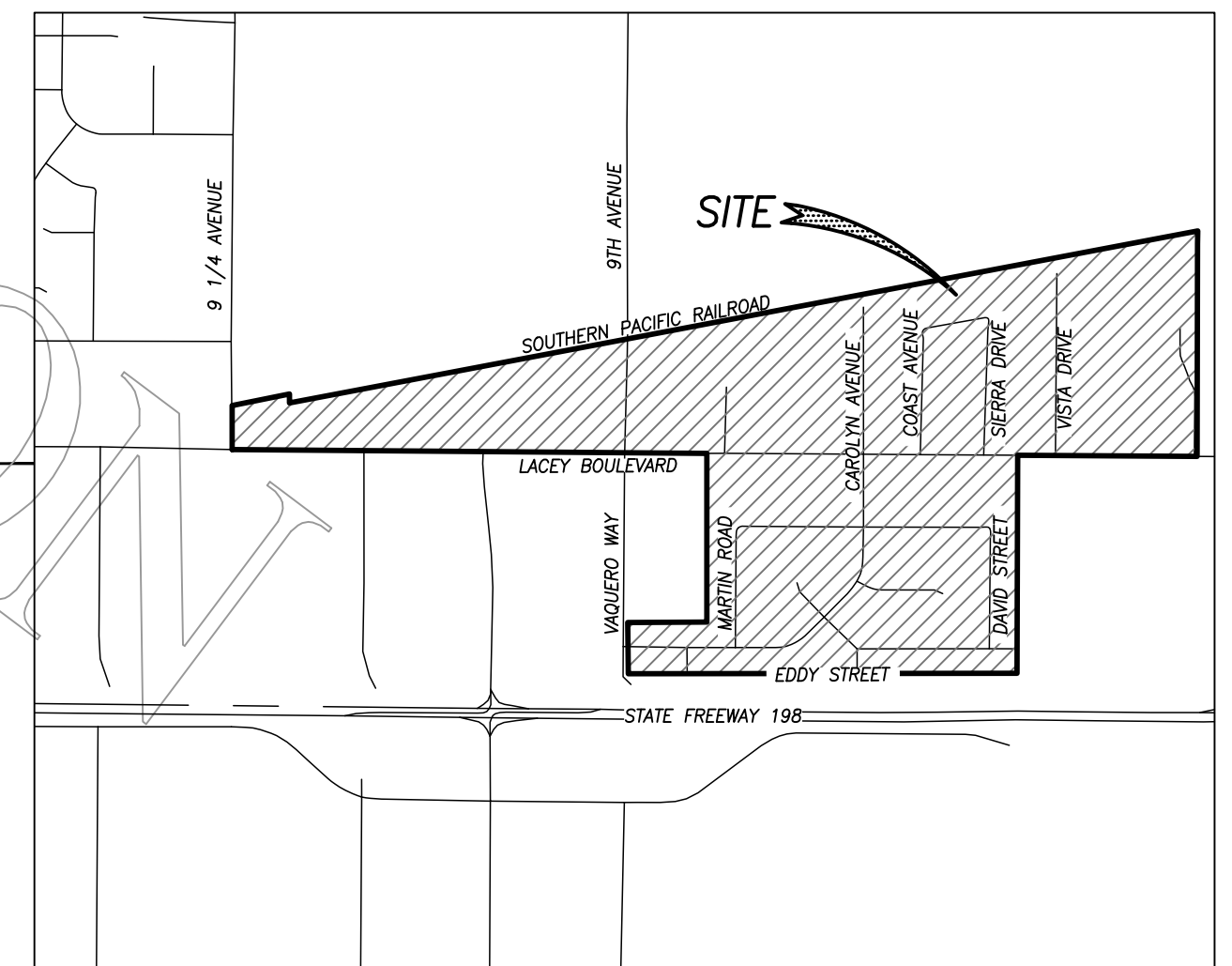
I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED
BOUNDARIES OF THE _____
ANNEXATION, LAFCO CASE NO. _____, A REORGANIZATION
WITHIN KINGS COUNTY, STATE OF CALIFORNIA, WAS APPROVED
BY THE LAFCO COMMISSION OF KINGS COUNTY AT THE
REGULAR MEETING HELD ON _____, 20____
BY ITS RESOLUTION NO. _____.

CHUCK KINNEY, EXECUTIVE OFFICER
LAFCO OF KINGS COUNTY



LINE TABLE		
LINE #	LENGTH	DIRECTION
1	225.95'	N0°01'57"W
2	295.19'	N79°13'22"E
3	50.90'	S0°01'57"E
4	4655.07'	N79°13'22"E
5	1105.30'	S0°03'14"W
6	899.24'	S89°59'07"W
7	1100.00'	S0°04'17"W
8	1983.98'	S89°59'34"W
9	260.00'	N0°06'00"W
10	430.00'	N89°59'34"E
11	840.10'	N0°06'00"W
12	1091.62'	S89°59'34"W
13	1316.52'	N89°51'01"W
CONTAINING 113.78± ACRES		

VICINITY MAP
Not to Scale



ZUMWALT
HANSEN INC.
A QH Company

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 230157

ONE SHEET ONLY

ANNEXATION NO. XXX
ANNEXATION TO THE CITY OF HANFORD
GEOGRAPHIC DESCRIPTION

A portion of Sections 29, 30 and 32 in Township 18 South, Range 22 East, Mount Diablo Base and Meridian, State of California, County of Kings, further described as follows:

Beginning at the Southwest corner, of the Southeast Quarter, of the Southeast Quarter of said Section 30, being a point on the existing boundary of the City of Hanford;

Thence along the existing boundary of the City of Hanford the following courses:

1. North 00°01'57" West, along the West line of said Southeast Quarter, of the Southeast Quarter, a distance of 225.95 feet to a point on the Southern Pacific Railroad Right of Way; being 50.90 feet northerly from the center of said Right of Way;
2. North 79°13'22" East, along last said Right of Way, a distance of 295.19 feet to the intersection of the Southerly prolongation of the Easterly line of a parcel described in a deed recorded as document # 1415457 in Official Documents, on October 23, 2014, in the Office of the Kings County Recorder , also being an angle point in the existing City boundary of the City of Hanford;

Thence leaving the existing boundary of the City of Hanford the following courses:

3. South 00°01'57" East, parallel with said West line of said Southeast Quarter, of the Southeast Quarter, a distance of 50.90 feet to a point in the center of said Southern Pacific Railroad Right of Way;
4. North 79°13'22" East, along last said center of Right of Way, a distance of 4,655.07 feet to a point on the Northerly prolongation of the West line of Parcel 1, as shown on a map recorded in Book 6 at Page 58 of Parcel Maps, in the Office of the Kings County Recorder, also being a point on the existing boundary of the City of Hanford;

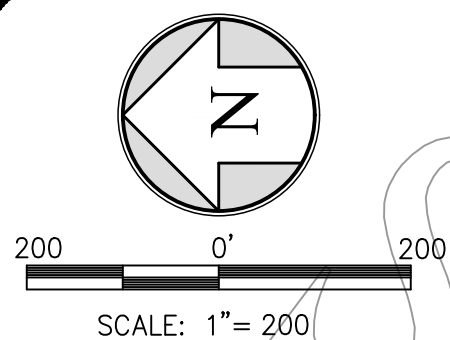
Thence along the existing boundary of the City of Hanford the following courses:

5. South 00°03'14" West, along said West line of said Parcel 1, a distance of 1,105.30 feet to a point on the South line, of the Southeast Quarter, of said Section 29;
6. South 89°59'07" West, along last said South line of Section 29, a distance of 899.24 feet to the Southwest corner of last said Southeast Quarter, of Section 29, also being the Northeast corner of the Northwest Quarter, of said Section 32, also being the Northeast corner of El Rancho Park, Tract 117 recorded in Book 4 at Page 100 of Licensed Surveyors' Plats in the Office of the Kings County Recorder;
7. South 00°04'17" West, along the East line of the Northwest Quarter of Section 32, also being the East line of last said Tract 117 and the East line of El Ranch Park , Unit #2 and the East line of a parcel described in a deed recorded as document # 0513079 in Official Records on April 27, 2005 in the Office of the Kings County Recorder, a distance of 1100.00 feet to the Southeast corner of last said deed;

8. South $89^{\circ}59'34''$ West along the South line of last said deed, and the South line of El Rancho Park Unit #3 as shown on a map recorded in Book 5 at Page 58 of Licensed Surveyors' Plats, and El Rancho Unit #4 as shown on a map recorded in Book 6 at Page 64 of Licensed Surveyors' Plats, a distance of 1,983.98 feet to the Southwest corner of said El Rancho Unit #4, also being a point on the West line of East half, of the Northwest Quarter, of the Northwest Quarter, of said Section 32;
9. North $00^{\circ}06'00''$ West, along last said West line, a distance of 260.00 feet to the Northwest corner of last said El Rancho Unit #4;
10. North $89^{\circ}59'34''$ East, along the North line of last said El Rancho Unit #4, a distance of 430.00 feet to Southwest corner of lot #12, as shown on a map of El Rancho Park Unit #3 recorded in Book 5 at Page 56 of Licensed Surveyors' Plats in the Office of the Kings County Recorder;
11. North $00^{\circ}06'00''$ West, along the West line of last said El Rancho Park Unit #3, and the West line of said Tract 117, a distance of 840.10 feet to a point on the North line of the Northwest Quarter of said Section 32, also being the South line of the Southwest Quarter of said Section 29;
12. South $89^{\circ}59'34''$ West, along the last said South line, a distance of 1091.62 feet to the Southwest corner of said Southwest Quarter of Section 29, also being the Southeast corner of the Southeast Quarter, of the Southeast Quarter, of said Section 30;
13. Thence North $89^{\circ}51'01''$ West along the South line of last said Southeast Quarter of Section 30, a distance of 1,316.52 feet to the Point of Beginning;

Containing 113.78 Acres more or less.

Exhibit B: Annexation 163, Part 12

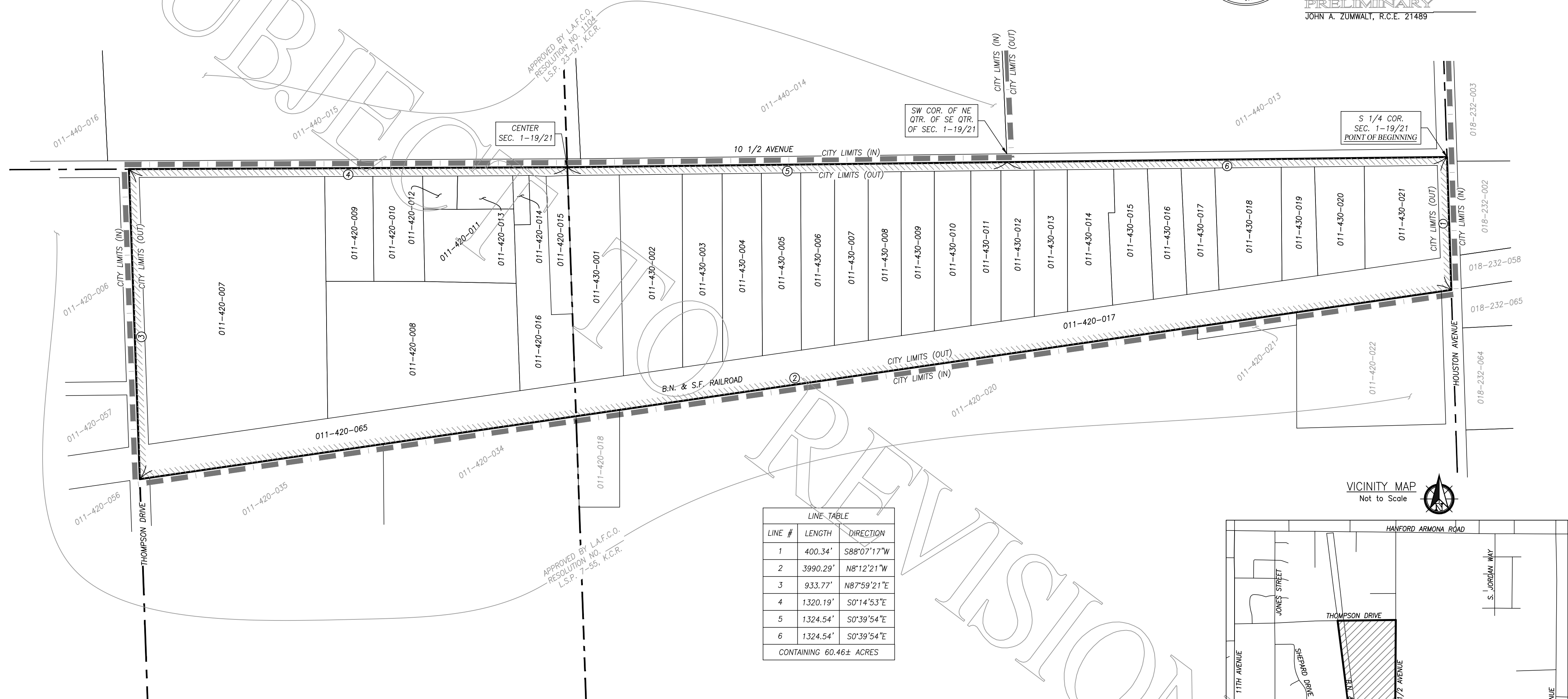
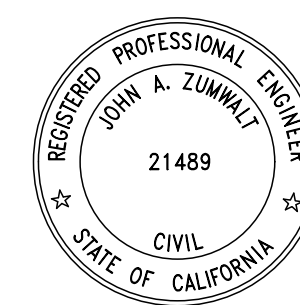


MAP OF TERRITORY ANNEXED TO THE CITY OF HANFORD

AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT
AND THE EXCELSIOR-KINGS RIVER RESOURCE CONSERVATION
DISTRICT, CITY OF HANFORD REORGANIZATION NO. _____

THIS MAP WAS PREPARED BY ME ON _____
AND IS BASED UPON RECORD DATA AND LAFCO RESOLUTION
NO. _____, DATED _____

PRELIMINARY
JOHN A. ZUMWALT, R.C.E. 21489



LINE TABLE		
LINE #	LENGTH	DIRECTION
1	400.34'	S88°07'17"W
2	3990.29'	N8°12'21"W
3	933.77'	N87°59'21"E
4	1320.19'	S0°14'53"E
5	1324.54'	S0°39'54"E
6	1324.54'	S0°39'54"E
CONTAINING 60.46± ACRES		

RECORDER'S STATEMENT

FEE \$ _____
DOCUMENT NO. _____
RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF
KINGS COUNTY.
AT _____ MINUTES PAST _____ O'CLOCK _____ M.,
_____ 20____ IN VOLUME _____ OF ASSESSMENT
DIAGRAMS AT PAGE _____, KINGS COUNTY, STATE OF CALIFORNIA.

KRISTINE LEE
COUNTY RECORDER

BY: _____
DEPUTY

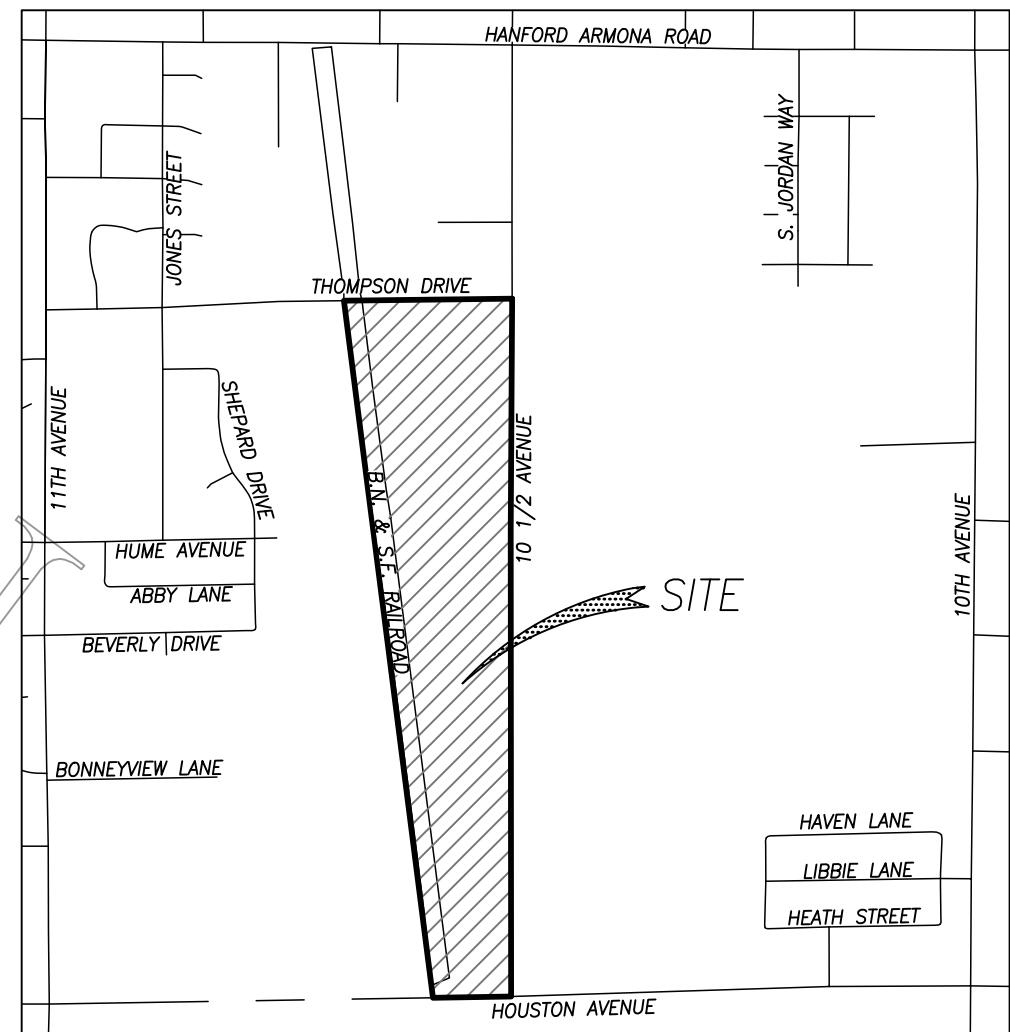
LEGEND

- CITY LIMITS
- BOUNDARY OF TERRITORY TO BE ANNEXED
- SECTION LINE
- ROAD
- COURSE SEGMENT NUMBER
- APN NUMBER

I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED
BOUNDARIES OF THE _____
ANNEXATION, LAFCO CASE NO. _____, A REORGANIZATION
WITHIN KINGS COUNTY, STATE OF CALIFORNIA, WAS APPROVED
BY THE LAFCO COMMISSION OF KINGS COUNTY AT THE
REGULAR MEETING HELD ON _____, 20____
BY ITS RESOLUTION NO. _____

CHUCK KINNEY, EXECUTIVE OFFICER
LAFCO OF KINGS COUNTY

VICINITY MAP
Not to Scale



**ZUMWALT
HANSEN INC.**
A QH Company

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 230157

ONE SHEET ONLY

,ANNEXATION NO. XXX
ANNEXATION TO THE CITY OF HANFORD
GEOGRAPHIC DESCRIPTION

A portion of Section 1 in Township 19 South, Range 21 East, Mount Diablo Base and Meridian, according to approved Government Township plats thereof, State of California, County of Kings, further described as follows:

Beginning at the Southeast corner, of the Southwest Quarter, of said Section 1, being a point on the existing boundary of the City of Hanford;

Thence along the existing boundary of the City of Hanford the following courses:

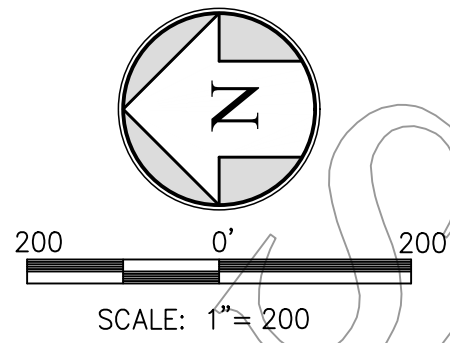
1. South 88°07'17" West, along the South line of said Southwest Quarter, a distance of 400.34 feet to an angle point in said boundary of the city of Hanford, also being the westerly line of the BN & SF Railroad Right-of-Way;
2. North 08°12'21" West, along last said Right-of-Way, a distance of 3,990.29 feet to an angle point in said city boundary, also being the center line of Thompsen Drive as shown on a map recorded in Book 2, at Page 5 of Licensed Surveyors' Plats in the Office of the Kings County Recorder;
3. North 87°59'21" East, along said centerline, a distance of 933.77 feet to an angle point in the existing boundary of the City of Hanford, also being a point on the East line, of the Northwest Quarter of said Section 1;
4. South 00°14'53" East, along last said East line, a distance of 1320.19 feet to the Center of Section 1 also being the Northeast Corner of said Southwest Quarter;
5. South 00°39'54" East, along the East line of last said Southwest Quarter, a distance of 1,324.54 feet to the Southwest Corner of the Northeast Quarter, of the Southeast Quarter of said Section 1;

Thence leaving said boundary of city of Hanford along the following course:

6. South 00°39'54" East, along last said East line of the Southwest Quarter, a distance of 1,324.54 feet to the Point of Beginning;

Containing 60.46 acres more or less.

Exhibit C: Annexation 163, Part 13



LINE TABLE		
LINE #	LENGTH	DIRECTION
1	681.66'	S1°24'32"W
2	466.43'	N89°53'48"W
3	681.44'	N0°52'55"E
4	472.70'	S89°54'38"E
CONTAINING 7.35± ACRES		



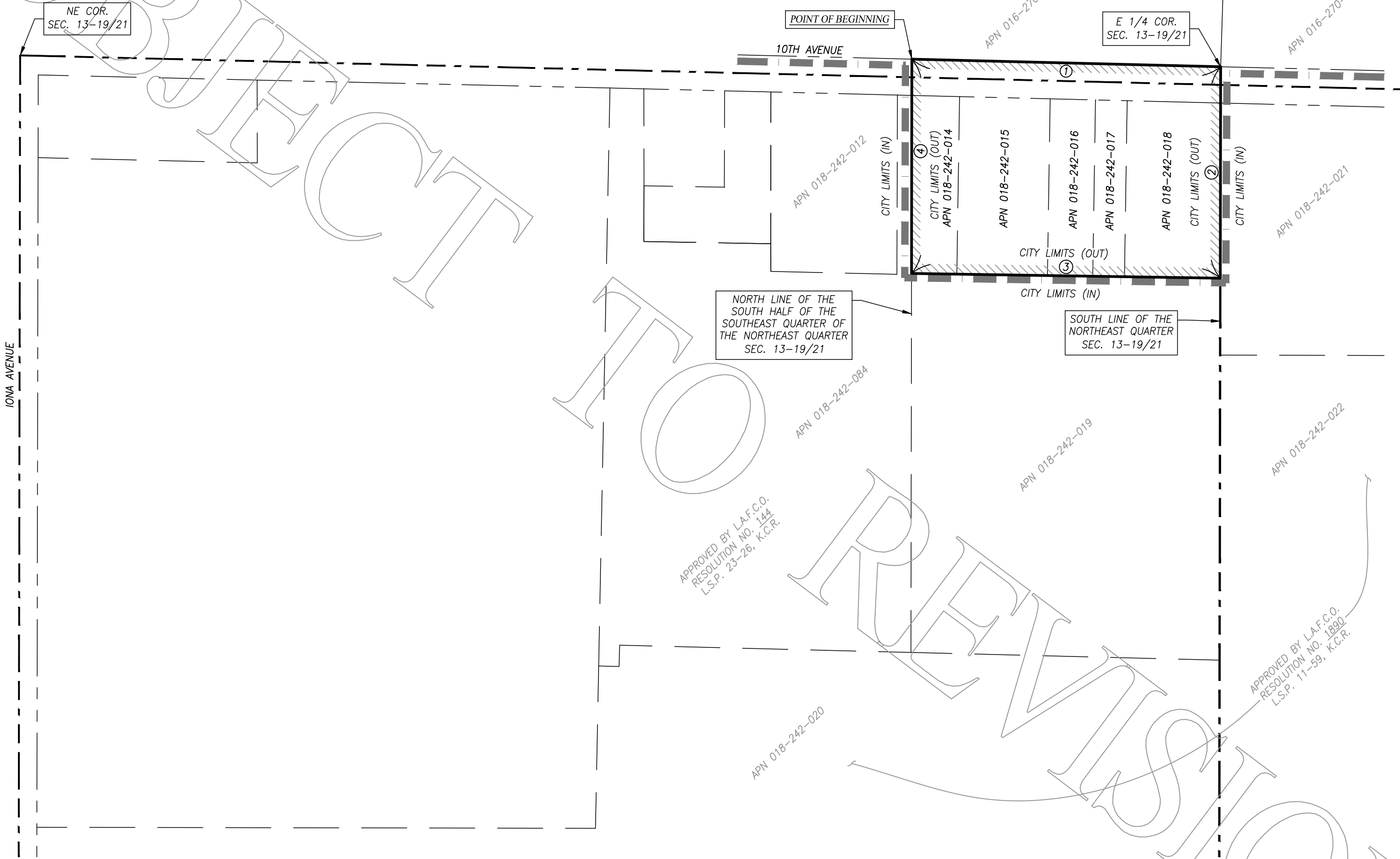
MAP OF TERRITORY ANNEXED TO THE
CITY OF HANFORD

AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT
AND THE EXCELSIOR-KINGS RIVER RESOURCE CONSERVATION
DISTRICT, CITY OF HANFORD REORGANIZATION NO. _____

THIS MAP WAS PREPARED BY ME ON _____
AND IS BASED UPON RECORD DATA AND LAFCO RESOLUTION
NO. _____, DATED **1-10-2025**

ANTONIO WESTERLUND, P.L.S. 9399

BY:



APPROVED BY L.A.F.C.O.
RESOLUTION NO. 144
L.S.P. 23-26, K.C.R.

APPROVED BY L.A.F.C.O.
RESOLUTION NO. 1890
L.S.P. 11-59, K.C.R.

RECORDER'S STATEMENT

FEE \$ _____
DOCUMENT NO. _____
RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMISSION OF
KINGS COUNTY.
AT _____ MINUTES PAST _____ O'CLOCK _____M.,
_____, 20____ IN VOLUME _____ OF ASSESSMENT
DIAGRAMS AT PAGE _____, KINGS COUNTY, STATE OF CALIFORNIA.

KRISTINE LEE
COUNTY RECORDER

BY: _____
DEPUTY

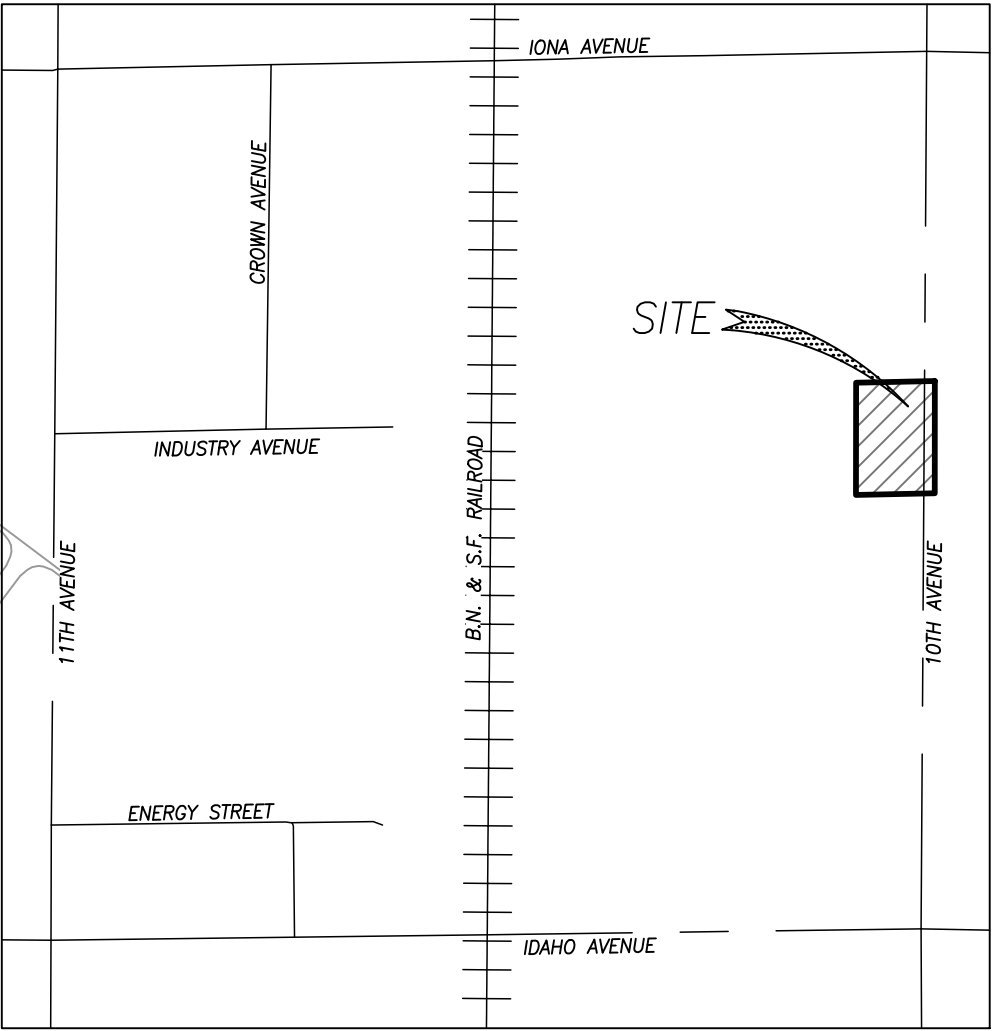
LEGEND

- CITY LIMITS
- BOUNDARY OF TERRITORY TO BE ANNEXED
- SECTION LINE
- ADJACENT PROPERTY
- EXISTING RIGHT OF WAY
- COURSE SEGMENT NUMBER
- APN NUMBER

I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED
BOUNDARIES OF THE _____
ANNEXATION, LAFCO CASE NO. _____, A REORGANIZATION
WITHIN KINGS COUNTY, STATE OF CALIFORNIA, WAS APPROVED
BY THE LAFCO COMMISSION OF KINGS COUNTY AT THE
REGULAR MEETING HELD ON _____, 20____
BY ITS RESOLUTION NO. _____

CHUCK KINNEY, EXECUTIVE OFFICER
LAFCO OF KINGS COUNTY

VICINITY MAP
COMPONENT "B"
Not to Scale



ANNEXATION NO. XXX
ANNEXATION TO THE CITY OF HANFORD
GEOGRAPHIC DESCRIPTION

A portion of the Northeast Quarter of Section 13, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, according to approved Government Township Plats thereof, State of California, County of Kings, further described as follows:

Beginning at the Southeast corner of the North half of the Southeast Quarter of the Northeast Quarter of said Section 13, being a point on the existing boundary of the City of Hanford, also being the Northeast corner of the South half of said Southeast Quarter of the Northeast Quarter;

Thence leaving the existing boundary of the City of Hanford the following course:

1. South 01°24'32" West, along the East line of said South half of the Southeast Quarter, of the Northeast Quarter, a distance of 681.66 feet to the Southeast corner of said South half, also being a point on the existing city limits of the City of Hanford;

Thence along the existing boundary of the City of Hanford the following courses:

2. North 89°53'48" West, along the South line of said South half, a distance of 466.43 feet;
3. North 00°52'55" East, a distance of 681.44 feet to the North line of said South half;
4. South 89°54'38" East, along last said North line, a distance of 472.70 feet to the Point of Beginning;

Containing 7.35 Acres more or less.



1-10-2025

Exhibit D: Annexation 163, Part 14

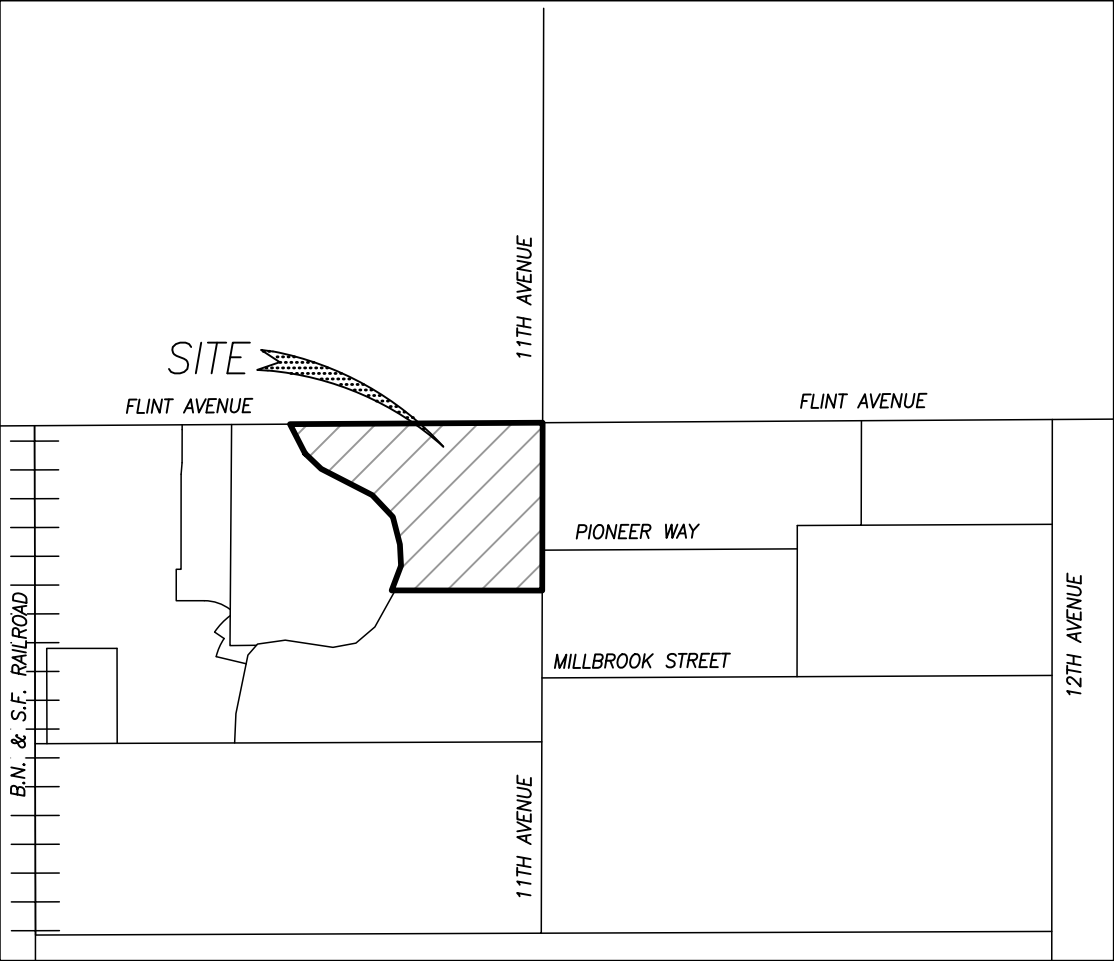
MAP OF TERRITORY ANNEXED TO THE
CITY OF HANFORD

AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT
AND THE EXCELSIOR-KINGS RIVER RESOURCE CONSERVATION
DISTRICT, CITY OF HANFORD REORGANIZATION NO. _____

THIS MAP WAS PREPARED BY ME ON _____
AND IS BASED UPON RECORD DATA AND LAFCO RESOLUTION
NO. _____, DATED **1-10-2025**
PRELIMINARY
ANTONIO WESTERLUND, PLS 9399



VICINITY MAP
COMPONENT "B"
Not to Scale



LINE TABLE

LINE #	LENGTH	DIRECTION
1	874.40'	S00° 09' 16"W
2	783.21'	N89° 57' 19"W
3	137.85'	N20° 45' 11"E
4	110.46'	N02° 57' 32"E
5	148.18'	N14° 28' 53"W
6	156.14'	N43° 22' 13"W
7	299.12'	N62° 49' 02"W
8	116.43'	N46° 05' 40"W
9	171.67'	N27° 16' 49"W
10	1303.97'	N89° 39' 54"E

CONTAINING 18.60± ACRES

RECORDER'S STATEMENT

FEE \$ _____
DOCUMENT NO. _____
RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMISSION OF
KINGS COUNTY.
AT _____ MINUTES PAST _____ O'CLOCK _____M.,
_____, 20____ IN VOLUME _____ OF ASSESSMENT
DIAGRAMS AT PAGE _____, KINGS COUNTY, STATE OF CALIFORNIA.

KRISTINE LEE
COUNTY RECORDER

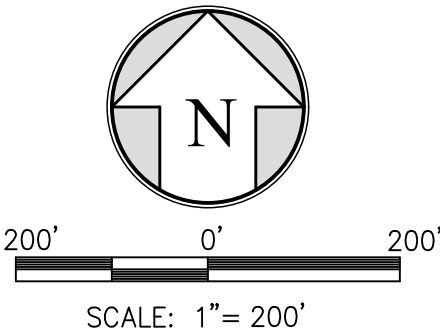
BY: _____
DEPUTY

LEGEND

— | — | — | — | — CITY LIMITS
--- BOUNDARY OF TERRITORY TO BE ANNEXED
--- SECTION LINE
① COURSE SEGMENT NUMBER
XXX-XXX-XXX APN NUMBER

I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED
BOUNDARIES OF THE _____
ANNEXATION, LAFCO CASE NO. _____, A REORGANIZATION
WITHIN KINGS COUNTY, STATE OF CALIFORNIA, WAS APPROVED
BY THE LAFCO COMMISSION OF KINGS COUNTY AT THE
REGULAR MEETING HELD ON _____, 20____
BY ITS RESOLUTION NO. _____

CHUCK KINNEY, EXECUTIVE OFFICER
LAFCO OF KINGS COUNTY



SCALE: 1"= 200'

ANNEXATION NO. XXX
ANNEXATION TO THE CITY OF HANFORD
GEOGRAPHIC DESCRIPTION

A portion of the Northeast Quarter of the Northeast Quarter of Section 14, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, according to approved Government Township Plats thereof, State of California, County of Kings, further described as follows:

Beginning at the Northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 14, being a point on the existing boundary of the City of Hanford;

Thence along the existing boundary of the City of Hanford the following courses:

1. South 00°09'16" West, along the East line of said Northeast Quarter, of the Northeast Quarter, a distance of 874.40 feet;
2. North 89°57'19" West, a distance of 783.21 feet to the West right way line of the Peoples Ditch recorded in 1985, in book 8 of Parcel Maps, at Page 52, of said Northeast Quarter of the Northeast Quarter;

Thence along said West right of way line of Peoples Ditch and the existing city limits of the City of Hanford the Following courses:

3. North 20°45'11" East, a distance of 137.85 feet;
4. North 02°57'32" East, a distance of 110.46 feet;
5. North 14°28'53" West, a distance of 148.18 feet;
6. North 43°22'13" West, a distance of 156.14 feet;
7. North 62°49'02" West, a distance of 299.12 feet;
8. North 46°05'40" West, a distance of 116.43 feet;
9. North 27°16'49" West, a distance of 171.67 feet, to the north line of the Northeast Quarter of the Northeast Quarter of said Section 14;

Thence leaving the existing boundary of the City of Hanford the following course:

10. North 89°39'54" East, along the North line of said Northeast Quarter of the Northeast Quarter, a distance of 1303.97 feet to the Point of Beginning

Containing 18.60 Acres, more or less.



Memorandum of Understanding

Annexation of Six Substantially Surrounded Islands within the City of Hanford

This Memorandum of Understanding ("MOU") by and between the County of Kings, a political subdivision of the State of California (the "County"), and the City of Hanford, a municipal corporation (the "City"), (collectively the "Parties"), provides as follows:

WHEREAS, there are six (6) unincorporated territories substantially surrounded by the City ("County Islands"), that are more particularly described in the attached **Exhibit A**, shown as Island 9, 10, 11, 12, 13, and 14, which is incorporated herein by reference;

WHEREAS, the County must currently maintain and provide services to the County Islands;

WHEREAS, the County's provision of services to the County Islands creates operational inefficiencies, including, but not limited to, inefficiencies where the City and the County provide the same service to different portions of the same neighborhood within each jurisdiction and crisscrossing the other's territory as it provides said services;

WHEREAS, confusion is generated among some residents as to which jurisdiction is responsible for addressing problems and concerns, or who they should approach to obtain assistance;

WHEREAS, the City is willing to annex the County Islands to improve services and provide better responsiveness to residents about concerns within their affected neighborhoods;

WHEREAS, upon annexation of the County Islands, the County will allocate revenues to the City according to the Master Tax Sharing Agreement, as previously negotiated between the Parties;

WHEREAS, the City and the County each have unique concerns about the financial implications of the City's annexation of the County Islands, including the transfer of tax revenues and the cost of new service to be provided by the City;

WHEREAS, the City and the County have agreed to certain terms that will provide a vehicle for addressing a portion of the new costs that will be incurred by the City as a result of the annexation of the County Islands;

WHEREAS, this MOU will provide a clear path for the City to initiate and complete annexation of the County Islands; and

WHEREAS, the City and the County desire to memorialize these terms by executing an MOU.

NOW THEREFORE THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. The recitals set forth above are hereby incorporated into this MOU by reference.
2. The City will initiate the process to annex the County Islands upon execution of this MOU.
3. The City will utilize a good faith effort to complete the annexation of the County Islands labeled as No.'s 9, 11, 12, 13, and 14 within 18 months of MOU execution.
4. The City will utilize a good faith effort to complete the annexation of the County Island labeled as No. 10 within 18 months of when all of the land located within that area is no longer considered Prime Agricultural Land pursuant to Government Code 56064.

5. This MOU does not amend the agreement for automatic mutual aid for fire services executed by the City and the County, which was effective on December 22, 2015 ("Auto Aid Agreement"). The terms of the Auto Aid Agreement shall remain in full force and effect, and it is the Parties' intent that the terms of that Auto Aid Agreement shall apply to the County Islands after their annexation by the City.
6. The County and the City are the only parties to this MOU and are the only parties entitled to enforce its terms. Nothing in this MOU bestows, is intended to bestow, or shall be construed to bestow any right or benefit, whether directly, indirectly, or otherwise, to any third persons.
7. If an action at law or in equity is necessary to enforce or interpret the terms of this MOU, the prevailing Party shall be entitled to reasonable attorney's fees, costs and necessary disbursements in addition to any other reasonable relief to which it may be entitled.
8. Amendments to this MOU shall be effective only if they are in writing and signed by both Parties.

The undersigned representatives, by executing this MOU, covenant that they are authorized to execute this agreement on behalf of their respective public entities.

County of Kings

Kings County Board of Supervisors

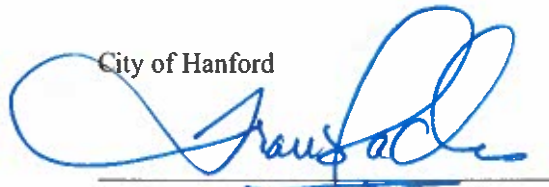
APPROVED AS TO FORM:

County Counsel

ATTEST

Catherine Venturella
Clerk to the Board of Supervisor

City of Hanford



Travis Paden

City of Hanford Mayor

APPROVED AS TO FORM:

Ty Mizote, City Attorney

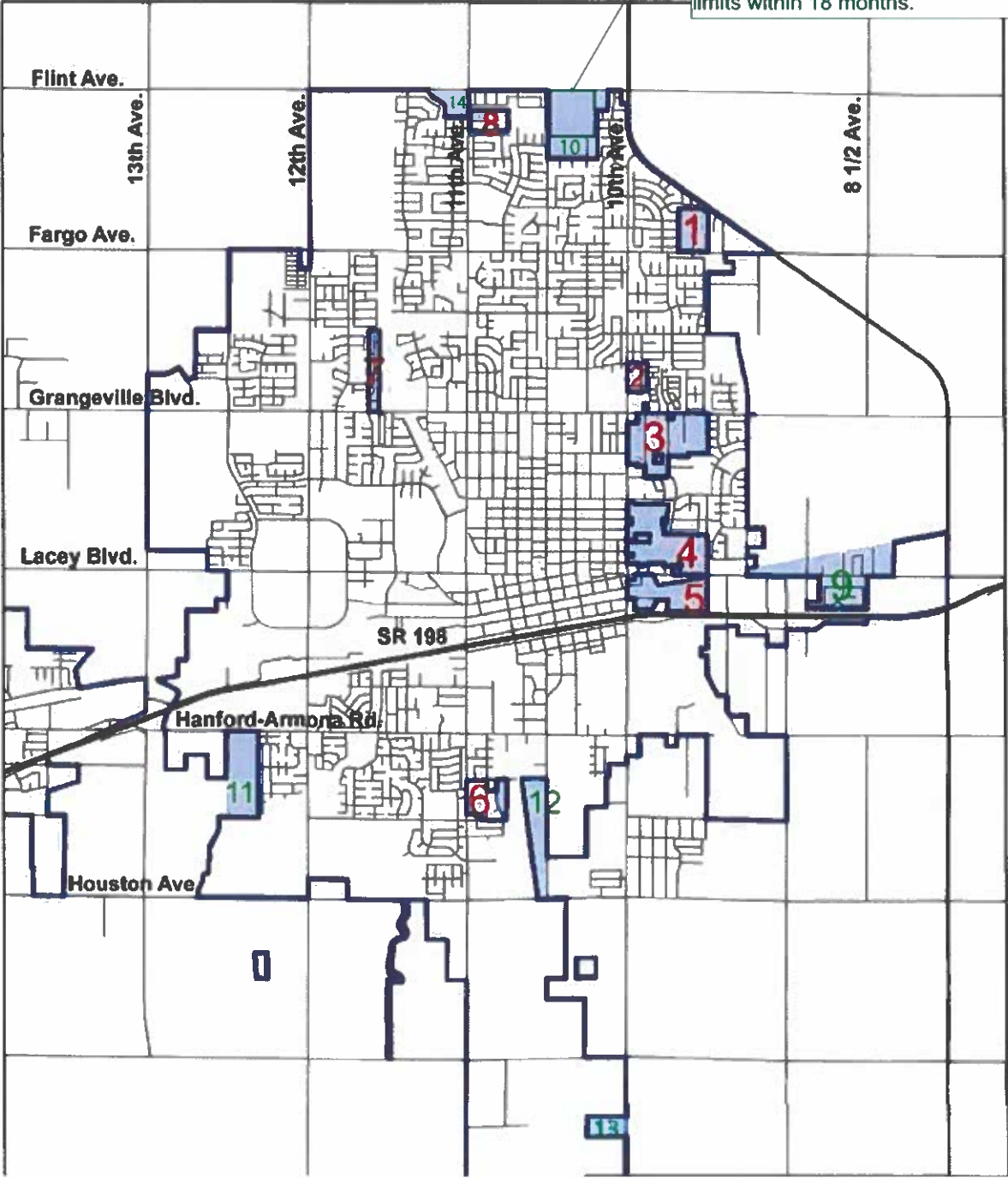
ATTEST

Natalie Corral
City Clerk

Exhibit A
Island Map

HANFORD

Portion of the property is currently designated as Prime Agricultural Land, per LAFCo direction, following discontinuance of the Prime Agricultural Land consideration, pursuant to Gov't Code 56054, the property shall be annexed into the City limits within 18 months.



**BEFORE THE LOCAL AGENCY FORMATION COMMISSION
COUNTY OF KINGS, STATE OF CALIFORNIA**

**IN THE MATTER OF ESTABLISHING A)
POLICY FOR DETERMINING WHETHER AN)
AREA IS SUBSTANTIALLY SURROUNDED)**

Resolution No. 05-02

Re: Island Policy

WHEREAS, Senate Bill 1266/Chapter 96, Statutes of 2004, changes the procedures for the annexation of unincorporated territory within city boundaries that are islands, or are "substantially surrounded."; and

WHEREAS, "substantially surrounded" is not defined in the Cortez-Knoz-Hertzberg Act, therefore the Commission must adopt a policy establishing a definition; and

WHEREAS, on January 26, 2005, this Commission at a Special Meeting considered the matter and directed Staff to return with a resolution for the Commissions consideration establishing a policy defining the criteria for determining whether an area is "substantially surrounded."

NOW, THEREFORE, THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY RESOLVED AS FOLLOWS:

The Commission adopts the following policy that establishes criteria for determining whether a partially surrounded unincorporated area is eligible for city annexation under Senate Bill 1266/Chapter 96, Statutes of 2004. The following criteria shall be added to the LAFCO Procedures and state that:

An area considered for annexation is determined as "Substantially Surrounded" if that area:

1. Borders the annexing city on at least three contiguous sides or parts thereof; and
2. The length of the area's contiguous boundary with the annexing city constitutes at least 60 percent or more of the total annexation area perimeter.

The foregoing Resolution was adopted upon a motion by Commissioner Rachford, seconded by Commissioner Thompson, at a special meeting held February 23, 2005 by the following vote:

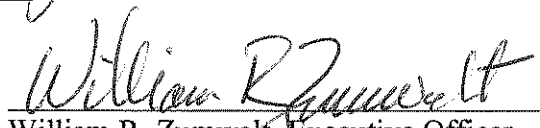
AYES: Rachford, Thompson, Wadsworth, Neves
NOES: None
ABSENT: Ayers
ABSTAIN: None

LOCAL AGENCY FORMATION
COMMISSION OF KINGS COUNTY



Joe Neves, Chairman

WITNESS, my hand this 1st day of March, 2005.



William R. Zumwalt, Executive Officer

cc: Kings County Counsel

BUFORD OIL COMPANY

9925 8-3/4 Ave – P O Box 104
Hanford, CA 93232

To: Gabrielle Myers
Senior Planner
City of Hanford

November 20, 2024

Re: Public Hearing November 21, 2024

Gabrielle,

As you and I discussed on the phone on Thursday November 14, we have significant concerns regarding the rezoning of the property on which our business is located. I have done additional research and the concerns that I brought up in our phone call still present issues for us. As you pointed out in your email dated October 15, 2024, our business is involved in Fuel Distributing and would not be in compliance with the proposed zone changes.

First, I would like to point out that Buford Oil Company has been in business in Hanford since the 1930's. While I am not certain of the date we moved to our current location, it is safe to say that we have been at this site for 70+ years. Throughout our history, we have been a huge community supporter and Marcie Buford, our majority owner, served on the Hanford Elementary School Board and for many years on the Hanford City Council. Buford Oil Company employs about 25 individuals, pays property and sales taxes locally, and supports many local charities and community service organizations.

We are concerned that by changing our zoning to MX-C Corridor Mixed Use, the city will be impairing our ability to operate in the future. I have reviewed Section 17.90 Non-Conforming Uses, Structures and Lots of the Hanford city code. The code states that we would be unable to expand our business by more than 10% of our current footprint, and expanding our business footprint by up to 10% is only allowed by conditional use permit. This CUP is only available to us one time. We also would be unable to rebuild on our site, if there were to be a loss of greater than 75% of our buildings. At some point in the future, Buford Oil Company may be sold to a new owner. On our phone call, I stated my concern that a buyer would not be able to secure bank financing for such a purchase, in that banks will not finance a business purchase when such a business is in a location that is a legally existing but non-conforming use. I was able to confirm with an associate that most banks will not finance such a purchase, as they view business purchases to already have a certain risk associated with them. Adding that this business would be operating as a non-conforming use is generally a deal-breaker for them. This same concern exists for trying to sell the real estate, and changing the property zoning to MX-C will essentially significantly de-value the land.

We propose that since our land does not front onto Lacey Blvd but sits at the corner of 8¾ Ave and the Southern Pacific Railroad tracks, and that our building is about 300 feet from

Lacey Blvd, that our property be zoned in a way that allows our business to continue operation in a permitted and conforming use zone. You mentioned during our phone conversation that the city does not like to “spot” zone. There are other properties to our east and west that may also be adversely impacted by the proposed changes and they could be included in this alteration to the current plan. This proposal would still allow the Lacey corridor to fully comply with the stated goal of having consistent usage and appearance, especially considering that we’re so far back from Lacey Blvd. If the appearance of our building is of concern, perhaps we could negotiate something.

Our discussion on the phone today, November 20, was informative and thank you. However, I would like to say that while Buford Oil Company would prefer to stay in the county rather than be annexed into the city, more important to us is the re-zoning issue. Had we known back when LAFCO, the city and the county were creating the agreement that required the annexation would now lead to this re-zoning, we would have protested then. When Hanford created their General Plan 2035 update, we would have protested then had we known that our property was to be re-zoned resulting in our non-conforming use. To me, this is indicative of the fact that a business cannot rely on what current plans, ordinances and zoning may exist for long term planning, as they are entirely too easy to change. This results in a challenging business environment. As if business isn’t enough of a challenge already.

I would also like to take issue with the notion that by carving out our (and potentially neighboring) property, the city would be creating an island. While the city agreement with LAFCO may agree that an island is only surrounded on 60% of its borders, a true island is surrounded on all sides. I am aware of the unfortunate finding by the California Attorney General that Government Code section 56375.3 Official Report 10-902 published June 1, 2012, which I am sure led to the LAFCO, city, county annexation agreement. The “island” that we now find ourselves in was created by previous city annexation. Thus, we would have protested at those annexation hearings, had we known then what we know now.

I would also like to point out that any future business improvement or possible sale of our business that could not be approved at our current location would very likely have us looking at a location closer to the fuel pickup point that we most commonly use, which is in Fresno. This would result in lower transportation costs for us but it would be sad for Hanford to lose yet another long time locally owned business.

I would appreciate if you could include these comments in the public hearing. Unfortunately, neither I nor my brother John (current President of Buford Oil Company) is able to attend the November 21, 2024 meeting. We both have prior out of town commitments. However, please keep us informed as to the progress of this issue and future hearings as they are scheduled.

Sincerely,

Tom Buford
Project Manager



October 7, 2024

To: Property Owners within Substantially Surrounded Islands

Re: Effect of Annexation on County Islands

This letter serves as notice that the City of Hanford is proposing to initiate the annexation of substantially surrounded county-islands, in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) and the State of California's Local Agency Formation Commission (LAFCO) guidelines.

There are six substantially surrounded County islands within the bounds of the City of Hanford city limits. The City and County have agreed that it is in both parties' best interest to annex these islands to reduce inefficiencies and deficiencies of services provided.

Prior to initiation of the annexation of the County islands, the City of Hanford wishes to inform property owners within the County islands of the effect of annexation into the City limits. This letter provides answers to some of the most frequently asked questions associated with annexation. Please review the information below.

Should you have any questions not addressed by this letter, or wish to discuss further, please contact the staff-member associated with the topic you wish to discuss.

Any remaining questions will be addressed during an open-forum community meeting, which will be held on **October 23, 2024 from 4:00 p.m. to 6:00 p.m. in the Training Room of City Hall, 319 N. Douty Street, Hanford, CA 93230.**

PUBLIC COMMENT: All interested parties are invited to attend the meeting and/or send written comments to Natalie Corral, City Clerk, City of Hanford, 319 N. Douty Street, Hanford CA 93230; NCorral@hanfordca.gov To ensure comments will be considered, all comments are requested to be submitted to the City by 12:00 p.m. the day of the meeting.

Frequently Asked Questions:

1. What is annexation?

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 governs annexation of unincorporated areas to a City. Annexation is a reorganization that changes the governmental authority from one jurisdiction (the County) to another (the City). The Kings County Local Agency Formation Commission (LAFCO) reviews and approves annexation requests. For more information regarding LAFCO, please visit the website at <http://www.kingslafo.com/>

2. What is an island?

An unincorporated "island" is a relatively small pocket of land currently served by the Kings County, but substantially surrounded by the City of Hanford. Generally, in accordance with Section 56375.3 of the Government Code, LAFCO characterizes an "island" as follows:

**COMMUNITY DEVELOPMENT DEPARTMENT | 317 N. DOUTY ST. HANFORD, CA 93230
559.585.2500 | WWW.HANFORD.CITY**



- a. the land is substantially surrounded by a city, is substantially developed or developing, is not prime agricultural land, is designated for urban growth in the city's general plan, and is not within the Sphere of Influence of another city, and
- b. the land is located within an urban service area designated by the LAFCO, is not prime agricultural land, and is designated for urban growth in the city's general plan, and
- c. the land area does not exceed 150 acres.

Although islands are completely or substantially surrounded by a city, they remain under the land use and service authority of the County. The State Legislature determined that the continued existence of these islands created problems for cities, counties, island residents, adjacent city residents, and various agencies and special districts responsible for providing services and facilities. **Consequently, the State modified the procedures to encourage cities to undertake island annexations by limiting the due process otherwise afforded other types of annexations.**

3. What is the streamlined process for island annexation?

In 1999, the California Legislature adopted AB 1555 (codified in Government Code Section 56375.3) that encouraged cities to annex small unincorporated islands. The law allows cities to annex islands without protest proceedings or elections, provided the island meets special criteria. By law, LAFCO must approve an annexation request submitted by a city if all the criteria mentioned in Question #2 above are satisfied.

All islands proposed to be annexed by the City of Hanford satisfy the specified criteria; therefore, protest proceedings are not required.

Finance Department

Contact Finance, Utility Billing via phone (559)585-2510 or email, finance@hanfordca.gov, regarding the information below:

1. Will my utility bills increase?

The cost to residents for City utilities will be as follows (based on utility rates effective July 1, 2024):

	Rates as of July 1, 2024 @ 11 Units of Water
Water Service	19.85
Water Consumption	24.64
Sewer Service	27.63
Storm Drain Service	5.04
Trash Service	29.99
Total	107.15



2. Will my property taxes increase?

No change will occur. All properties are taxed at the same rates whether annexed to the City or not (approximately one percent of assessed value). That is, City and County property owners pay the same tax rates. Thus, property tax assessments will not be affected by annexation. However, if the property is resold, or if new improvements to the property are constructed, the assessed value of the property will most likely increase. This increase, however, has nothing to do with a property being in the City or the County.

Public Works Department

Contact the Public Works Department via phone (559)585-2550 or email, publicworks@hanfordca.gov, regarding the information below:

1. Must I hook up to the City's sewer system if I already have a septic system?

Not at this time. Neither the County nor the City can require you to have sewer service if you are using a properly operating septic system. However, if your septic system violates State and/or local health and building codes, both County and City ordinances require most homeowners to connect to a sewer system if one is available within 200 feet of the property.

2. Can I replace my septic tank or do substantial work on the leach field once I am in the City?

The city will issue permits for new septic tank work or substantial work on the leach field only if the sewer line is not within 200 feet of your property line. Minor work on the leach field is allowed.

3. Can I keep my existing well and continue to use it after annexation to the City?

Yes. Existing wells can be retained after annexation. The City encourages property owners to hook up the house to city water, but the existing well can be retained long term for watering the property as long as a backflow device is installed on your domestic water service.

4. Is there a time in which I must connect the house to city water?

No. You will only be required to connect to city water when major work on the well is needed. Minor work, such as cleaning or pump replacement, will not require connection.

5. If I already have City water and sewer service, will my water and sewer bills go up after annexation?

No; however, the City will begin street sweeping the annexed areas and that charge will now appear on your bill.

6. What about curbs, gutters, sidewalks, street trees, storm drains, or streetlights?

There is no requirement that curbs, gutters, sidewalks, street trees, storm drains, or streetlights be installed as part of the annexation. The City may require a developer to make off-site improvements, which may include



improvements along the frontage of individual properties. If a property owner undertakes substantial building remodeling or new building construction on an individual lot basis after annexation, then curbs, gutters, sidewalks, street trees and streetlights must be constructed along the frontage of property. If desired by a neighborhood, a special district could be established to install these items at the cost of the property owners within the newly established district.

7. I now have trash service from a private contractor, can I keep my existing service and for how long?

You would have 12 months after annexation before you are required to sign up for City trash service. Currently, the city trash service for solid waste, and recycling and green waste is \$25.76 per month (fees subject to change). The City also provides a spring clean-up for a free pickup truck load to the dump. This service is included in the normal service fees.

Fire Department

Contact the Fire Department via phone (559)585-2545 or email, FirePrevention@hanfordca.gov, regarding the information below:

1. Who will be responsible for Fire protection?

Fire protection service will be provided by the City Fire Department upon annexation.

Police Department

Contact the Police Department, via phone (559)585-4540 or email, PoliceAdministration@hanfordca.gov, regarding the information below:

1. Who will be responsible for Police protection?

Police protection service will be provided by the City Police Department.

Kings County Elections Office

Contact the Kings County Elections Office via phone (559)852-4401 or email, elections@countyofkings.com, regarding the information below:

1. What changes will annexation have on elections?

The Kings County Elections Department conducts Federal, State, School, County, City and Special District elections. After annexation, residents of the areas affected would become citizens of the City, entitled to vote in City elections, and eligible to hold City elective and appointive positions.



Community Development Department – Planning Division

Contact Senior Planner, Gabrielle Myers, via phone (559)585-2578 or email, gmyers@hanfordca.gov, regarding the information below:

1. What effects will annexation have on zoning?

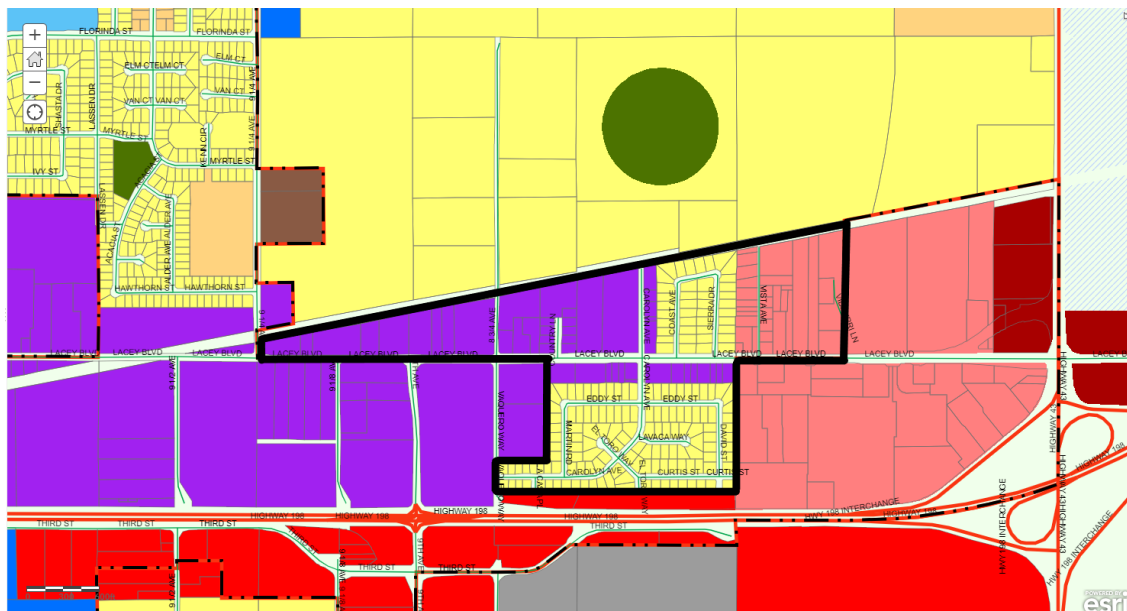
The county islands will be pre-zoned, based on the General Plan Designation for the area.

The ordinance can be viewed at this address: <http://qcode.us/codes/hanford/>

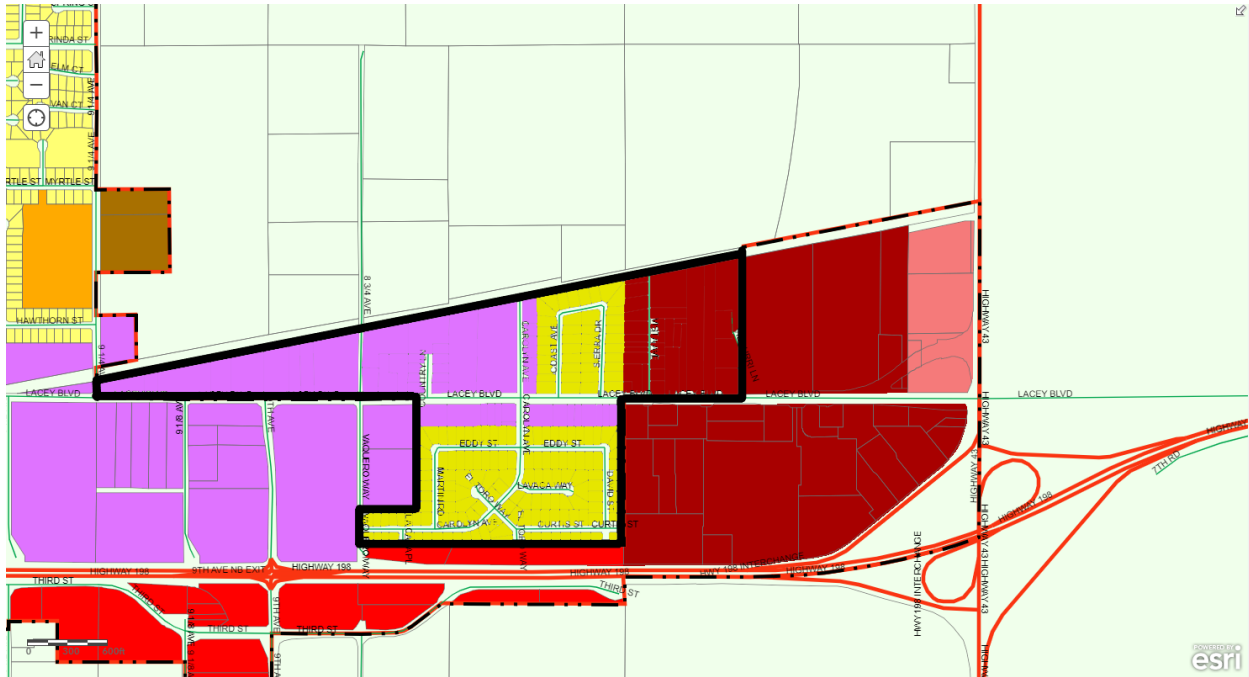
Island #	General Location	General Plan Designation	Pre-Zoning
9	East Lacey Boulevard, South of Southern Pacific Railroad Tracks	Corridor Mixed Use	MX-C Corridor Mixed Use
		Low-Density Residential	R-L-8 Low-Density Residential
		Regional Commercial	C-R Regional Commercial
12	West of 10 ½ Avenue, North of Houston Avenue	Low-Density Residential	R-L-5 Low-Density Residential
		Light Industrial	I-L Light Industrial
13	West of 10 th Avenue, between Idaho and Iona Avenues	Heavy Industrial	I-H Heavy Industrial
14	South of Flint Avenue, West of 11 th Avenue	Low-Density Residential	R-L-12 Low-Density Residential

County Island #9

General Plan Designation: Combination of Corridor Mixed Use, Low-Density Residential, and Regional Commercial

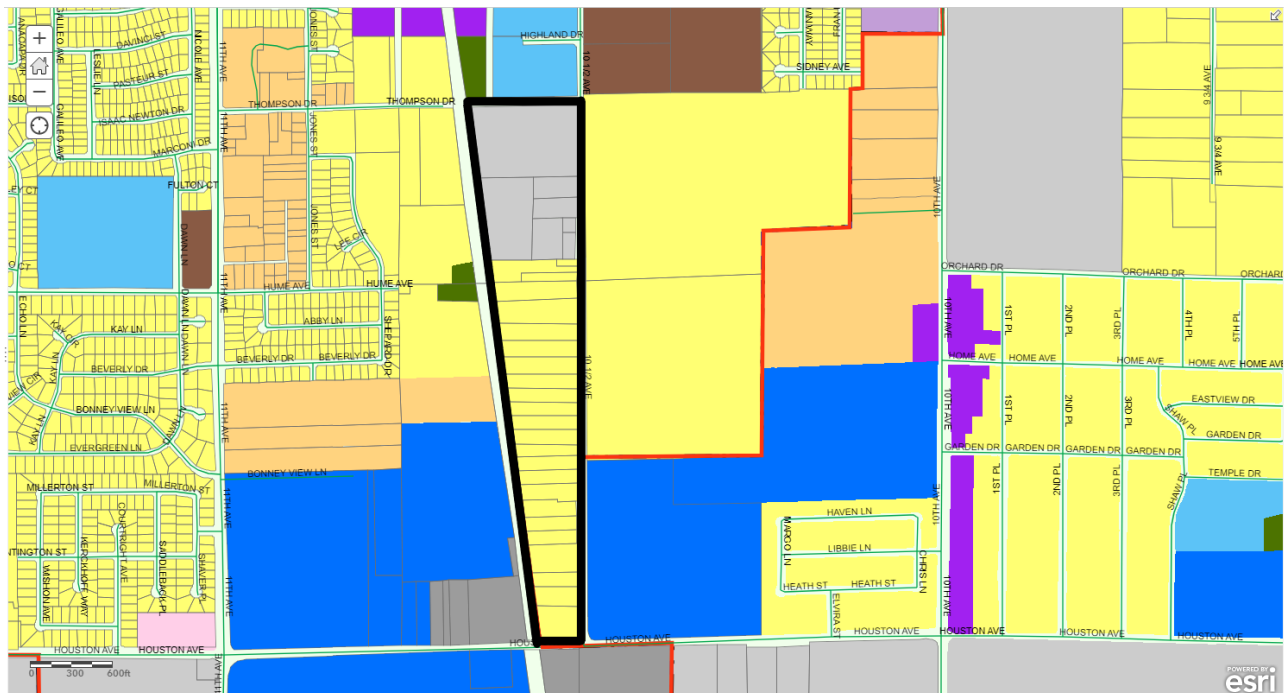


Pre-Zone: MX-C Corridor Mixed Use, R-L-8 Low Density Residential (8,000 sq. ft. minimum lot size), and C-R Regional Commercial

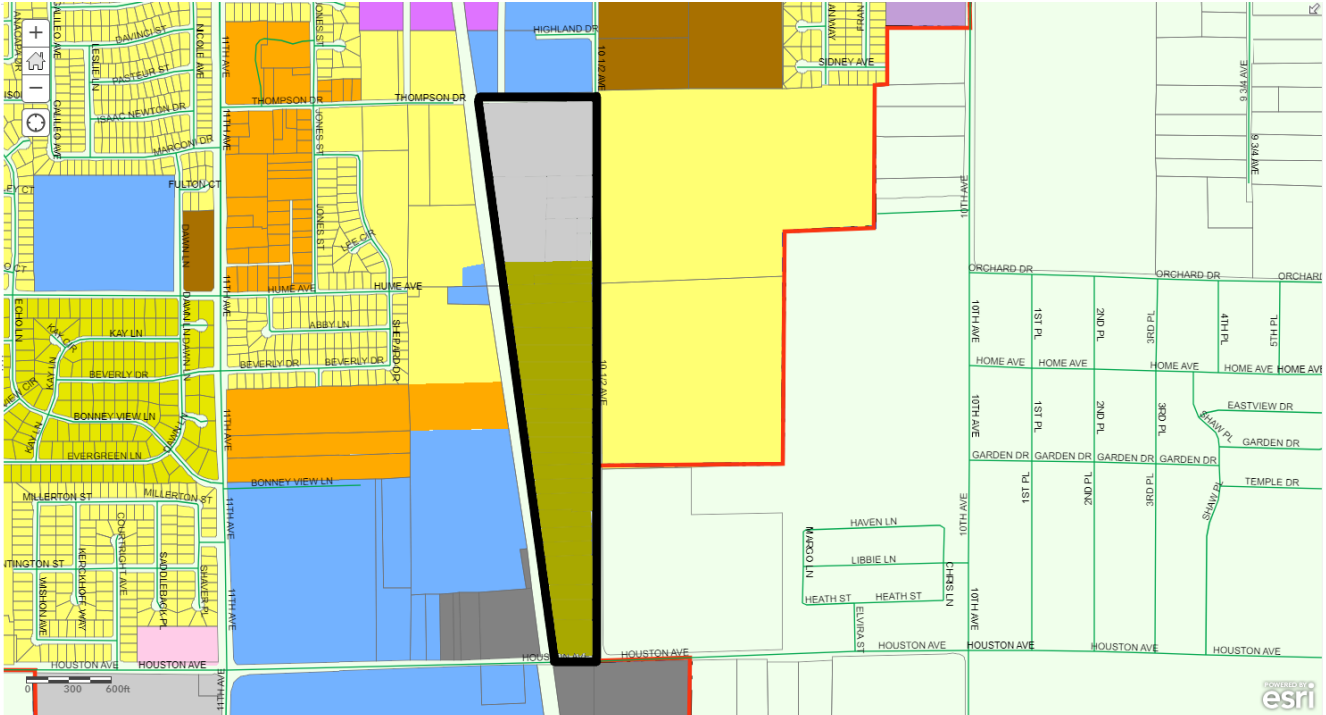


County Island #12

General Plan Designation: Combination of Light Industrial and Low-Density Residential

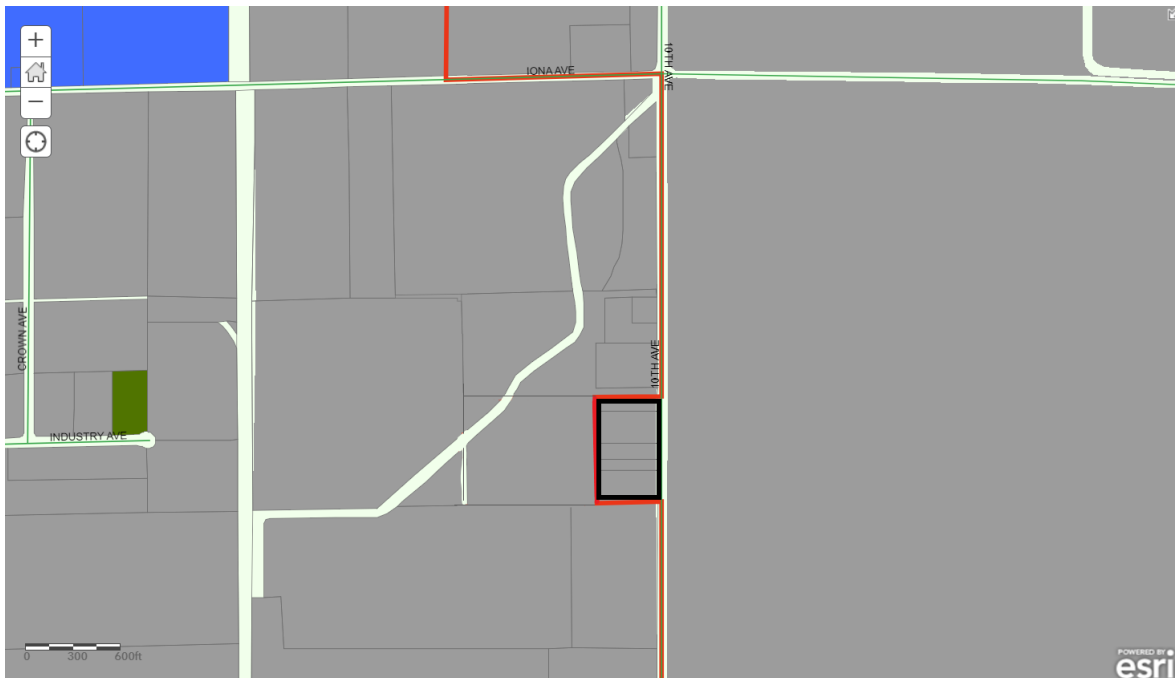


Pre-Zone: I-L Light Industrial and R-L-12 Low-Density Residential



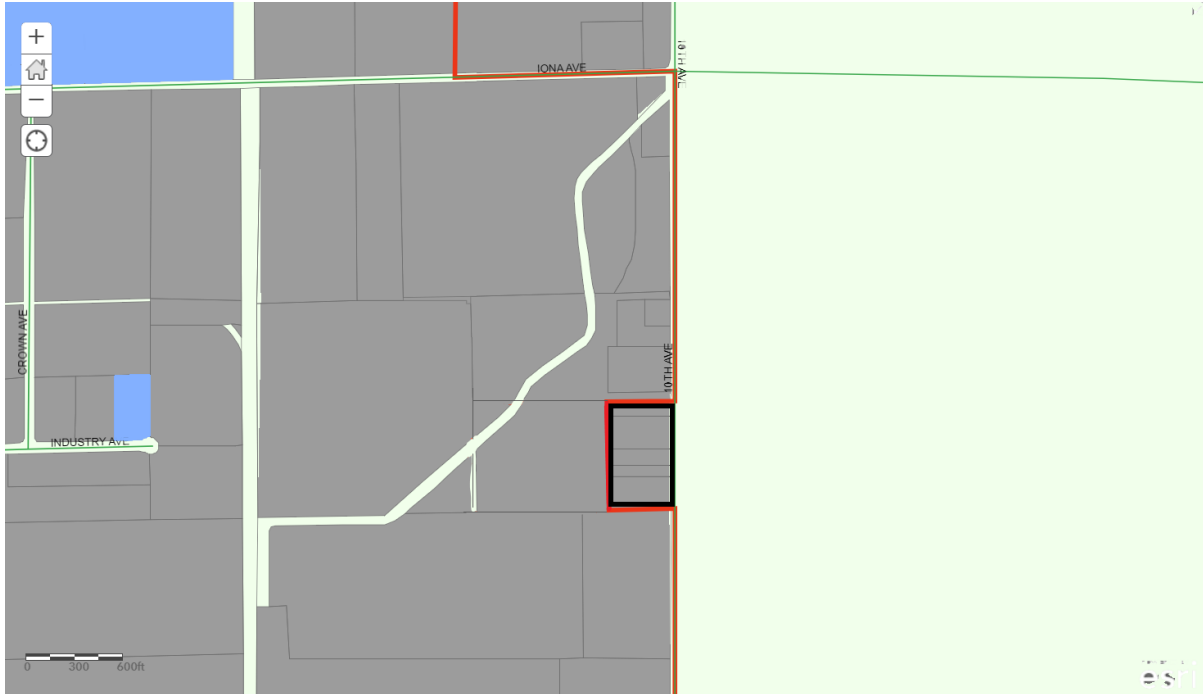
County Island #13

General Plan Designation: Heavy Industrial



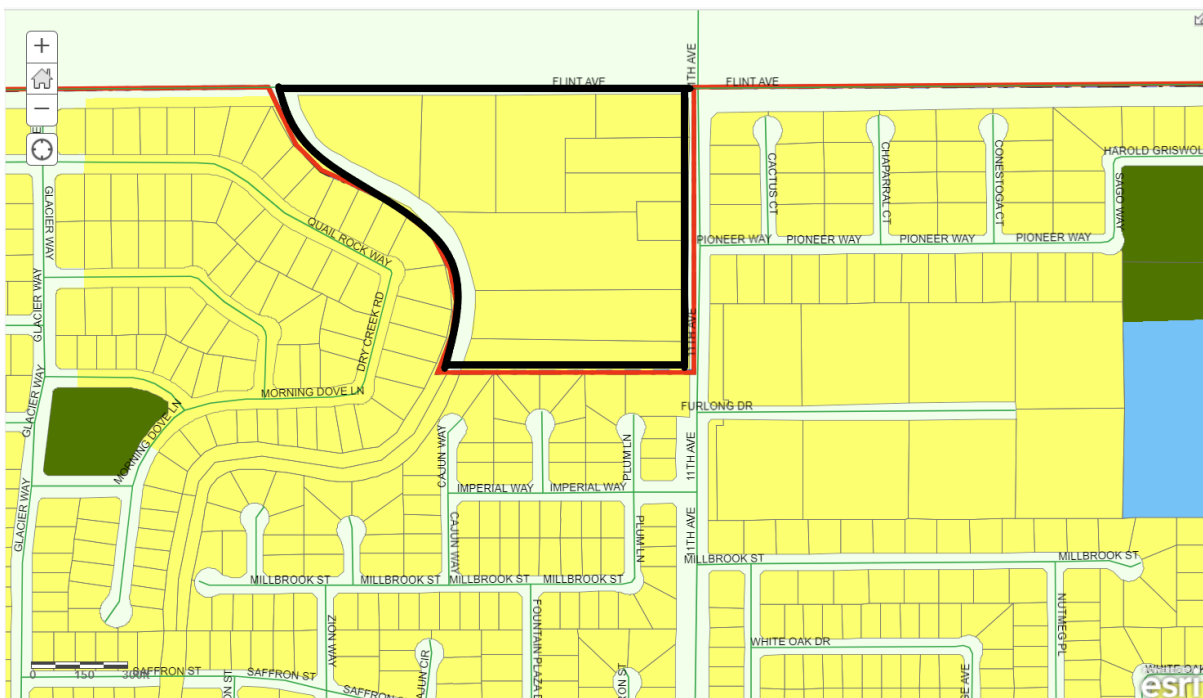


Pre-Zone: I-H Heavy Industrial

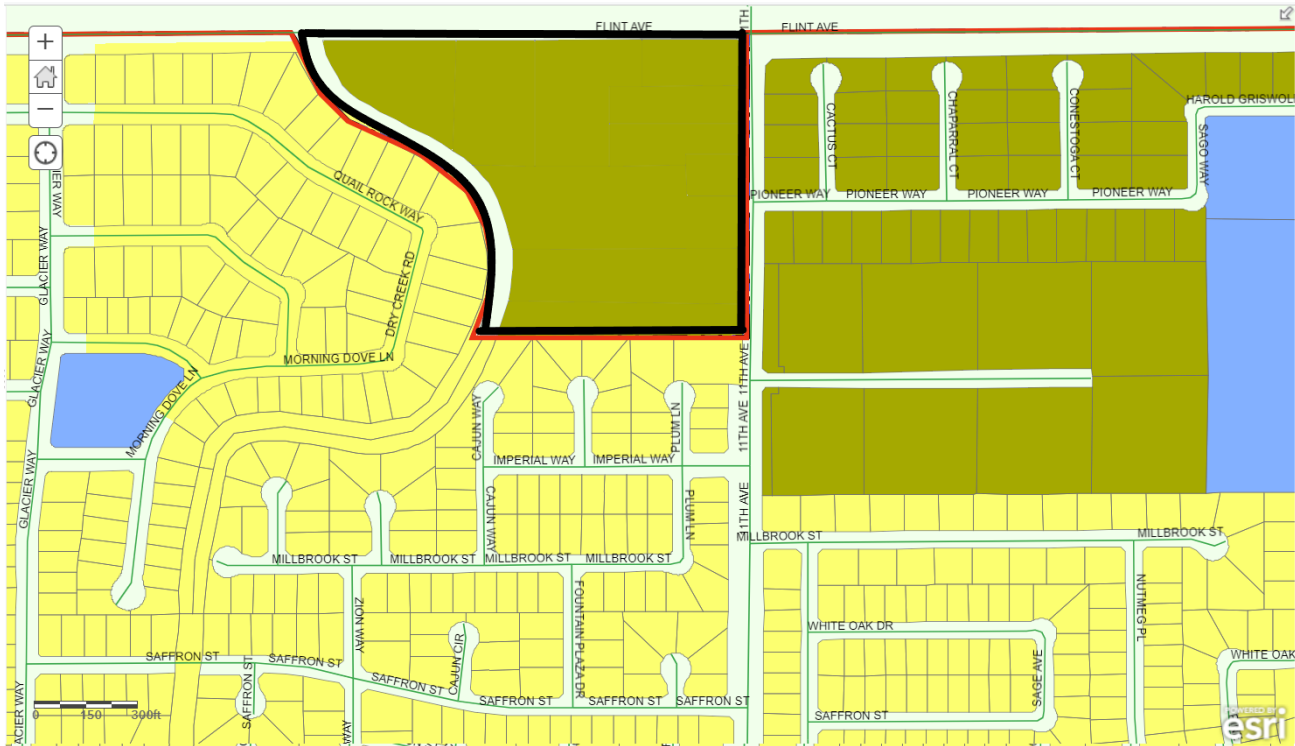


Island #14

General Plan Designation: Low-Density Residential



Pre-Zone: R-L-12 Low-Density Residential (12,00 sq. ft. minimum lot size)



2. What effects will annexation have on the uses allowed? If a use is allowed in the County, but not allowed in the City, what happens?

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 the City

For example: If you are legally operating (have a valid business license and all required permits for operation/structures) a vehicle repair shop in Kings County, currently, but upon annexation the use is not allowed in the City's zone district, you may still operate. However, if you discontinue the use for a period of six months or more, the non-conforming use shall not be able to reestablish. A nonconforming use may be expanded by up to 10% of its exiting floor area if a conditional use permit is granted. The expansion of a nonconforming use or structure may be allowed only one time per use.

3. What is the permitting process like in the City?

The permitting and entitlement process is a similar process and requirements as Kings County.

4. I have various animals in the County, can I keep them in the City?



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. **Please note that you are limited to the allowances approved by Kings County.**

Community Development Department – Building and Code Enforcement

Contact Building Official, Tom Webb, via phone (559)585-2584 or email, twebb@hanfordca.gov regarding the information below:

1. Does the City of Hanford have Code Enforcement?

Yes, the City of Hanford does have Code Enforcement officers and will enforce the City ordinances upon annexation on a complaint-basis. Code enforcement issues include, but are not limited to:

- a. Abandoned vehicles
- b. Junk and debris
- c. Property maintenance
- d. Building without permits

2. Will my address be changed?

It depends, if you currently do not have a City-style address, you will be reassigned one; City-style addressing is typically four numbers verses County-style, which is five.

- a. The City will notify you and the post-office of the change

Community Development Department – Housing Division

Contact Housing Analyst, Sandra Lerma-Martinez, via phone (559)585-4766 or email, slerma@hanfordca.gov, regarding the information below:

1. Upon annexation, homeowners will now be eligible to apply for City assistance programs (formerly, while being located outside of city limits, owners were not eligible for these programs).

Should you have any questions not addressed by this letter, or wish to discuss further, please contact the staff-member associated with the topic you wish to discuss. Thank you!

Sincerely,

Jason Waters

Deputy City Manager

319 N. Douty Street

Hanford, CA 93230

(559)585-2590

jwaters@hanfordca.gov

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Kings

1400 W. Lacey Boulevard

Hanford, CA 93230

From: (Public Agency): City of Hanford
317 N. Douty Street
Hanford, CA 93230

(Address)

Project Title: Four Islands Annexation

Project Applicant: City of Hanford

Project Location - Specific:

See Figure 1 through 4 of Attachment A for Project Location

Project Location - City: Hanford Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

See the Attachment A for the Project Description.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Jason Waters

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: § 15061 (b) (3), § 15305, §15319 (a)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

See the Attachment A for analysis and justification for the use of the above exemptions.

Lead Agency

Contact Person: Jason Waters Area Code/Telephone/Extension: (559) 585-2500

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



PROJECT DESCRIPTION

Four Islands Annexations

The City of Hanford (City) is proposing the annexation of four, non-contiguous areas that are identified as county islands (Project). County islands are made up of unincorporated parcels that are substantially surrounded by a municipality or where the unincorporate area has borders that involve a combination of a municipality or municipalities. Kings Local Agency Formation Commission (LAFCo) policy encourages annexation proposals that eliminate or reduce in size any county islands, near islands, peninsulas, or other distortions of existing City and District boundaries.

The Project is comprised of four non-contiguous annexation sites adjacent to the City's jurisdictional boundaries. To clearly describe the total Project, the sites will be referenced as Annexation No. 9, No. 12, No. 13, and No. 14.

The proposed annexations are as follows:

- Annexation No. 9 consisting of 113.78 acres generally located on both sides of Lacey Boulevard between 9 ¼ Avenue and 8 ¾ Avenue (Figure 1). This annexation area is primarily developed with Single Family Residences with scattered commercial uses.
- Annexation No. 12 consisting of 60.46 acres generally located on the west side of 10 ½ Avenue between Thompson Drive and Houston Avenue (Figure 2). This annexation area consists of mostly larger rural residential lots.
- Annexation No. 13 consisting of 20.47 acres generally located on the west side of 10th Avenue approximately 3/8 mile south of Iona Avenue (Figure 3). This annexation area primarily consists of a few rural residential lots.
- Annexation No. 14 consisting of 16 acres generally located on the west side of 11th Avenue and south of Flint Avenue (Figure 4). This annexation area primarily consists of large lot single-family parcels.

EXEMPTIONS:

- 15061(b.3) – *Common Sense Exemption*: the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where 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 activity is not subject to CEQA.
- Class 5 15305: *Minor Alterations in Land Use Limitations*: consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.
- Class 4 15319 (a): *Annexations of Existing Facilities and Lots for Exempt Facilities*: consist of annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities.



REASONS WHY PROJECT IS EXEMPT

The aforementioned Project proposes four annexations varying in size and location. At this time, annexations and rezoning are the only requested entitlements. No other land uses or development projects have been proposed.

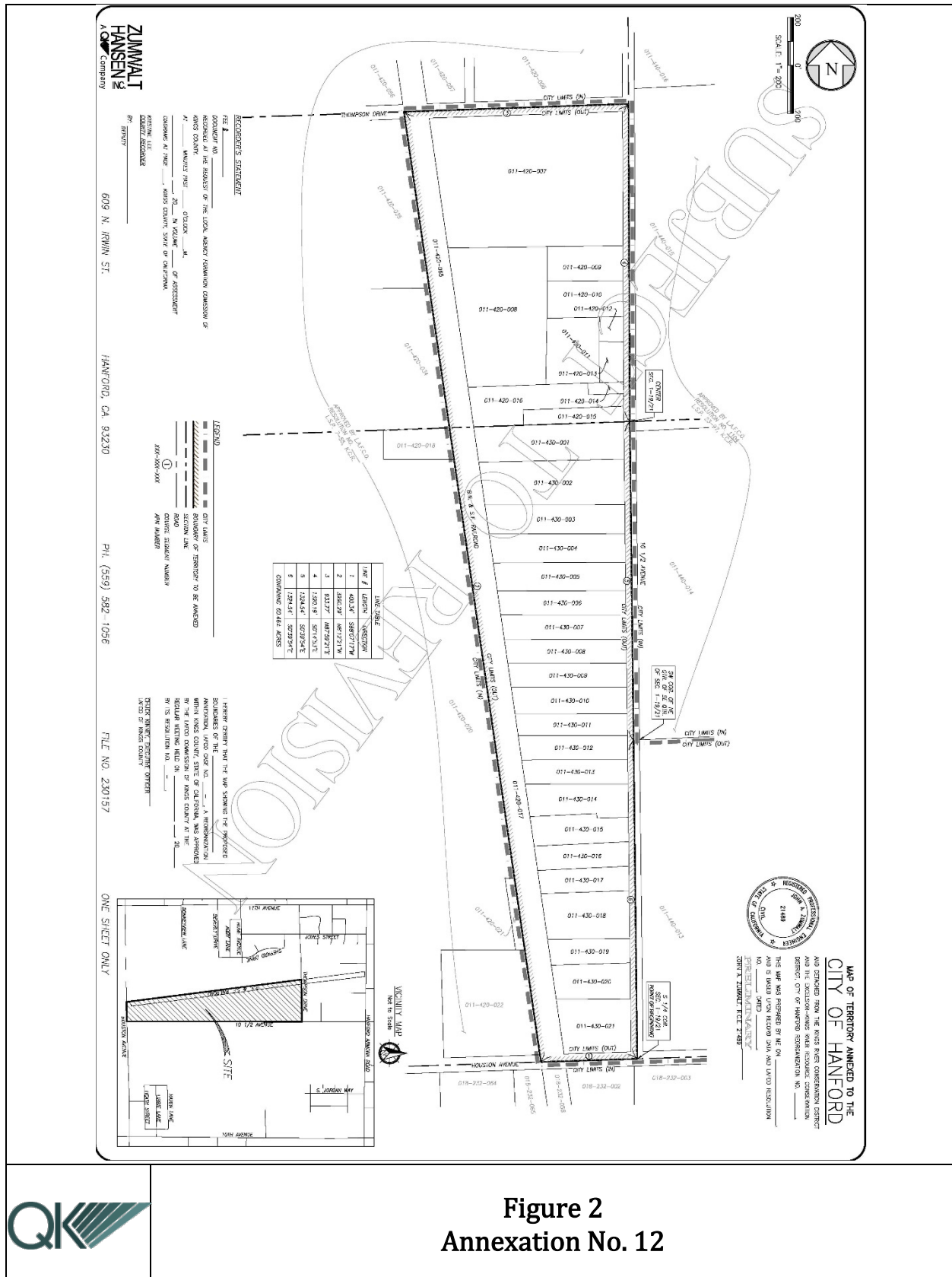
All annexation areas will be Rezoned consistent to the existing General Plan land use designation. The existing uses will be allowed to operate within the City limits. The city wishes to initiate annexations in an effort to reduce the number of county islands/peninsulas found within the City limits. The continued existence of these occurrences increases the difficulty for the City to adequately provide all municipal services to the neighboring parcels due to the inconsistent nature of the City's jurisdictional boundary. In addition, some of these annexation areas are already receiving some of the City's municipal services, however, the City is not collecting any property tax to offset the cost of providing services.

CEQA Guidelines allow exemptions to streamline the environmental review process and play a key role in project planning and development. These exemptions acknowledge that environmental impacts for some types of projects are known to be less-than-significant, will not increase land use density beyond what is allowed, and the public would benefit from having them expeditiously implemented. The proposed annexations would promote orderly development and would provide standardized services to those who live in or would move into the annexed areas.

CONCLUSION

Approval of the proposed annexations does not give away authority to develop the land encompassed Annexation No. 9, 12, 13, and 14 areas. Any future development proposals would be subject to subsequent development-related entitlement review processed through the City, which will require its own consideration as a "project" under the CEQA Guidelines, and possible environmental analysis. The annexations and the establishment of the zone districts by Rezoning will not impact the physical environment. The Project is consistent with current General Plan land uses and are not anticipated to be altered. Therefore, the Project is not expected to have a significant environmental impact and the exemption under CEQA is warranted.

[illegible]



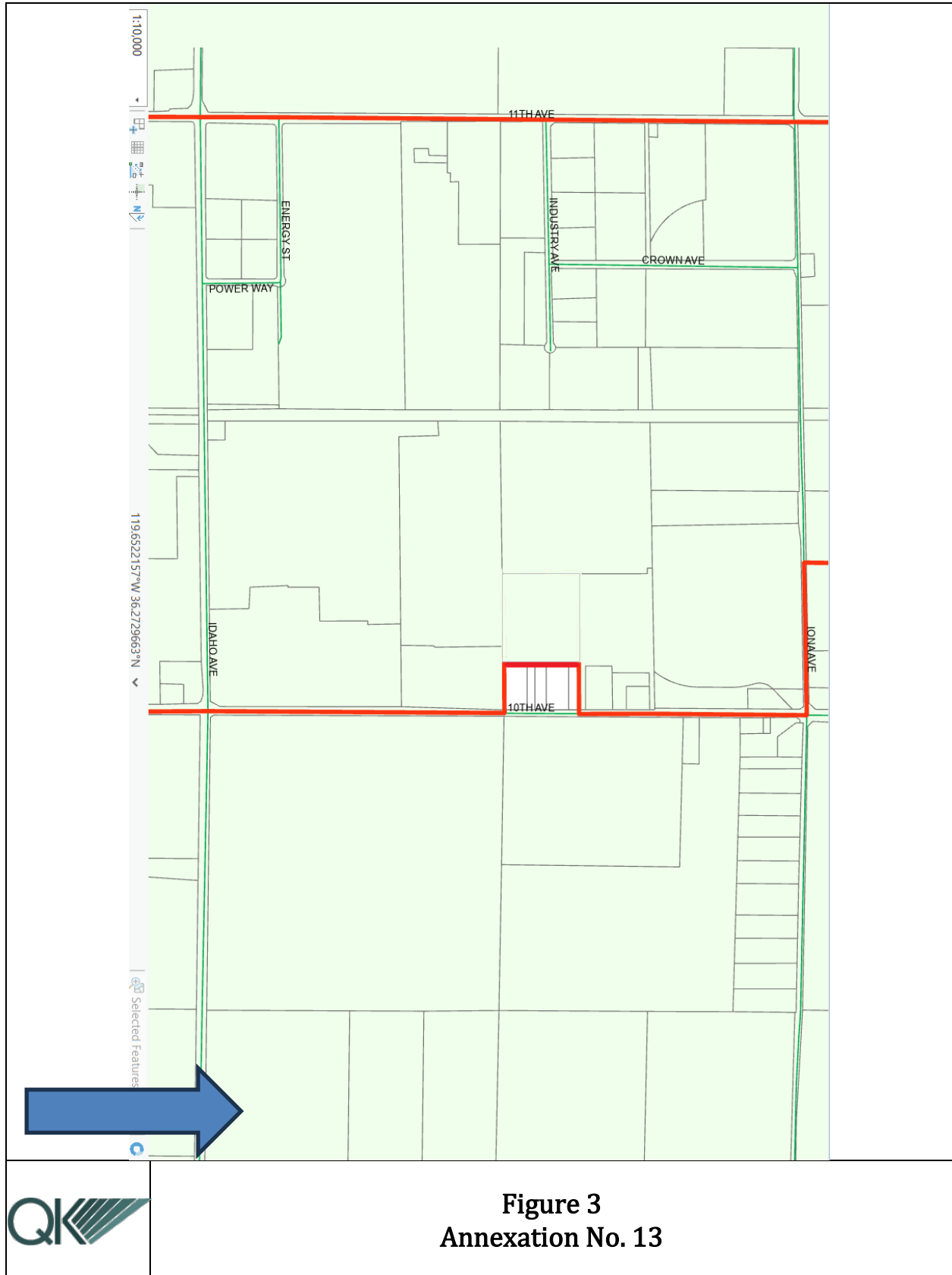


Figure 3
Annexation No. 13

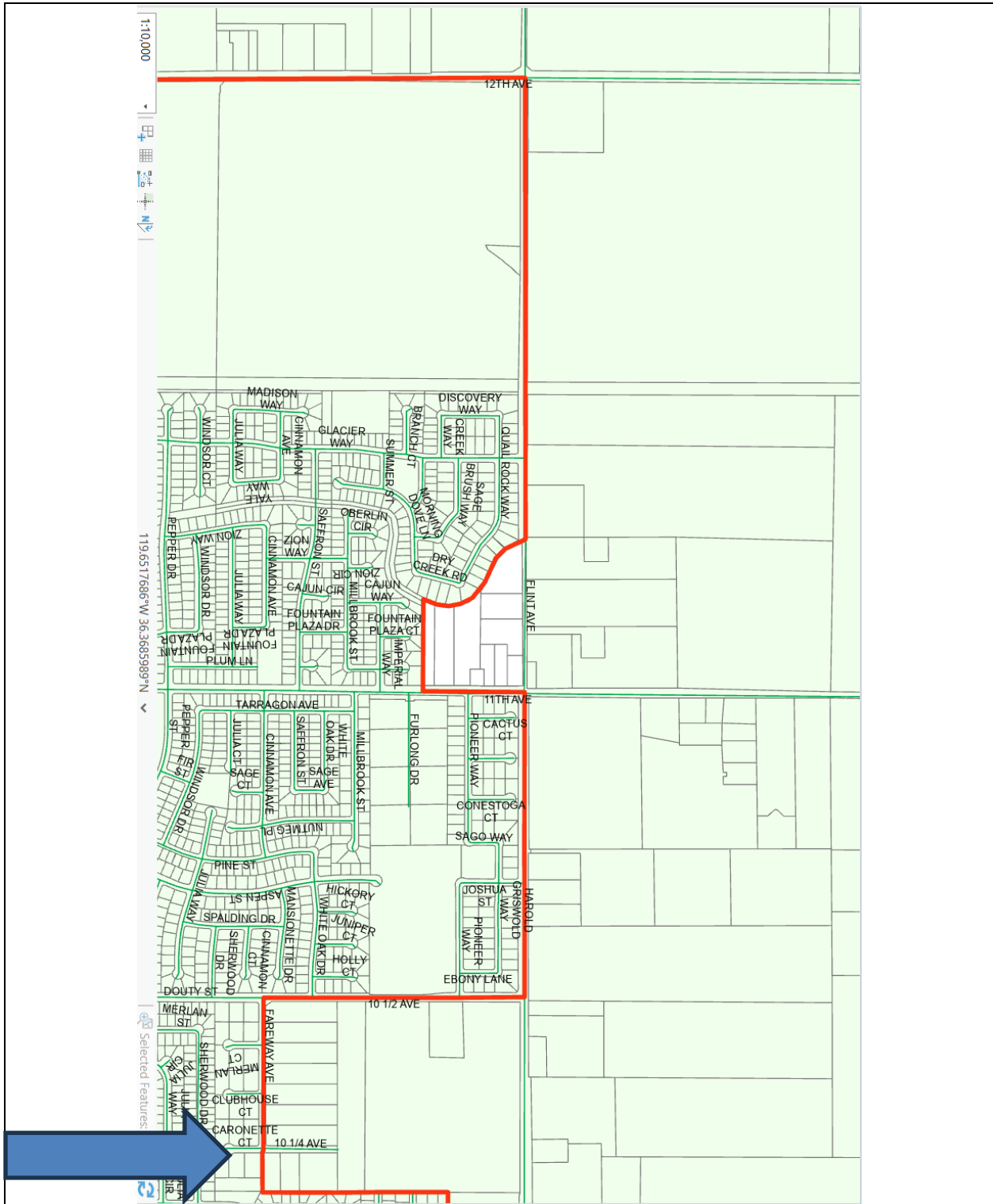


Figure 4
Annexation No. 14





AGENDA STAFF REPORT

MEETING DATE: 1/21/2025

AGENDA SECTION: Successor Agency for the discussion of the following

SUBJECT:

Review And Approval Of the Recognized Obligation Payment Schedule (ROPS 25-26) For The Period July 1, 2025 To June 30, 2026, as required by AB 1484 and amendments under SB 107 of Redevelopment Agency (RDA) Successor Agencies.

RECOMMENDATION:

Recommendation:

That the Redevelopment Agency (RDA) Successor Agency review and approve the Recognized Obligation Payment Schedule (ROPS 25-26) for the period July 1, 2025 To June 30, 2026.

Recommended Motion:

That the RDA Successor Agency, by motion, approve the Recognized Obligation Payment Schedule (ROPS 25-26) for the period July 1, 2025 to June 30, 2026.

BACKGROUND:

AB 1484 and amendments under SB 107 require Redevelopment Agency (RDA) Successor Agencies to prepare a Recognized Obligation Payment Schedule (ROPS) annually and submit the ROPS to the State Department of Finance (DOF). The ROPS 25-26 is a list of obligations or payments that are, or may be, due within the twelve-month period. The attached ROPS is for the period of July 1, 2025 to June 30, 2026. Once all obligations are paid in full, the Agency can file a dissolving statement with the DOF and future ROPS statements will no longer need to be filed.

Approval of the City of Hanford's ROPS 25-26 by the Kings County Oversight Board will take place at the January 22, 2025 meeting. This approval is necessary in order to submit the ROPS to the State Department of Finance (DOF) by the February 1, 2025 deadline.

The Agency owes Kings Economic Development Corporation (EDC) principal on a loan for purchase of land in the Kings Industrial Park plus appreciated value. The EDC will also be entitled to a portion of the "appreciation" in accordance with the terms of its Promissory Note. As instructed by the DOF, since the amount of appreciation will not be realized until the date of sale, the Agency shall report the outstanding debt as \$0.

The subject land was in a long pending lawsuit which was settled with final City Council approval at a Special Meeting held on January 31, 2023. While the lawsuit did not legally prevent other potential

buyers from purchasing the land, it did have discouraging effects. Interested parties indicated a desire to continue negotiations once all legal matters were resolved. Since the settlement of the lawsuit, the City has been actively looking to sell this last remaining parcel.

Staff is requesting the (City Council serving as) RDA Successor Agency Board approve the ROPS 25-26 for the period July 1, 2025 - June 30, 2026.

FISCAL IMPACT:

This report is for informational purposes only to the State. There is no financial impact until sale of the final parcel of land occurs.

ATTACHMENTS:

1. ROPS 25-26 Summary

Recognized Obligation Payment Schedule (ROPS 25-26) - Summary
Filed for the July 1, 2025 through June 30, 2026 Period

Successor Agency: Hanford

County: Kings

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26A Total (July - December)	25-26B Total (January - June)	ROPS 25-26 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ -	\$ -	\$ -
F RPTTF	-	-	-
G Administrative RPTTF	-	-	-
H Current Period Enforceable Obligations (A+E)	\$ -	\$ -	\$ -

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Aubrey Balbina Financial Analyst
 Name Title

/s/ Aubrey Balbina 12/20/24
 Signature Date

Hanford
Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail
July 1, 2025 through June 30, 2026

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 25-26 Total	ROPS 25-26A (Jul - Dec)					ROPS 25-26B (Jan - Jun)					25-26B Total	
											Fund Sources					Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
1	KINGS EDC LOAN	Third-Party Loans	05/04/2000	06/30/2043	KINGS EDC	LOAN FOR LAND PURCHASE	INDUSTRIAL PARK	\$-	N	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	
3	SUCCESSOR AGENCY ADM	Admin Costs - Litigation	07/01/2019	06/30/2043	CITY OF HANFORD	ADMINISTRATIVE COSTS	ALL AREAS	\$-	N	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	

Hanford
Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances
July 1, 2022 through June 30, 2023
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.									
A	B	C	D	E	F	G	H		
	ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)	Fund Sources					Comments		
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF			
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin			
1	Beginning Available Cash Balance (Actual 07/01/22) RPTTF amount should exclude "A" period distribution amount.			244,229					
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller								
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)					(5,845)			
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)								
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC			No entry required					
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$244,229	\$-	\$5,845			

Hanford
Recognized Obligation Payment Schedule (ROPS 25-26) - Notes
July 1, 2025 through June 30, 2026

Item #	Notes/Comments
1	
3	



AGENDA STAFF REPORT

MEETING DATE: 1/21/2025

AGENDA SECTION: GENERAL BUSINESS

SUBJECT:

Adoption of Resolution 25-01-R establishing a Measure H Oversight Board as required by Ordinance 2024-10 and consistent with the voter-approved Sales and Use Tax Accountability Measures.

RECOMMENDATION:

Recommendation: That that City Council, by motion, adopt the Resolution 25-01-R establishing the Measure H Oversight Board in accordance with Ordinance 2024-10, The City of Hanford Sales and Use Tax Accountability Measures.

Recommended Motion: I move to adopt Resolution 25-01-R establishing the Measure H Oversight Board as required by Ordinance 2024-10, The City of Hanford Sales and Use Tax Accountability Measures.

BACKGROUND:

On November 5, 2024, the voters of the City of Hanford approved Ordinance 2024-10, which introduced The City of Hanford Sales and Use Tax Accountability Measures. The ordinance requires the establishment of a citizens oversight board by resolution, referred to as the Measure H Oversight Board, to ensure transparency and accountability in the expenditure of Measure H tax revenues.

At the December 17, 2024 council meeting, City Council discussed various aspects of the formation of a Measure H Oversight Board. The following outlines the consensus of the council from that meeting and is presented in the accompanying resolution for approval. The Board shall serve as a formal city council commissioned committee, including having public meeting notifications, following Rosenberg's Rules of Order, and adherence to the Brown Act. In accordance with the municipal code, no individual may serve on more than one commission at any one time.

Measure H Oversight Board Outline

Section 1. *[Number of board members]* The board shall be comprised of nine (9) members appointed at-large through an application process and interview with City Council.

Section 2. *[Length of term]* The length of term of the members shall vary as outlined in Section 3 and 4 to provide continuity in members as terms end.

Section 3. Five (5) members of the Board shall serve an initial three (3) year term.

Section 4. Four (4) members of the Board shall serve an initial two (2) year term.

Section 5. *[Reappointment and term limits]* A Board member may be reappointed so that he/she serves up to two (2) consecutive terms. No individual having served two (2) consecutive terms may be reappointed to the Board for at least one (1) year from the last date served.

Section 6. *[Initial appointments]* For initial Board members who are appointed mid-year, their initial term shall be deemed to have started on January 1 of the following calendar year.

Section 7. *[Regular appointments]* At the first council meeting in January (or at the earliest possible meeting), the Council shall endeavor to fill 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.

Section 8. *[Midterm appointments]* The Council shall endeavor as soon as possible to fill midterm vacancies caused by any reason. A member appointed to fill a midterm vacancy shall serve the remainder of the seat's pending term, and the partial term shall not count as a full term for purposes of term limitations. At the end of the seat's term, the member shall be eligible for regular appointment to serve two (2) full consecutive terms, subject to provisions above.

This resolution formally establishes The Measure H Oversight Board, detailing the board's composition, term limits, and responsibilities, including providing recommendations to the City Council on expenditure plans and reviewing annual audits. The application window was opened earlier in January 2025 and will remain open until mid February 2025 (for a minimum of 30 days) and will be presented to City Council at its regular February 18, 2025 meeting. City Council will be able to review, interview and select at this meeting.

In March 2025, the board will be able to formally meet and conduct business needed for Measure H oversight. This will allow for timely budget adoption of Measure H funding along the City's regular budget process, anticipated by early June 2025. Measure H funds will begin to be collected April 1, 2025, received by June 2025 and expenditures to be approved for use starting July 1, 2025.

FISCAL IMPACT:

There is no fiscal impact associated with the adoption of this resolution. The Measure H Oversight Board members will serve without compensation. Administrative support for the board will be provided by existing City staff and cost of materials and supplies for board meetings should be minimal.

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 1/21/2025

AGENDA SECTION: GENERAL BUSINESS

SUBJECT:

Authorization to reimburse Presidio JJR Bella Vista II 150, LLC and Presidio FFO Bonterra II 160, LLC in the amount of **\$284,014.51** for Tract 938, Unit 3 additional right of way, street improvements, and water main oversizing in Fargo Avenue and Sangiovese Street, including a credit for uninstalled Sanitary Sewer mains and City Surveyor review of the final map; AND approve an appropriation of **\$343,655.61** to fulfill the reimbursements from Water Impact Fees and Transportation Impact Fees, and credits to Wastewater Impact Fees and Engineering Special Services account.

RECOMMENDATION:

That the City Council, by motion:

1. Authorize a reimbursement to Presidio JJR Bella Vista II 150, LLC and Presidio FFO Bonterra II 160, LLC in the amount of **\$284,014.51** for street improvements and water main oversizing in Fargo Avenue and Sangiovese Street including a credit for sewer impact fees and final map review for Tract 928, Unit 3.
2. Approve an appropriation of **\$175,232.30** from the Water Impact Fees and **\$168,423.31** from the Transportation Impact Fees funds to fulfill the reimbursement and credit fees for Sewer impact fees and Surveyor review.

BACKGROUND:

Tract No. 928, Unit No. 3 is an 88 lots single family development that is located at the southeast corner of Fargo Avenue and Centennial Drive, as shown on the attached Final Map. (Attachment 1) This Unit 3 is part of the Tract 928 development, which contains 283 single family residential lots as shown on the attached Tentative Map for Tract 928. (Attachment 2)

On December 1, 2020, the City Council approved the attached Resolution 20-33-R for Vesting Tentative Tract 928 as filed by Cal Clark Farms and developed by Presidio JJR Sterling Oaks 104, LLC. (Attachment 3).

On June 21, 2022, the Subdivision Agreement for Tract 928, Unit No. 3 was approved (Attachment 4). The agreement states that reimbursements for improvements must be made in writing prior to the Council approval of the Notice of Completion. The Notice of Completion was approved by City Council on December 19, 2023. (Attachment 5). A written request for reimbursements was provided to the city in September 2023.

As stated in the Resolution Conditions of Approval and the Subdivision Agreement, certain

improvements are eligible for reimbursement. Costs are based on the City Impact Fee Study (Attachment 6).

1. Offsite right of way and improvements are reimbursed to the developer for pavement and water main installation in Fargo Avenue. To be reimbursed from the Transportation Impact Fees and Water Impact Fees.
2. A reimbursement for the required street construction of Fargo Avenue at frontage “for permanent street widening improvements across their frontage and for offsite improvements consisting of curb and gutter, street paving from gutter lip to edge of pavement, and street striping, signing”. And for permanent paving on Sangiovese Street per the City Impact Fee Study to be reimbursed to the developer through the Transportation Impact Fee fund.
3. A reimbursement to the developer for oversize of water main from 8” to 12” across development frontage, to be reimbursed from the Water Impact Fees fund.
4. A credit for the sanitary sewer that was stated to be installed in Fargo Avenue per the Conditions of Approval and the Sewer Masterplan, which was not installed with the development. The developer to pay their share of an 8” sewer main in Fargo.
5. The City Impact Fees Study additionally provides for payment to the city for the Surveyor Plan Review of the final map. The developer shall pay the city the Actual Cost plus 10% for administrative costs for Final Map review. The credit shall be applied to the Engineering Special Services fund.

These reimbursements are totaled in the Summary of Reimbursements. (Attachment 7) and shown on the Subdivision Improvement Plans. (Attachment 8)

Offsite Right of Way to be acquired at the “Not a Part” parcel on Fargo.	\$ 10,515.63
Offsite Pavement Improvements in Fargo Avenue.	\$ 30,708.75
Offsite Curb and Gutter on Fargo Avenue.	\$ 23,401.60
Offsite 12” Water Main in Fargo.	\$104,742.00
Onsite Frontage Pavement in Fargo Avenue.	\$ 51,826.30
Striping on Fargo Avenue and at intersection with Centennial Drive	\$ 4,902.50
Signage on Fargo Avenue	\$ 300.00
Frontage 12” Water Main oversizing in Fargo.	\$ 70,490.30
Credit for 15” Sanitary Sewer Main per COA and Masterplan-not installed	\$ 57,949.85
Sangiovese Pavement Improvements	\$46,768.53

-

Credit for Final Map review	\$ 1,691.25
Total Reimbursement	\$ 284,014.51

A copy of the reimbursement calculations are shown in Attachment 7 for Council review. The appropriations for the reimbursements and credits shall be made from following accounts:

1. Fargo Avenue reimbursable acquisition of offsite right of way and improvements, and for frontage street improvements through Transportation Impact Fees Fund in the amount of **\$168,423.31 (Acct. # 21810000-825600)**.
2. Offsite 12" water main installation on Fargo Avenue and Oversize 8" to 12" water main installation on Fargo Avenue frontage through the Water Impact Fees per Muni. Code 13.04.140. (Attachment 10). The total reimbursement amount is **\$175,232.30 (Acct # 21850000-825601)**.
3. Credit for share of 8" sewer for a 15" sanitary sewer masterplanned main in Fargo Avenue, as stated in the Conditions of Approval and not constructed through the Sewer Impact Fees per Municipal Code 13.08.0152 (Attachment 10). The total credit to be applied to the Wastewater Impact Fees is determined as **-\$57,949.85 (Credit to Wastewater Impact Fees account)**.
4. The credit payment due to the city for Surveyor Final Map plan review per the City Master Fee Schedule, and to be applied to the City Engineering Special Services line is **-\$1,691.25 (Credit to Acct. # 20100000-540300)**.

The developer has requested that the reimbursement of \$284,014.51 for Tract 928, Unit 3 to be divided between the two developer investors and that two separate checks be provided as follows:

- The total reimbursement to **Presidio JJR Bella Vista II 150, LLC (14%) is \$39,762.03.**
- The total reimbursement to **Presidio FFO Bonterra II 160, LLC (86%) is \$244,252.48.**

If approved by Council, reimbursements to the developers will be provided immediately as the Final Map for Tract 928, Unit 3 has been recorded and Notice of Completion was approved and accepted by the City Council on December 19, 2023.

FISCAL IMPACT:

The FY 24/25 Water Impact Fees reimbursement fund has a current balance of \$3,355,945.00. The FY 24/25 Transportation Impact Fees reimbursement fund has a current balance of \$8,528,303.00. An appropriation of **\$175,232.30** is needed from the Water Impact Fees fund, and an appropriation of **\$168,423.31** is needed from the Transportation Impact Fees fund to reimburse the developer the **\$284,014.51** for water main and street improvement requirements, a credit fee and transfer funds for the final map review by the City Surveyor **-\$1,691.25** and a credit fee and transfer funds for the 15" Sanitary Sewer masterplanned main in Fargo Avenue **-\$57,949.85**.

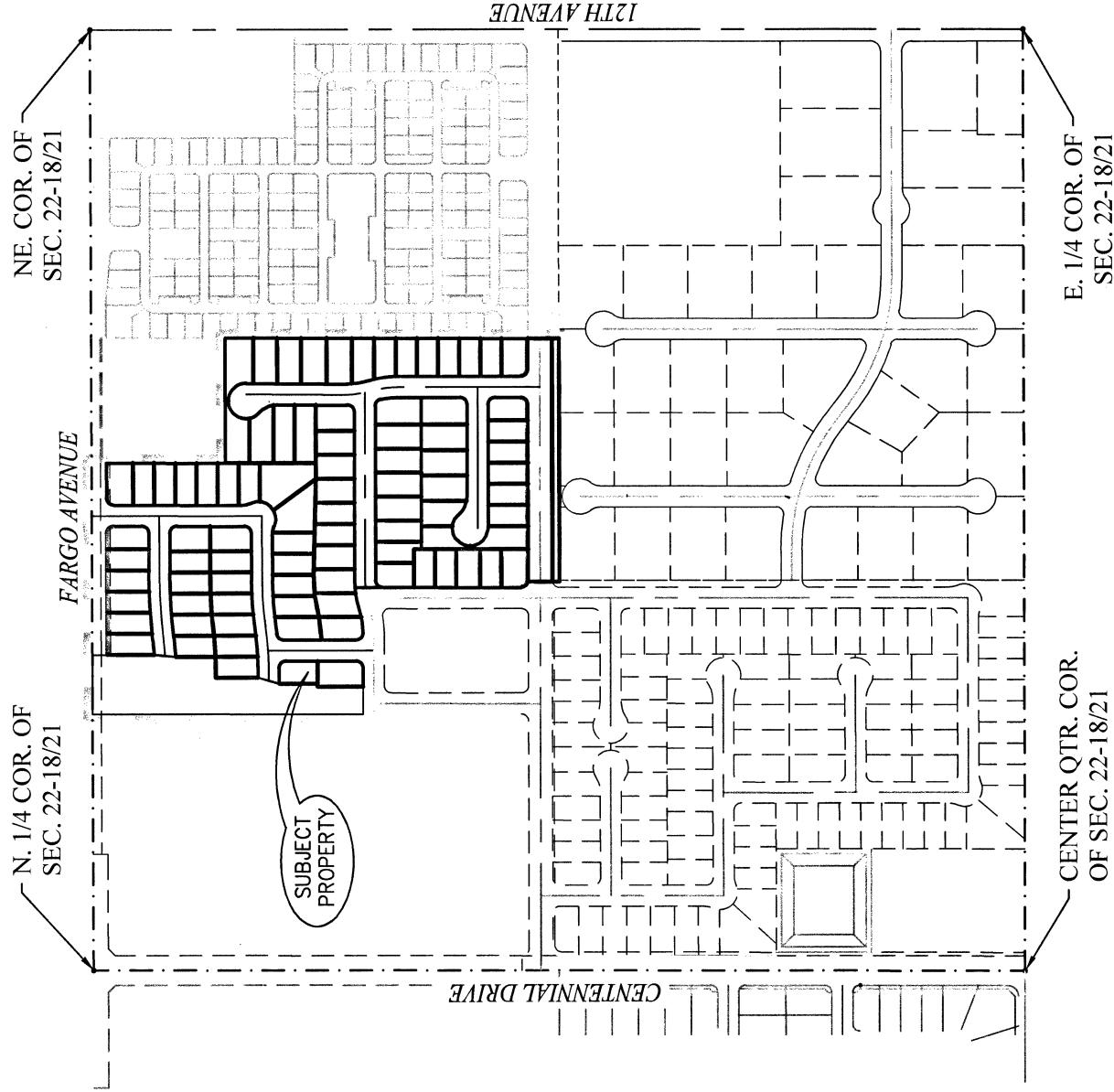
ATTACHMENTS:

1. Tract 928-3 Recorded Final Map
2. Tract 928 Tentative Map
3. Resolution 20-23-R with Conditions of Approval
4. Tract 928, Unit 3 Subdivision Agreement
5. Tract 928 Unit 3 Recorded Notice of Completion
6. City Impact Fee Study - Portion - 9- 2019
7. Tract 928-3 Summary per COA
8. Tract 928 Unit III-Improvement Plan
9. 928-3 fees PAID
10. Muni Code Oversized Water and Sewer

COUNTY TRACT NO. 928

UNIT III

CITY OF HANFORD, COUNTY OF KINGS
STATE OF CALIFORNIA

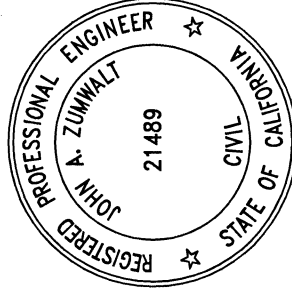


ENGINEER'S STATEMENT

THIS MAP CONSISTING OF FOUR SHEETS WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JIM ROBINSON OF SAN JOAQUIN VALLEY HOMES IN THE MONTH OF MAY 2021 I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 17th DAY OF May, 2022.

John A. Zummalt
JOHN A. ZUMWALT R.C.E. 21489

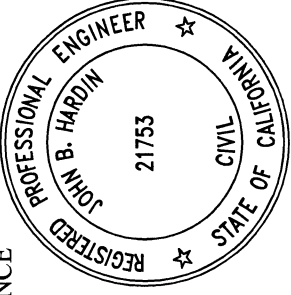


ACTING CITY SURVEYOR

I, JOHN B. HARDIN, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THE ANNEXED MAP, THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT, AND IN ACCORDANCE WITH SECTIONS 66425 THROUGH 66450, INCLUSIVE, OF THE GOVERNMENT CODE.

DATED THIS 3RD DAY OF June, 2022.

John B. Hardin
JOHN B. HARDIN R.C.E. 21753
ACTING FOR THE CITY OF HANFORD

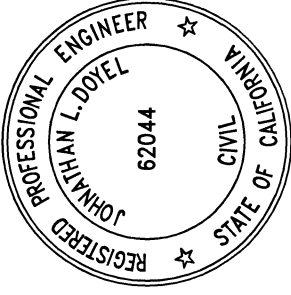


CITY ENGINEER'S STATEMENT

I, JOHNATHAN L. DOVEL, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THE ANNEXED MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF ANY LOCAL ORDINANCES AND SECTIONS 66425 THROUGH 66450 OF THE GOVERNMENT CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED THIS 21st DAY OF June, 2022.

Johnathan L. Dovel
JOHNATHAN L. DOVEL, CITY ENGINEER R.C.E. 62044



CITY CLERK'S CERTIFICATE

I HEREBY STATE THAT AT A REGULAR MEETING OF THE HANFORD CITY COUNCIL HELD ON THE 17th DAY OF June, 2022, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION AND ACCEPTING, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE GENERAL PUBLIC, THE STREETS, EASEMENTS, AND LOT A AS INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP.

DATED THIS 17th DAY OF June, 2022.

Natalie Corral
NATALIE CORRAL, CITY CLERK

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE HANFORD PLANNING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW IN DULY AUTHORIZED MEETING HELD Sept. 1, 2020, per Council Resolution 20-23-R
DATED THIS 21st DAY OF June, 2022.

Mary Beam
MARY BEAM, INTERIM COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

FEE BOOK NO. 2211929 FEE PAID \$93.00
RECORDED AT THE REQUEST OF ZUMWALT-HANSEN & ASSOCIATES, INC. ON THIS 22nd DAY OF June, 2022, AT 10 MINUTES PAST 3 O'CLOCK IN VOLUME 27 OF LICENSED SURVEYORS' PLATS, AT PAGE 01, KINGS COUNTY RECORDS.

KRISTINE LEE, KINGS COUNTY RECORDER

BY: *Kristine Lee*
DEPUTY

ZUMWALT
HANSEN
A Company

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0606354

SHEET ONE OF SIX SHEETS

OWNER'S STATEMENT

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY AND THAT WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN ON THIS MAP AND DO HEREBY DEDICATE IN FEE TO PUBLIC USE ALL OF THE STREETS. WE ALSO DEDICATE THOSE EASEMENTS SHOWN HEREON FOR PUBLIC UTILITIES, LANDSCAPE AND SIDEWALKS. WE FURTHER DEDICATE LOT A FOR LANDSCAPE PURPOSES AND THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "FUTURE STREETS", RESERVING TO OURSELVES FOR THE USE OF OURSELVES AND THE SUCCESSIVE OWNERS, ALL ORDINARY USES OF SAID LAND UNTIL SUCH TIME AS THE PROPER LEGISLATIVE BODY SHALL ACCEPT DEDICATION OF, OR ACQUIRE ADDITIONAL RIGHT OF WAY, TO CONSTITUTE THE PERMANENT WIDTH AND/OR EXTENSIONS OF THOSE STREETS HAVING A PARTIAL WIDTH AND/OR DEAD-ENDING, AS SHOWN HEREON.

PRESIDIO JIR/BELLA VISTA II 150, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Joseph A. Leal
JIR MANAGEMENT SERVICES, INC. A CALIFORNIA CORPORATION, ITS OPERATING MANAGER
JOSEPH A. LEAL, PRESIDENT

PRESIDIO JIR BONTERRA II 160, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS FEE TITLE OWNERS

BY: Joseph A. Leal
JIR MANAGEMENT SERVICES, INC. A CALIFORNIA CORPORATION, ITS OPERATING MANAGER
JOSEPH A. LEAL, PRESIDENT

FARMERS AND MERCHANTS BANK OF LONG BEACH, A CALIFORNIA CORPORATION, AS BENEFICIARY
UNDER DEED OF TRUST DATED JUNE 21, 2021 AND RECORDED JUNE 30, 2021 AS DOCUMENT NO. 2114772

BY: _____

NAME: _____

TITLE: _____

COUNTY TRACT NO. 928

UNIT III

CITY OF HANFORD, COUNTY OF KINGS
STATE OF CALIFORNIA

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Tulare
ON MAY 12, 2022 BEFORE ME, AMANDA RAMOS
NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH A. LEAL

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Amara Ram
(PRINT NAME) AMANDA RAMOS
MY COMMISSION NO. 2391938 MY COMMISSION EXPIRES 04/10/2024
PRINCIPAL OFFICE IN COUNTY OF Tulare

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Tulare
ON MAY 12, 2022 BEFORE ME, AMANDA RAMOS
NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH A. LEAL

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Amara Ram
(PRINT NAME) AMANDA RAMOS
MY COMMISSION NO. 2391938 MY COMMISSION EXPIRES 04/10/2024
PRINCIPAL OFFICE IN COUNTY OF Tulare

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____
ON _____ BEFORE ME, _____
NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____
(PRINT NAME) _____
MY COMMISSION NO. _____ MY COMMISSION EXPIRES _____
PRINCIPAL OFFICE IN COUNTY OF _____

ZUMWALT
HANSEN
A Company

SHEET TWO OF SIX SHEETS

FILE NO. 0606354

PH. (559) 582-1056

HANFORD, CA. 93230

609 N. IRWIN ST.

LEGAL DESCRIPTION

LEGAL DESCRIPTION FROM
PARCEL A OF THAT CERTAIN PARCEL MAP RECORDED DECEMBER 9, 2021, IN THE CITY OF HANFORD,
COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN
BOOK 21, PAGE 35 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.
CONSISTING OF 24.743 ACRES MORE OR LESS

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., BEARS S 89° 50' 39" W PER L.S.P. 21-53, K.C.R.

SURVEYOR'S NOTE

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:

THE REAR CORNERS OF LOTS 100-106 ADJACENT TO SANGIOVESE ST. ARE MONUMENTED AS WITNESS CORNERS WITH 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED RCE 21489, SET 6" DEEP ON THE SIDE LOT LINE A DISTANCE OF 9.00 FEET (PERPENDICULAR) FROM THE REAR CORNER. THE REAR LOT CORNERS OF LOTS 169-174 ADJACENT TO FARGO AVE. ARE OF THE SAME CHARACTER BUT 14.00 FEET (PERPENDICULAR) FROM THE REAR CORNER. THE REAR LOTS CORNERS OF LOTS 151-155 AND 176-187 ARE OF THE SAME CHARACTER BUT 4.00 FEET (PERPENDICULAR) FROM THE REAR CORNER.

SPECIAL MONUMENT NOTE:

ALL FRONT CORNERS ADJACENT TO STREETS ARE MONUMENTED AS WITNESS CORNERS, SET ON THE P.U.E. LINE AND ARE MARKED BY 1/2" REBAR, 30" LONG WITH RED PLASTIC TAG STAMPED "CONT. PT. R.C.E. 21489" AND SET 6"± DEEP, EXCEPT AS SHOWN OTHERWISE.

LEGEND

- FOUND AND ACCEPTED MONUMENT AS NOTED
 FD. 2" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN A MONUMENT WELL, FLUSH IN PAVEMENT
 ○ SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
 △ SET 2"x24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT
 LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, SET 6" DEEP, SEE SPECIAL MONUMENTATION NOTE
 INDICATES 6' PUBLIC UTILITY EASEMENT, EXCEPT AS NOTED
 NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
 RECORD DATA PER L.S.P. 21-53, K.C.R.
 RECORD DATA PER P.M. 17-5, K.C.R.
 RECORD DATA PER DEED BK. 1149, PG.495, O.R.
 RECORD DATA PER P.M. 8-17, K.C.R. (OR CALCULATED THEREFROM)
 RECORD DATA PER L.S.P. 26-19, K.C.R.
 INDICATES STREET ADDRESSES
 ACCESS DENIED TO SANGIOVESE ST. AND FARGO AVENUE
 DISTINCTIVE BORDER
 2' PEDESTRIAN ACCESS EASEMENT
 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF



609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0606354

SHEET THREE OF SIX SHEETS

Curve Table			
Curve #	Length	Radius	Delta
C1	31.50'	20.00'	90° 13' 45"
C2	31.34'	20.00'	89° 46' 15"
C3	31.37'	20.00'	89° 52' 07"
C4	31.46'	20.00'	90° 07' 53"
C5	31.37'	20.00'	89° 52' 07"
C6	31.65'	20.00'	90° 40' 23"
C7	29.09'	20.00'	83° 19' 31"
C31	27.86'	70.00'	22° 48' 21"
C32	24.14'	50.00'	27° 39' 40"
C33	47.25'	50.00'	54° 08' 37"
C37	27.86'	70.00'	22° 48' 21"
C48	59.21'	907.05'	3° 44' 24"
C49	70.44'	907.05'	4° 26' 59"
C50	41.25'	877.05'	2° 41' 41"
C51	60.22'	877.05'	3° 56' 03"
C52	23.89'	877.05'	1° 33' 38"
C53	36.61'	937.05'	2° 14' 18"
C54	60.18'	937.05'	3° 40' 46"
C55	37.15'	937.05'	2° 16' 18"
C57	26.92'	937.05'	1° 38' 46"
C61	125.36'	877.05'	8° 11' 23"
C62	125.36'	877.05'	8° 11' 23"
C63	133.94'	937.05'	8° 11' 23"
C64	54.98'	1640.00'	1° 55' 15"
C65	5.32'	1640.00'	0° 11' 09"
C66	60.27'	1640.00'	2° 06' 20"
C67	60.10'	1640.00'	2° 05' 59"
C68	60.02'	1640.00'	2° 05' 48"
C69	41.93'	1580.00'	1° 31' 14"
C70	18.40'	1700.00'	0° 37' 13"
C71	60.23'	1700.00'	2° 01' 48"
C72	60.08'	1700.00'	2° 01' 30"
C73	53.79'	1700.00'	1° 48' 46"
C74	48.46'	1610.00'	1° 43' 28"
C85	192.50'	1700.00'	6° 29' 17"
C86	185.71'	1640.00'	6° 29' 17"

Radial Line Table			
Line #	Bearing	Line #	Bearing
R19	S08° 14' 51"E	R28	N06° 00' 33"W
R23	N85° 04' 17"W	R29	S02° 19' 47"E
R25	N67° 16' 03"E	R30	N02° 09' 17"W
R26	S02° 45' 10"E	R31	N04° 15' 16"W
R27	N06° 41' 13"W	R32	S06° 21' 36"E
		R39	N05° 01' 32"W

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L3	27.34'	N89° 56' 31"E	
L41	18.77'	N89° 56' 31"E	
L42	35.91'	N89° 56' 31"E	

Line #	Bearing	Line #	Bearing
R33	S05° 55' 33"E	R40	N04° 37' 30"W
R34	N03° 53' 45"W		
R35	S01° 52' 15"E		
R36	N06° 32' 45"W		
R39	N05° 01' 32"W		

COUNTY TRACT No. 928

UNIT III

CITY OF HANFORD, COUNTY OF KINGS,

STATE OF CALIFORNIA

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., BEARS S 89° 50' 39" W PER L.S.P. 21-53, K.C.R.

SURVEYOR'S NOTE

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:

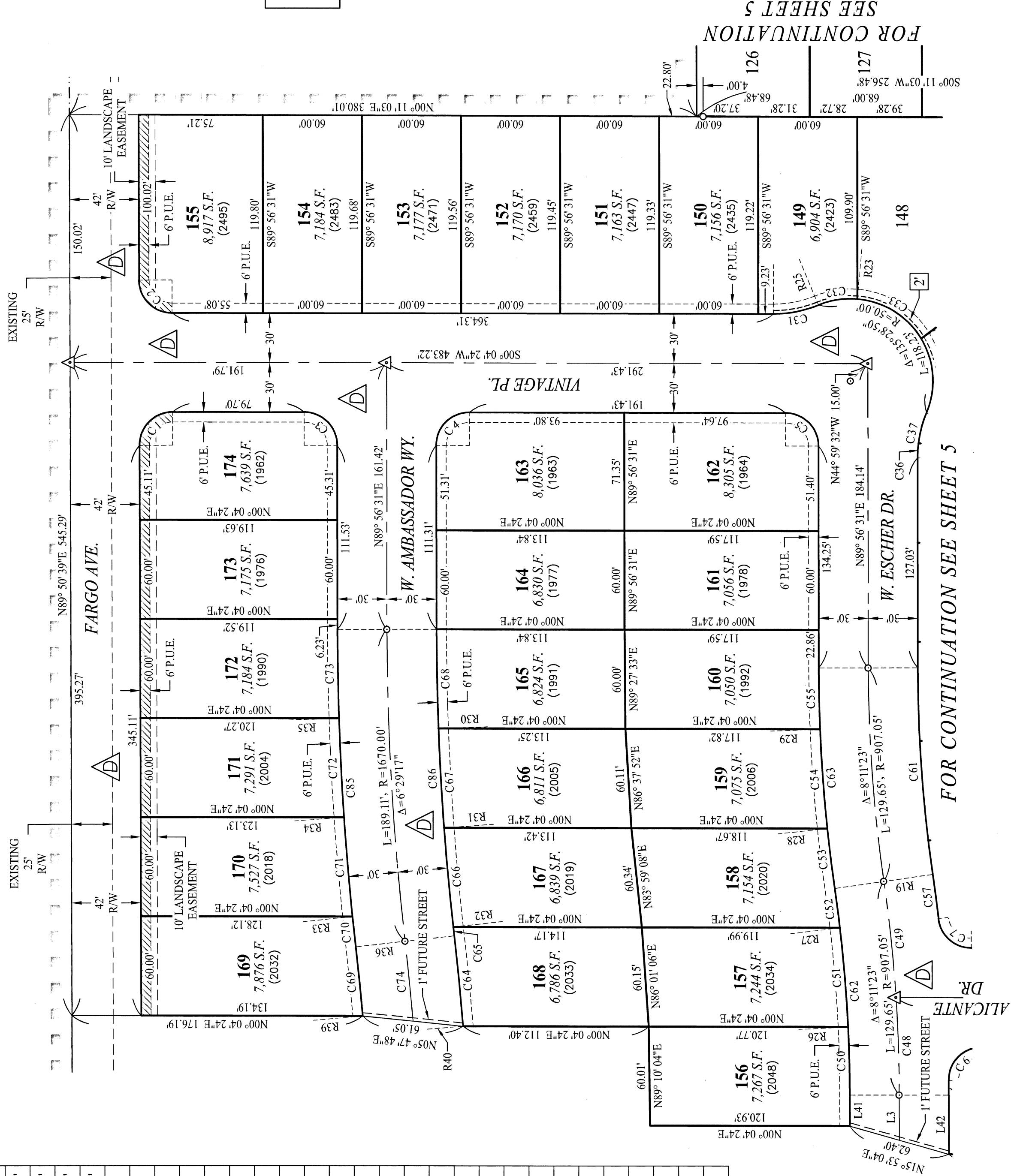
THE REAR CORNERS OF LOTS 100-106 ADJACENT TO SANGIOVESE ST. ARE MONUMENTED AS WITNESS CORNERS WITH 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED RCE 21489, SET 6" DEEP ON THE SIDE LOT LINE A DISTANCE OF 9.00 FEET (PERPENDICULAR) FROM THE REAR CORNER. THE REAR LOT CORNERS OF LOTS 169-174 ADJACENT TO FARGO AVE. ARE OF THE SAME CHARACTER BUT 14.00 FEET (PERPENDICULAR) FROM THE REAR CORNER. THE REAR LOTS CORNERS OF LOTS 151-155 AND 176-187 ARE OF THE SAME CHARACTER BUT 4.00 FEET (PERPENDICULAR) FROM THE REAR CORNER.

SPECIAL MONUMENT NOTE:

ALL FRONT CORNERS ADJACENT TO STREETS ARE MONUMENTED AS WITNESS CORNERS, SET ON THE P.U.E. LINE AND ARE MARKED BY 1/2" REBAR, 30" LONG WITH RED PLASTIC TAG STAMPED "CONT. PT., R.C.E. 21489", AND SET 6"± DEEP, EXCEPT AS SHOWN OTHERWISE.

LEGEND

- FOUND AND ACCEPTED MONUMENT AS NOTED
 - FD, 2" GALV. 1.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN A MONUMENT WELL, FLUSH IN PAVEMENT
 - SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
 - SET 2"x24" GALV. 1.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT
 - LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, SET 6" DEEP, SEE SPECIAL MONUMENTATION NOTE
 - INDICATES 6' PUBLIC UTILITY EASEMENT, EXCEPT AS NOTED
 - NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
 - RECORD DATA PER L.S.P. 21-53, K.C.R.
 - RECORD DATA PER P.M. 17-5, K.C.R.
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 - ACCESS DENIED TO SANGIOVESE ST. AND FARGO AVENUE
 - DISTINCTIVE BORDER
 - 2' PEDESTRIAN ACCESS EASEMENT
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF



SCALE: 1" = 50'

ZUMWALT
HANSEN
A Company

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0606354

SHEET FOUR OF SIX SHEETS

Curve Table							
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C6	31.65'	20.00'	90° 40' 23"	C45	20.83'	235.00'	5° 04' 39"
C7	29.09'	20.00'	83° 19' 31"	C47	70.97'	235.00'	17° 18' 14"
C8	31.37'	20.00'	89° 52' 07"	C48	59.21'	907.05'	3° 44' 24"
C9	31.46'	20.00'	90° 07' 53"	C49	70.44'	907.05'	4° 26' 59"
C11	31.33'	20.00'	89° 45' 28"	C56	8.86'	937.05'	0° 32' 30"
C26	12.69'	70.00'	10° 23' 26"	C57	26.92'	937.05'	1° 38' 46"
C27	46.18'	70.00'	37° 47' 57"	C58	20.82'	877.05'	1° 21' 36"
C28	33.03'	50.00'	37° 50' 44"	C59	60.24'	877.05'	3° 56' 07"
C29	87.41'	50.00'	100° 09' 36"	C60	44.30'	877.05'	2° 53' 39"
C30	78.70'	50.00'	90° 11' 03"	C61	125.36'	877.05'	8° 11' 23"
C32	24.14'	50.00'	27° 39' 40"	C62	125.36'	877.05'	8° 11' 23"
C33	47.25'	50.00'	54° 08' 37"	C63	133.94'	937.05'	8° 11' 23"
C34	46.84'	50.00'	53° 40' 33"	C77	45.30'	214.67'	12° 05' 26"
C35	19.16'	70.00'	15° 40' 44"	C78	21.50'	214.68'	5° 44' 17"
C36	8.71'	70.00'	7° 07' 37"	C79	48.54'	274.68'	10° 07' 28"
C37	27.86'	70.00'	22° 48' 21"	C80	36.93'	274.68'	7° 42' 14"
C39	15.20'	265.00'	3° 17' 09"	C82	65.50'	274.68'	13° 39' 47"
C40	49.24'	205.00'	13° 45' 47"	C83	19.97'	274.68'	4° 09' 55"
C41	12.67'	205.00'	3° 32' 27"	C84	20.04'	244.68'	4° 41' 36"
C43	61.91'	205.00'	17° 18' 14"				
C44	50.15'	235.00'	12° 13' 35"				

Radial Line Table	
Line #	Bearing
R9	S72° 52' 49"W
R10	N76° 09' 58"E
R11	N86° 38' 37"E
R12	S41° 59' 40"W
R13	S79° 50' 24"W
R14	S04° 12' 52"E
R15	S07° 45' 43"E
R16	N17° 53' 11"W
R17	N12° 08' 54"W
R18	S00° 35' 59"E
R19	S08° 14' 51"E
R20	S06° 53' 15"E
R21	N02° 57' 08"W
R22	S22° 44' 53"W
R23	N85° 04' 17"W
R24	S06° 36' 05"E
R37	S30° 55' 40"E
R43	S00° 03' 29"E
R44	N07° 04' 09"E
R45	N79° 47' 37"E

COUNTY TRACT No. 928

UNIT III

CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

LEGEND

- FOUND AND ACCEPTED MONUMENT AS NOTED
- FD. 2" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN A MONUMENT WELL, FLUSH IN PAVEMENT
- SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
- SET 2"x24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT
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- ACCESS DENIED TO SANGIOVESE ST. AND FARGO AVENUE
- DISTINCTIVE BORDER
- 2" PEDESTRIAN ACCESS EASEMENT
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., BEARS S 89° 50' 39" W PER L.S.P. 21-53, K.C.R.

SURVEYOR'S NOTE

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MONUMENT NOTE:

THE REAR CORNERS OF LOTS 100-106 ADJACENT TO SANGIOVESE ST. ARE MONUMENTED AS WITNESS CORNERS WITH 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED RCE 21489, SET 6" DEEP ON THE SIDE LOT LINE A DISTANCE OF 9.00 FEET (PERPENDICULAR) FROM THE REAR CORNER. THE REAR LOT CORNERS OF LOTS 169-174 ADJACENT TO FARGO AVE. ARE OF THE SAME CHARACTER BUT 14.00 FEET (PERPENDICULAR) FROM THE REAR CORNER. THE REAR LOTS CORNERS OF LOTS 151-155 AND 176-187 ARE OF THE SAME CHARACTER BUT 4.00 FEET (PERPENDICULAR) FROM THE REAR CORNER.

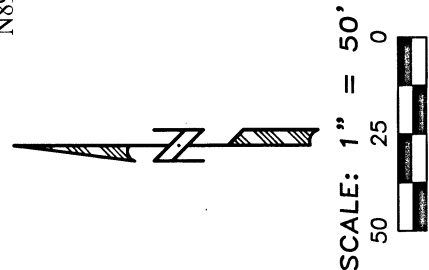
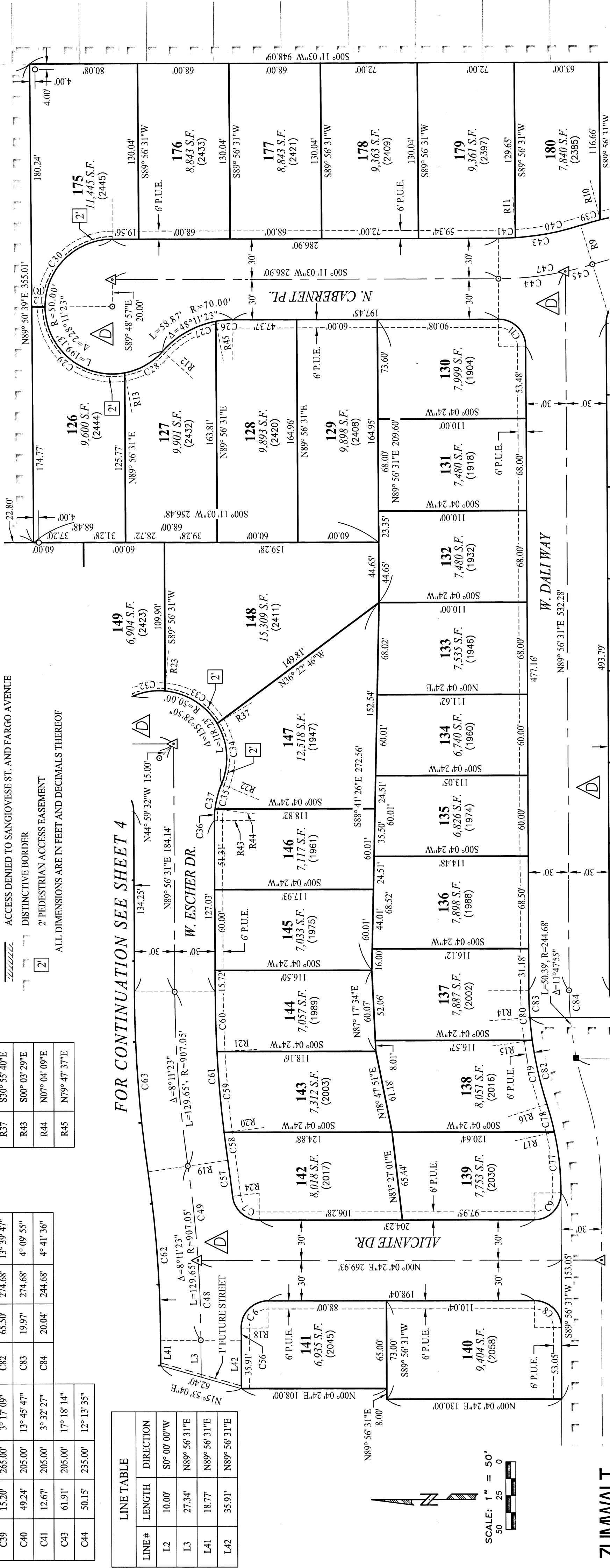
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- SET 1/2" REBAR, 30" LONG WITH RED PLASTIC TAG STAMPED "CONT. PT., R.C.E. 21489", AND SET 6" DEEP

LINE TABLE	
LINE #	DIRECTION
L2	S0° 00' 00"W
L3	N89° 56' 31"E
L41	N89° 56' 31"E
L42	N89° 56' 31"E

FOR CONTINUATION SEE SHEET 4



ZUMWALT
HANSEN
A Company

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0606354

SHEET FIVE OF SIX SHEETS

FOR CONTINUATION SEE SHEET 6

Curve Table					
Curve #	Length	Radius	Delta	Curve #	Delta
C10	31.37'	20.00'	89° 52' 07"	C17	31.46'
C12	27.16'	20.00'	77° 47' 51"	C18	3.86'
C13	31.37'	20.00'	89° 52' 07"	C19	27.71'
C14	31.46'	20.00'	90° 07' 53"	C20	55.99'
C15	31.37'	20.00'	89° 52' 07"	C21	83.71'
C16	31.46'	20.00'	90° 07' 53"	C22	37.99'

Curve #	Length	Radius	Delta	Curve #	Delta	Length	Radius	Delta	Curve #	Length	Radius	Delta
C23	46.20'	70.00'	37° 48' 53"	C42	79.52'	265.00'	17° 11' 35"					
C24	14.23'	70.00'	11° 38' 38"	C45	20.83'	235.00'	5° 04' 39"					
C25	44.13'	205.00'	12° 20' 02"	C46	70.52'	235.00'	17° 11' 35"					
C38	62.61'	265.00'	13° 32' 15"	C81	1.71'	265.00'	0° 22' 12"					
C39	15.20'	265.00'	3° 17' 09"	C84	20.04'	244.68'	4° 41' 36"					

Radial Line Table			
Line #	Bearing	Line #	Bearing
R3	N03° 06' 08"E	R9	S72° 52' 49"W
R4	N25° 47' 02"E	R10	N76° 09' 58"E
R5	N05° 51' 41"E	R38	S89° 55' 36"E
R6	N49° 24' 02"E	R46	N89° 42' 13"E
R7	S89° 55' 36"E	R47	S11° 35' 09"W
R8	S77° 44' 22"W		

COUNTY TRACT No. 928

UNIT III

CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., BEARS S 89° 50' 39" W PER L.S.P. 21-53, K.C.R.

SURVEYOR'S NOTE

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:

THE REAR CORNERS OF LOTS 100-106 ADJACENT TO SANGIOVESE ST. ARE MONUMENTED AS WITNESS CORNERS WITH 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED RCE 21489, SET 6" DEEP ON THE SIDE LOT LINE A DISTANCE OF 9.00 FEET (PERPENDICULAR) FROM THE REAR CORNER. THE REAR LOT CORNERS OF LOTS 169-174 ADJACENT TO FARGO AVE. ARE OF THE SAME CHARACTER BUT 14.00 FEET (PERPENDICULAR) FROM THE REAR CORNER. THE REAR LOTS CORNERS OF LOTS 151-155 AND 176-187 ARE OF THE SAME CHARACTER BUT 4.00 FEET (PERPENDICULAR) FROM THE REAR CORNER.

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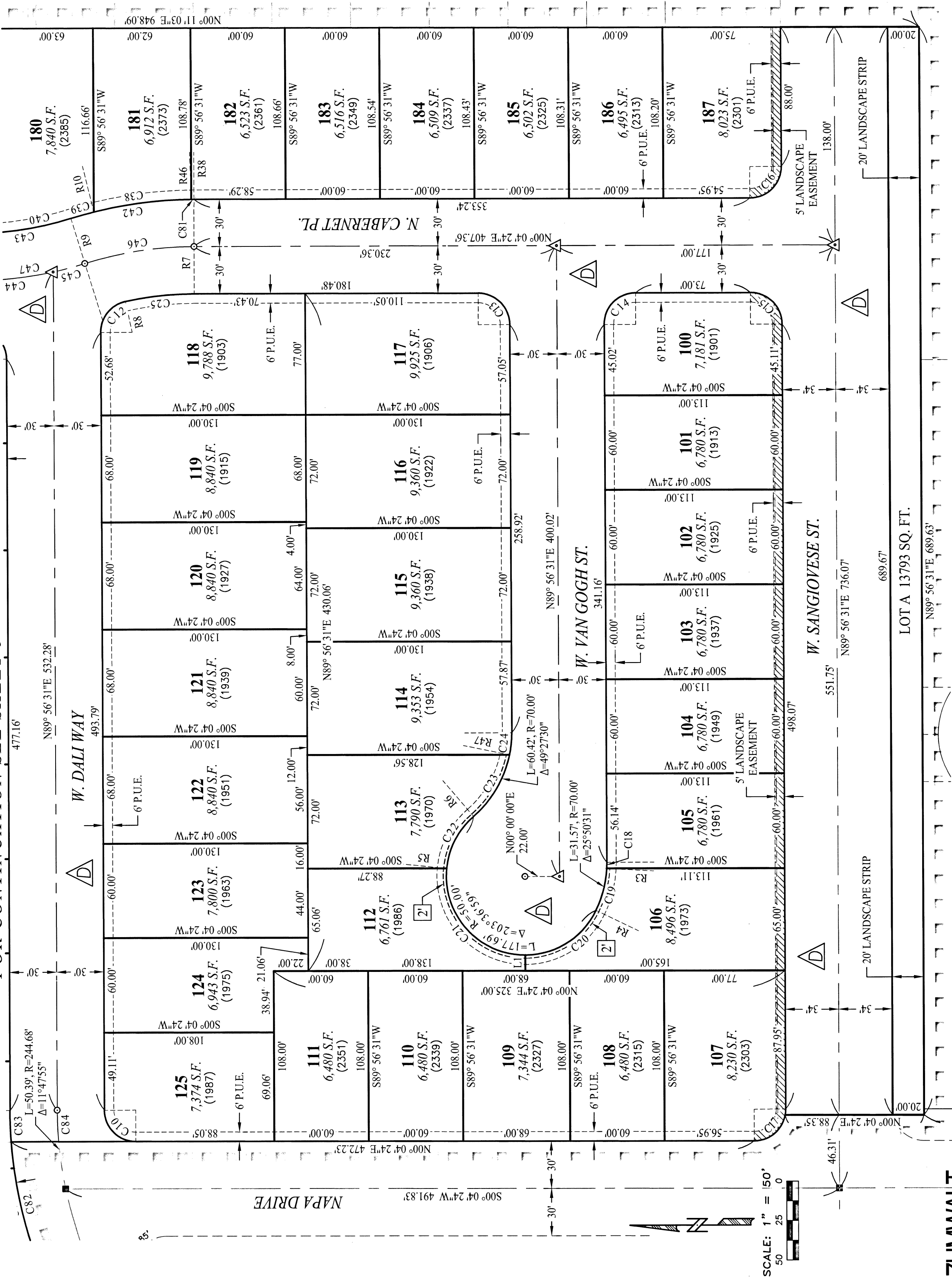
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LEGEND

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 - 2' PEDESTRIAN ACCESS EASEMENT
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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.02'	N89° 56' 31"E

FOR CONTINUATION SEE SHEET 5



ZUMWALT
HANSEN
A Company

609 N. IRWIN ST.

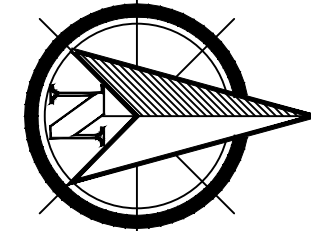
HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0606354

SHEET SIX OF SIX SHEETS

VESTING TENTATIVE
SUBDIVISION MAP
SILVER OAKS ADDITION
COUNTY TRACT NO. 928



SCALE: 1"=100'

GENERAL INFORMATION

EXISTING ZONE
PROPOSED ZONE
EXISTING USE
PROPOSED USE
SEWER
WATER
STORM DRAIN
A.P.N.
ELECTRIC
GAS
TELEPHONE
AREA (PHASE I)
AREA (PHASE II)
AREA (PHASE III)

R-L-5
R-L-5
Walnuts & Row Crops
Residential
City of Hanford
(see note, this sheet)
City of Hanford
On-site Basin
009-030-158,005,115
SCE
Gas Company
SDC
39.24 Acres
22.04 Acres
23.90 Acres

SANITARY SEWER NOTE

This tract proposes to utilize the existing sanitary sewer line in Sanguiovese Street as constructed with Copper Valley (Tract 835). If required due to pipe depth the existing sanitary sewer line in Centennial Dr. will be used for a portion of this tract.

LEGAL DESCRIPTION

The Westerly 16.73 chains of the Northeast Quarter of Section 22, T. 18 S., R. 21 E., M.D.B. & M., and the "Designated Remainder" as shown on a Parcel Map recorded in Book 17 of Parcel Maps at Page 5, Kings County Records.

TRACT NO. 928
BOUNDARY ACREAGE

TOTAL WITH BASIN: 85.18 Acres
TOTAL WITHOUT BASIN: 80.24 Acres

LOT COUNT

PHASE 1 = 99
PHASE 2 = 89
PHASE 3 = 95

APPLICANT

Cal-Clark Farms
PO Box 221815
Carmel, CA 93922

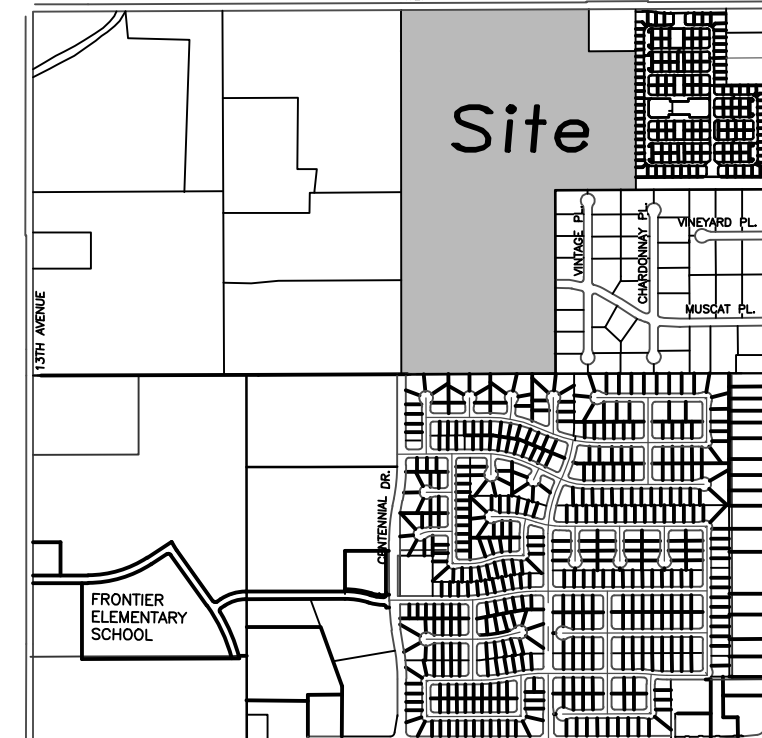
OWNER

Cal-Clark Farms
PO Box 221815
Carmel, CA 93922

LEGEND

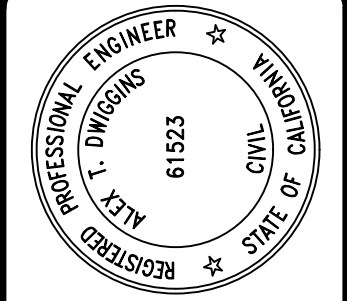
- PHASE LINE
- TRANSFORMER POLE
- UTILITY POLE
- FIRE HYDRANT
- WATER SERVICE
- WATER VALVE
- EXISTING AC SURFACE

VICINITY MAP
NOT TO SCALE



No.	Revisions	Date
1	Released Part, adjusted lots	02-28-20
2	Adjusted Lot Dimensions and Layout	02-28-20
3	Adjusted Lot Dimensions and General Information	02-28-20
4	Moved Part North of Napa	04-11-20
5	Reconfigure Subdivision Layout	07-12-20
6	Reconfigure Phase Layout	07-12-20
7	Ex. Basin Dimensions/Updated Street X-Sections	07-20-20

CAL CLARK FARMS, INC.
PO Box 221815
Carmel, CA 93922



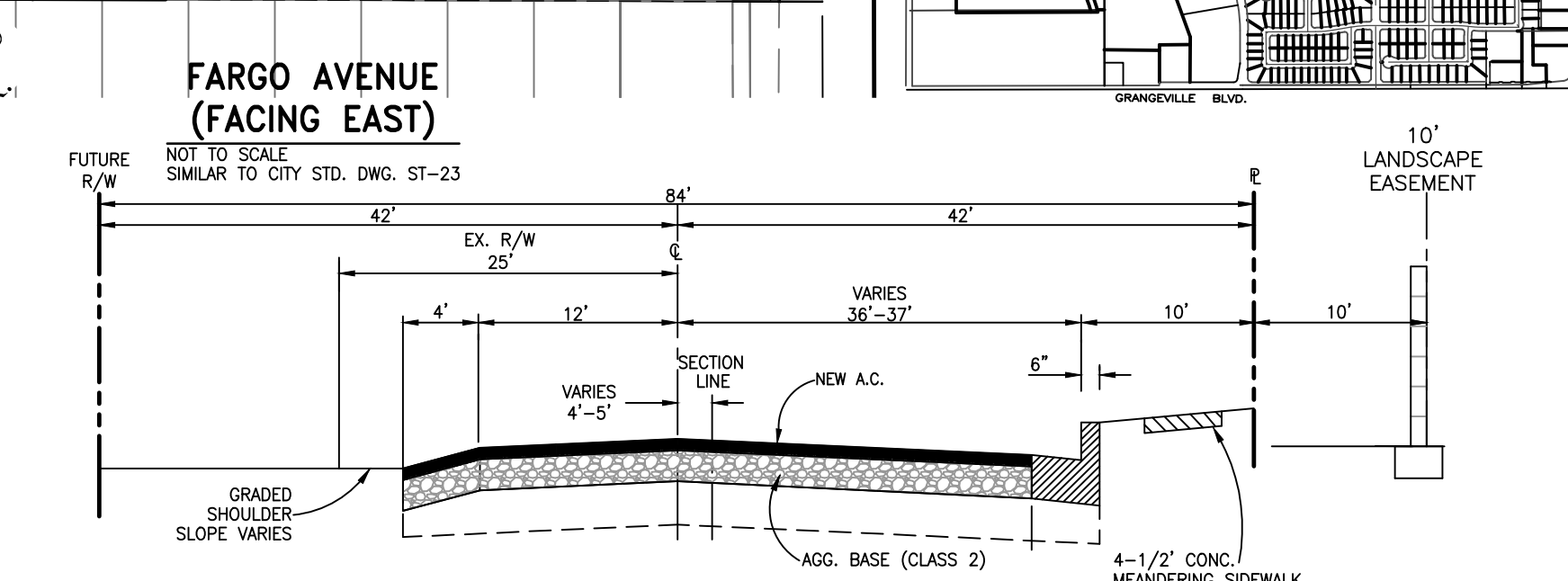
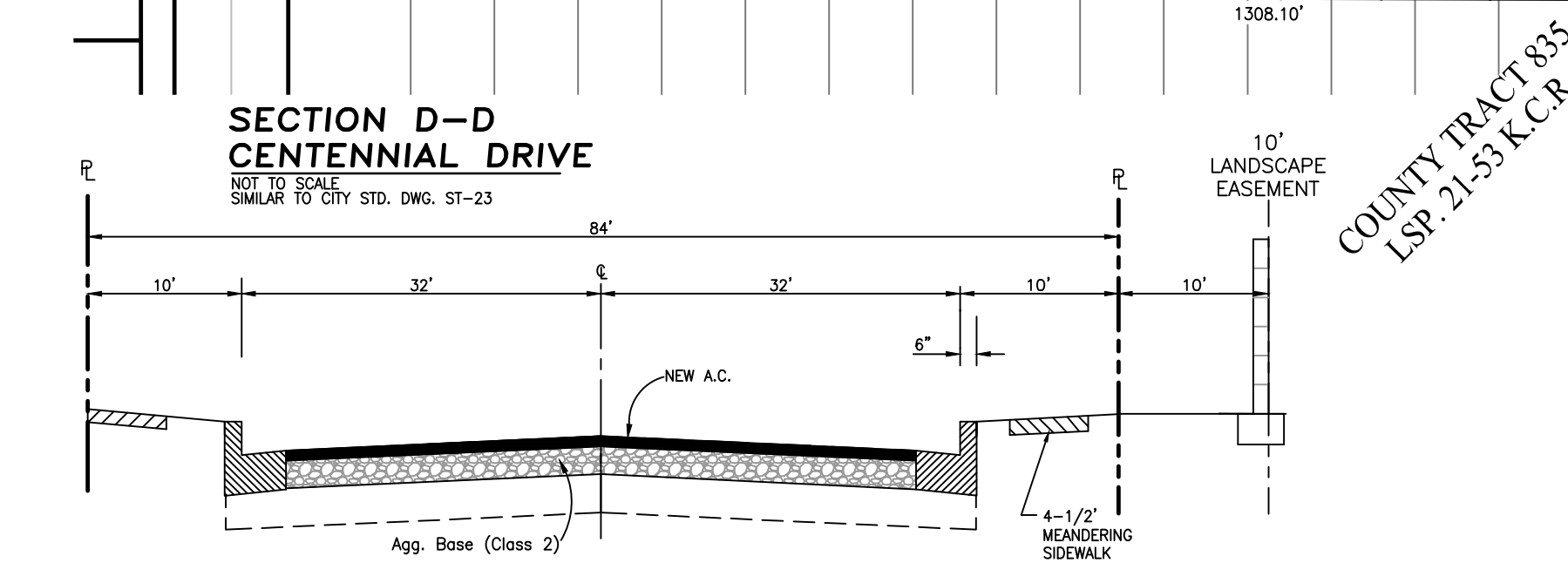
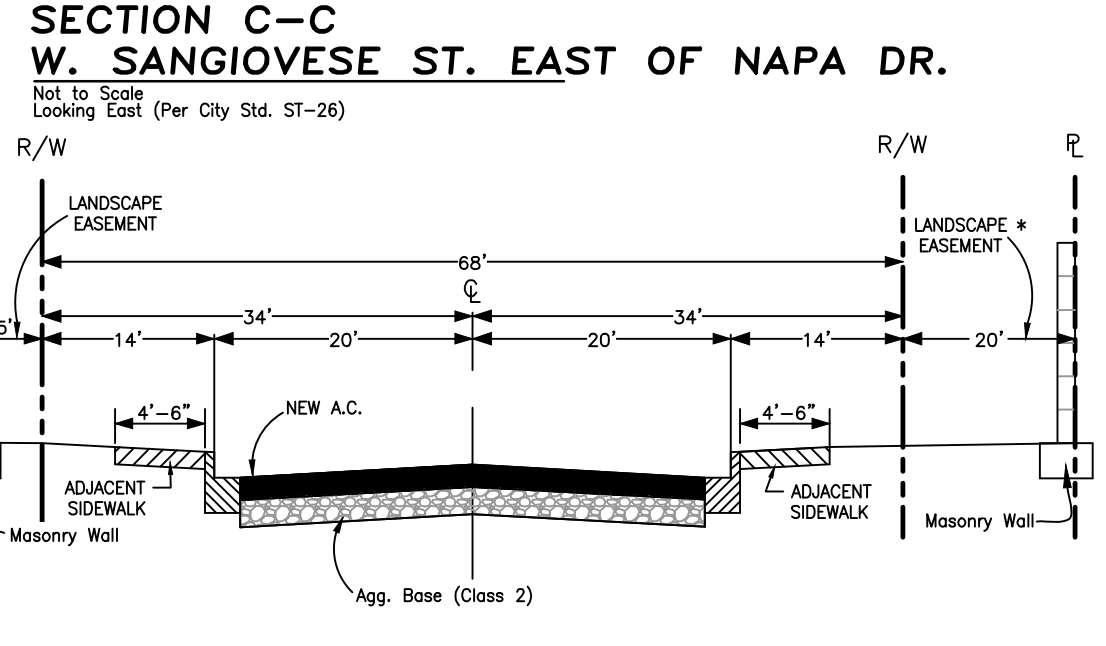
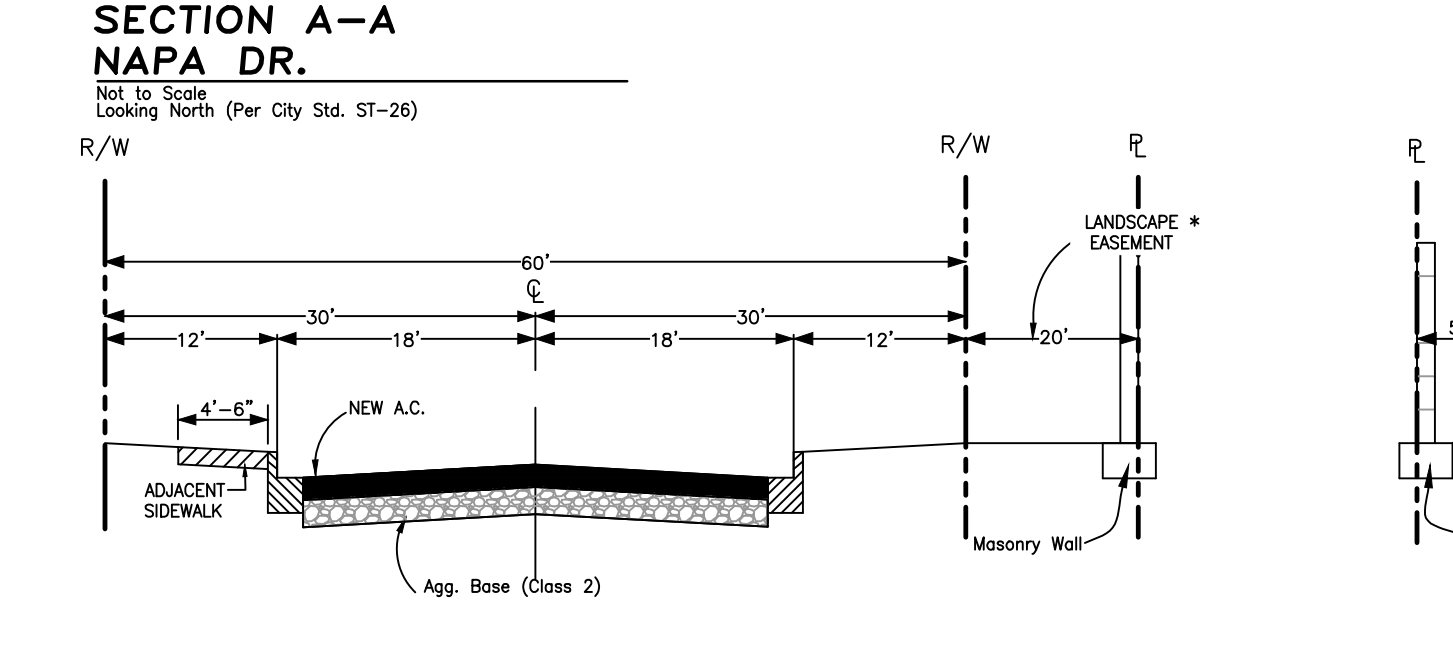
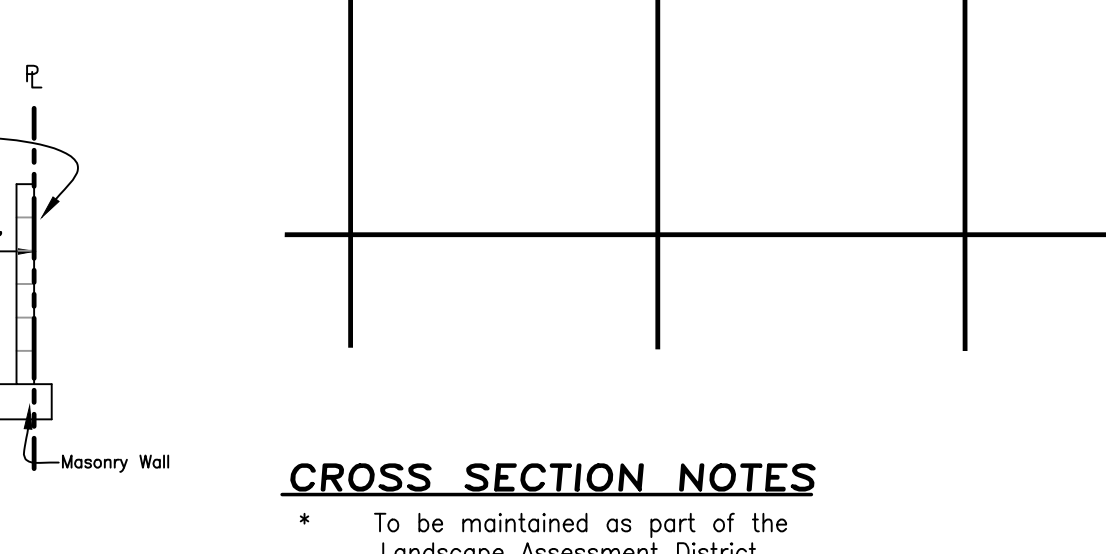
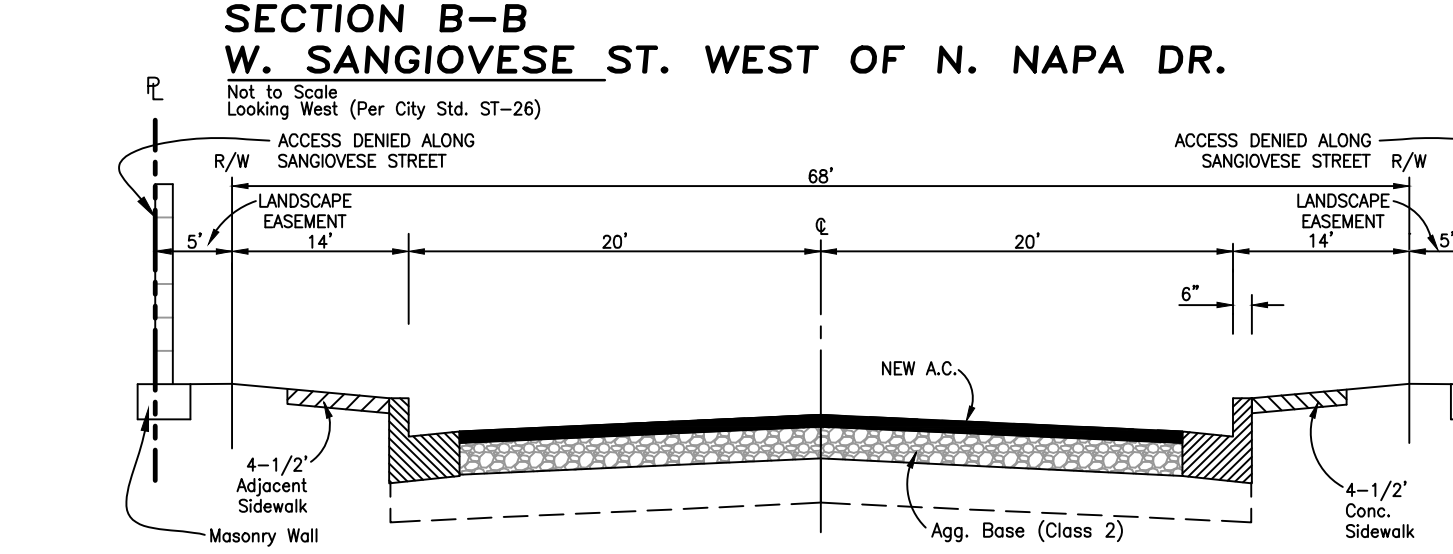
VESTING TENTATIVE SUBDIVISION MAP
SILVER OAKS ADDITION
COUNTY TRACT NO. 928
FOR CAL CLARK FARMS, INC.

CIVIL ENGINEERS

ZUMWALT
HANSEN &
LAND SURVEYORS

609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY: MO
CHECKED BY: AD
INDEXED BY:
DATE: 4/6/2020
JOB NO.: 0606351
SHEET: 1 OF 1



RESOLUTION 20-23-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD, APPROVING APPEAL NO. 2020-01, THUS OVERTURNING THE PLANNING COMMISSION'S DECISION TO TAKE NO ACTION AND APPROVING VESTING TENTATIVE TRACT 928, A REQUEST BY CAL-CLARK FARMS TO SUBDIVIDE 81.71 ACRES INTO 283 SINGLE-FAMILY RESIDENTIAL LOTS, A 2.25-ACRE PARK, AND A 4.94-ACRE BASIN IN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL DRIVE AND FARGO AVENUE (APN 009-030-158, -005, AND 115).

At a regular meeting of the City of Hanford City Council, duly called and held on September 1, 2020, on motion of Councilmember , seconded by Councilmember , and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford City Council held a public hearing and received testimony and evidence for and against Appeal No. 2020-01, an appeal of the Planning Commission's decision to take no action, thus denying, Vesting Tentative Tract 928, filed by Cal-Clark Farms, in accordance with Section 17.70.200 of the Hanford Municipal Code; and

WHEREAS, the project is located at the southeast corner of Centennial Drive and Fargo Avenue (APN 009-030-158); and

WHEREAS, Vesting Tentative Tract 928, attached as Exhibit A, was presented to the Planning Commission as a public hearing item on August 11, 2020, in accordance with Section 16.40.040 and Section 66474 of the Subdivision Map Act; and

WHEREAS, the Planning Commission voted 3-3 to approve Resolution No. 2020-09 and Mitigated Negative Declaration No. 2020-22, thus resulting in no action taken; and

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2020-22, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as Exhibit B, and certify that Mitigated Negative Declaration No. 2020-22 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

BE IT FURTHER RESOLVED that the City Council of the City of Hanford, has made the following findings pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford's Zoning Ordinance:

1. Consistency Finding:



ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. All requirements of the R-L-5 Low-Density Residential zone district are met for lot size, frontage, width, and depth. Compliance with the regulations set forth in the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district will be a condition of approval for the subdivision.

2. Design Finding:

ANALYSIS: That the design and improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. All requirements of the R-L-5 Low-Density Residential zone district are met for lot size, frontage, width, and depth. Compliance with the regulations set forth in the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district will be a condition of approval for the subdivision.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the single-family residential development proposed under Tentative Tract 928. The lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and 10 units per acre, with an expected average of four units per gross acre. The project has a density of 3.46 dwelling units per gross acre.

5. Environmental Finding:

ANALYSIS: That an initial study was conducted. On the basis of the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2020-22 has been prepared for the project.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing

exposures to accidents to the general public. Consultation was sent for Tentative Tract 928 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

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

THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford hereby approves Appeal No. 2020-01, thus approving Vesting Tentative Tract 928, subject to the conditions of approval, attached as Exhibit C, and the following:

1. That this tentative subdivision map becomes null and void after 24 months has elapsed from the date of approval, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on September 1, 2020, by the following roll call vote:

AYES:

Draxler, Sorenson, Devine, Ramirez

NOES:

Brieno

ABSTAIN:

ABSENT:

APPROVED

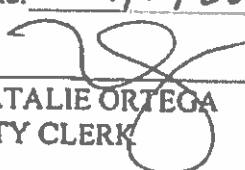
John Draxler
John Draxler
MAYOR of the City of Hanford

ATTEST:

Natalie Ortega
NATALIE ORTEGA
CITY CLERK

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

I, NATALIE ORTEGA, 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 1 day of September, 2020.

Date: 9/1/2020


NATALIE ORTEGA
CITY CLERK

**Exhibit A:
Tentative Tract Map 928**

Exhibit B:
Mitigation Monitoring and Reporting Program

Tentative Tract 928
Mitigation Measures
Mitigated Negative Declaration 2020-22

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project could substantially degrade the existing visual character or quality of the site and its surroundings?	That the applicant develop the project consistent with the General Plan, Hanford Municipal Code, and Tree Ordinance.	Developer
MM Aesthetics 2	The project may create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That the development comply with the Hanford Municipal Code Section 17.50.140 Outdoor Lighting Standards and the California Building Code for outdoor lighting standards.	Developer
AGRICULTURE RESOURCES			
MM Agriculture Resources 1	The project will convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	City to require

AIR QUALITY			
MM Air Quality 1	The project may conflict with or obstruct implementation of the applicable air quality plan?	That the applicant complies with the SJVAPCDC Air Quality Plan and obtains any necessary permits through the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	That effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesid/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/hesid/Documents/OccCocci.pdf . Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.	Developer
MM Air Quality 3	The project could potentially result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	The project is subject to District Rule 9510, which is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. The applicant is required to submit an Air Impact Assessment (AIA) application to the District prior to issuance of a building permit.	Developer
CULTURAL RESOURCES			
MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the	That tribal monitors are required during all ground disturbance activities, including but not limited to: water ponds, grading, excavation, trenching, and utilities.	Developer to coordinate with the Tachi Yokut Tribe;

	significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?		Developer or representative to notify archeologist or coroner of discovery (if uncovered)
MM Cultural Resources 2	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe; Developer or representative to notify archeologist or coroner of discovery (if uncovered)
GEOLOGY AND SOILS			
MM Geology 1	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including	That the development of the project complies with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards

	liquefaction, - landslides. The project may be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site landslide, lateral spreading, subsidence, liquefaction or collapse?		
MM Geology 2	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction, - landslides. The project may be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site landslide, lateral spreading, subsidence, liquefaction or collapse?	That a geotechnical and soil studies be prepared as a required by the Building Official (if applicable).	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of	That the physical development of the project comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development	City to require; developer to comply

	topsoil?	review process.	
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	If hazardous materials at or above threshold reporting quantities (55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a gas) will be kept on site during the construction phase, a Hazardous Materials Business Plan must be filed online at http://cers.calepa.ca.gov within 30 days of beginning operations. Hazardous materials are broadly defined, and include fuel, lubricants, antifreeze, motor vehicle batteries, welding gases, paints, solvents, glues, agricultural chemicals, etc. Please contact our office if you require assistance with the online registration process. Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. The owner/operator must contact the Kings County Environmental Health Department at with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation.	Developer
MM Hazards 2	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? That the project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. The owner/operator must contact our office at with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation.	Developer
HYDROLOGY AND WATER QUALITY			

MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. That the project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs; 2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	City to require; Developer to provide
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide

	runoff?		
MM Hydrology 4	Otherwise substantially degrade water quality?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	City to require; Developer to provide
NOISE			
MM Noise 1:	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.	Residents and developer; Police to enforce
MM Noise 2 & 3:	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	Construction is limited to the hours of 7 a.m. to 10 p.m.	Developer; Police to enforce

PUBLIC SERVICES			
MM Public Services 1	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)	That the development of the project will be subject to Fire Impact Fees.	Developer to pay
MM Public Services 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	That the development of the project will be subject to Police Impact Fees.	Developer to pay
MM Public Services 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Schools)	That the development of the project will be subject to School Impact Fees.	Developer to pay
MM Public Services 4	The project may result in substantial adverse	That the development of the project will be subject to Park Impact Fees, or provision of park space.	Developer to pay

	physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Parks)		
RECREATION			
MM Recreation 1	The project would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? The project includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	1. That the development of the project will be subject to Park impact fees, or provision of park space. 2. That the park be developed according to the conditions set forth by the Public Works Department.	Developer to pay; City to require
MM Recreation 2	The project would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be	1. That the development of the project will be subject to Park impact fees, or provision of park space. 2. That the park be developed according to the conditions set forth by the Public Works Department.	Developer to pay; City to require

	accelerated? The project includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	
TRANSPORTATION/TRAFFIC		
MM Transportation/Traffic 1	The project may conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	City to require; developer to provide 1. That the development is subject to traffic impact fees. 2. Conditions of the development include: Street Improvements: 1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map. 2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following: (a) Fargo Avenue shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST17 and ST-23 and as follows: (1) Traffic index used for the design of street structural section shall be a minimum of 10.0. (2) A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Fargo Avenue, along the entire development

frontage, concurrent with the submittal of development improvement plans. Reconstruction of Fargo Avenue, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.

(3) Street improvements south of the Fargo Avenue centerline shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.

(4) Street improvements north of the Fargo Avenue centerline shall include, but not be limited to, the construction of a minimum 12-foot travel lane, 4-foot paved shoulder, and 4-foot graded shoulder, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.

(5) Developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage of Fargo Ave in accordance with Section 66462.5 of the Subdivision Map Act. The additional street right-of-way is necessary to facilitate street widening improvements along the entire development frontage of Fargo Ave. If Developer is unsuccessful, City will attempt to acquire the right-of-way.

b) Centennial Drive shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:

- 1) Traffic index used for the design of street structural section shall be a minimum of 7.0.

		2) Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. (Raised median island not required). 3) Developer shall construct a left turn pocket at the intersection of Fargo Ave and Centennial Drive for westbound traffic along Fargo Ave. c) W. Sangiovese Street shall be developed as a minor collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-26, and as follows: 1) Traffic index used for the design of street structural section shall be a minimum of 6.0. 2) Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street paving, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. 3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer. 4. That a traffic signal be installed at the intersection of Centennial Drive and Fargo Ave at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development of the subdivision. 5. That the developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage and make street
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		improvements. City to reimburse for offsite right-of-way and improvement cost. 6. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their development impact fee for permanent street improvements constructed by developer within Fargo Ave, consisting of curb & gutter, street striping, signing and street paving from gutter lip to edge of the existing Fargo Ave street sections. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Fargo Ave street section. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvement and the reconstruction of the existing Fargo Ave street section, if required, will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate the cost of reimbursable items for City Public Works Department review and approval prior to beginning construction. All documentation materials submitted for reimbursement consideration shall be well organized and tabulated for convenient reference by Public Works' staff. Improvement quantities and costs proposed for reimbursement must be clearly identified in the documentation provided, and not combined or aggregated with non-reimbursable subdivision improvement costs. Appropriate graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the reimbursement review process.		City to require; developer to provide
MM Transportation/Traffic 2	The project may conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management	That the development is subject to traffic impact fees.		

	agency for designated roads of highways?		
MM Transportation/Traffic 3	The project may conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	That the development is subject to traffic impact fees.	City to require; developer to provide
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Conditions of approval for storm drainage is as follows: 1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Utilities and Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision. 2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map. The basin expansion shall be constructed in conformance with City Standards and the entrance to the basin shall be relocated to N. Mustang Drive. 3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.	City to require and ensure compliance; developer to provide
MM Utilities 2	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	That the future development would be required to implement water conservation measures.	City to require and ensure compliance; developer and future occupants to adhere

MM Utilities 3	Would the project comply with federal, state, and local statutes related to solid waste?	That the future project be required to comply with all statutes and regulations related to solid waste.	City to require; developer to provide
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Exhibit C:
Conditions of Approval

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

TENTATIVE TRACT NO. 928

CONTACT: Gabrielle Myers, Senior Planner: (559) 585-2578

General Plan Designation: Low-Density Residential

Zoning: R-L-5 Low-Density Residential

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

General Requirements:

- ☒ That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
- ☒ That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
- ☒ That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.
- ☒ That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
- ☒ That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.
- ☒ That Vesting Tentative Tract 928 be developed consistent with the approved tentative tract map, attached as **Exhibit A**.
- ☒ That the tentative tract is subject to the mitigations cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit B (to be developed as part of the environmental review of the project)**.

Right-to-Farm:

- ☒ Notwithstanding any other provision in this Chapter, agricultural operations are the principal and favored use of land in the areas of Kings County designated "Agricultural" in the Kings County General Plan and included in the agricultural zone districts of the Kings County zoning

ordinance. In order to implement Policy LU 8.2 and Program LU 8.2-A of the city of Hanford General Plan, there is hereby adopted in the city of Hanford a policy to (1) protect agricultural land, operations, and facilities from conflicting use due to the encroachment of incompatible, non-agricultural uses of the land in agricultural areas of the county, and (2) to advise developers, owners, and subsequent purchasers of property in the city of Hanford within one (1) mile of the city's urban limit line of the inherent potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited to, equipment and animal noise; farming activities conducted on a 24-hour a day, 7-days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations.

- ☒ That no lawfully established and otherwise lawful agricultural activity, operation, or facility, or appurtenances thereto, conducted or maintained for commercial agricultural purposes in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, including, but not limited to, the encroachment of non-agricultural uses such as residences.
- ☒ In order to carry out the goals and policies of the city of Hanford General Plan, and the provisions of this chapter, the following notices and disclosures shall be required:
- ☒ All approvals for improvement or development of property including without limitation application for rezonings, land divisions, zoning permits, and residential building permits, on property in the city of Hanford within one (1) mile of the city's urban limit line, shall include a condition that notice and disclosure of this agricultural land use policy be given by the applicant, or the owner if different from the applicant. The applicant, or owner if different from the applicant, shall also acknowledge the contents of the notice and disclosure, which includes a description of the property the notice and disclosure pertains to, in the Official Records of the Kings County Recorder, and recorded at the applicant's own expense.

Zoning:

- ☒ That all requirements of the R-L-5 Low-Density Residential district shall apply.

Dwelling Units per Lot (Section 17.10.050)

- ☒ That not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit, in accordance with Section 17.60.030 of the Hanford Municipal Code.

Coverage (Section 17.10.060)

- ☒ That the maximum overage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.

Building Setback Area (Section 17.10.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 15 feet from the front lot line for livable space and 20 feet for garages, carports, and other non-livable building space.
- ☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.
- ☒ The rear building setback area shall be increased by 10 feet for buildings over one-story high.
- ☒ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures (Section 17.10.080)

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

Height of Structures (Section 17.10.090)

- ☒ The maximum structure height shall be 35 feet.

Driveways (Section 17.10.110)

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

Usable Open Space (Section 17.10.150)

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

Landscaping (Section 17.10.160)

- ☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.
- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation

common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

- ☒ That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the front lot line street curb.
- ☒ That one street tree, a minimum 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 feet behind the sidewalk.
- ☒ That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.
- ☒ That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.
- ☒ That each lot owner within Tentative Tract 929 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.

Environmental Requirements:

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

Noise:

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

Rooftop Equipment HMC Section 17.50.100

- ☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or

portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards HMC Section 17.50.140

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

Tents, Tarps, and Other Coverings (Section 17.50.130)

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

Dust Control:

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

BUILDING DIVISION

TT 928 (504-0534)

Contact Building Official: Tom Webb (559) 585-2584

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

Soils:

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

Street Names and Addresses:

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

FIRE DEPARTMENT
SITE PLAN REVIEW COMMENTS

TENTATIVE TRACT NO. 928

CONTACT: Larry Garcia, Fire Inspector: (559) 585-2594

1. Provide fire flow and hydrant information per California Fire Code and City of Hanford Public Works Standards.
2. Approved access roadway and the fire protection system (hydrants) shall be in place prior to construction.
3. All residential structures shall be provided with an NFPA 13 fire sprinkler system. Plans shall be submitted prior to construction.
4. Provide minimum thirty (30) feet clear width for fire apparatus access.
5. A approved turnaround shall be provided for all dead end roads in excess of 150 feet. Approved turnaround shall meet City of Hanford Road Standards.



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PROJECT: Tract 928 Cal Clark Farms Silver Oaks Addition

Maps and Plans:

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

Easements:

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

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2556

08/06/2020
DATE



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2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map, unless modified herein.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.
2. That all access shall be restricted from lots at the property lines backing onto Centennial Drive, W. Sangiovese Street, and Fargo Avenue shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:
 - a. Fargo Avenue shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:
 1. Traffic index used for the design of street structural section shall be a minimum of 10.0.
 2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Fargo Avenue, along the entire development frontage, and the "not a part", concurrent with the submittal of development improvement plans. Reconstruction of Fargo Avenue, along the entire development frontage and the "not a part" will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements south of the Fargo Avenue centerline shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.
 4. Street improvements north of the Fargo Avenue centerline shall include, but not be limited to, the construction of a minimum 12-foot travel lane, 4-foot paved shoulder, and 4-foot graded shoulder, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.

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City of Hanford

Department of Public Works

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5. Developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage of Fargo Ave in accordance with Section 66462.5 of the Subdivision Map Act. The additional street right-of-way is necessary to facilitate street widening improvements along the entire development frontage of Fargo Ave. If Developer is unsuccessful, City will attempt to acquire the right-of-way.
 6. Developer shall construct a left turn pocket at the intersection of Fargo Ave and Centennial Drive for westbound traffic along Fargo Ave to southbound Centennial Drive.
- b. Centennial Drive shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:
1. Traffic index used for the design of street structural section shall be a minimum of 7.0.
 2. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. (Raised median island not required).
3. Developer shall construct a left turn pocket at the intersection of Fargo Ave and Centennial Drive for northbound traffic along Centennial Drive to westbound Fargo Ave.
- c. W. Sangiovese Street shall be developed as a minor collector street. All improvements shall be constructed in conformance with City Standards ST-17 and ST-26, and as follows:
1. Traffic index used for the design of street structural section shall be a minimum of 6.0.
 2. Dedicate right-of-way as shown on tentative map.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street paving, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.
4. That a traffic signal be installed at the intersection of Centennial Drive and Fargo Ave at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development of the subdivision.

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5. That the developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage and make street improvements. City to reimburse for offsite right-of-way and improvement cost.
6. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their development impact fee for permanent street improvements constructed by developer within Fargo Ave, consisting of street paving, median curbs, and median concrete as identified in the City's Impact Fee Program. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvement and the reconstruction of the existing Fargo Ave street section, if required, will not be subject to a credit. Developer shall agree that all reimbursements will be made pursuant to the City's Impact Fee Program reimbursement schedule.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Centennial Drive, W. Sangiovese Street and Fargo Avenue for lots backing onto said streets:
 - a. A minimum six-foot-high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
 - b. A 4 1/2-foot-wide meandering detached sidewalk along the development frontages of Centennial Drive, W. Sangiovese Street, and Fargo Ave.
 - c. Landscaping and irrigation system improvements along the development frontages of Centennial Drive, W. Sangiovese Street and Fargo Ave. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Works, Parks & Recreation, and Community Development Departments.
2. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.
3. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

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4. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

Neighborhood Park Improvements:

1. That the developer shall consult with City Parks & Recreation and Public Works staff prior to the design and construction of park facility improvements. The design and construction of park facility improvements shall be concurrent with the first phase of development. Park improvements shall include, but may not be limited to: Recreational areas, decorative landscaping and irrigation system improvements, drinking fountains, park benches, decorative security lights and trash receptacles. The developer shall retain the services of a licensed landscape architect to design all park facility improvements.
2. That the development is subject to a park development mitigation impact fee as required by City Municipal Code Section 15.44 and any revisions thereof. Developer shall be entitled to a credit towards the subdivision park impact fee obligation for all park improvements constructed by the developer in accordance with the Municipal Code. The developer shall agree that all reimbursements will be made pursuant to the City's Impact Fee Program reimbursement schedule.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. A 15-inch diameter sanitary sewer main shall be installed within Fargo Avenue in accordance with the Sewer System Master Plan. **Developer did NOT install this sewer main**
3. That the developer may be entitled to a refund for sewer main over-sizing in accordance with City Municipal Code Section 13.08. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Works Department for review and approval. The developer shall agree that all reimbursements will be made pursuant to the City's Impact Fee Program reimbursement schedule.
4. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.08 for sewer system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said sewer system improvements for Public Works Department review and approval prior to beginning construction.

Storm Drainage Improvements:

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1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Utilities and Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map. The basin expansion shall be constructed in conformance with City Standards and the entrance to the basin shall be located on Centennial Drive. Entrance shall have a 20-foot setback to allow city vehicles off-street access.
3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. A 12-inch water main shall be installed within Fargo Avenue & Centennial Drive in accordance with the Water System Master Plan.
3. That the developer may be entitled to a refund for water main over-sizing in accordance with City Municipal Code Section 13.04. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Works Department for review and approval. The developer shall agree that all reimbursements will be made pursuant to the City's Impact Fee Program reimbursement schedule.
4. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said water system improvements for Public Works Department review and approval prior to beginning construction.
5. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontages of Centennial Drive, W. Sangiovese Street, Napa Drive, and Fargo Avenue located as shown on the tentative subdivision map.

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2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 19-41-R, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 19-41-R, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 19-41-R and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 19-41-R and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 19-41-R, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 19-41-R or any revisions thereof. Fee payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 19-41-R or any revisions thereof. Fee payable with each building permit.
8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 19-41-R, and any revisions thereof. Fee payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

Luis Verdugo

ASSISTANT ENGINEER (559) 585-2556

08/06/2020

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**CITY OF HANFORD
SUBDIVISION AGREEMENT**

TRACT NO. 928 Unit III

THIS SUBDIVISION AGREEMENT ("Agreement") is made and entered into this 21st day of June, 2022, by and between PRESIDIO JJR BELLA VISTA II 150, LLC, A DELWARE LIMITED LIABILITY COMPANY AND PRESIDIO JJR BONTERRA II 160, LLC, A DELWARE LIMITED LIABILITY COMPANY, ("SUBDIVIDER"), and the City of Hanford, a Municipal Corporation ("CITY").

RECITALS

A. The SUBDIVIDER has presented to the CITY a final map of the proposed Subdivision of certain real property located within the city limits of the City and more particularly described in Exhibit "A" which has been filed with the City Engineer and is made a part hereof by reference ("Final Map") and identified as Tract No. 928 Unit III ("SUBDIVISION"). The real property is to be developed in accordance with subdivision improvement plans, which have been filed with the City Engineer and are made a part hereof by reference and identified as Exhibit "B" ("Improvement Plans"). SUBDIVIDER has requested that the CITY accept and approve the Final Map and the dedications delineated and shown on the Final Map for the use and purposes specified thereon, and otherwise approve the Final Map in order that the same may be recorded as required by law.

B. The CITY requires as a condition precedent to the acceptance and approval of the Final Map, the dedication of such streets and easements as are delineated and shown on the Final Map, and deems the same as necessary for the public use, and requires that any and all streets and easements delineated and shown thereon shall be improved by the construction thereon and the installation therein of the improvements specified herein.

C. Certain public improvements are required to be made by SUBDIVIDER in accordance with the approved tentative map of the SUBDIVISION. Section 66462 of the California Government Code provides, as a condition precedent to the approval of the Final Map,

that the City Council shall require the SUBDIVIDER to enter into an agreement to complete said public improvements.

D. Chapter 16.24.070 of the Hanford Municipal Code requires the SUBDIVIDER to enter into an agreement with the CITY to perform and complete the work and matters as hereinafter described in this Agreement, in conformance with Sections 16.24.010 through 16.24.120, inclusive of the Hanford Municipal Code, which Sections by reference are incorporated into this Agreement and made a part hereof.

NOW THEREFORE, it is hereby agreed as follows:

1. Improvements.

SUBDIVIDER shall complete all required public improvements in the Subdivision as identified in Exhibit "B" of this Agreement (collectively "IMPROVEMENTS") and in accordance with all of the requirements and standards as set forth in the approval or conditional approval of the Tentative Map of the SUBDIVISION, the Hanford Municipal Code, all applicable laws, codes and regulations and the terms and conditions of this Agreement. In accordance with Section 16.24.110 of the Hanford Municipal Code, all of the Improvements shall be completed no later than two (2) years from the date of approval of this Agreement by the City of Hanford. A request to extend the time for completion of the Improvements must be in written form and received by the CITY not less than thirty (30) days prior to expiration of this Agreement and shall include facts in support of the request for such extension of time. Only the City shall have the authority to extend such time period. The extension period shall not exceed twelve (12) months.

Within thirty (30) days after the SUBDIVIDER notifies the City Engineer that the required work has been completed, the City Engineer shall inspect such work, and if such work has been performed in the required manner and in accordance with this Agreement, the Final Map, the Hanford Municipal Code and all other applicable laws, codes and regulations, the City Engineer shall advise the City Council that the public improvements are ready for acceptance by the CITY.

2. Inspection.

The CITY shall inspect all work in accordance with Section 16.24.100 of the Hanford Municipal Code including the SUBDIVIDER'S conformance with CITY Standards and Specifications and any and all conditions, standards or requirements identified at the preconstruction conference held prior to commencing construction.

CITY shall schedule a preliminary final inspection and a deficiency list shall be compiled and submitted to the SUBDIVIDER for correction. Upon completion of all corrections or additional work as outlined by the deficiency list, the SUBDIVIDER shall certify in writing that all corrections have been completed and request a final inspection. Upon finding that all items have been corrected and upon receipt of as-built improvement plans, the Improvements may be provisionally accepted by the CITY pending approval of the final map and subdivision agreement for Tract No. 928 Unit II, by the City Council.

The completion of corrections indicated by the deficiency list shall not relieve the SUBDIVIDER from the responsibility of correcting any deficiency not shown on the list that may be subsequently discovered. Should the CITY require payment of additional engineering and inspection fees and costs for improvements constructed after the stated date of completion, the SUBDIVIDER must pay said additional fees and costs prior to acceptance by the City Council of the IMPROVEMENTS.

3. Costs and Fees.

The SUBDIVIDER shall be responsible for the work, including without limitation, the costs identified in the IMPROVEMENT COST ESTIMATE attached hereto and made a part hereof and identified as Exhibit "C" to this Agreement. SUBDIVIDER agrees to the amount thereof and agrees to pay, when due, all amounts identified therein, including without limitation, all CITY engineering and inspection fees.

4. Security.

SUBDIVIDER agrees to furnish security, which complies with Section 66499 et. seq. of the California Government Code, in such amounts as are fixed by the CITY, to guarantee the faithful performance of this Agreement, including without limitation, the construction of the IMPROVEMENTS and to guarantee payment to contractors, subcontractors, laborers, material men and other persons employed in the performance of the work under this Agreement. In the sole discretion of the CITY and with the written authorization of the CITY, the sureties provided by the SUBDIVIDER may be released in whole or in part in the following manner:

(a) Faithful performance sureties, not in excess of ninety percent (90%) of the estimated costs of the individual items of public improvements, may be released or the required surety amounts may be reduced as work is satisfactorily completed and tentatively accepted by the CITY.

(b) Forty-five (45) days after recordation of the Notice of Completion for the Subdivision, the sureties securing the payment to contractors and subcontractors and to persons furnishing labor, materials, or equipment may be released if claims, including without limitation, stop notices have not been filed.

(c) Ten percent (10%) of the total faithful performance surety, retained as the public improvement warranty, may be released one year after the Notice of Completion has been recorded. In the alternative, SUBDIVIDER shall provide CITY with new warranty security of not less than ten percent (10%) of the Improvement Cost Estimate identified in Exhibit "C" hereto, which security shall have a term of one (1) year from the date of recordation of the Notice of Completion.

In accordance with Section 16.24.080 of the Hanford Municipal Code, the SUBDIVIDER shall furnish, in writing, proof of adequate security deposit to all utility companies for the installation of electricity, gas, telephone, cable television and any other utility which charges are not part of the Improvement Cost Estimate set forth in Exhibit "C."

No final map shall be signed by the City Engineer or recorded until all improvement securities required by Section 16.24.080 of the Hanford Municipal Code and under

this Agreement have been received and approved. The form of securities shall be one or the combination of forms as approved by the CITY.

5. Liability.

As a condition precedent and prior to commencement of the work to be performed pursuant to this Agreement, SUBDIVIDER shall furnish the CITY with a certificate of insurance with a separate endorsement evidencing the following insurance coverages:

- (1) **Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 0001, including products and completed operations, with limits of no less than FIVE MILLION AND NO/100 DOLLARS (\$5,000,000) per occurrence for bodily injury, personal injury, and property damage. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be TEN MILLION AND NO/100 DOLLARS (\$10,000,000), twice the required occurrence limit.**
- (2) **Automobile Liability: ISO Form Number CA 0001 covering any auto (Code 1), with a limit no less than FIVE MILLION AND NO/100 DOLLARS (\$5,000,000) per accident for bodily injury and property damage.**
- (3) **Workers' Compensation: as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less**

than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury or disease.

If SUBDIVIDER maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by SUBDIVIDER. SUBDIVIDER's insurance policies shall be "occurrence" policies and not "claims-made" coverage.

SUBDIVIDER may maintain an Umbrella policy in conjunction with the insurance policies referenced above. In such case, SUBDIVIDER shall be deemed to have satisfied the insurance requirements of this contract as long as: (i) the coverage limits of the Umbrella policy and of the underlying liability policy(ies), when combined, satisfy each of the per occurrence and aggregate requirements identified in this subsection a.; and (ii) coverage under the Umbrella policy is as broad as and includes all incidents and events covered by the underlying insurance that it supplements.

a. Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require SUBDIVIDER to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. Alternatively, the City may require SUBDIVIDER to provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration, and defense expenses within the retention.

b. The policies are to contain, or be endorsed to contain, the following provisions:

(1) The City and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of SUBDIVIDER including materials, parts, or equipment furnished in connection with such work or operations; products used by SUBDIVIDER; or automobiles owned, leased, hired or borrowed by SUBDIVIDER. General liability coverage can be provided in the form of an endorsement to SUBDIVIDER's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees or volunteers.

(2) For any claims related to this contract, SUBDIVIDER's insurance coverage shall be primary insurance as respects the City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City and/or its officers, officials, employees, or volunteers shall be in excess of SUBDIVIDER's insurance and shall be non-contributory.

(3) Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.

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

d. SUBDIVIDER shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the SUBDIVIDER's obligation to provide them. The City reserves the right to require

complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

e. SUBDIVIDER hereby grants to City and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of SUBDIVIDER may acquire against the City and/or its officers, officials, employees, and volunteers by virtue of the payment of any loss under such insurance. SUBDIVIDER agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

f. The City reserves the right to modify the insurance requirements contained in this contract, including, without limitation, coverage limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

6. Indemnification.

SUBDIVIDER hereby agrees to and shall protect, indemnify and hold harmless the CITY and all officials, officers, agents, representatives and employees thereof from and against any and all liability, loss, claims or damages of whatsoever kind or character, including attorneys' fees and costs of all types, to the extent arising out of, or related, directly or indirectly, to the work to be performed pursuant to this Agreement or the acts or omissions of the SUBDIVIDER, SUBDIVIDER's independent contractors, employees, representatives, agents and invitees. These indemnification and hold-harmless provisions shall be in full force and effect regardless of whether or not there shall be insurance policies covering such damages, claims, or liability. This indemnification shall be binding upon the SUBDIVIDER whether or not there are any allegations of fault, negligence or liability of the parties indemnified hereunder and shall survive the completion of construction of the IMPROVEMENTS.

SUBDIVIDER agrees that the use of any and all public streets and improvements, which are part of the Subdivision, shall be at all times, prior to the final acceptance by the CITY, the sole and exclusive risk of the SUBDIVIDER.

7. Permits and Compliance.

Should SUBDIVIDER be required to perform any work within any public rights-of-way or easements located beyond the Subdivision limits, SUBDIVIDER shall satisfy any and all requirements, other than the payment of fees, as necessary to obtain an encroachment permit for said work.

SUBDIVIDER shall make arrangements for the relocation of all overhead and underground public utility facilities that interfere with the construction of the IMPROVEMENTS. The SUBDIVIDER shall be responsible for the full cost of relocating such facilities.

The SUBDIVIDER shall repair any damage to public streets or other public property or improvements resulting from or incidental to, the construction of the Improvements, or in lieu of making such repairs, the SUBDIVIDER shall pay to the CITY the full cost of such repairs.

Building permits for individual lots of the Subdivision will not be issued until all underground utilities are installed within the public right-of-way, the trenches have been backfilled, and an approved all-weather road is constructed for street frontage and access.

No occupancy permit for any dwelling to be constructed within the Subdivision shall be issued until all Improvements are completed and accepted by the City Council.

In accordance with Section 16.24.090 of the Hanford Municipal Code, construction methods and materials for all Improvements shall conform to the Standards and Specifications of the CITY. Construction shall not commence until required Improvement Plans have been approved by the City Engineer and payment of all fees have been received by the CITY.

The IMPROVMENTS shall be constructed in accordance with all applicable street, plumbing, building, electrical and zoning codes and any other codes, rules or regulations of the CITY and the State of California.

The SUBDIVIDER shall require contractors and subcontractors to provide and maintain barricades and warning signs to protect and warn the public of construction hazards. Traffic control shall conform to a traffic control plan approved by the City Engineer. If, in the opinion of the City Engineer, proper barricades and warning signs are not being provided, the Contractor will be required to immediately stop work until proper traffic control is provided and approved by the City Engineer.

The SUBDIVIDER shall require all contractors and subcontractors to conform to the applicable provisions of the California Occupational Safety and Health Act ("OSHA"). Onsite inspection of the work will be requested of OSHA officials, and all work subject to this Agreement shall immediately stop if, in the opinion of the City Engineer, any such work is being performed in violation of OSHA or when appropriate safety measures are not being utilized for said work.

The SUBDIVIDER and its contractors and subcontractors shall pay for any materials, provisions and other supplies used in, upon, for, or about the performance of the work to be performed hereunder and for any and all work or labor associated therewith and for all amounts due under the Workers' Compensation and the unemployment insurance acts and all other applicable laws or regulations of the State of California or the United States with respect to such work or labor, including without limitation, as required by Section 3200 of the California Labor Code and Section 4200 of the California Government Code.

8. Scheduling.

It shall be the responsibility of the SUBDIVIDER to coordinate all work performed by its contractors and subcontractors, such as scheduling the sequence of operations and the determination of liability if one operation delays another. In no case shall representatives

of the CITY be placed in the position of making decisions that are the responsibility of the SUBDIVIDER. It shall further be the responsibility of the SUBDIVIDER to give the City Engineer written notice not less than two (2) working days in advance of the actual date on which work is to be started. Failure on the part of the SUBDIVIDER to notify the City Engineer may cause delay for which the SUBDIVIDER shall be solely responsible.

9. Soil and Dust Control Provisions.

The SUBDIVIDER is responsible for arrangement for and payment of all CITY-required soil tests at locations as determined by the City Engineer. Payment for said tests shall be made directly by the SUBDIVIDER to the certified testing firm of the SUBDIVIDER's choice. Adequate dust control shall be maintained by the SUBDIVIDER on all streets within and outside of the Subdivision on which work is required to be performed under this Agreement, from the time work is first commenced until all work is completed. "Adequate dust control" as used herein shall mean the sprinkling of the streets with water or approved dust palliative with sufficient frequency to prevent the scattering of dust by wind or the activity of vehicles and equipment onto any street area or private property adjacent to the Subdivision. Whenever, in the opinion of the City Engineer, adequate dust control is not being maintained on any street or streets or other areas of the Subdivision, the City Engineer shall give notice to the SUBDIVIDER to comply with the provisions herein, or, at the election of the City Engineer, notice may be mailed to the SUBDIVIDER at his address on file with the City Engineer. If, within twenty-four (24) hours after personal service or within forty-eight (48) hours after mailing of notice, the SUBDIVIDER has not commenced to maintain adequate dust control or at any time thereafter fails to maintain adequate dust control, the City Engineer may, without further notice of any kind, cause any street or streets to be sprinkled with water or an approved dust palliative as may be deemed necessary by the City Engineer to eliminate the scattering of dust. Such dust

control shall be performed by equipment and personnel of the CITY or by contract as the City Engineer shall determine, and the SUBDIVIDER agrees to pay to CITY, upon receipt of the billing, therefore, the entire cost to the CITY of such dust control.

When the surfacing on any existing street is disturbed, the surfacing shall be immediately replaced with temporary surfacing and permanently paved within fourteen (14) calendar days thereafter. The streets shall be maintained in a safe and passable condition at all times between the commencement of construction of IMPROVEMENTS and final completion thereof.

10. Reimbursement.

If the City Municipal Code provides SUBDIVIDER with the right to receive cash reimbursement or impact fee credit because of the construction of certain improvements or the oversizing thereof, SUBDIVIDER must request payment of the cash reimbursement or preparation of a reimbursement agreement, whichever is applicable, or the impact fee credit prior to the date of final acceptance of all subdivision improvements by the City Council. Such request must be made in writing and received by the City Engineer prior to the date of final acceptance of the IMPROVEMENTS by City Council. SUBDIVIDER agrees that should it fail to make such written request by the date identified herein, SUBDIVIDER forever waives its right to request and receive any cash reimbursement, reimbursement agreement or impact fee credit.

11. Prevailing Wage Laws, Rules and Regulations.

SUBDIVIDER shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the SUBDIVISION. Unless otherwise advised in writing by the City, SUBDIVIDER shall be solely responsible for making any and all decisions regarding any portion or aspect of the SUBDIVISION including, without limitation, any form of reimbursement by the City to the SUBDIVIDER or any contractor, that will require the payment of prevailing wages. Further, SUBDIVIDER will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions

that may be initiated against applicant or any contractor as a result of failure to pay prevailing wages.

SUBDIVIDER shall defend, indemnify and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees arising out of, to the extent resulting from any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION. SUBDIVIDERS's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or administrative action against the City which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION.

SUBDIVIDERS's obligations to defend, indemnify and hold the City, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

The City may, at any time, require the SUBDIVIDER to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. SUBDIVIDER shall reimburse the City within thirty (30) days of receipt of an itemized written invoice from the City for costs actually incurred. Failure of the SUBDIVIDER to timely reimburse the City shall be considered a material violation of the conditions of approval of the SUBDIVISION.

12. Sole and Only Agreement.

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the matters set forth herein and contains all of the covenants and agreements between the parties regarding such matters. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or in writing, have been made by any party or anyone acting on behalf of any party which are not embodied in this Agreement, and no other agreement, statement or promises shall be valid or binding.

13. Severability.

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

14. Attorneys' Fees.

If an action at law or inequity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other reasonable relief to which he may be entitled. With respect to any suit, action or proceeding arising out of or related to this Agreement or the documentation related hereto, the parties hereby submit to the jurisdiction and venue of the Superior or Municipal Court, whichever is applicable, in the County of Kings, State of California for any proceeding arising hereunder.

15. Successors and Assigns.

The covenants and agreements contained in this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the parties hereto. This Agreement shall not be assignable by SUBDIVIDER without the express prior written consent of CITY.

16. Governing Law.

This Agreement shall be construed and governed pursuant to the laws of the State of California.

17. Time of the Essence.

Time is of the essence of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the 21st day of June, 2022.

SUBDIVIDER:

Presidio JJR Bella Vista II 150, LLC,
A Delaware Limited Liability Company
By: JJR Management Service, Inc.
A California Corporation
It's Operating Manager

By: _____

Joseph A. Leal, President

Presidio JJR Bonterra II 160, LLC,
A Delaware Limited Liability Company
By: JJR Management Service, Inc.
A California Corporation
It's Operating Manager

By: _____

Joseph A. Leal, President

CITY OF HANFORD APPROVAL:

By: 
Johnathan L. Doyel, P.E., P.L.S.
Public Works Director, City of Hanford

ATTEST:

By: 
Natalie Corral
City Clerk, City of Hanford

EXHIBIT "C"

SUBDIVISION IMPROVEMENT COST ESTIMATE

In accordance with Section 16.24.080 of the Hanford Municipal Code, estimated construction costs used in this Agreement are increased for projected inflation computed to the estimated mid-point of construction.

ESTIMATED CONSTRUCTION COST

Sanitary Sewers

Construction of sanitary sewer mains, manholes and appurtenances as shown on the approved improvement plans in accordance with City Standards and Specifications.

\$497,452.80

Storm Sewers

Construction of storm drain mains, manholes, catch basins and disposal facilities as shown on the approved improvement plan in accordance with City Standards.

\$299,182.00

Water System

Construction of water mains, hydrants, services and appurtenances as shown on the approved Improvement Plans in accordance with City Standards and Specifications.

\$700,091.60

Curb and Gutter and Other Concrete Construction

Construction of curb and gutter, sidewalk, wheelchair ramps, drive approaches, valley gutter and other concrete improvements as shown on the approved Improvement Plans in accordance with City Standards and Specifications.

\$743,960.10

Street Surfacing

Construct Type "B" asphalt concrete surfacing over Class II aggregate base as shown on the approved Improvement Plans in accordance with City Standards and Specifications.

\$893,426.30

Street Lighting

Install street lighting as shown on the approved Improvement Plans in accordance with City Standards and Specifications. \$121,550.00

Street Barricades

Install street barricades as shown on the approved Improvement Plans in accordance with City Standards and Specifications. \$ 4,550.00

Fencing, Landscaping, and Irrigation System

Construct fencing, block walls and install landscape and irrigation system improvements, misc. as shown on the approved Improvement Plans in accordance with City Standards and Specifications. \$473,772.00

Monuments and Lot Markers

Install permanent monuments and lot markers in accordance with City Standards and Specifications. \$ 10,400.00

Engineering Services

Engineering, surveying, & geotechnical services associated with Completion of the Subdivision Improvements. \$128,700.00

Earthwork Improvements

- Excavation & Compaction \$140,400.00
- Subgrade Compaction & Fine Grade \$141,350.30
- Final Lot Grading \$ 34,911.50
- Total Improvements subject to Plan Review & Insp. Fees \$4,189,746.60

Private Utilities

- Applicant Install Utilities Onsite Construct \$440,000.00

Total Estimated Improvement Cost (To be bonded with Final Map) \$4,629,746.60

SECURITY REQUIREMENTS

Performance	<u>\$4,629,746.60</u>
Labor and Materials	<u>\$2,314,873.30</u>
Warranty (Minimum 12-mo. from N.O.C.)	<u>\$ 462,974.66</u>

City Engineering Plan Review and Inspection Fee Schedule

City Engineering and Inspection Fees are established by Council Resolution No.1902, and are set forth below:

(1) 6% of first	\$ 5,000.00	\$ 300.00
(2) 5% of next	\$ 20,000.00	\$ 1,000.00
(3) 4.5% of next	\$ 75,000.00	\$ 3,375.00
(4) 3.5% of next	\$150,000.00	\$ 5,250.00
(5) 2% over	\$250,000.00	\$ 78,794.93

Total City Engineering Review and Inspection Fee obligation	\$ 88,719.93
Fee balance payable with this Agreement Acct. #001-2010-4937	<u>\$ 88,719.93</u>

NOTE:

- Engineering Plan Review & Inspection Fees are based on estimated cost of Improvements, including all items constructed both prior to & following posting of security.
- Private utility costs are not included in determination of City Engineering Plan Review and Inspection fee calculation.

Note: Additional fees and charges will be payable prior to approval of Final Map and Final Subdivision Agreement by the City Council, including:

12th Ave. Sewer Benefit District, Acct. #161-2161-5494 (22.56 Ac @ \$1,734.30/Ac) \$ 39,125.81

Street Sign Fee, Acct. #001-2010-4937 (9 @ \$200.00 Ea.) \$ 1,800.00
(Per intersection cost for sign blades furnished by City.)

Final Map Review Fee, Acct. #001-2010-4937	<u>\$ 1,250.00</u>
<u>X.XX</u> (Determined at completion of final map review.)	

Engineering Plan Review & Inspection Fees, Acct. #001-2010-4937 \$ 88,719.93

Storm Drainage Impact Fees, Acct. #184-2184-5504 (N/A) \$ 0.00
(Onsite drainage Basin provided, no impact to existing City drainage facilities)

Building Dept. block wall plan review fees paid from Acct. #001-2010-4937 \$ 0.00

SUBTOTAL \$130,895.74

PAID \$130,895.74

BALANCE DUE: \$0.00

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

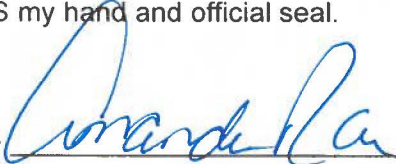
State of California
County of Tulare

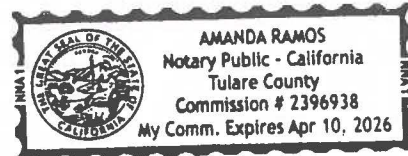
On May 31, 2022 before me, Amanda Ramos, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature  (Seal)



RECORDING REQUESTED BY:
CITY OF HANFORD



DOC NBR: 2400887 01/17/2024 12:34 PM
OFFICIAL RECORDS OF Kings County
Kristine Lee, Clerk/Recorder,
RECORDING FEE: \$0.00
COUNTY TAX: \$0.00
CITY TAX: \$0.00

When recorded return to:

City Clerk
City of Hanford
315 North Douty Street
Hanford, California 93230-3951

CONFORMED COPY

DOC TYPE: 17
2 PGS
R065

CITY OF HANFORD

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located near: Southeast corner of Centennial Drive and Fargo Avenue, in the City of Hanford.
2. The Improvement is particularly described as: Tract 928, Unit 3 Subdivision Infrastructure Improvements, recorded on November 8th, 2021, in Volume 27 of Licensed Surveyor's Plats, at page 07, Kings County Recorders.
3. The date of completion of the work of Improvement: 12/05/23
4. The Owner of the work of Improvement: City of Hanford
5. The nature of the owner's interest or estate: Fee Simple
6. The name of the original contractor for the work of Improvement: San Joaquin Valley Homes
7. The surety for the work of Improvement: Markel Insurance Company - Bond 4448059
8. Accepted by minute action of the City Council of the City of Hanford on: December 19, 2023.

I certify under penalty of perjury that the foregoing is true and correct.

Dated this 19 day of December, 2023.

BY: _____

Mark Kairis, Vice Mayor
City of Hanford, County of Kings, State of California

I, the undersigned, say:

I am the person who signed the foregoing notice. I have read the above notice and know its contents, and the facts stated therein are true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Hanford, California, this 19 day of December 2023.

BY: _____


Mark Kairis, Vice Mayor

City of Hanford, County of Kings, State of California

Authority: Section 1181 Civil Code

FINAL DRAFT

CITY OF HANFORD
DEVELOPMENT IMPACT FEE STUDY



SEPTEMBER 2019



FINAL DRAFT

CITY OF HANFORD DEVELOPMENT IMPACT FEE STUDY

Prepared for:

City of Hanford
900 South 10th Avenue
Hanford, CA 93230
Contact Person: Lou Camara, Public Works Director
Phone: (559) 585-2567

Consultant:



901 East Main Street
Visalia, CA 93292
Contact: Steve Brandt
Phone: (559) 733-0440

September 2019

Table of Contents

SECTION 1 - Executive Summary.....	1
SECTION 2 - Report Purpose and Organization	5
2.1 - Report Purpose	5
2.2 - Report Organization.....	6
2.3 - Basics of an Impact Fee Calculation	7
SECTION 3 - Population, Growth Estimates, and Assumptions.....	8
3.1 - Undeveloped Land Acreage Projections.....	8
3.2 - Residential Dwelling Unit Projections	12
3.3 - Non-Residential Square Footage Projections.....	12
3.4 - Assumption of Land Acquisitions Costs	13
3.5 - Adjustment for Downtown Uses, Educational Facilities, and Open Space.....	14
SECTION 4 - Fire Facilities.....	15
4.1 - Methodology for Calculating Fire Facilities Impact Fee	15
4.2 - Fire Facilities Impact, Need and Cost	16
4.3 - Determination of Fire Facilities Impact Fee	17
SECTION 5 - Police Facilities	20
5.1 - Methodology for Calculating Police Facilities Impact Fee.....	20
5.2 - Police Facilities Impact Need and Cost	21
5.3 - Determination of Police Facilities Impact Fee	22
SECTION 6 - Water Supply, Treatment and Storage Facilities.....	26
6.1 - Methodology for Calculating Water Impact Fee.....	26
6.2 - Water Infrastructure Impact, Need and Cost	26
6.3 - Determination of Water Impact Fee	27
SECTION 7 - Wastewater Collection and Treatment/Disposal Facilities	31
7.1 - Methodology for Calculating Wastewater Impact Fee.....	31
7.2 - Wastewater Infrastructure Impact Need and Cost	31
7.3 - Determination of Wastewater Impact Fee	32
SECTION 8 - Storm Drainage Facilities	35
8.1 - Methodology for Calculating Storm Drainage Impact Fee	35
8.2 - Storm Drainage Infrastructure Impact Need and Cost.....	35

8.3 - Determination of Storm Drainage Impact Fee	36
<i>SECTION 9 - Parks and Recreation Facilities</i>	<i>39</i>
9.1 - Methodology for Calculating Parks and Recreation Impact Fees	39
9.2 - Parks and Recreation Impact, Need and Cost	39
9.3 - Determination of Park Development Impact Fee	41
<i>SECTION 10 - Refuse/Recycling Collection</i>	<i>42</i>
10.1 - Methodology for Calculating Refuse/Recycling Collection Impact Fee.....	42
10.2 - Refuse/Recycling Collection Impact Need and Cost	42
10.3 - Determination of Calculating Refuse/Recycling Impact Fee	43
<i>SECTION 11 - Circulation Facilities.....</i>	<i>44</i>
11.1 - Methodology for Calculating Circulation Impact Fee	44
11.2 - Circulation Infrastructure Impact Need and Cost.....	44
11.3 - Determination of Circulation Impact Fee.....	47
<i>SECTION 12 - Comparison of Proposed Fees to Previous Fees and Fees of Nearby Cities</i>	<i>53</i>
12.1 - Comparison to Current Impact Fee Schedule	53
12.2 - Comparison to Other Cities' Impact Fees	57
<i>SECTION 13 - Implementation.....</i>	<i>58</i>
13.1 - Accounting.....	58
13.2 - Collection of Fees	58
13.3 - Non-conforming Buildings.....	58
13.4 - Increase in Fees for Inflation.....	58
13.5 - Credits and Reimbursements	59

List of Figures

Figure 3-1 Hanford General Plan Land Use Map.....	9
Figure 3-2 Developed and Vacant Lands	10
Figure 11-1 Future Streets, Intersections, and Signals Included.....	46

List of Tables

Table 1-1 Proposed Impact Fees for Fire, Police, Water, Wastewater, and Parks*	2
Table 1-2 Proposed Impact Fees for Storm Drainage	3
Table 1-3 Proposed Impact Fees for Refuse	4
Table 1-4 Proposed Impact Fees for Circulation	4
Table 3-1 Land Available for Development	11
Table 3-2 Projected Population	12
Table 3-3 Estimated Potential Residential Acreage and Units	12
Table 3-4 Estimated Potential of Non-Residential Building Square Footage	13
Table 3-5 Estimated Land Acquisition Costs	14
Table 4-1 Fire Incidence Response by Occupancy Type (2012-2017)	16
Table 4-2 Fire Facilities Costs	17
Table 4-3 Distribution of Fire Facilities Impact	18
Table 4-4 Fire Facilities Impact Fees	19
Table 5-1 Future Police Vehicle and Building Space Estimates	21
Table 5-2 Police Facilities Costs	21
Table 5-3 Police Incidents per Acre	23
Table 5-4 Distribution of Police Impact	24
Table 5-5 Police Facilities Impact Fee	24
Table 6-1 Water System Improvements for Future Users	27
Table 6-2 Distribution of Water Impact	28
Table 6-3 Redistribution of Open Space Water Impact to Residential Uses	29
Table 6-4 Water Impact Fee	30
Table 7-1 Wastewater System Improvements for Future Users	32
Table 7-2 Distribution of Wastewater Impact	33
Table 7-3 Wastewater Impact Fee	34
Table 8-1 Storm Drainage System Improvements for Future Users	35
Table 8-2 Distribution of Storm Drainage Impact	37
Table 8-3 Storm Drainage Impact Fee	38
Table 9-1 Development Costs for Hypothetical 10-acre Park	40
Table 9-2 Park Improvements for Future Users	40
Table 9-3 Park Cost Distribution and Impact Fee	41
Table 10-1 Estimated Refuse/Recycling Unit Costs	42
Table 10-2 Distribution of Refuse/Recycling Impact	43
Table 10-3 Commercial Refuse Impact Fee Formula	43
Table 11-1 Traffic Circulation Costs	45
Table 11-2 Land Use Category and Corresponding ITE Category	47
Table 11-3 Land Use Category Adjustment Factor	48
Table 11-4 Trip Demand Factor by Land Use Category with Adjustment Factor	49
Table 11-5 Estimated Total Trips from New Growth	50
Table 11-6 Cost per Trip Estimate	51
Table 11-7 Circulation Facilities Cost Allocation and Fee (except within Downtown Mixed Use)	51
Table 11-8 Circulation Facilities Cost Allocation and Fee (Downtown Mixed Use)	52

Table 12-1 Comparison of Proposed and Current Development Impact Fees for Fire, Police, Water, Wastewater and Parks	53
Table 12-2 Comparison of Proposed and Current Development Impact Fees for Storm Drainage	55
Table 12-3 Comparison of Proposed and Current Development Impact Fees for Circulation	56
Table 12-4 Comparison of Proposed and Current Development Impact Fees for a Single-family Residence	57
Table 12-5 Comparison of Proposed Development Impact Fees for a Single Family Residential Dwelling Unit with Nearby Cities' Estimate Fees (rounded to nearest dollar)	57
Table 13-1 Available Impact Fee Credits from Water, Wastewater, and Storm Drainage Impact Fee Accounts	60
Table 13-2 Available Impact Fee Credits from Circulation and Parks Impact Fee Accounts	61

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
ADJUSTING THE FIRE FACILITIES IMPACT FEE, POLICE FACILITIES IMPACT FEE,
WATER FACILITIES IMPACT FEE, WASTEWATER FACILITIES IMPACT FEE, STORM
DRAINAGE FACILITIES IMPACT FEE, PARKS FACILITIES IMPACT FEE, REFUSE
IMPACT FEE, AND THE TRANSPORTATION IMPACT FEE**

At a regular meeting of the City Council of the City of Hanford duly called and held on November 5, 2019 at 7:00 p.m. on said day, it was moved by Council Member Draxler, and seconded by Council Member Devine, and duly carried that the following resolution be adopted:

WHEREAS, Section 15.44.020 of the Hanford Municipal Code provides that the Parks Facilities Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.45.020 of the Hanford Municipal Code provides that the Fire Protection Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.46.020 of the Hanford Municipal Code provides that the Police Protection Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.47.020 of the Hanford Municipal Code provides that the Wastewater System Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.48.020 of the Hanford Municipal Code provides that the Transportation Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.49.020 of the Hanford Municipal Code provides that the Water System Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.50.020 of the Hanford Municipal Code provides that the Stormwater System Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.51.020 of the Hanford Municipal Code provides that the Refuse and Recycling Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.44.070 of the Hanford Municipal Code provides that the Parks Facilities Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.45.080 of the Hanford Municipal Code provides that the Fire Protection Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.46.080 of the Hanford Municipal Code provides that the Police Protection Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.47.080 of the Hanford Municipal Code provides that the Wastewater System Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.48.070 of the Hanford Municipal Code provides that the Transportation Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.49.080 of the Hanford Municipal Code provides that the Water System Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.50.080 of the Hanford Municipal Code provides that the Stormwater System Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.51.070 of the Hanford Municipal Code provides that the Refuse and Recycling Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months;

NOW, THEREFORE, in accordance with the provisions of Section 15.45.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 04-22-R adopted April 20, 2004, and City Council Resolution 15-09-R adopted April 7, 2015, BE IT RESOLVED that effective January 5, 2020, the City of Hanford Fire Protection Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit "A".

NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.44.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 05-64-R adopted November 1, 2005, and City Council Resolution 15-10-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Parks Facilities Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit "A".

NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.46.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 04-21-R adopted April 20, 2004; and City Council Resolution 15-08-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Police Protection Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit "A".

NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.47.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 05-63-R adopted November 1, 2005, and City Council Resolution 15-11-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Refuse and Recycling Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit "A".

NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.48.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 07-32-R adopted May 15, 2007 and City Council Resolution 15-15-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Stormwater Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit "A".

NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.46.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 07-29-R adopted

May 15, 2007; and City Council Resolution 15-12-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Transportation Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit “A”.

NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.47.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 07-30-R adopted May 15, 2007 and City Council Resolution 15-14-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Wastewater System Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit “A”.

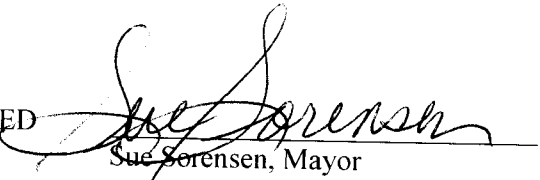
NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.48.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 07-31-R adopted May 15, 2007 and City Council Resolution 15-13-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Water System Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit “A”.

NOW, ALSO THEREFORE, in accordance with Sections 15.44.070, 15.45.080, 15.46.080, 15.47.080, 15.48.070, 15.49.080, 15.50.080, 15.51.070 of the Hanford Municipal Code, BE IT ALSO RESOLVED that effective July 1, 2020, and July 1 or each subsequent fiscal year, the impact fees be automatically adjusted, without further action by the City Council, by a percentage equal to the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months.

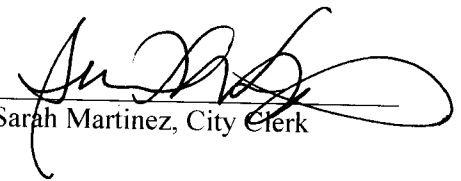
Passed and adopted at a regular meeting of the City Council of the City of Hanford, held on the 5th of November 2019, by the following votes:

AYES:	Council Member	Draxler
		Devine
		Ramirez
		Brieno
NOES:	Council Member	Sorensen
		Ø
		Ø
ABSTAIN:	Council Member	Ø
ABSENT:	Council Member	Ø

APPROVED


Sue Sorensen, Mayor

ATTEST:


Sarah Martinez, City Clerk

STATE OF CALIFORNIA)

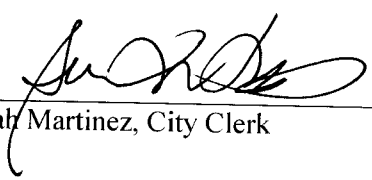
COUNTY OF KINGS)ss

CITY OF HANFORD)

I, SARAH MARTINEZ, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 5th day of November 2019.

Dated:

Nov. 5, 2019


Sarah Martinez, City Clerk

SECTION 11 - CIRCULATION FACILITIES

The following General Plan Objectives and Policies in the General Plan’s Chapter 4: Transportation & Circulation provide the foundation for the City's provisions of circulation infrastructure.

Policy T1: Coordination of Circulation and Land Use

Develop a circulation network that reinforces the desired land use pattern for Hanford, as identified in the land use element.

Policy T3: Circulation Map

Identify the locations of existing and future Highways, Major Arterials, Arterials, Collectors, and Minor Collectors with the Planned Area Boundary on the Circulation Map. Locations shown shall be fixed, with allowance for slight variation from the depicted alignments of new Collectors and Minor Collectors.

Policy T36: Traffic Impact Fees

Periodically review and update the traffic impact fee program to ensure new development contributes its fair share of funding for new street, intersection, and highway improvements.

11.1 - Methodology for Calculating Circulation Impact Fee

Figure 11-1 identifies the future streets, intersections, and signals that will be needed to implement the circulation goals of the General Plan. Table 11-1 lists the identified improvements. Each of these improvements has an estimated cost which is summed to obtain an estimated total cost of new circulation infrastructure needed to support new growth. Table 11-2 lists typical land uses along with their corresponding land use found in the Institute of Traffic Engineers (ITE) Manual. Because some uses’ vehicle trips are more often a result what is called pass-by trip (i.e. getting fuel for the car while on the way to work), Table 11-3 estimates an adjustment factor to adjust the raw daily trip estimates. Table 11-4 makes this adjustment and provides a trip demand factor for each identified use. identifies most typical land uses and develops a trip demand factor for each land use. Table 11-5 uses the estimated total future residential units and total future non-residential square footage to estimate the total future vehicle trips. Table 11-6 divides the total costs from Table 11-1 by the total trips from Table 11-5 to generate a cost per vehicle trip. Table 11-7 identifies the impact fee by multiplying the trip demand factor from Table 11-4 by the cost per vehicle trip in Table 11-6. Based upon the discussion in Section 3.5, a separate table for the impact fees for downtown uses is shown in Table 11-8. Fee amounts vary by the type of units used.

11.2 - Circulation Infrastructure Impact Need and Cost

Figure 11-1 shows that General Plan Circulation Map and identifies the future streets, intersections, and signals that will be needed to implement the circulation goals of the General Plan. The General

Plan goals, policies, and resulting map are based upon the estimated future growth of the city up to 2035. Only improvements attributable to future growth were included. Table 11-1 lists the identified improvements along with one grade separation project, the 9th Avenue interchange project, and seven other Caltrans projects. Each of these improvements has an estimated cost which is summed to obtain an estimated total cost of new circulation infrastructure needed to support new growth.

**Table 11-1
Traffic Circulation Costs**

Item	Count	Unit	Unit Cost	Total Facilities
Limited Arterial Roadway Improvements	13.90	miles	\$1,579,717	\$21,958,071
Arterial Roadway Improvements	36.31	miles	\$1,579,717	\$57,359,536
Collector Roadway Improvements	15.74	miles	\$599,339	\$9,433,591
Intersection Improvements	66	number	\$400,000	\$26,400,000
Traffic Signal Improvements	27	number	\$400,000	\$10,800,000
Railroad Grade Separation	1	number	\$15,000,000	\$15,000,000
9th Avenue Interchange	1	number	\$5,000,000	\$5,000,000
Other Caltrans Improvements	7	intersections	\$500,000	\$3,500,000
Subtotal				\$149,451,198
Contingency			15%	\$22,417,680
Engineering			15%	\$22,417,680
Arterial and Limited Arterial Right of Way in Excess of 42 feet wide*	3,446,414.40	square feet	\$2.066	\$7,120,292
Total Traffic Circulation Costs				\$201,406,849

* Square feet is the linear miles of arterials and limited arterials multiplied by 13 feet. Unit cost is \$90,000 per acre converted to square feet.

Source: Hanford General Plan, Hanford Public Works Dept.

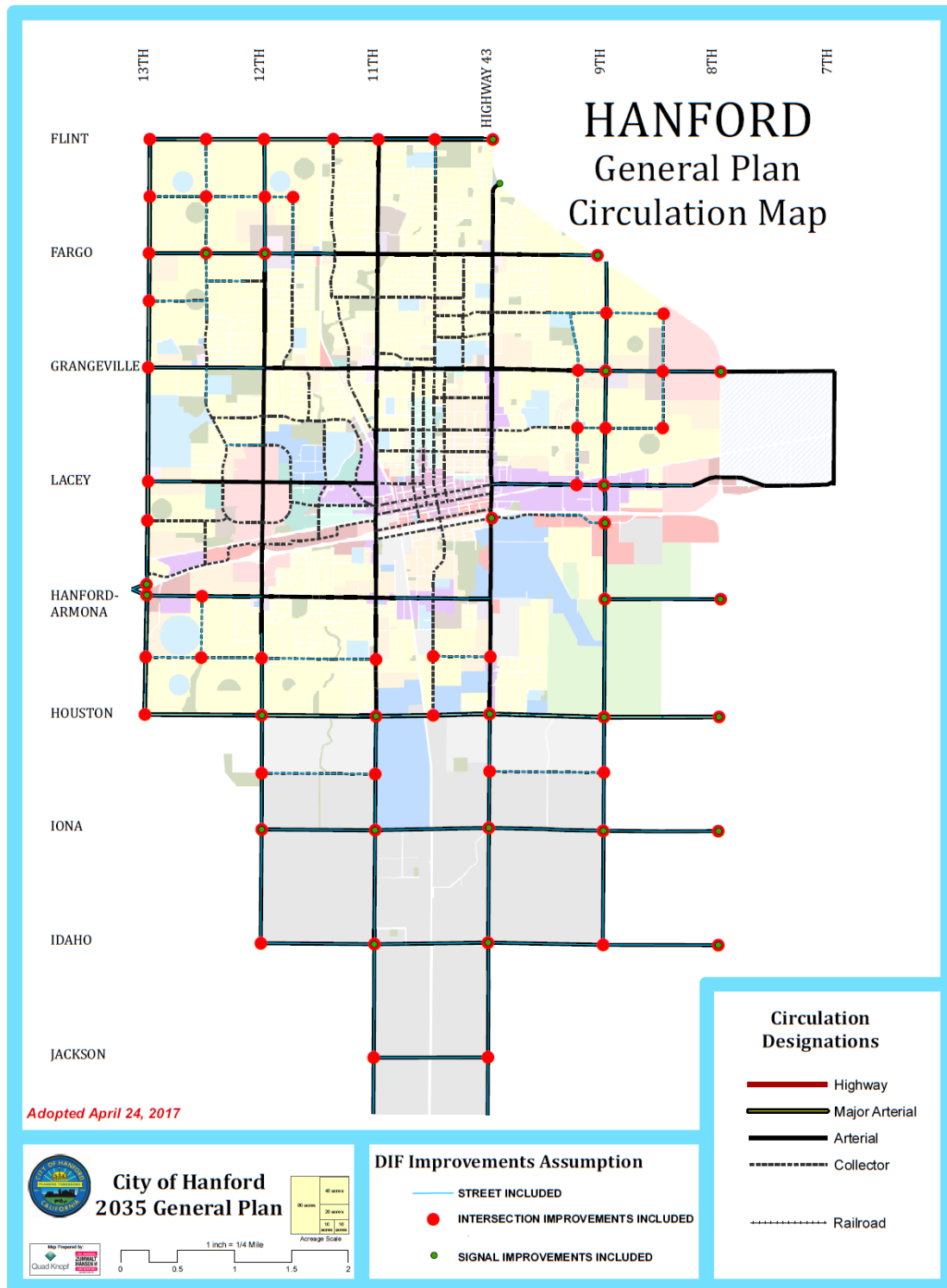


Figure 11-1
Future Streets, Intersections, and Signals Included

SECTION 13 - IMPLEMENTATION

The new impact fees will be effective 60 days after they are adopted by resolution by the City Council. In order to effectively implement the impact fee program, several practices and procedures must be established. This section discusses accounting, collection, and reimbursement.

13.1 - Accounting

Proceeds from the development impact fees must be collected and segregated into separate accounts to ensure that fees are used for the purposes and projects for which the fees are collected. The City need not provide separate accounts for different projects or improvements that are part of a specific impact fee and can utilize these monies for any project included in the original fee justification based on present day priorities. For example, traffic impact fees may be used for the highest priority traffic project that was included in the fee justification, as determined by the City Council. Annual reporting to the City Council of the status of each impact fee fund is required by law.

13.2 - Collection of Fees

Government Code Section 66007, adopted in 2007, states that the agency shall not require the collection of impact fees for residential development projects until either the final inspection has been made or the certificate of occupancy has been issued, whichever comes first. Most cities meet this requirement by identifying the amount of the fees when the building permit is issued, and then flagging the project so that final inspection is not given until the fees are paid. This code section does not apply to non-residential development projects.

13.3 - Non-conforming Buildings

There can be uncertainty about whether to collect impact fees when it is found that a building or dwelling has been constructed without proper building permits. When an unpermitted building or dwelling is discovered by the City and made to obtain a building code conformance permit, impact fees should also be paid.

13.4 - Increase in Fees for Inflation

Impact fees and the standard reimbursement amounts should be adjusted at least once per year to account for inflation. These adjustments are usually based upon Engineering News Record Construction Costs Index (ENRCCI), which estimates a general percentage change in construction costs over the previous year.

It is strongly recommended that, as part of the initial adoption of impact fees, the Council direct City staff to automatically increase fees once a year based on ENRCCI, as opposed to having the Council vote for increases every year. Voting once to authorize automatic yearly increases allows the City

to collect the full and current amount of impact fees on vesting tentative map subdivisions when new homes are constructed on those maps.

13.5 - Credits and Reimbursements

From time to time there will be instances where a developer may construct an infrastructure improvement for which fees are being collected. In these cases, the City can provide a fee credit in exchange for the actual infrastructure improvement that is constructed. Many cities provide a credit based on actual costs of construction. However, if actual unit costs are higher than are estimated in this study due to special circumstance, inflation, or otherwise, then those cities will be paying out more than they would have collected. An alternative approach that better protects the City from the risk of cost fluctuation is to only provide a credit based on the unit costs in this report and the master plans it relied upon for costs. This puts the risk of cost fluctuation on the developer. If costs are higher, the developer must cover that cost. Conversely, if the developer can build the infrastructure improvements for less, then the developer gets to keep that cost savings.

It is recommended that the amount of any fee credits be specifically identified in writing and approved by the City Engineer prior to approval of a final map for a residential project or issuance of a building permit for a non-residential project. If the amount to be credited is greater than amount of the impact fee, a cash reimbursement can be identified in writing and approved by the City Engineer and the Finance Director. The cash reimbursement for residential projects should be paid at final occupancy (the same time the fees are paid). All credits must be paid from their respective impact fee account. One account cannot pay a credit for another account.

Figures 13-1 and 13-2 list the types of credits and credit amounts that can be provided if the developer constructs improvements. Improvements that are not specifically listed in their respective master plans would only be creditable at the discretion of the Public Works Director. The amount of the credit should be automatically adjusted each year at the same rate that the impact fees are adjusted.

For water, wastewater, and storm drain pipelines the reimbursement credit will be the difference between the credit amount of an 8" water line and the credit amount of the required size, the credit amount of an 8" wastewater line and the credit amount of the required size, and the credit amount of a 12" storm drain line and the credit amount of the required size. There will be no credits given for 8" water and wastewater line installation or 12" storm drain line installation.

For wastewater lift stations, the reimbursement credit will be the difference between the ultimate design size being required in gallons per minute (gpm) and the size in gpm that would be required to serve the individual development.

Table 13-1
Available Impact Fee Credits from Water, Wastewater, and Storm Drainage Impact Fee Accounts

Item	Credit per Unit	Unit
Water		
8" Pipeline	\$65.00	lineal foot
12" Pipeline	\$173.25	lineal foot
18" Pipeline	\$210.28	lineal foot
Groundwater Well (1,500 gpm)	\$1,200,259.00	each
Pump Station (3 @ 3,100 gpm)	\$4,002,999.00	each
Pump Station (4 @ 1,400 gpm)	\$2,738,421.00	each
Storage Tank (1.5 MG)	\$3,419,975.00	each
Land for Storage Tank or Well	\$40,000.00	acre
Wastewater		
8" Gravity Main	\$178.00	lineal foot
12" Gravity Main	\$301.53	lineal foot
15" Gravity Main	\$316.08	lineal foot
18" Gravity Main	\$341.21	lineal foot
21" Gravity Main	\$370.30	lineal foot
24" Gravity Main	\$384.85	lineal foot
27" Gravity Main	\$444.36	lineal foot
30" Gravity Main	\$522.39	lineal foot
36" Gravity Main	\$649.35	lineal foot
18" Force Main	\$304.39	lineal foot
Lift Station	\$1,382.80	gpm
Storm Drain		
12" Pipeline	\$96.00	lineal foot
21" Pipeline	\$219.54	lineal foot
24" Pipeline	\$259.21	lineal foot
30" Pipeline	\$318.72	lineal foot
36" Pipeline	\$378.24	lineal foot
42" Pipeline	\$437.75	lineal foot
48" Pipeline	\$517.10	lineal foot
60" Pipeline	\$596.45	lineal foot
96" Pipeline	\$1,014.36	lineal foot
Retention Basin (0 to 5 acre feet)	\$33,040.08	acre foot
Retention Basin (Over 5 to 10 acre feet)	\$19,725.46	acre foot
Retention Basin (Over 10 to 20 acre feet)	\$11,224.84	acre foot
Retention Basin (Over 20 acre feet)	\$6,816.16	acre foot

The available fee credits for circulation and park improvements made by developers are listed in Table 13-2. These are set fees that coincide with the unit costs used to calculate the impact fees. Actual costs will not be used to determine fee credits. The Public Works Department will evaluate improvement plans when they are submitted to determine the type of fee credits that apply and their amount.

The right of way fee credit only applies to credit for right of way for General Plan designated arterials and limited arterials. The amount of square feet dedicated beyond a 42-foot wide half street will be eligible for fee credit. This fee credit would not apply to outlot parcels used for landscaping or other purposes.

Table 13-2
Available Impact Fee Credits from Circulation and Parks Impact Fee Accounts

Item	Credit per Unit	Unit
Circulation - Arterial and Major Arterial Street		
Median Curb (both sides)	\$20.00	lineal foot
Median Concrete (16' wide)	\$160.00	lineal foot
Pavement (one side - 22' wide)	\$79.59	lineal foot
Right of Way in exceeding 42' wide half street	\$2.066	square foot
Circulation - Collector Street		
Pavement (one side - 18' wide)	\$56.76	lineal foot
Circulation - Street Intersections		
Traffic Signal	\$400,000.00	each
Intersection Improvements (full)	\$400,000.00	each
Parks - Must be Identified in General Plan		
Park Improvements	\$184,255.15	acre
Land for Park	\$90,000.00	acre

Item	Credit per Unit	Unit	2019 to 2023 = 16.79% increase
Water			
8" Pipeline	\$65.00	LF	\$75.91
12" Pipeline	\$173.25	LF	\$202.34
18" Pipeline	\$210.28	LF	\$245.59
Groundwater Well (1,500 gpm)	\$1,200,259.00	EA	\$1,401,782.49
Pump Station (3 @ 3,100 gpm)	\$4,002,999.00	EA	\$4,675,102.53
Pump Station (4 @ 1,400 gpm)	\$2,738,421.00	EA	\$3,198,201.89
Storage Tank (1.5 MG)	\$3,419,975.00	EA	\$3,994,188.80
Land for Storage Tank or Well	\$40,000.00	AC	\$46,716.00
Wastewater			
8" Gravity Main	\$178.00	LF	\$207.89
12" Gravity Main	\$301.53	LF	\$352.16
15" Gravity Main	\$316.08	LF	\$369.15
18" Gravity Main	\$341.21	LF	\$398.50
21" Gravity Main	\$370.30	LF	\$432.47
24" Gravity Main	\$384.85	LF	\$449.47
27" Gravity Main	\$444.36	LF	\$518.97
30" Gravity Main	\$522.39	LF	\$610.10
36" Gravity Main	\$649.35	LF	\$758.38
18" Force Main	\$304.39	LF	\$355.50
Lift Station	\$1,382.80	GPM	\$1,614.97
Storm Drain			
12" Pipeline	\$96.00	LF	\$112.12
21" Pipeline	\$219.54	LF	\$256.40
24" Pipeline	\$259.21	LF	\$302.73
30" Pipeline	\$318.72	LF	\$372.23
36" Pipeline	\$378.24	LF	\$441.75
42" Pipeline	\$437.75	LF	\$511.25
48" Pipeline	\$517.10	LF	\$603.92
60" Pipeline	\$596.45	LF	\$696.59
96" Pipeline	\$1,014.36	LF	\$1,184.67
Retention Basin (0 to 5 acre feet)	\$33,040.08	AC-FT	\$38,587.51
Retention Basin (Over 5 to 10 acre feet)	\$19,725.46	AC-FT	\$23,037.36
Retention Basin (Over 10 to 20 acre feet)	\$11,224.84	AC-FT	\$13,109.49
Retention Basin (Over 20 acre feet)	\$6,816.16	AC-FT	\$7,960.59
Circulation - Arterial and Major Arterial Street			
Median Curb (both sides)	\$20.00	LF	\$23.36
Median Concrete (16' wide)	\$160.00	LF	\$186.86
Pavement (one side - 22' wide)	\$79.59	LF	\$92.95
Right of Way in exceeding 42' wide half street	\$2.07	LF	\$2.41
Circulation - Collector Street			
Pavement (one side - 18' wide)	\$56.76	LF	\$66.29
Circulation - Street Intersections			
Traffic Signal	\$400,000.00	EA	\$467,160.00
Intersection Improvements (full)	\$400,000.00	EA	\$467,160.00
Parks - Must be Identified in General Plan			
Park Improvements	\$184,255.15	AC	\$215,191.59
Land for Park	\$90,000.00	AC	\$105,111.00

Tract 928, Unit 3 Reimbursement Summary

The subdivision agreement for Tract 928, Unit 3 states that reimbursements are allowed for certain improvements, and must be made “in writing prior to the Notice of Completion being accepted by the City Council. The conditions of approval, which are included in the Resolution 20-23-R for Tract 928, states that reimbursements shall be made per the City Impact Fee Reimbursements document.

Per the Subdivision Agreement:

10. Reimbursement.

If the City Municipal Code provides SUBDIVIDER with the right to receive cash reimbursement or impact fee credit because of the construction of certain improvements or the oversizing thereof, SUBDIVIDER must request payment of the cash reimbursement or preparation of a reimbursement agreement, whichever is applicable, or the impact fee credit prior to the date of final acceptance of all subdivision improvements by the City Council. Such request must be made in writing and received by the City Engineer prior to the date of final acceptance of the IMPROVMENTS by City Council. SUBDIVIDER agrees that should it fail to make such written request by the date identified herein, SUBDIVIDER forever waives its right to request and receive any cash reimbursement, reimbursement agreement or impact fee credit.

The developer states that a request for reimbursement was made in September 2023. The Notice of Completion was approved by City Council in October 2023.

The developer, per the Conditions of Approval, was required to submit three cost proposals prior to construction for the costs incurred for the improvements for review and approval by the City Engineer prior to start of construction.

The developer did not submit any cost proposals for work performed on Fargo Avenue or Sangiovese Street. Reimbursements for pavement are determined by the City Impact Fee Study with a cost escalator, and Caltrans costs for construction of the additional specified improvements that are stated in the Conditions of Approval.

The following exhibits are from the City Impact Fee Study. Reimbursements are allowed for BLUE streets as shown below. Tract 928, Unit 3 reimbursements include street, sewer, and water improvements in Fargo Avenue (Arterial) and Sangiovese Street (Collector).

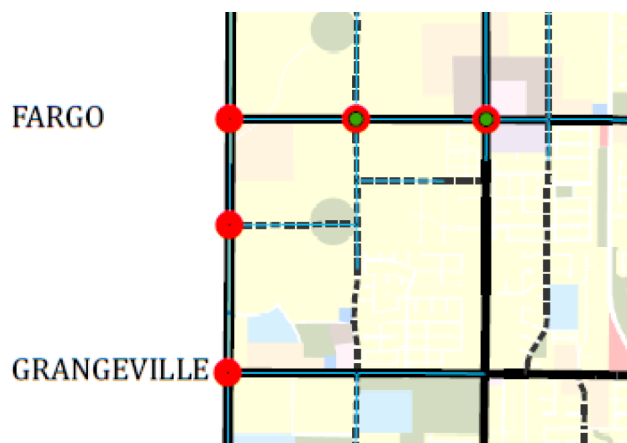


Table 13-1
Available Impact Fee Credits from Water, Wastewater, and Storm Drainage Impact Fee Accounts

Item	Credit per Unit	Unit
Water		
8" Pipeline	\$65.00	lineal foot
12" Pipeline	\$173.25	lineal foot
18" Pipeline	\$210.28	lineal foot
Groundwater Well (1,500 gpm)	\$1,200,259.00	each
Pump Station (3 @ 3,100 gpm)	\$4,002,999.00	each
Pump Station (4 @ 1,400 gpm)	\$2,738,421.00	each
Storage Tank (1.5 MG)	\$3,419,975.00	each
Land for Storage Tank or Well	\$40,000.00	acre
Wastewater		
8" Gravity Main	\$178.00	lineal foot
12" Gravity Main	\$301.53	lineal foot
15" Gravity Main	\$316.08	lineal foot
18" Gravity Main	\$341.21	lineal foot
21" Gravity Main	\$370.30	lineal foot
24" Gravity Main	\$384.85	lineal foot
27" Gravity Main	\$444.36	lineal foot
30" Gravity Main	\$522.39	lineal foot
36" Gravity Main	\$649.35	lineal foot
18" Force Main	\$304.39	lineal foot
Lift Station	\$1,382.80	gpm
Storm Drain		
12" Pipeline	\$96.00	lineal foot
21" Pipeline	\$219.54	lineal foot
24" Pipeline	\$259.21	lineal foot
30" Pipeline	\$318.72	lineal foot
36" Pipeline	\$378.24	lineal foot
42" Pipeline	\$437.75	lineal foot
48" Pipeline	\$517.10	lineal foot
60" Pipeline	\$596.45	lineal foot
96" Pipeline	\$1,014.36	lineal foot
Retention Basin (0 to 5 acre feet)	\$33,040.08	acre foot
Retention Basin (Over 5 to 10 acre feet)	\$19,725.46	acre foot
Retention Basin (Over 10 to 20 acre feet)	\$11,224.84	acre foot
Retention Basin (Over 20 acre feet)	\$6,816.16	acre foot

The available fee credits for circulation and park improvements made by developers are listed in Table 13-2. These are set fees that coincide with the unit costs used to calculate the impact fees. Actual costs will not be used to determine fee credits. The Public Works Department will evaluate improvement plans when they are submitted to determine the type of fee credits that apply and their amount.

The right of way fee credit only applies to credit for right of way for General Plan designated arterials and limited arterials. The amount of square feet dedicated beyond a 42-foot wide half street will be eligible for fee credit. This fee credit would not apply to outlot parcels used for landscaping or other purposes.

Table 13-2
Available Impact Fee Credits from Circulation and Parks Impact Fee Accounts

Item	Credit per Unit	Unit
Circulation - Arterial and Major Arterial Street		
Median Curb (both sides)	\$20.00	lineal foot
Median Concrete (16' wide)	\$160.00	lineal foot
Pavement (one side - 22' wide)	\$79.59	lineal foot
Right of Way in exceeding 42' wide half street	\$2.066	square foot
Circulation - Collector Street		
Pavement (one side - 18' wide)	\$56.76	lineal foot
Circulation - Street Intersections		
Traffic Signal	\$400,000.00	each
Intersection Improvements (full)	\$400,000.00	each
Parks - Must be Identified in General Plan		
Park Improvements	\$184,255.15	acre
Land for Park	\$90,000.00	acre

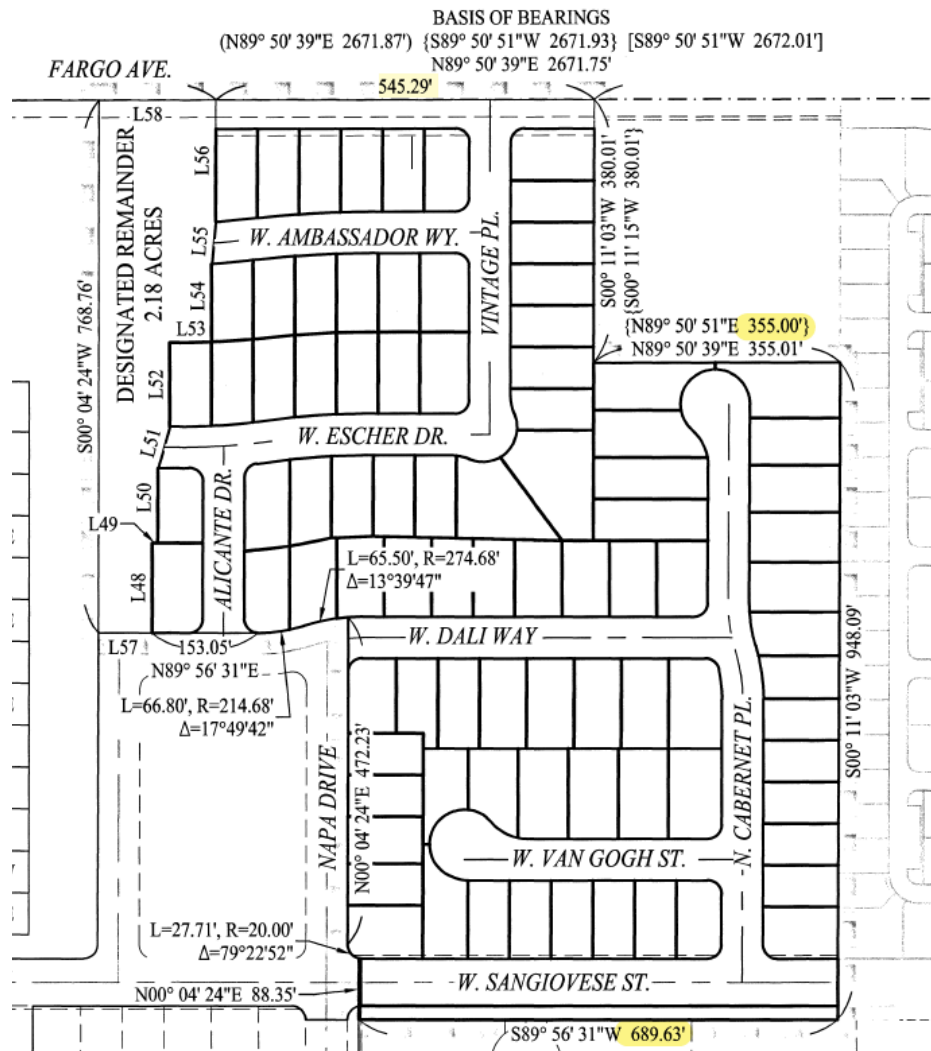
The reimbursable costs for improvements shall include an ENR Escalator (based on Impact Fee Reimbursement document adoption date to the Notice of Completion date (September 2019 to December 2023). The escalator to costs stated in the City Impact Fee Study are determined to be 19.48% increase in costs stated.

Engineering News Record Construction Costs Index (ENRCCI)

Item	Credit per Unit	Unit	2019 to 2023 = 16.79% increase
Water			
8" Pipeline	\$65.00	LF	\$75.91
12" Pipeline	\$173.25	LF	\$202.34
18" Pipeline	\$210.28	LF	\$245.59
Groundwater Well (1,500 gpm)	\$1,200,259.00	EA	\$1,401,782.49
Pump Station (3 @ 3,100 gpm)	\$4,002,999.00	EA	\$4,675,102.53
Pump Station (4 @ 1,400 gpm)	\$2,738,421.00	EA	\$3,198,201.89
Storage Tank (1.5 MG)	\$3,419,975.00	EA	\$3,994,188.80
Land for Storage Tank or Well	\$40,000.00	AC	\$46,716.00
Wastewater			
8" Gravity Main	\$178.00	LF	\$207.89
12" Gravity Main	\$301.53	LF	\$352.16
15" Gravity Main	\$316.08	LF	\$369.15
18" Gravity Main	\$341.21	LF	\$398.50
21" Gravity Main	\$370.30	LF	\$432.47
24" Gravity Main	\$384.85	LF	\$449.47
27" Gravity Main	\$444.36	LF	\$518.97
30" Gravity Main	\$522.39	LF	\$610.10
36" Gravity Main	\$649.35	LF	\$758.38
18" Force Main	\$304.39	LF	\$355.50
Lift Station	\$1,382.80	GPM	\$1,614.97
Storm Drain			
12" Pipeline	\$96.00	LF	\$112.12
21" Pipeline	\$219.54	LF	\$256.40
24" Pipeline	\$259.21	LF	\$302.73
30" Pipeline	\$318.72	LF	\$372.23
36" Pipeline	\$378.24	LF	\$441.75
42" Pipeline	\$437.75	LF	\$511.25
48" Pipeline	\$517.10	LF	\$603.92
60" Pipeline	\$596.45	LF	\$696.59
96" Pipeline	\$1,014.36	LF	\$1,184.67
Retention Basin (0 to 5 acre feet)	\$33,040.08	AC-FT	\$38,587.51
Retention Basin (Over 5 to 10 acre feet)	\$19,725.46	AC-FT	\$23,037.36
Retention Basin (Over 10 to 20 acre feet)	\$11,224.84	AC-FT	\$13,109.49
Retention Basin (Over 20 acre feet)	\$6,816.16	AC-FT	\$7,960.59
Circulation - Arterial and Major Arterial Street			
Median Curb (both sides)	\$20.00	LF	\$23.36
Median Concrete (16' wide)	\$160.00	LF	\$186.86
Pavement (one side - 22' wide)	\$79.59	LF	\$92.95
Right of Way in exceeding 42' wide half street	\$2.07	LF	\$2.41
Circulation - Collector Street			
Pavement (one side - 18' wide)	\$56.76	LF	\$66.29
Circulation - Street Intersections			
Traffic Signal	\$400,000.00	EA	\$467,160.00
Intersection Improvements (full)	\$400,000.00	EA	\$467,160.00
Parks - Must be Identified in General Plan			
Park Improvements	\$184,255.15	AC	\$215,191.59
Land for Park	\$90,000.00	AC	\$105,111.00

Tract 928, Unit 3 Final Map boundary:

Reimbursements are eligible for improvements on Fargo Avenue frontage (545 lf) and offsite (Not a Part – 355 lf), and on Sangiovese Street (689 lf).



Pavement and Oversize of Sanitary Sewer, Water, and Storm Reimbursements:

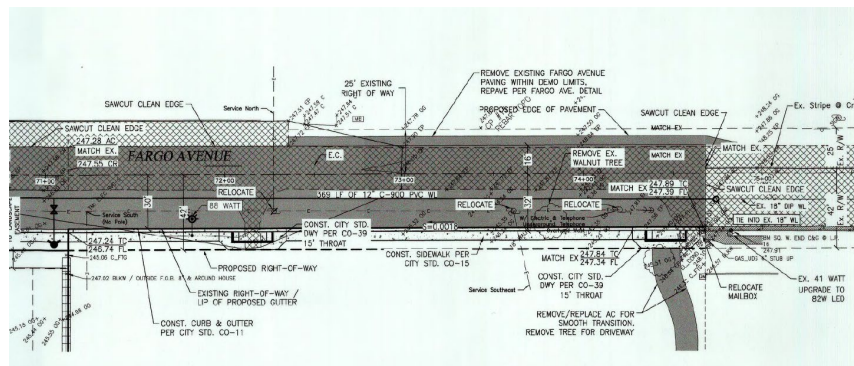
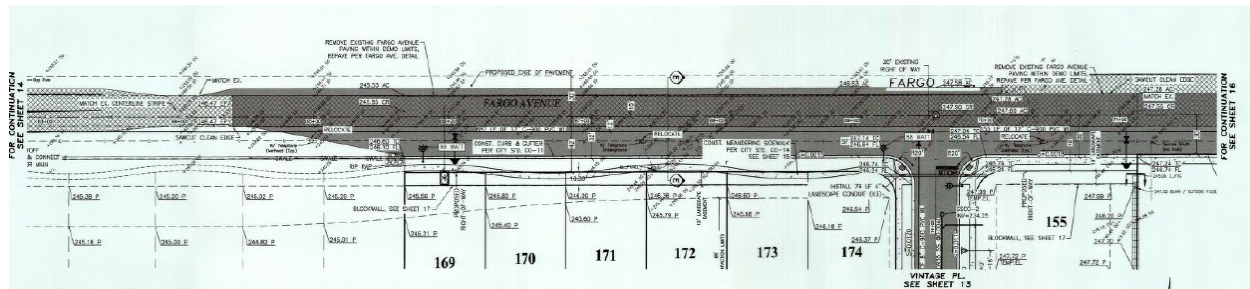
Per the City Impact Fee Study:

For water, wastewater, and storm drain pipelines the reimbursement credit will be the difference between the credit amount of an 8" water line and the credit amount of the required size, the credit amount of an 8" wastewater line and the credit amount of the required size, and the credit amount of a 12" storm drain line and the credit amount of the required size. There will be no credits given for 8" water and wastewater line installation or 12" storm drain line installation.

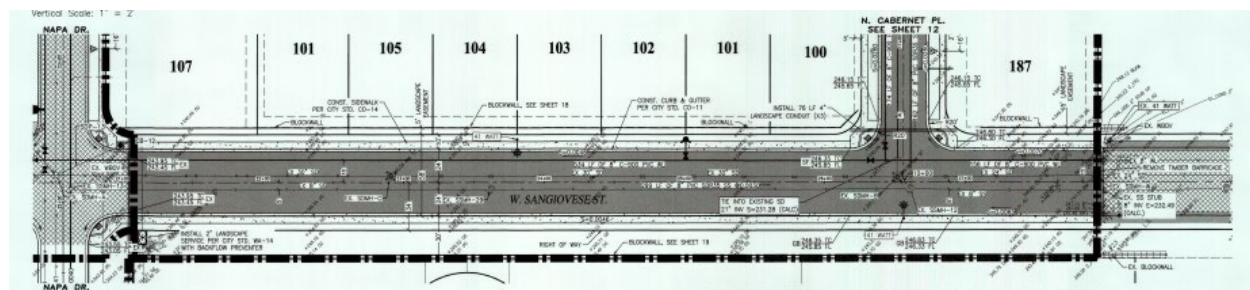
Fargo Avenue Reimbursements:

The improvements on Fargo Avenue included pavement across the frontage and pavement and right of way acquisition across the Not a Part parcel to the east. Additionally, a reimbursement for the installation of an oversized 12" water main in Fargo is included.

The conditions state that a 15" sanitary sewer main was to be installed in Fargo Avenue, however, the developer did not install the sewer main stated in the Conditions of Approval and as shown on the city Sewer Masterplan. Therefore, the developer shall contribute their share of an 8" sanitary sewer main in Fargo Avenue for a future city project to perform the work.



Improvements on Sangiovese Street included pavement and installation of an 8" water main. The water main is not oversized, and therefore only the pavement reimbursement for a Collector street per the City Impact Fee Study shall be included.



The Conditions of Approval state the following:

- That a traffic signal be installed at the intersection of Centennial Drive and Fargo Ave at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development of the subdivision.

A traffic signal is identified at the intersection of Fargo Avenue and Centennial Drive to be installed, which would be reimbursable. The developer provided information to the city that the project did not warrant a traffic signal with their development, therefore the traffic signal is not required with Tract 928 development.

5. That the developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage and make street improvements. City to reimburse for offsite right-of-way and improvement cost.
6. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their development impact fee for permanent street improvements constructed by developer within Fargo Ave, consisting of street paving, median curbs, and median concrete as identified in the City's Impact Fee Program. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvement and the reconstruction of the existing Fargo Ave street section, if required, will not be subject to a credit. Developer shall agree that all reimbursements will be made pursuant to the City's Impact Fee Program reimbursement schedule.

Not a Part improvements:

Additional right of way was acquired by the developer across the Not a Part parcel and improvements including paving, curb and gutter, and striping and signage are reimbursable.

The Conditions of Approval state that Fargo Avenue frontage reimbursements include street paving and median curbs and median concrete as identified in the City Impact Fee Study. Median curbs and concrete were not installed with the project.

2. A 15-inch diameter sanitary sewer main shall be installed within Fargo Avenue in accordance with the Sewer System Master Plan. **Developer did NOT install this sewer main**
3. That the developer may be entitled to a refund for sewer main over-sizing in accordance with City Municipal Code Section 13.08. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Works Department for review and approval. The developer shall agree that all reimbursements will be made pursuant to the City's Impact Fee Program reimbursement schedule.

The 15" sanitary sewer main was not installed in Fargo Avenue as was required in the Conditions of Approval and the City Sewer Master Plan. The developer shall pay their share of an 8" sewer line in Fargo Avenue per the City Impact Fee Study.

2. A 12-inch water main shall be installed within Fargo Avenue & Centennial Drive in accordance with the Water System Master Plan.
3. That the developer may be entitled to a refund for water main over-sizing in accordance with City Municipal Code Section 13.04. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Works Department for review and approval. The developer shall agree that all reimbursements will be made pursuant to the City's Impact Fee Program reimbursement schedule.

A 12" water main was installed in Fargo Avenue, and the developer is entitled to a reimbursement for oversizing of the water main from 8" to 12" per the City Impact Fee Study.

Reimbursement unit costs: (escalator of 19.48% to be applied.

- Additional off site right of way Per the Impact Fee Study is \$2.066 per s.f.
- Arterial Pavement (Fargo) – one side, 22' wide at \$79.59 per lf
- Offsite Arterial Pavement - \$79.59 per lf / 22' wide = \$3.62 per s.f.
- Collector Pavement (Sangiovese) – one side, 18' wide at \$56.76 per lf.
- Pavement Striping per Caltrans construction costs is \$1.00 per lf, plus thermoplastic arrows at \$4.75 per sf. – Current costs with no escalator.
- Signage per Caltrans construction costs are \$300.00 per sign. – current costs with no escalator.
- Curb and gutter per Caltrans construction costs is \$65.92 per lf. – current costs with no escalator.
- Oversize 8" to 12" water main cost is \$108.25.
- Not a Part 12" water main cost is \$173.25.

1. Fargo - Offsite/Not a Part right of way and improvements: Not a Part frontage=355.00 lf.

- Offsite Right of way to be acquired: 12' additional right of way (30' to 42') along the "Not a Part" parcel.
 - 12' wide x 355.00' length = 4,260 sf of R/W; 4,260sf x 2.066 per sf = \$8,801.16 x 119.48% = **\$10,515.63 to be reimbursed from the Transportation Impact Fees for Offsite R/W on Fargo.**
- Offsite Pavement from edge of pavement to gutter lip: \$3.62 per sf x (355 lf x 20' wide)= \$25,702.00 x 119.48% = **\$30,708.75 to be reimbursed from the Transportation Impact Fees for offsite frontage pavement.**
- Offsite curb and gutter: Cost for curb and gutter not provided by developer and is determined by Caltrans minor concrete cost for curb and gutter. \$65.92 per LF x 355 LF = **\$23,401.60 to be reimbursed from Transportation Impact Fees for offsite frontage curb and gutter.**
- Water Main 12": 682' + 369' = 1051' installed (506' offsite and 545 frontage)
 - Offsite 12" Water Main installed: (\$173.25 x 119.48% = \$207.00 per LF)
 - 506' (per improvement plans) x \$207.00 = **\$104,742.00 to be reimbursed from the Water Impact Fees for offsite water main.**
- Signing and striping on Fargo Avenue: (2280 lf + 2 arrow legends) **Striping not applied per plans, diagonal lines omitted.** Per Caltrans costs = \$1.00 x 2380 lf x 2 (double yellow lines) = \$4,760. Thermoplastic arrows = \$4.75 per sf. 2 arrows x 15 sf x \$4.75 = \$142.50 reimbursement for arrows. **Total reimbursement for striping \$4,902.50 from Transportation Impact Fees.**

- Signage as determined by Caltrans costs = \$300 each X 1 sign = **\$300.00 reimbursement for signage from Transportation Impact Fees.**
- 2. Fargo frontage improvements: Site frontage improvements: 545.29 lf
 - Frontage Pavement from edge of pavement to gutter lip (22'): \$79.59 per LF (for 22' if paving.) x 545 LF = \$43,376.55 x 119.48% = **\$51,826.30 to be reimbursed from the Transportation Impact Fees for frontage pavement.**
- 3. Water Main 12": 682' + 369' = 1051' installed (545' frontage)
 - a. Frontage Water Main: Oversize from 8" to 12": \$173.25 - \$65.00 = \$108.25 x 119.48% = \$129.34 per lf.
 - i. 545' x \$129.64 = **\$70,490.30 to be reimbursed from the Water Impact Fees for oversize water main.**
- 4. Sewer Main: Developer to pay for share of 8" SS main – SS main was not installed as required per masterplan:
 - a. 8"SS: \$178.00 x 119.48% = \$212.67 per lf. Developer share is 50% of 8" SS=\$106.33
 - b. 545' x \$106.33 = **Credit of \$57,949.85 to be paid by developer to the Sewer Impact Fees.**
- 5. Reimbursement for Final Map review (per invoices from Acting City Surveyor Michael Sutherland plus 10% markup: \$1,537.50 x 110% = **Credit of \$1,691.25 to be paid by Developer for final map review to the Engineering Special Services for Plan Review fund.**

Sangiovese Street Improvements (Collector)

- 6. Sangiovese improvements: Site frontage improvements: 689.63 lf
 - Pavement for Collector (18'-one side): \$56.76 per lf x 689.63 LF = \$39,143.40 x 119.48% = **\$46,768.53 to be reimbursed from the Transportation Impact Fees for Collector Street pavement.**

Summary:

Transportation Impact Fees – \$10,515.63 + \$30,708.75 + \$23,401.60 + \$4,902.50 + \$300.00 + \$51,826.30 + \$46,768.53 =	\$168,423.31
Water Impact Fees - \$104,742.00 + \$70,490.30 =	\$175,232.30
Sewer Impact Fees – Credit -\$57,949.85 =	-\$57,949.85
Final Map Review – Credit -\$1,691.25 =	-\$1,691.25
Total Reimbursement =	\$284,014.51

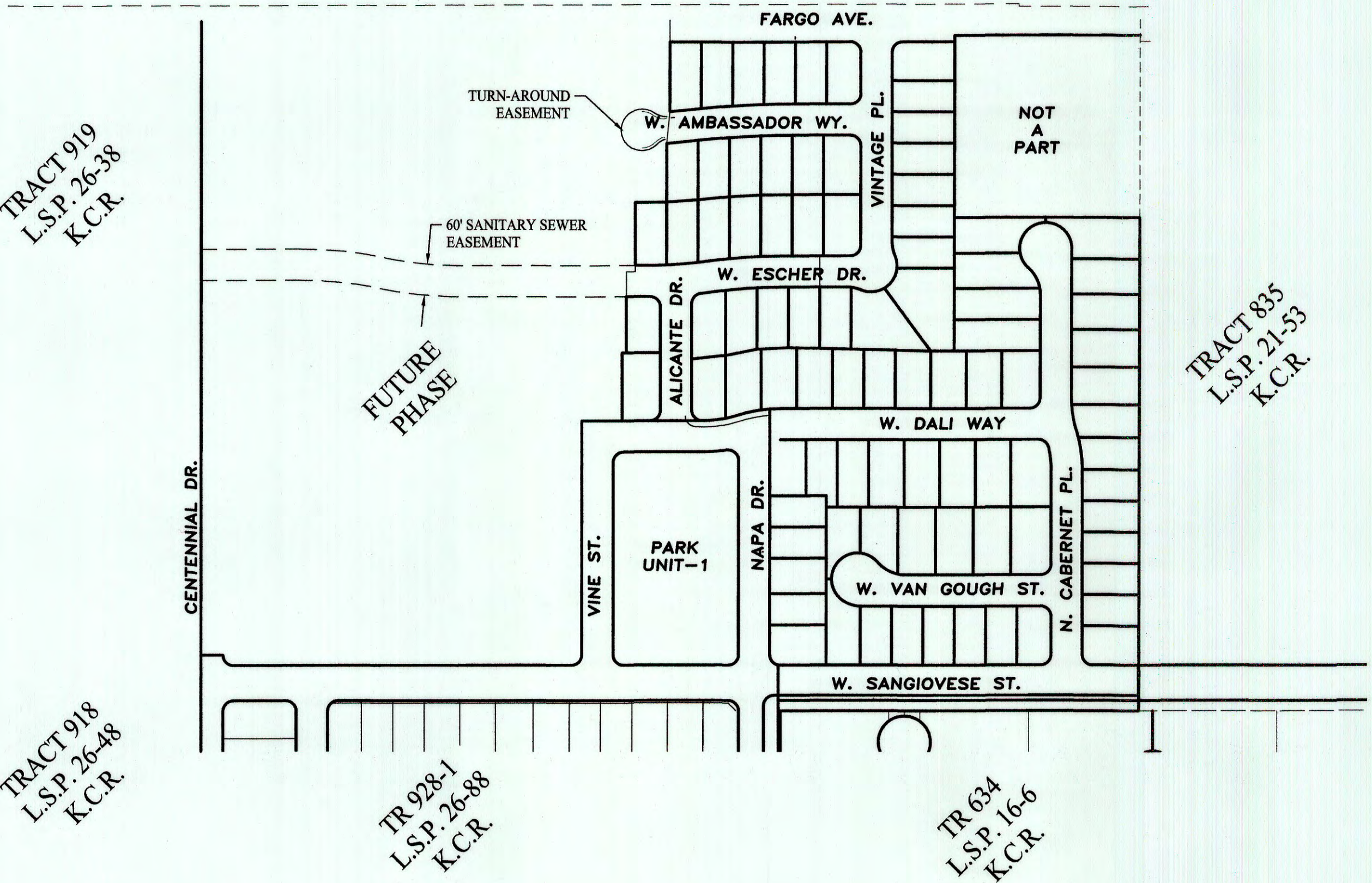
Total Reimbursement to the developer: \$284,014.51

COUNTY TRACT NO. 928 Unit 3
IMPROVEMENT PLANS

SHEET INDEX

- 1 COVER SHEET
- 2 TITLE-INDEX-QUANTITIES SHEET
- 3 CONSTRUCTION NOTES
- 4 GRADING PLAN (NORTH)
- 5 GRADING PLAN (SOUTH)
- 6 W. SANGIOVESE ST. PLAN AND PROFILE
- 7 W. VAN GOUGH ST. PLAN AND PROFILE
- 8 W. DALI WAY PLAN AND PROFILE
- 9 W. ESCHER DR. PLAN AND PROFILE (OFFSITE SEWER)
- 10 W. ESCHER DR. PLAN AND PROFILE
- 11 W. AMBASSADOR WAY & ALICANTE DR. PLAN AND PROFILE
- 12 N. CABERNET PLACE PLAN AND PROFILE
- 13 VINTAGE PLACE PLAN AND PROFILE
- 14 FARGO AVENUE PLAN AND PROFILE
- 15 FARGO AVENUE PLAN AND PROFILE
- 16 FARGO AVENUE PLAN AND PROFILE
- 17 FARGO AVENUE BLOCK WALL
- 18 W. SANGIOVESE ST. BLOCK WALL (NORTH)
- 19 W. SANGIOVESE ST. BLOCK WALL (SOUTH)
- 20 FARGO AVENUE SIGNING, STRIPING & MEANDERING SIDEWALK
- 21 DRIVEWAY EXHIBIT
- 22 DETAILS
- 23 DETAILS

ESTIMATED QUANTITIES		
SANITARY SEWER		
8" PIPE	1898	LF
6" PIPE	2822	LF
6" PIPE (LATERALS)	2908	LF
STANDARD 48" MANHOLES	12	EA
SANITARY SEWER CLEANOUT	1	EA
WATER		
12" PIPE (FARGO AVE.)	1206	LF
8" PIPE	2900	LF
6" PIPE	1172	LF
12" GATE VALVES (FARGO AVE.)	1	EA
8" GATE VALVES	9	EA
6" GATE VALVES	3	EA
2" SERVICE W/ BOX & METER	2	EA
1" SERVICE TO RESIDENCE	88	EA
FIRE HYDRANTS (COMPLETE)	12	EA
4" LANDSCAPE CONDUIT	456	LF
STORM DRAINAGE		
21" PIPE	682	LF
18" PIPE	45	LF
15" PIPE	1022	LF
12" PIPE	246	LF
STANDARD 48" MANHOLES	7	EA
CATCH BASINS	9	EA
CONCRETE WORK		
CURB AND GUTTER (ON-SITE)	7935	LF
CURB AND GUTTER (FARGO AVE.)	887	LF
SIDEWALK (ON-SITE)	38438	SF
SIDEWALK (FARGO AVE.)	1634	SF
SIDEWALK (ADJACENT, OFF-SITE)	2034	SF
WHEELCHAIR RAMPS	16	EA
DRIVE APPROACH (see sheet 21 for details)	88	EA
DRIVE APPROACH OFFSITE (see sheet 16 for details)	2	EA
VALLEY GUTTER	1	EA
STREET WORK		
2.5" AC / 6.0" AB INTERIOR STREETS	114982	SF
3.5" AC / 8.5" AB W. SANGIOVESE ST.	30554	SF
6.0" AC / 8.0" AB / 12" FARGO AVE.	49855	SF
OFFSITE DRIVEWAY TO RESIDENCE / FARGO AVE @ STA 74+37	974	SF
TEMPORARY TURNAROUND	4483	SF
FOG SEAL	195391	SF
SAW CUTTING	426	LF
GRADING AND MISC.		
STREET LIGHTS (32 WATT LED)	12	EA
STREET LIGHTS (41 WALL LED)	2	EA
STREET LIGHTS (88 WATT LED)	3	EA
SURVEY MONUMENT WELLS	32	EA
4'-0" BLOCKWALL	12	LF
7'-4" BLOCKWALL	925	LF
8'-0" BLOCKWALL	610	LF
8'-8" BLOCKWALL	116	LF
LANDSCAPING	33750	SF
CUT-IN DRIVE APPROACH (lots 107-111)	5	EA



LEGEND

AC	ASPHALT PAVING
AAC	ASPHALT W/ASPHALT CURB
ACC	ASPHALT W/CONCRETE CURB
BW	BACK OF WALK
C	CONCRETE
CB	CATCH BASIN
CO	CLEANOUT
CR	ASPHALT CROWN
DI	DROP INLET
DG	DIRT GRADE
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
EPB	ELECTRIC PANEL BOX
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOW LINE
FO	FIBER OPTIC LINE
FTG	FOOTING
GDP	GUARD POST
GV	GAS VALVE
INV	INVERT
LS	LANDSCAPE
OG	ORIGINAL GROUND
PP	POWER POLE
P	PAV
SSCO	SANITARY SEWER CLEANOUT
SW	SWALE
TC	TOP OF CURB
TEMP.EL	TEMPORARY ELEVATION
TP	TELEPHONE POLE
TPB	TELEPHONE PANEL BOX
WBO	WATER BLOW-OFF

---	EXISTING CABLE TV LINE
---	EXISTING ELECTRIC LINE (UNDERGROUND)
---	EXISTING ELECTRIC LINE (OVERHEAD)
---	EXISTING FIBER OPTIC LINE
---	EXISTING GAS LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING TELEPHONE LINE (UNDERGROUND)
---	EXISTING TELEPHONE LINE (OVERHEAD)
---	EXISTING WATER LINE
---	EXISTING IRRIGATION LINE
---	EXISTING WOOD FENCE
---	EXISTING CHAINLINK FENCE
---	EXISTING POST & WIRE FENCE

---	AC SURFACING
---	CONCRETE SURFACE
---	EXISTING AC SURFACING
---	EXISTING CONCRETE SURFACE
---	BACKFLOW PREVENTOR
---	BENCHMARK
---	BORE
---	CABLE TV CHRISTY BOX
---	DOMESTIC WELL
---	DOUBLE CHECK VALVE
---	DRIVEWAY
---	DOWN GUY
---	ELECTRIC CHRISTY BOX
---	ELECTRIC METER
---	ELECTRIC PEDESTAL
---	ELECTRIC SERVICE
---	EXISTING STREET LIGHT
---	FIRE HYDRANT

---	GAS METER
---	GAS SERVICE
---	GAS VALVE
---	GATE POST
---	GUARD POST
---	GUY POLE
---	HANDICAP PARKING
---	HOSEBIBB
---	IRRIGATION AG WELL
---	IRRIGATION STANDPIPE
---	IRRIGATION VALVE
---	MAILBOX
---	MARKING PAINT
---	TOPO
---	PUMPER CONNECTION
---	RAILROAD XING ARM
---	SANITARY SEWER CLEANOUT

---	SANITARY SEWER LATERAL
---	SANITARY SEWER MANHOLE
---	SIGN
---	SPRINKLER CONTROL BOX
---	S.D. CATCH BASIN MANHOLE
---	STORM DRAIN INLET
---	STORM DRAIN MANHOLE
---	SERVICE POLE
---	TELEPHONE CHRISTY BOX
---	TELEPHONE MANHOLE
---	TELEPHONE PEDESTAL
---	TRAFFIC CHRISTY
---	TRAFFIC SIGNAL BOOM
---	TRAFFIC SIGNAL POLE
---	TRANSFORMER POLE
---	UTILITY POLE
---	WATER METER
---	WATER VALVE

(NEW WATER VALVES TO BE PLACED IN CLUSTERS PER CITY STD.)

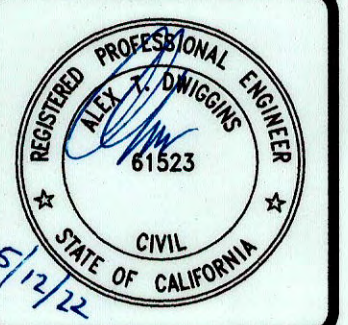


BENCHMARKS

C.O.H. BM #176
DISK 1" EAST OF EAST CURB RETURN AT NORTHEAST CORNER OF THE INTERSECTION OF GRANGEVILLE BOULEVARD AND VINTAGE STREET
ELEV=239.57' (2004)

SITE BENCHMARKS
#1-CHISELED SQUARE IN T.C. @ NORTH END OF CENTENNIAL DR., EAST SIDE OF THE ROAD (STA 10+06±)
ELEV=240.36' (2004)

SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291



TITLE / INDEX SHEET
COUNTY TRACT NO. 928
for: SAN JOAQUIN VALLEY HOMES

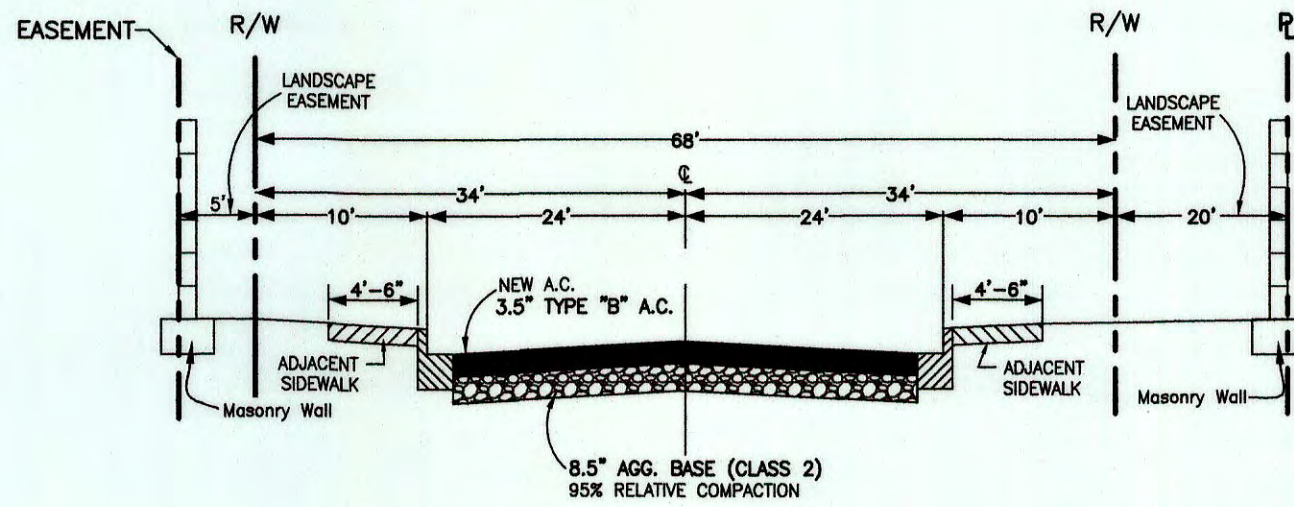
ZUMWALT
HANSEN INC.
A Q Company

609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY: JTB
CHECKED BY: ATD
INDEXED BY:
DATE: 5/12/2022
JOB NO.: 0606354
SHEET: 2 OF 23

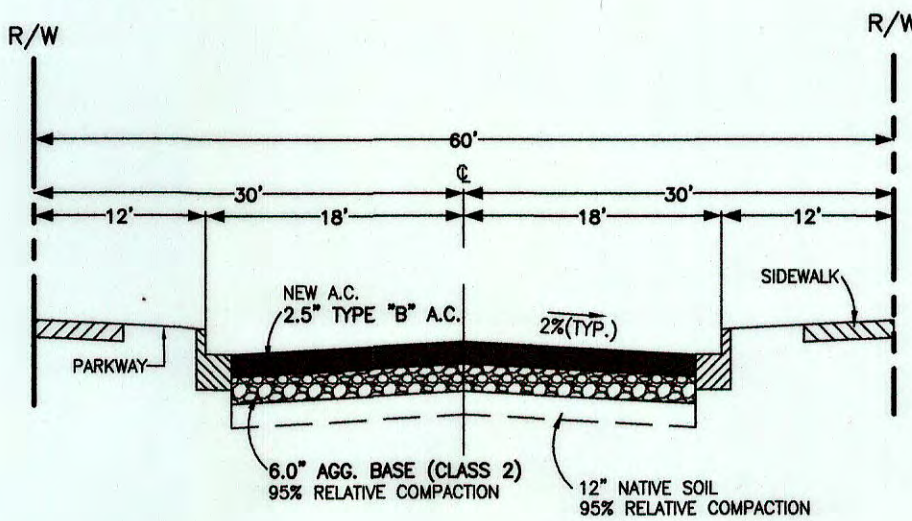
SECTION C-C
W. SANGIOVESE ST. EAST OF NAPA DR.
(Facing East)

NOT TO SCALE
MODIFIED CITY STD. ST-26
TI=6.0 R=40



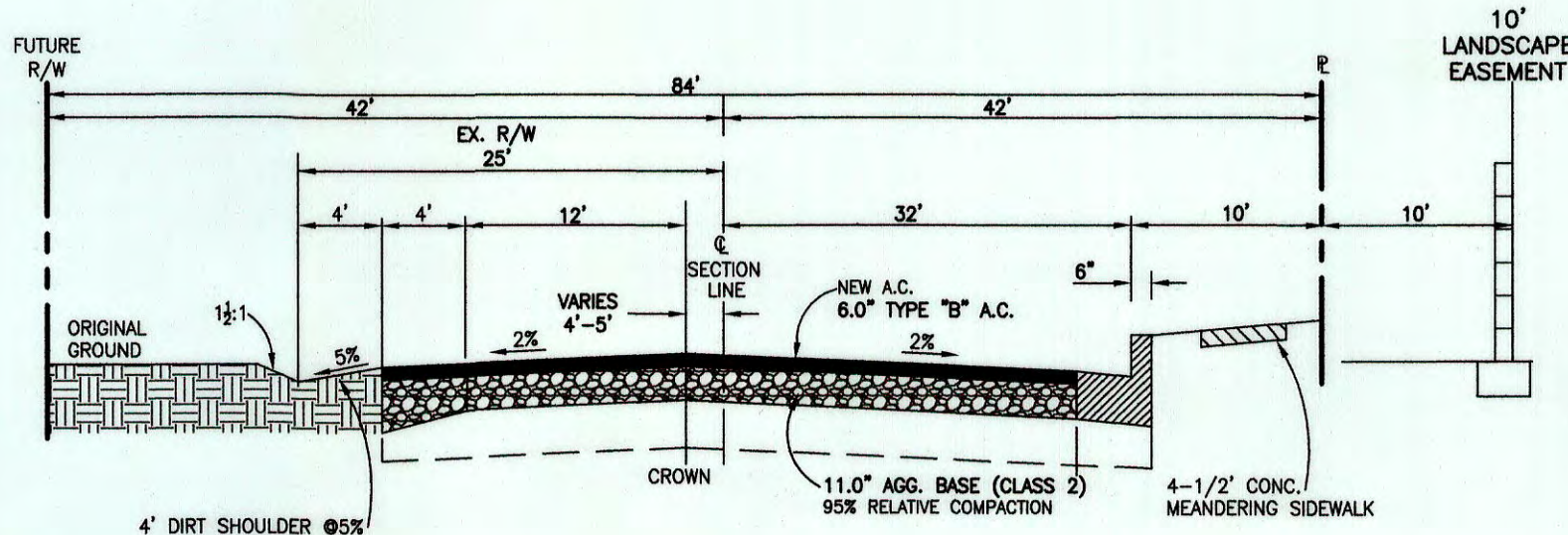
SECTION D-D
INTERIOR STREETS (North of Sangiovese)

NOT TO SCALE
(PER CITY STD. ST-32)
TI=5.0, R=40



SECTION E-E
FARGO AVENUE (Facing East)

NOT TO SCALE
MODIFIED CITY STD. DWG. ST-23
TI=10.0 R=40



GENERAL NOTES

- Contractor shall contact Underground Service Alert for location of underground utilities at least 48 hours prior to commencement of construction. Telephone: (USA)1-800-227-2600
- The Contractor's responsibility shall be to notify the Engineer of any differences in location of existing utilities from that shown, or of any conflicts with the design before continuing work in that area.
- Should it appear that the work to be done, or any matter relative thereto, is not sufficiently detailed or explained on these plans, the Contractor shall contact Zumwalt Hansen & Associates, Inc. at (559) 582-1056 for such further explanations as may be necessary.
- Verify the location of gas service point of connection in parcel. Provide complete underground connection from point of connection to gas meter. Work shall include trenching and backfilling.
- Verify location of electrical service point of connection in parcel. Provide complete underground connection from point of connection to electric meter. Work shall include trenching and backfilling.
- The Contractor's responsibility shall be to locate all existing services or utilities onsite or that come onto this site whether shown on these plans or not. Services that are to be used for new service connections, shall be checked for condition of service (i.e., is the service in good enough condition to be used?) and both horizontal and vertical locations (see note 2).
- All work shall be to City of Hanford Standards and Specifications dated April 4, 2006 unless specifically indicated otherwise hereon.
- Underground Contractor to raise Manholes, Valve Covers and set Survey Monument Wells after paving. Position of survey monument wells to be established by Engineer.
- The responsibility of the Contractor is to flag or cause to be flagged all front lot corners prior to the trenching for utilities. The Contractor shall cause, and be responsible for, the replacement of any such lot corners that have been disturbed or destroyed during aforesaid trenching.

CONTROL OF THE WORK

Construction Contractor agrees that in accordance with generally accepted construction practices, Construction Contractor shall be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and Construction Contractor further agrees to defend, indemnify and hold Design Professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of Design Professional.

UNAUTHORIZED CHANGES AND USES CAUTION

The Engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

Pursuant to sec. 3317.8 of the Uniform Building Code; if the Civil Engineer, the Soils Engineer or the Engineering Geologist of record is changed during grading, the work shall be stopped until the replacement has agreed in writing to accept their responsibility within their area of technical competence for approval upon completion of the work.

CONSTRUCTION STAKING WARNING

This drawing was prepared under the direction of the Registered Professional indicated hereon and has been duly checked for accuracy and functionality, nonetheless, it is possible that this plan contains errors which have gone undetected that would normally be caught and corrected during construction staking. Stated expressly, should the Owner and/or Contractor elect to utilize Construction Surveying Contractors other than from the office of Zumwalt Hansen & Associates, Inc., and said Surveyor fails to alert this office of plan errors or omissions that obviously deviate from plan functionally (errors that should be obvious to a competent Surveyor); the Owner and/or Contractor shall accept full responsibility for all additional construction costs resulting from correction and/or replacement of work, or any other related damages.

UTILITY WARNING

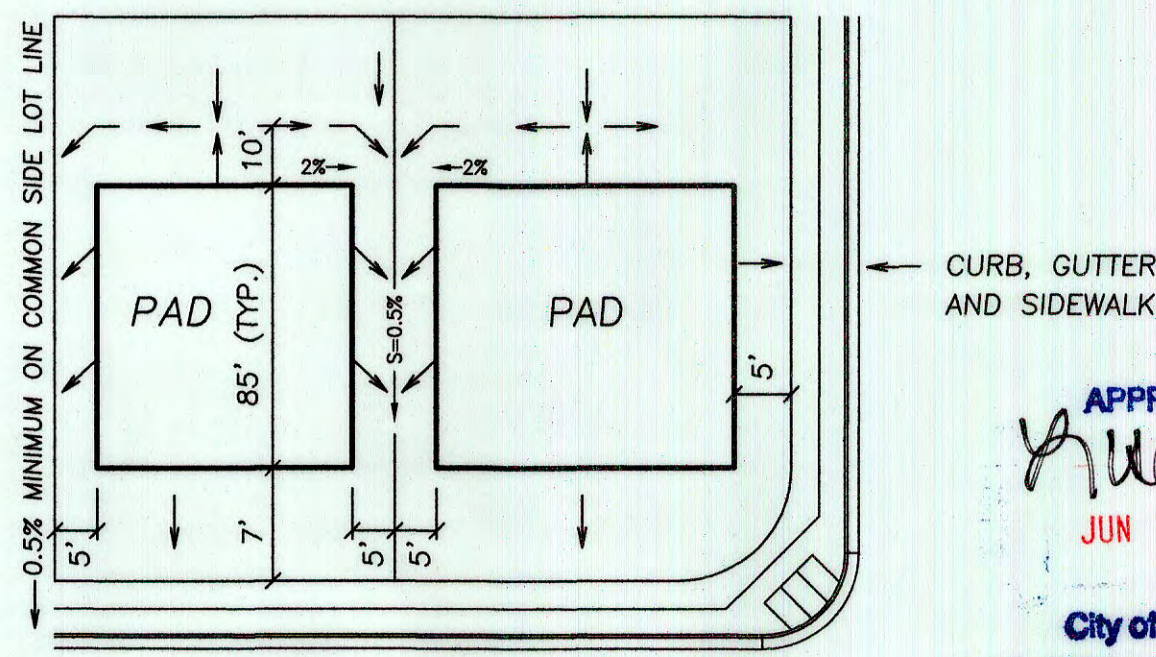
The Contractor's responsibility is to contact appropriate agencies regarding underground utilities and structures and to protect them as needed during construction. Contractor shall contact Underground Service Alert for location of underground utilities at least 48 hours prior to commencement of construction. Telephone 1-800-227-2600.
The Engineer makes no warranty as to the location of such facilities whether shown on plans or not.

GRADING NOTES

This unit includes complete excavation of the Storm Drain Basin and use of the on-site Stockpiles. Being that this is the final unit of the development, adjustments during construction could be made to assure the earthwork balances. Contractor to meet with engineer prior to starting grading to discuss earthwork balances and shall maintain contact during the grading operation.

TYPICAL LOT DRAINAGE PATTERN

NOT TO SCALE



NOTE:

- FINISH GRADE SHALL BE 8" MIN. BELOW FINISH FLOOR ELEVATION AND SLOPE AWAY FROM THE SLAB AT 5% MIN. FOR A DISTANCE OF 5 FEET MIN. AND 0.5% THEREAFTER.
- ELEVATIONS SHOWN AT FRONT OF BUILDING PAD AREA ARE TEMPORARY WORKING ELEVATIONS FOR THE CONSTRUCTION OF THE PADS. PADS SHALL BE GRADED PER THE ABOVE DETAIL TO ACHIEVE FINAL PAD GRADES PRIOR TO OCCUPANCY.

GRADING NOTES

- General: All grading shall conform to the recommendations of the Preliminary Geotechnical Engineering Report (Project No. 012-20139) prepared for this project by Krazen & Associates, Inc., dated August 11, 2020 and signed by David R. Jarosz, II, R.G.E. and any addenda thereto.
- Site Preparation: General site clearing should include removal of vegetation; debris; existing utilities; structures including foundations; basement walls and floors; existing stockpiled soil; trees and associated root systems; rubble; rubbish; and any loose and/or saturated materials. Site stripping should extend to a minimum depth of 2 to 4 inches, or until all organics in excess of 3 percent by volume are removed. Deeper stripping may be required in localized areas. These materials will not be suitable for use as Engineered Fill. However, stripped topsoil may be stockpiled and reused in landscape or non-structural areas. The site is presently utilized for agricultural purposes. In addition, rural residential developments are located within the project site vicinity. Associated with these developments are buried structures, such as utility lines, irrigation lines, and water wells that may extend into portions of the site. It is recommended the site be explored with fully loaded heavy earthmoving equipment to identify potential buried structures and loosely backfilled excavations. Any buried structures, utilities or loosely backfilled excavations encountered during construction should be properly removed and/or relocated. After demolition activities, it is recommended that these disturbed soils be removed and/or recompacted. Excavations, depressions, or soft and plant areas extending below planned finish subgrade level should be cleaned to firm undisturbed soil, and backfilled with Engineered Fill. In general, any septic tanks, debris pits, cesspools, or similar structures should be entirely removed. Concrete footings should be removed to an equivalent depth of at least 3 feet below proposed footing elevations or as recommended by the Soils Engineer. Water wells should be abandoned in accordance with the county standards. Any other buried structures should be removed in accordance with the recommendations of the Soils Engineer. The resulting excavations should be backfilled with Engineered Fill.
- Demolition of Existing Trees: Trees are located within the site. Tree removal operations should include roots greater than 1 inch in diameter. The resulting excavations should be backfilled with Engineered Fill compacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557.
- Fill Material: Fill material was not encountered in our borings. However, fill may be located between or beyond the borings. It is anticipated the fill material will consist of silty sands and sandy silts. The thickness and extent of the fill material was determined based on limited test borings and visual observation. It is recommended that fill soils which are not properly compacted and certified be excavated and stockpiled so that the native soils can be properly prepared. The fill material should be moisture-conditioned as necessary and recompacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557. Prior to fill placement Krazen & Associates, Inc. should inspect the bottom of the excavation to verify no additional removal will be required.
- Stripping: Following stripping, fill removal, tree removal operations, and demolition activities, the exposed subgrade within proposed building pad areas should be excavated to a depth of at least 12 inches, worked until uniform and free from large clods, moisture-conditioned as necessary, and recompacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557. Limits of recompaction should extend a minimum of 5 feet beyond structural elements. Prior to backfilling, the exposed subgrade should be proofrolled and observed by Krazen & Associates, Inc. to verify stability. Soft or plant areas should be cleaned to firm native ground. This compaction effort should stabilize the surface soils and locate any unsuitable or plant areas not found during our field investigation.
- Pavement Areas: Following stripping, fill removal, tree removal operations, and demolition activities, the exposed subgrade within proposed exterior flatwork and pavement areas should be excavated/scarified to a depth of at least 12 inches, worked until uniform and free from large clods, moisture-conditioned as necessary, and recompacted to a minimum of 95 percent of maximum density based on ASTM Test Method D1557. Limits of recompaction should extend a minimum of 2 feet beyond flatwork and pavements. Soft or plant areas should be cleaned to firm native ground. This compaction effort should stabilize the surface soils and locate any unsuitable or plant areas not found during our field investigation.
- Construction Considerations: The upper soils, during wet winter months, become very moist due to the absorptive characteristics of the soil. Earthwork operations performed during winter months may encounter very moist unstable soils, which may require removal to grade a stable building foundation. Project site winterization consisting of placement of aggregate base and protecting exposed soils during the construction phase should be performed.
- Engineered Fill: The upper, on-site native soils and fill material predominately consist of silty sand, silty sand/sandy silt, sandy silt, clayey sandy silt, silty sand/sand and sand. These soils will be suitable for reuse as Engineered Fill provided they are cleansed of excessive organics, debris, and fragments larger than 4 inches in maximum dimension. Clayey soils what an expansion index of greater than 15 should not be used within the upper 12 inches of soil supporting slabs-on-grade or exterior flatwork. The preferred materials specified for Engineered Fill are suitable for most applications with the exception of exposure to erosion. Project site winterization and protection of exposed soils during the construction phase should be the sole responsibility of the Contractor, since he has complete control of the project site at that time.
- Imported Fill: Imported Fill material should be predominately non-expansive granular material with a plasticity index less than 10 and a UBC Expansion index less than 15. Imported Fill should be free from rocks and clods greater than 4 inches in diameter. All Imported Fill material should be submitted to the Soils Engineer for approval at least 48 hours prior to delivery at the site. Fill soils should be placed in lifts approximately 6 inches thick, moisture-conditioned as necessary, and compacted to achieve at least 90 percent maximum density based on ASTM Test Method D1557. Clayey soils should be moisture-conditioned to a minimum of 2 percent above optimum moisture content. Additional lifts should not be placed if the previous lift did not meet the required dry density or if soil conditions are not stable.
- Drainage and Landscaping: The ground surface should slope away from building pad and pavement areas toward appropriate drop inlets or other surface drainage devices. In accordance with Section 1804 of the 2019 California Building Code, it is recommended that the ground surface adjacent to foundations be sloped a minimum of 5 percent for a minimum distance of 10 feet away from structures, or to an approved alternative means of drainage conveyance. Swales used for conveyance of drainage and located within 10 feet of foundations should be sloped a minimum of 2 percent. Impervious surfaces, such as pavement and exterior concrete flatwork, within 10 feet of building foundations should be sloped a minimum of 1 percent away from the structure. Drainage gradients should be maintained to carry all surface water to collection facilities and off-site. These grades should be maintained for the life of the project.
- Utility Trench Backfill: Utility trenches should be excavated according to accepted engineering practices following OSHA (Occupational Safety and Health Administration) standards by a Contractor experienced in such work. The responsibility for the safety of open trenches should be borne by the Contractor. Traffic and vibration adjacent to trench walls should be minimized; cyclic wetting and drying of excavation side slopes should be avoided. Depending upon the location and depth of some utility trenches, groundwater flow into open excavations could be experienced, especially during or shortly following periods of precipitation. Sandy soil conditions were encountered at the site. These cohesionless soils have a tendency to cave in trench wall excavations. Shoring or sloping back trench sidewalls may be required within these sandy soils. Utility trench backfill placed in or adjacent to buildings and exterior slabs should be compacted to at least 95 percent of maximum density based on ASTM Test Method D1557. The utility trench backfill placed in pavement areas should be compacted to at least 95 percent of maximum density based on ASTM Test Method D1557. Pipe bedding should be in accordance with pipe manufacturer's recommendations. The Contractor is responsible for removing all water-sensitive soils from the trench regardless of the backfill location and compaction requirements. The Contractor should use appropriate equipment and methods to avoid damage to the utilities and/or structures during fill placement and compaction.

GRADING NOTES

Contractor to prepare and submit SWPPP and MCU for Erosion Control per the CGP and RWQCB requirements.



No.	Revisions	Date

SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291

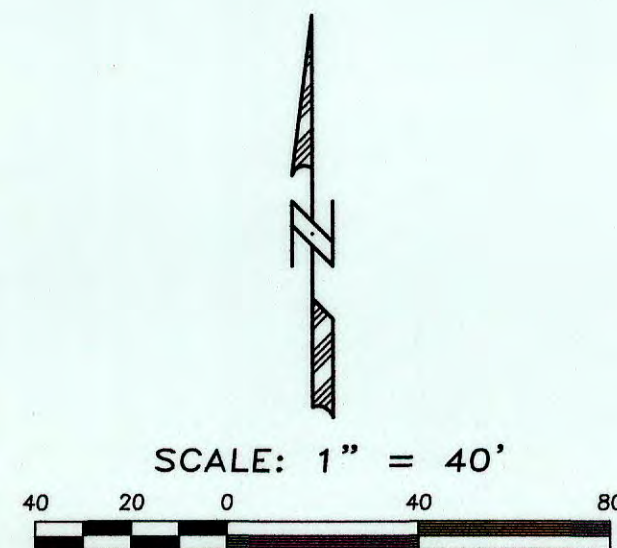


GENERAL NOTES
COUNTY TRACT NO. 928
for: SAN JOAQUIN VALLEY HOMES

ZUMWALT HANSEN INC.
A Q Company

609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY: JTB
CHECKED BY: ATD
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DATE: 5/12/2022
JOB NO.: 0606354
SHEET: 3 OF 23

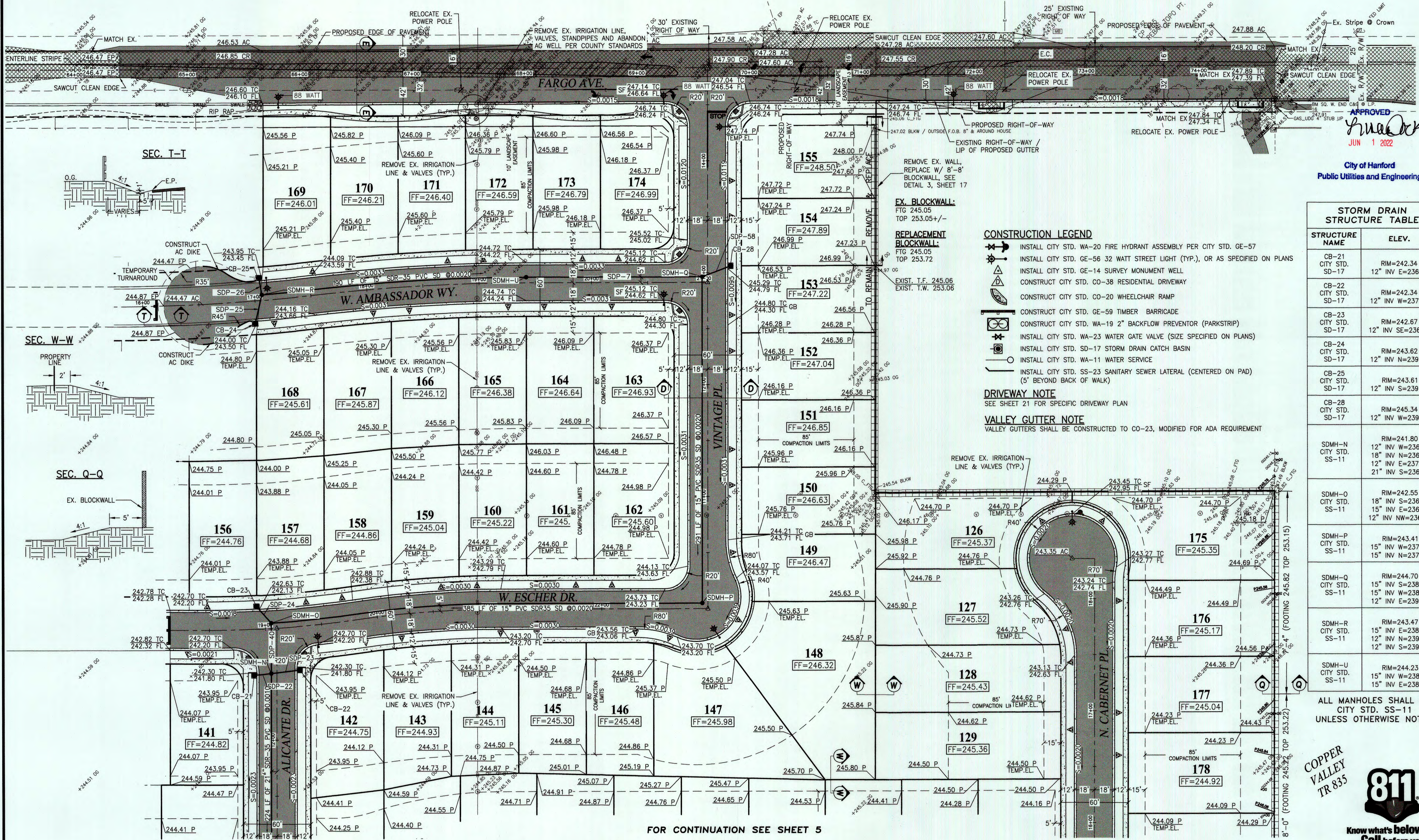


HATCH LEGEND

- EXISTING AC SURFACING
- EXISTING CONCRETE SURFACE
- PROPOSED AC SURFACING
- PROPOSED CONCRETE SURFACING
- PROPOSED TRANSITION PAVING

Storm Drain Pipe Table

NAME	SIZE	LENGTH	SLOPE	MATERIAL
SDP-22	12"	15'	0.0130	SDR-35 PVC SD
SDP-23	12"	26'	0.0071	SDR-35 PVC SD
SDP-24	12"	20'	0.0102	SDR-35 PVC SD
SDP-58	12"	27'	0.0041	SDR-35 PVC SD



City of Hanford
Public Utilities and Engineering

STORM DRAIN STRUCTURE TABLE

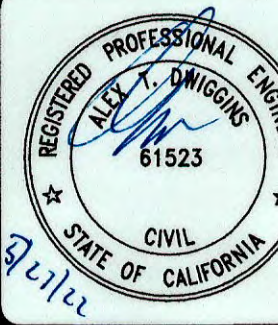
STRUCTURE NAME	ELEV.
CB-21 CITY STD. SD-17	RIM=242.34 12" INV E=236.61
CB-22 CITY STD. SD-17	RIM=242.34 12" INV W=237.47
CB-23 CITY STD. SD-17	RIM=242.67 12" INV SE=236.96
CB-24 CITY STD. SD-17	RIM=243.62 12" INV N=239.24
CB-25 CITY STD. SD-17	RIM=243.61 12" INV S=239.24
CB-28 CITY STD. SD-17	RIM=245.34 12" INV W=239.56
SDMH-N CITY STD. SS-11	RIM=241.80 12" INV W=236.41 18" INV N=236.41 12" INV E=237.29 21" INV S=236.41
SDMH-O CITY STD. SS-11	RIM=242.55 18" INV S=236.71 15" INV E=236.71 12" INV NW=236.76
SDMH-P CITY STD. SS-11	RIM=243.41 15" INV W=237.48 15" INV N=237.48
SDMH-Q CITY STD. SS-11	RIM=244.70 15" INV S=238.06 15" INV W=238.06 12" INV E=239.44
SDMH-R CITY STD. SS-11	RIM=243.47 15" INV E=238.84 12" INV N=239.08 12" INV S=239.08
SDMH-U CITY STD. SS-11	RIM=244.23 15" INV W=238.37 15" INV E=238.37

ALL MANHOLES SHALL BE
CITY STD. SS-11
UNLESS OTHERWISE NOTED

COPPER
VALLEY
TR 835



SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291



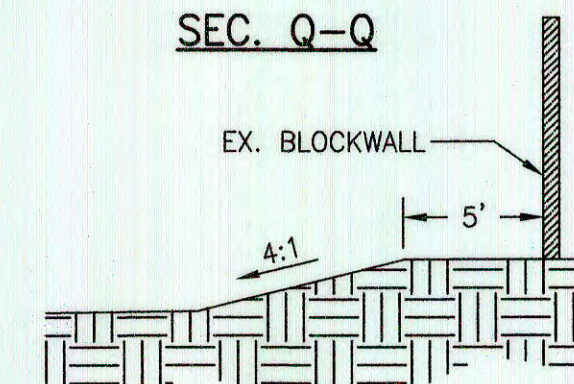
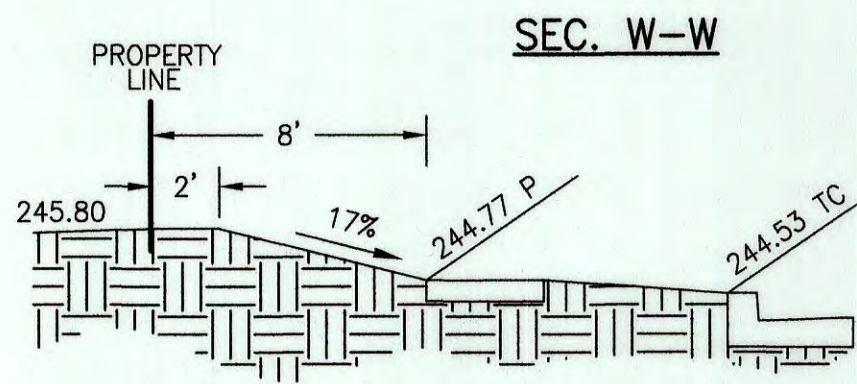
GRADING-N PLAN FOR PHASE 3
COUNTY TRACT NO. 928
for: SAN JOAQUIN VALLEY HOMES

ZUMWALT
HANSEN INC.
A Q Company

609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143
DRAWN BY: JTB
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INDEXED BY:
DATE: 5/27/2022
JOB NO.: 0606354
SHEET: 4
OF 23

FOR CONTINUATION SEE SHEET 5

Storm Drain Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
SDP-18	12"	15'	0.0025	SDR-35 PVC SD
SDP-19	12"	25'	0.0025	SDR-35 PVC SD
SDP-20	12"	78'	0.0025	SDR-35 PVC SD
SDP-22	12"	15'	0.0130	SDR-35 PVC SD
SDP-23	12"	26'	0.0071	SDR-35 PVC SD
SDP-39	21"	224'	0.0010	SDR-35 PVC SD
SDP-59	21"	58'	0.0050	SDR-35 PVC SD



STORM DRAIN STRUCTURE TABLE	
STRUCTURE NAME	ELEV.
CB-17 CITY STD. SD-17	RIM=242.69 12" INV E=233.56
CB-18 CITY STD. SD-17	RIM=242.62 12" INV W=233.58
CB-19 CITY STD. SD-17	RIM=242.75 12" INV S=234.24
EX. SDMH-A CITY STD. SS-11 (60")	RIM=243.82 24" INV N=234.85 12" INV E=237.85 15" INV S=231.16 30" INV E=229.70 30" INV W=229.70
EX. SDMH-B MH (ADJUST RIM)	RIM=245.96 24" INV E=231.28 30" INV W=231.28 21" INV S=231.28
EX. SDMH-C MH (ADJUST RIM)	RIM=244.35 30" INV E=230.14 30" INV W=230.14
EX. SDMH-W MH (ADJUST RIM)	RIM=247.00 24" INV W=235.31 24" INV S=235.31
SDMH-K CITY STD. SS-11	RIM=242.92 12" INV E=233.52 12" INV W=233.52 21" INV S=233.52 12" INV N=234.05
SDMH-V CITY STD. SS-11	RIM=242.73 21" INV N=233.23 21" INV S=233.23

ALL MANHOLES SHALL BE CITY STD. SS-11 UNLESS OTHERWISE NOTED

APPROVED
JUN 1 2022
COPPER VALLEY TR 83
City of Hanford
Public Utilities and Engineering

SCALE: 1" = 40'

CONSTRUCTION LEGEND

- INSTALL CITY STD. WA-20 FIRE HYDRANT ASSEMBLY PER CITY STD. GE-57
- INSTALL CITY STD. GE-56 32 WATT STREET LIGHT (TYP.), OR AS SPECIFIED ON PLANS
- INSTALL CITY STD. GE-14 SURVEY MONUMENT WELL
- CONSTRUCT CITY STD. CO-38 RESIDENTIAL DRIVEWAY
- CONSTRUCT CITY STD. CO-20 WHEELCHAIR RAMP
- CONSTRUCT CITY STD. GE-59 TIMBER BARRICADE
- CONSTRUCT CITY STD. WA-19 2" BACKFLOW PREVENTOR (PARKSTRIP)
- INSTALL CITY STD. WA-23 WATER GATE VALVE (SIZE SPECIFIED ON PLANS)
- INSTALL CITY STD. SD-17 STORM DRAIN CATCH BASIN
- INSTALL CITY STD. WA-11 WATER SERVICE
- INSTALL CITY STD. SS-23 SANITARY SEWER LATERAL (CENTERED ON PAD) (5' BEYOND BACK OF WALK)

DRIVEWAY NOTE

SEE SHEET 21 FOR SPECIFIC DRIVEWAY PLAN

VALLEY GUTTER NOTE

VALLEY GUTTERS SHALL BE CONSTRUCTED TO CO-23, MODIFIED FOR ADA REQUIREMENT

HATCH LEGEND

- EXISTING AC SURFACING
- EXISTING CONCRETE SURFACE
- PROPOSED AC SURFACING
- PROPOSED CONCRETE SURFACING
- PROPOSED TRANSITION PAVING

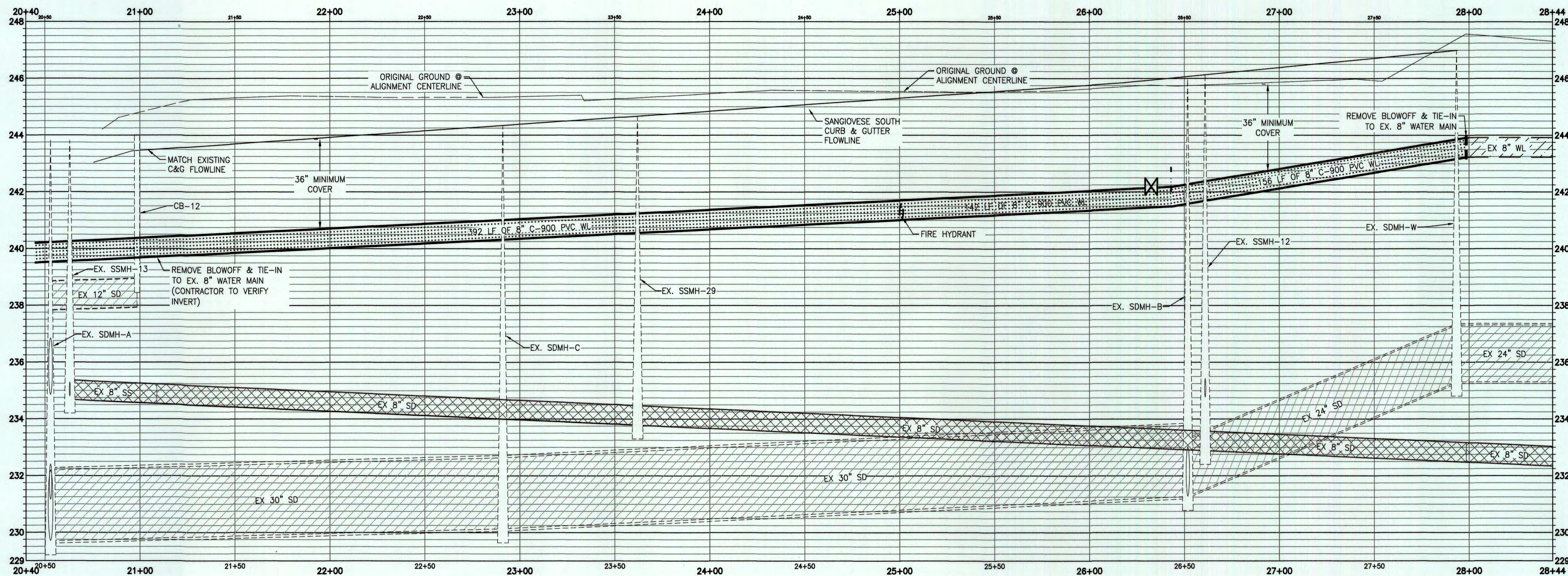
SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291

GRADING-S PLAN FOR PHASE 3
COUNTY TRACT NO. 928
for: **SAN JOAQUIN VALLEY HOMES**

ZUMWALT HANSEN INC.
A Q Company

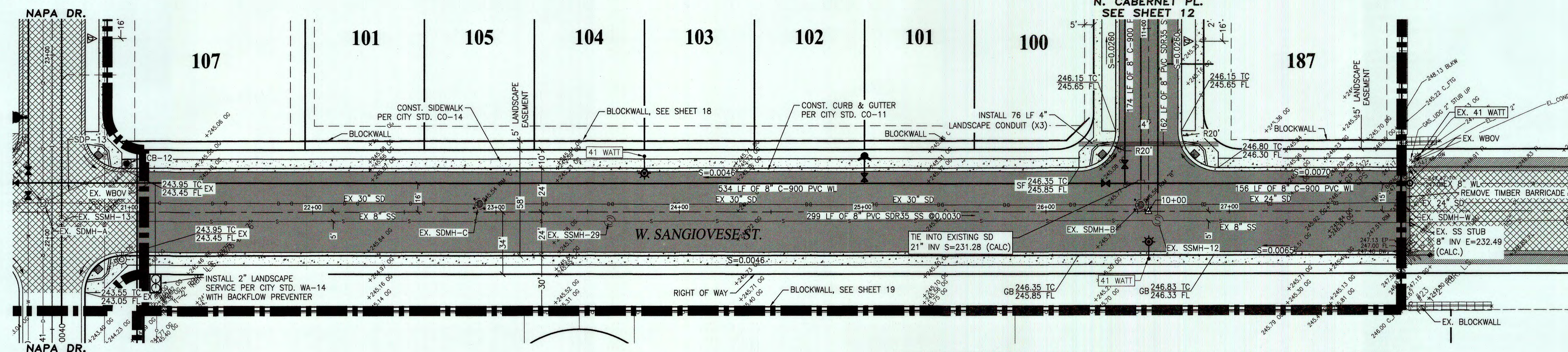
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Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY: JTB
CHECKED BY: ATD
INDEXED BY:
DATE: 5/12/2022
JOB NO.: 0606354
SHEET: 5 OF 23



Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 2'

W. SANGIOVESE ST PROFILE



CONSTRUCTION LEGEND

- INSTALL CITY STD. WA-20 FIRE HYDRANT ASSEMBLY PER CITY STD. GE-57
- INSTALL CITY STD. GE-56 32 WATT STREET LIGHT (TYP.), OR AS SPECIFIED ON PLANS
- INSTALL CITY STD. GE-14 SURVEY MONUMENT WELL
- CONSTRUCT CITY STD. CO-38 RESIDENTIAL DRIVEWAY
- CONSTRUCT CITY STD. CO-20 WHEELCHAIR RAMP
- CONSTRUCT CITY STD. GE-59 TIMBER BARRICADE
- CONSTRUCT CITY STD. WA-19 2" BACKFLOW PREVENTER (PARKSTRIP)
- INSTALL CITY STD. WA-23 WATER GATE VALVE (SIZE SPECIFIED ON PLANS)
- INSTALL CITY STD. SD-17 STORM DRAIN CATCH BASIN
- INSTALL CITY STD. WA-11 WATER SERVICE
- INSTALL CITY STD. SS-23 SANITARY SEWER LATERAL (CENTERED ON PAD) (5' BEYOND BACK OF WALK)

DRIVEWAY NOTE

SEE SHEET 21 FOR SPECIFIC DRIVEWAY PLAN

VALLEY GUTTER NOTE

VALLEY GUTTERS SHALL BE CONSTRUCTED TO CO-23, MODIFIED FOR ADA REQUIREMENT

LEGEND

- AC ASPHALT PAVING
- BW BACK OF WALK
- C CONCRETE
- CB CATCH BASIN
- CO CLEANOUT
- CR ASPHALT CROWN
- CTV CONTRACTOR TO VERIFY
- DI DROP INLET
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- FL FLOW LINE
- FTG FOOTING
- GB GRADE BREAK
- GP GUARD POST
- GB GRADE BREAK
- GDP GUARD POST
- INV INVERT
- LS LANDSCAPE
- LS ORIGINAL GROUND
- PP POWER POLE
- PCC POINT OF COMPOUND CURVE
- PRC POINT OF REVERSE CURVE
- P PAD
- SF SPLIT FLOW
- SSCO SANITARY SEWER CLEANOUT
- TC TOP OF CURB
- TEMP.EL TEMPORARY ELEVATION

- EXISTING ELECTRIC LINE (OVERHEAD)
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING WOOD FENCE
- EXISTING IRON FENCE

- EXISTING AC SURFACING
- EXISTING CONCRETE SURFACE
- PROPOSED AC SURFACING
- PROPOSED CONCRETE SURFACING
- PROPOSED TRANSITION PAVING

- DOMESTIC WELL
- DOWN GUY
- ELECTRIC CHRISTY BOX
- ELECTRIC SERVICE
- EXISTING STREET LIGHT
- FIRE HYDRANT
- GATE POST
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- SIGN
- S.D. CATCH BASIN MANHOLE
- STORM DRAIN MANHOLE
- TRAFFIC CHRISTY
- TRAFFIC SIGNAL BOOM
- TRAFFIC SIGNAL POLE
- TRANSFORMER POLE
- UTILITY POLE
- WATER VALVE

STORM DRAIN STRUCTURE TABLE

STRUCTURE NAME	ELEV.
CB-12 CITY STD. SD-17	RIM=243.99 12" INV SW=237.95
EX. SDMH-A CITY STD. SS-11 (60")	RIM=243.82 24" INV N=234.85 12" INV NE=237.85 15" INV S=231.16 30" INV E=229.70
EX. SDMH-B CITY STD. (ADJUST RIM)	RIM=245.96 24" INV E=231.28 30" INV W=231.28 21" INV N=231.28
EX. SDMH-C CITY STD. (ADJUST RIM)	RIM=244.35 30" INV E=230.14 30" INV W=230.14

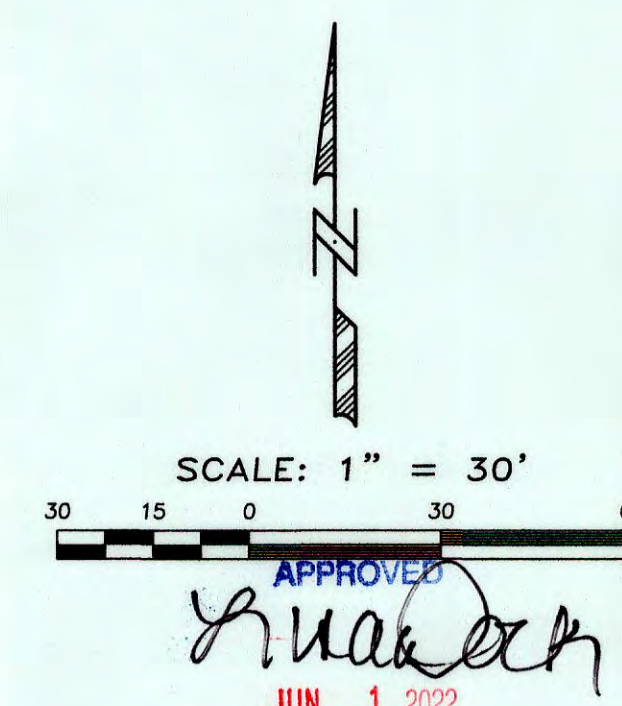
STRUCTURE NAME

STRUCTURE NAME	ELEV.
EX. SDMH-W MH (ADJUST RIM)	RIM=247.00 24" INV W=235.31 24" INV E=235.31
SDMH-K CITY STD. SS-11	RIM=242.92 12" INV E=233.52 12" INV W=233.52 21" INV S=233.52 12" INV N=234.05
SDMH-V CITY STD. SS-11	RIM=242.73 21" INV N=233.23 21" INV S=233.23

SANITARY SEWER MANHOLE DATA

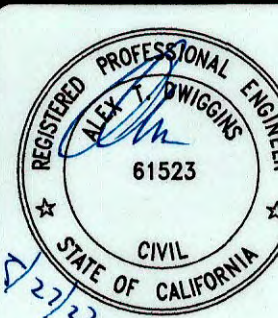
STRUCTURE NAME	ELEV.
EX. SSMH-12 DROP MH PER CITY STD. SS-14	RIM=246.11 8" INV W=232.90 8" INV E=232.90 8" INV N=234.77
EX. SSMH-13 CITY STD. SS-11	RIM=243.82 8" INV E=234.70 6" INV S=234.80 6" INV N=234.80
EX. SSMH-29 CITY STD. SS-11	RIM=244.67 8" INV W=233.80 8" INV E=233.80

ALL MANHOLES SHALL BE CITY STD. SS-11 UNLESS OTHERWISE NOTED



City of Hanford
Public Utilities and Engineering

SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291

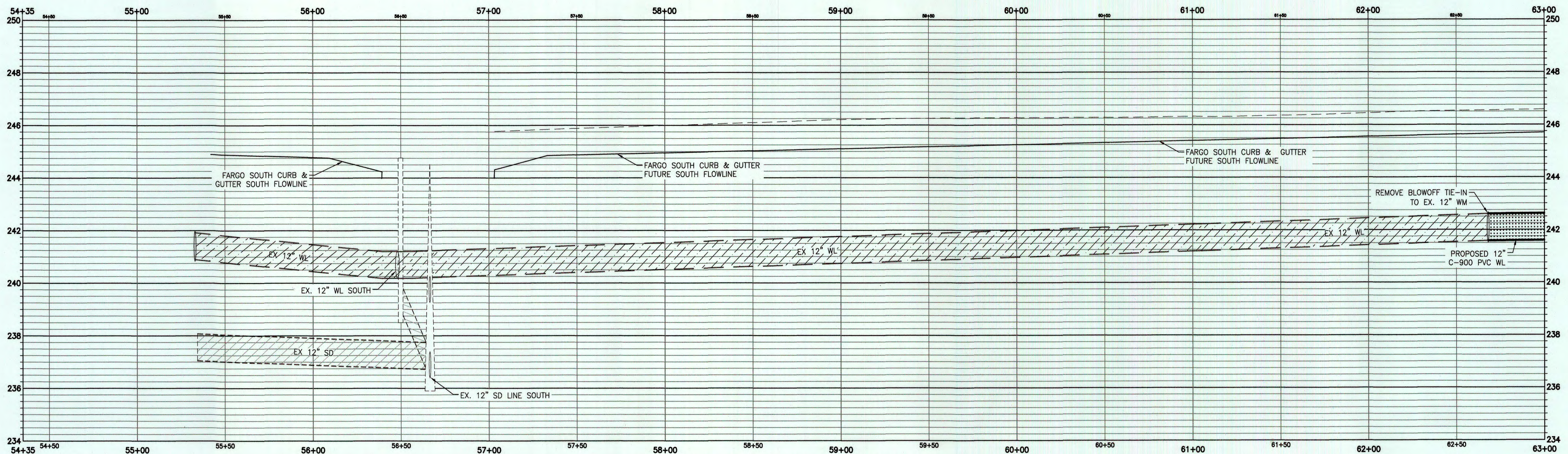


W. SANGIOVESE ST.
PLAN AND PROFILE
COUNTY TR. NO. 928 U3
for: **SAN JOAQUIN VALLEY HOMES**

ZUMWALT HANSEN INC.
A Q Company

609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

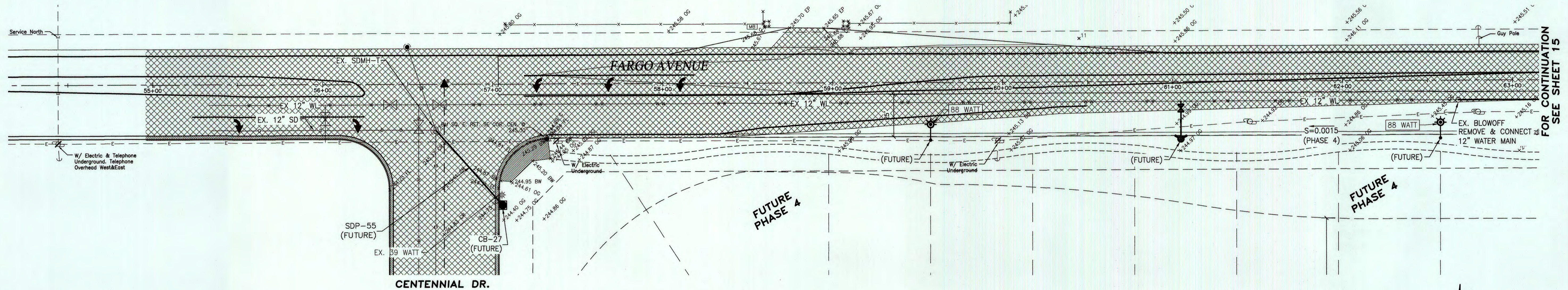
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CHECKED BY: ATD
INDEXED BY:
DATE: 5/27/2022
JOB NO.: 0606354
SHEET: 6 OF 23



Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 2'

FARGO AVENUE PROFILE

NOTE
THIS SHEET IS FOR REFERENCE ONLY FOR UTILITY COORDINATION



CONSTRUCTION LEGEND

- INSTALL CITY STD. WA-20 FIRE HYDRANT ASSEMBLY PER CITY STD. GE-57
- INSTALL CITY STD. GE-56 32 WATT STREET LIGHT (TYP.), OR AS SPECIFIED ON PLANS
- INSTALL CITY STD. GE-14 SURVEY MONUMENT WELL
- CONSTRUCT CITY STD. CO-38 RESIDENTIAL DRIVEWAY
- CONSTRUCT CITY STD. CO-20 WHEELCHAIR RAMP
- CONSTRUCT CITY STD. GE-59 TIMBER BARRICADE
- CONSTRUCT CITY STD. WA-19 2" BACKFLOW PREVENTOR (PARKSTRIP)
- INSTALL CITY STD. WA-23 WATER GATE VALVE (SIZE SPECIFIED ON PLANS)
- INSTALL CITY STD. SD-17 STORM DRAIN CATCH BASIN
- INSTALL CITY STD. WA-11 WATER SERVICE
- INSTALL CITY STD. SS-23 SANITARY SEWER LATERAL (CENTERED ON PAD) (5' BEYOND BACK OF WALK)

DRIVEWAY NOTE

SEE SHEET 21 FOR SPECIFIC DRIVEWAY PLAN

VALLEY GUTTER NOTE

VALLEY GUTTERS SHALL BE CONSTRUCTED TO CO-23, MODIFIED FOR ADA REQUIREMENT

LEGEND

- | | | | |
|---------|-------------------------|-----------------------------------|--------------------------|
| AC | ASPHALT PAVING | EXISTING ELECTRIC LINE (OVERHEAD) | DOMESTIC WELL |
| BW | BACK OF WALK | EXISTING GAS LINE | DOWN GUY |
| C | CONCRETE | EXISTING STORM DRAIN LINE | ELECTRIC CHRISTY BOX |
| CB | CATCH BASIN | EXISTING SANITARY SEWER LINE | ELECTRIC SERVICE |
| CO | CLEANOUT | EXISTING WATER LINE | EXISTING STREET LIGHT |
| CR | ASPHALT CROWN | EXISTING IRRIGATION LINE | FIRE HYDRANT |
| CTV | CONTRACTOR TO VERIFY | EXISTING IRON FENCE | GATE POST |
| DI | DROP INLET | | IRRIGATION VALVE |
| EP | EDGE OF PAVEMENT | | SANITARY SEWER MANHOLE |
| FF | FINISHED FLOOR | | SIGN |
| FL | FLOW LINE | | S.D. CATCH BASIN MANHOLE |
| FTG | FOOTING | | STORM DRAIN MANHOLE |
| GB | GRADE BREAK | | TRAFFIC CHRISTY |
| GP | GUARD POST | | TRAFFIC SIGNAL BOOM |
| GB | GRADE BREAK | | TRAFFIC SIGNAL POLE |
| GP | GUARD POST | | TRANSFORMER POLE |
| INV | INVERT | | UTILITY POLE |
| LS | LANDSCAPE | | WATER VALVE |
| OG | ORIGINAL GROUND | | |
| PP | POWER POLE | | |
| PCC | POINT OF COMPOUND CURVE | | |
| PRC | POINT OF REVERSE CURVE | | |
| P | PAD | | |
| SF | SPLIT FLOW | | |
| SSCO | SANITARY SEWER CLEANOUT | | |
| TC | TOP OF CURB | | |
| TEMP.EL | TEMPORARY ELEVATION | | |
- EXISTING AC SURFACING
 - EXISTING CONCRETE SURFACE
 - PROPOSED AC SURFACING
 - PROPOSED CONCRETE SURFACING
 - PROPOSED TRANSITION PAVING

SCALE: 1" = 30'

APPROVED
JUN 1 2022

City of Hanford
Public Utilities and Engineering

811

Know what's below.
Call before you dig.

SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291

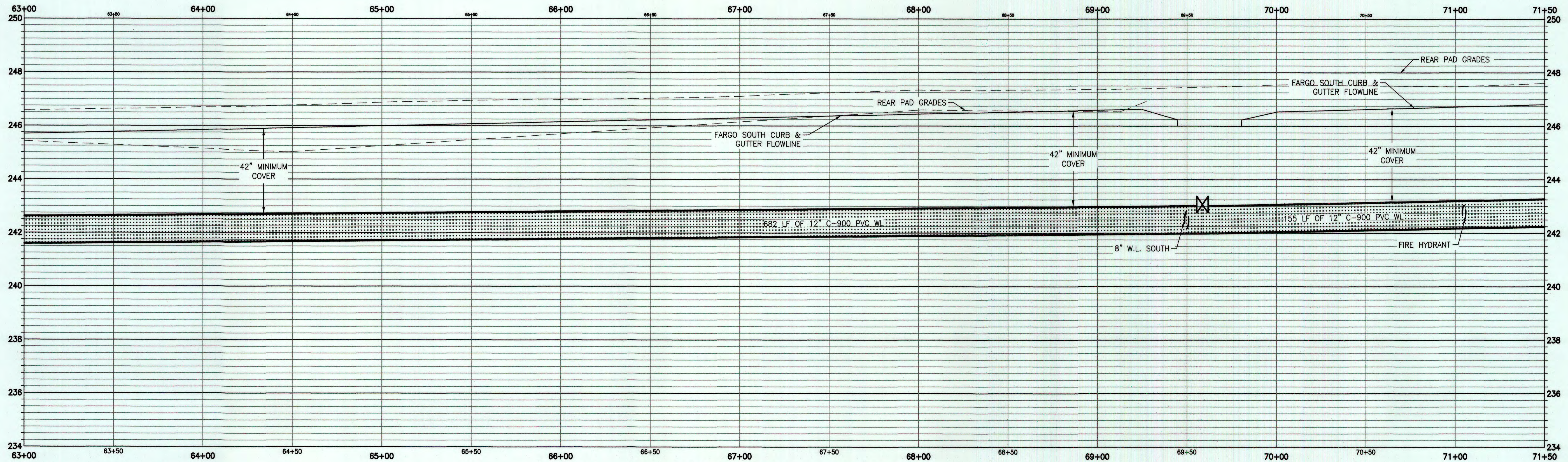


FARGO AVENUE
PLAN AND PROFILE
COUNTY TR. NO. 928 U3
for: SAN JOAQUIN VALLEY HOMES

ZUMWALT
HANSEN INC.
A Q Company

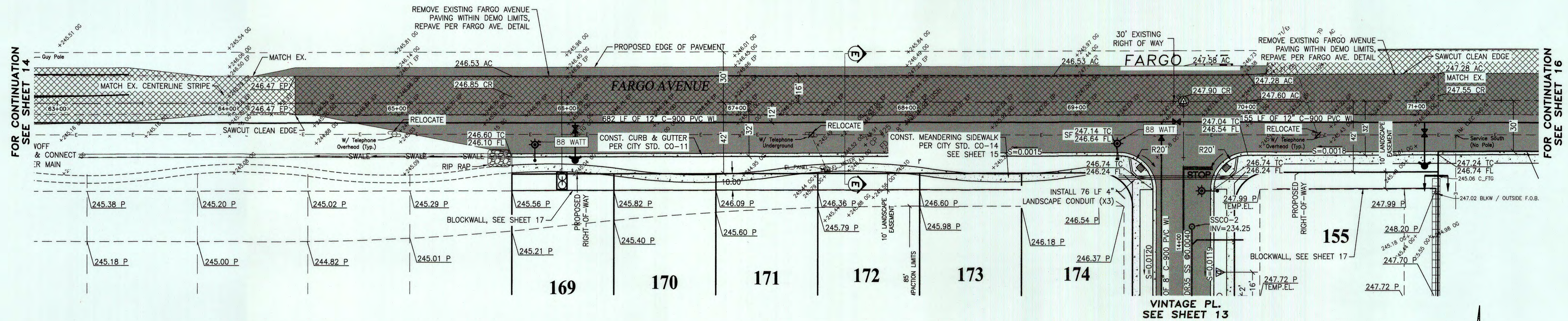
609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY: JTB
CHECKED BY: ATD
INDEXED BY:
DATE: 5/12/2022
JOB NO.: 0606354
SHEET: 14 OF 23



Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 2'

FARGO AVENUE PROFILE



CONSTRUCTION LEGEND

- INSTALL CITY STD. WA-20 FIRE HYDRANT ASSEMBLY PER CITY STD. GE-57
- INSTALL CITY STD. GE-56 32 WATT STREET LIGHT (TYP.), OR AS SPECIFIED ON PLANS
- INSTALL CITY STD. GE-14 SURVEY MONUMENT WELL
- CONSTRUCT CITY STD. CO-38 RESIDENTIAL DRIVEWAY
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- INSTALL CITY STD. WA-11 WATER SERVICE
- INSTALL CITY STD. SS-23 SANITARY SEWER LATERAL (CENTERED ON PAD) (5' BEYOND BACK OF WALK)

DRIVEWAY NOTE
SEE SHEET 21 FOR SPECIFIC DRIVEWAY PLAN

VALLEY GUTTER NOTE
VALLEY GUTTERS SHALL BE CONSTRUCTED TO CO-23, MODIFIED FOR ADA REQUIREMENT

LEGEND

- | | | |
|------------------------------|-----------------------------------|--------------------------|
| AC ASPHALT PAVING | EXISTING ELECTRIC LINE (OVERHEAD) | DOMESTIC WELL |
| BW BACK OF WALK | EXISTING GAS LINE | DOWN GUY |
| C CONCRETE | EXISTING STORM DRAIN LINE | ELECTRIC CHRISTY BOX |
| CB CATCH BASIN | EXISTING SANITARY SEWER LINE | ELECTRIC SERVICE |
| CO CLEANOUT | EXISTING WATER LINE | EXISTING STREET LIGHT |
| CR ASPHALT CROWN | EXISTING IRRIGATION LINE | FIRE HYDRANT |
| CTV CONTRACTOR TO VERIFY | EXISTING WOOD FENCE | GATE POST |
| DI DROP INLET | EXISTING IRON FENCE | IRRIGATION VALVE |
| EP EDGE OF PAVEMENT | | SANITARY SEWER MANHOLE |
| FF FINISHED FLOOR | | SIGN |
| FTG FOOTING | | S.D. CATCH BASIN MANHOLE |
| GB GRADE BREAK | | STORM DRAIN MANHOLE |
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| LS LANDSCAPE | | UTILITY POLE |
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| PP POWER POLE | | |
| PCC POINT OF COMPOUND CURVE | | |
| PRC POINT OF REVERSE CURVE | | |
| P PAD | | |
| SF SPLIT FLOW | | |
| SSCO SANITARY SEWER CLEANOUT | | |
| TC TOP OF CURB | | |
| TEMP.EL TEMPORARY ELEVATION | | |
- EXISTING AC SURFACING
 - EXISTING CONCRETE SURFACE
 - PROPOSED AC SURFACING
 - PROPOSED CONCRETE SURFACING
 - PROPOSED TRANSITION PAVING

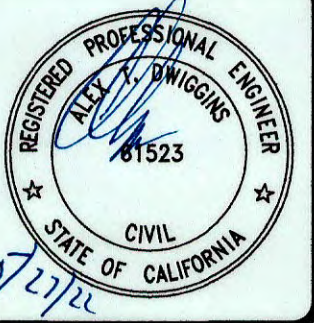
SCALE: 1" = 30'

APPROVED
JUN 1 2022

City of Hanford
Public Utilities and Engineering



SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291

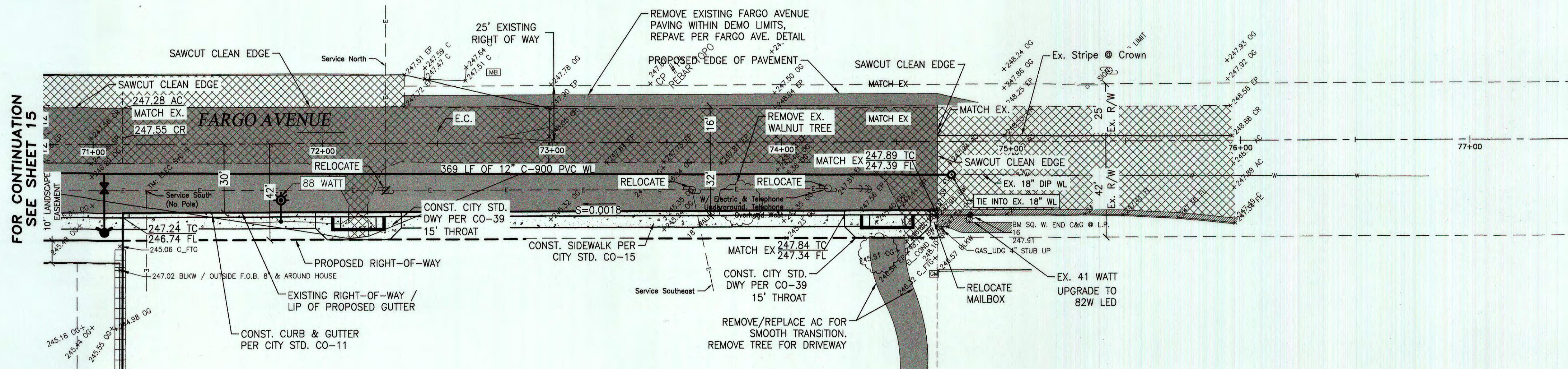
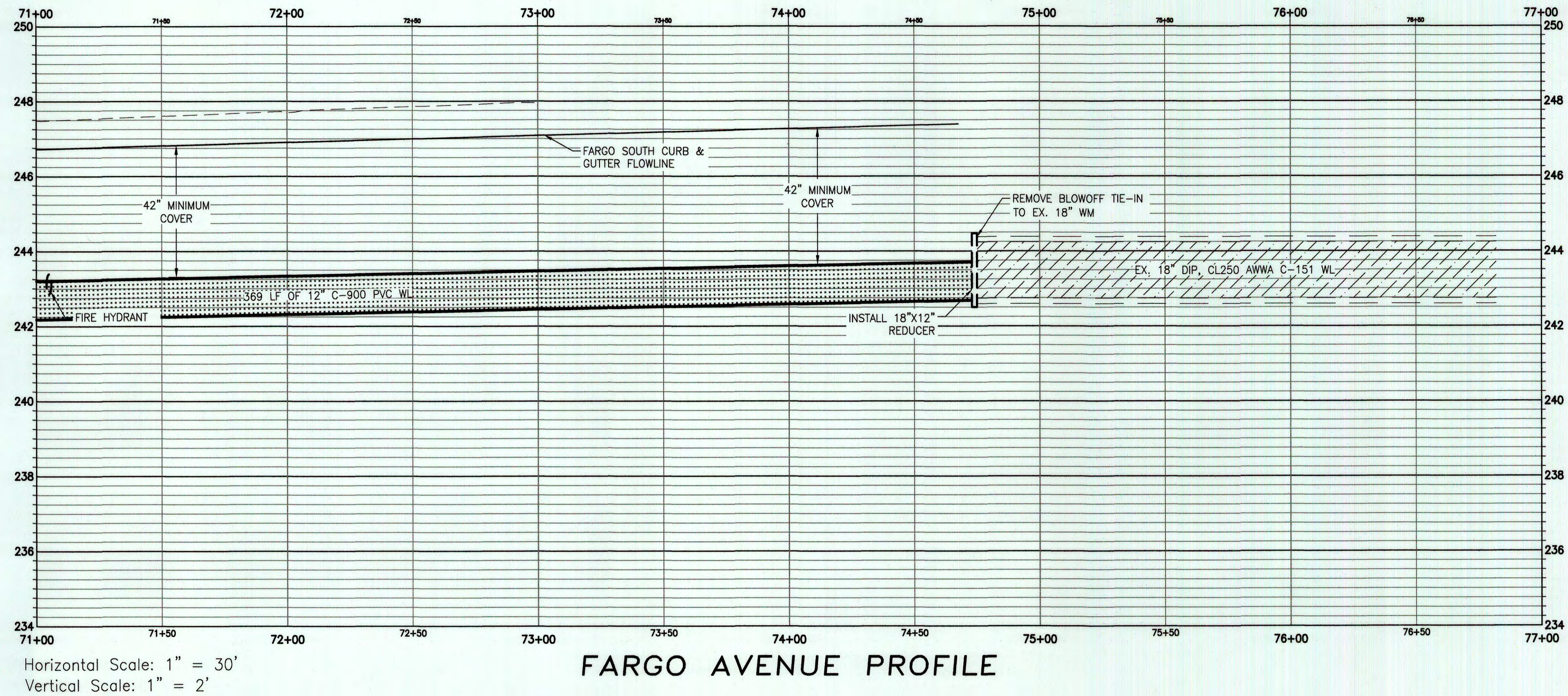


FARGO AVENUE
PLAN AND PROFILE
COUNTY TR. NO. 928 U3
for: SAN JOAQUIN VALLEY HOMES

ZUMWALT
HANSEN INC.
A Q Company

609 N. Irwin St.
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CONSTRUCTION LEGEND

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DRIVEWAY NOTE

SEE SHEET 21 FOR SPECIFIC DRIVEWAY PLAN

VALLEY GUTTER NOTE

VALLEY GUTTERS SHALL BE CONSTRUCTED TO CO-23, MODIFIED FOR ADA REQUIREMENT

LEGEND

- | | | |
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| SF SPLIT FLOW | | |
| SSCO SANITARY SEWER CLEANOUT | | |
| TC TOP OF CURB | | |
| TEMP.EL TEMPORARY ELEVATION | | |

SCALE: 1" = 30'

APPROVED
JUN 1 2022

City of Hanford
Public Utilities and Engineering

811
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SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291

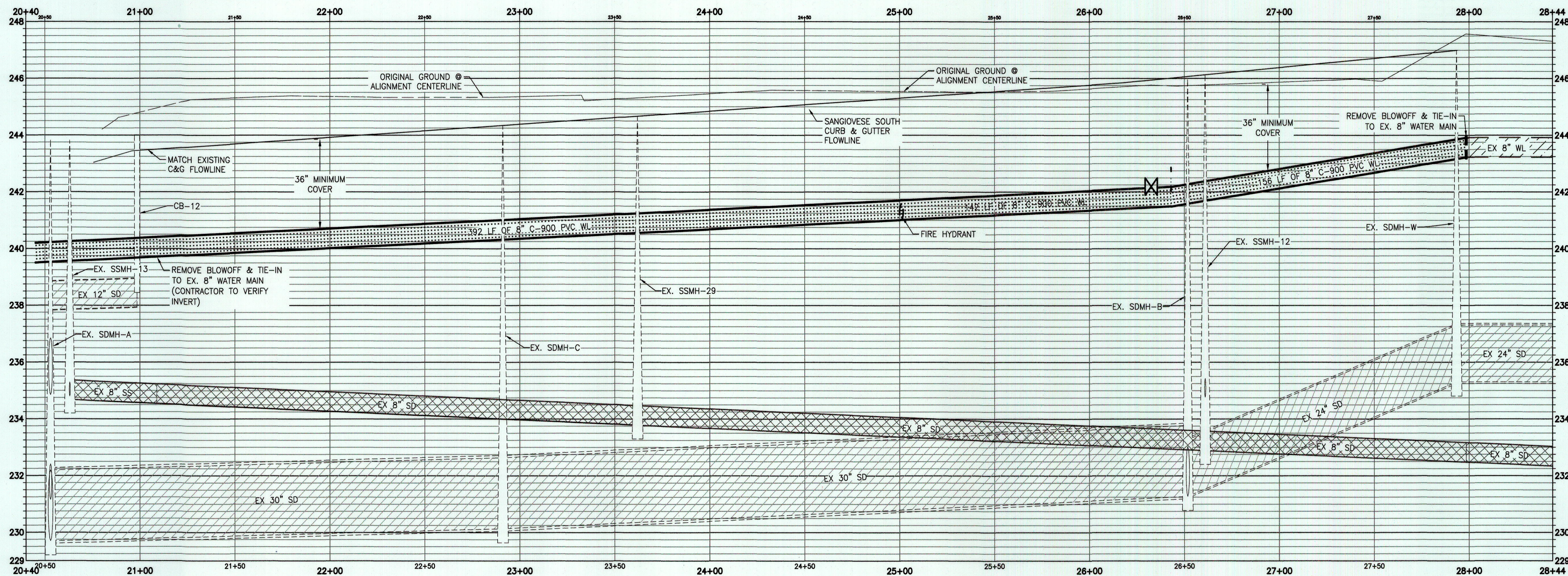


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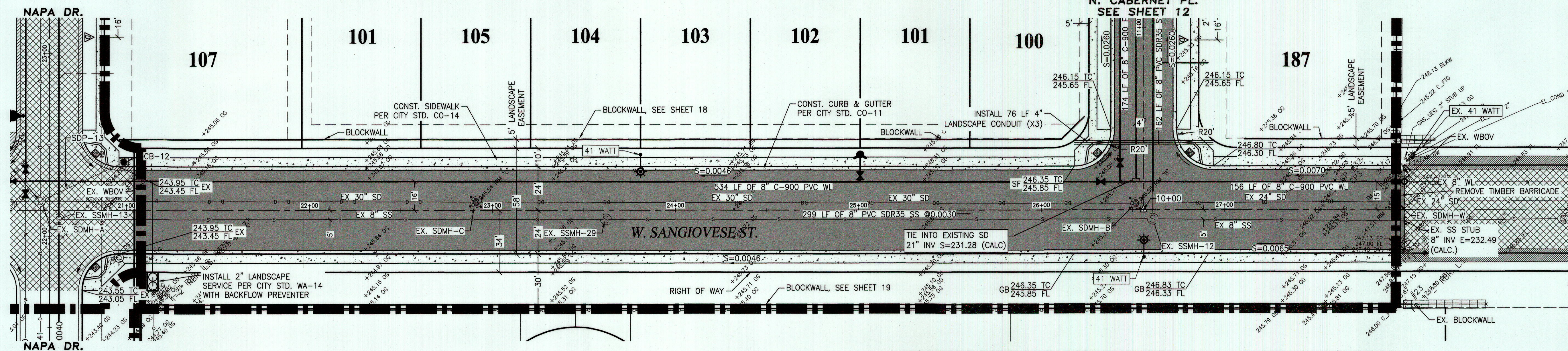
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Vertical Scale: 1" = 2'

W. SANGIOVESE ST PROFILE



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VALLEY GUTTERS SHALL BE CONSTRUCTED TO CO-23, MODIFIED FOR ADA REQUIREMENT

LEGEND

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- TRAFFIC CHRISTY
- TRAFFIC SIGNAL BOOM
- TRAFFIC SIGNAL POLE
- TRANSFORMER POLE
- UTILITY POLE
- WATER VALVE

STORM DRAIN STRUCTURE TABLE

STRUCTURE NAME	ELEV.
CB-12 CITY STD. SD-17	RIM=243.99 12" INV SW=237.95
EX. SDMH-A CITY STD. SS-11 (60")	RIM=243.82 24" INV N=234.85 12" INV NE=237.85 15" INV S=231.16 30" INV W=229.70
EX. SDMH-B MH (ADJUST RIM)	RIM=245.96 24" INV E=231.28 30" INV W=231.28 21" INV N=230.14
EX. SDMH-C MH (ADJUST RIM)	RIM=244.35 30" INV E=230.14 30" INV W=230.14

STRUCTURE NAME

STRUCTURE NAME	ELEV.
EX. SDMH-W MH (ADJUST RIM)	RIM=247.00 24" INV W=235.31 24" INV E=235.31
SDMH-K CITY STD. SS-11	RIM=242.92 12" INV E=233.52 12" INV W=233.52 21" INV N=234.05
SDMH-V CITY STD. SS-11	RIM=242.73 21" INV N=233.23 21" INV S=233.23

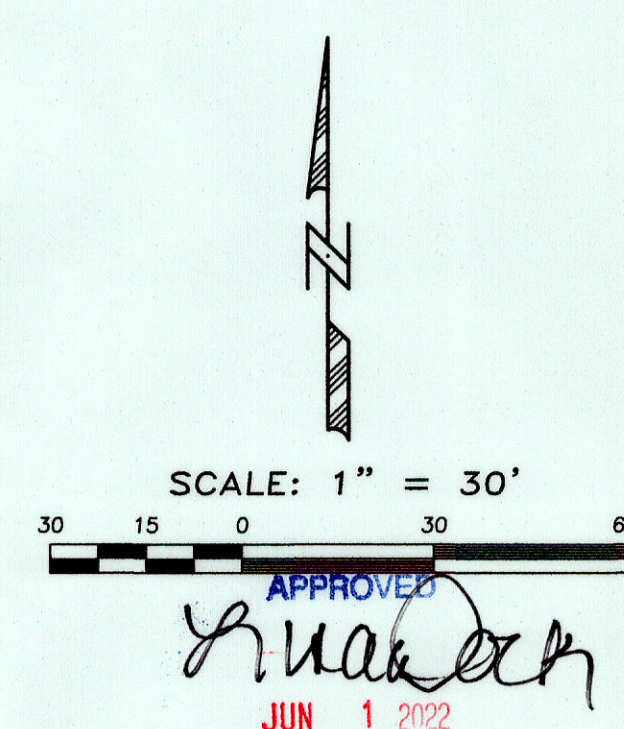


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SANITARY SEWER MANHOLE DATA

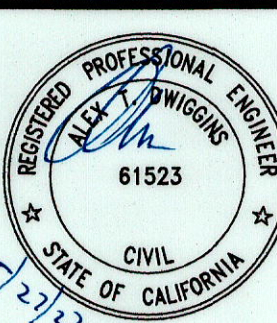
STRUCTURE NAME	ELEV.
EX. SSMH-12 DROP MH PER CITY STD. SS-14	RIM=246.11 8" INV W=232.90 8" INV E=232.90 8" INV N=234.77
EX. SSMH-13 CITY STD. SS-11	RIM=243.82 8" INV E=234.70 6" INV S=234.80 6" INV N=234.80
EX. SSMH-29 CITY STD. SS-11	RIM=244.67 8" INV W=233.80 8" INV E=233.80

ALL MANHOLES SHALL BE CITY STD. SS-11 UNLESS OTHERWISE NOTED



City of Hanford
Public Utilities and Engineering

SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
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Tract 928 unit 3 (Barterra II & Bella Vista II Unit 4)

City Engineering Plan Review and Inspection Fee Schedule

City Engineering and Inspection Fees are established by Council Resolution No.1902, and are set forth below:

(1) 6% of first	\$ 5,000.00	\$ 300.00
(2) 5% of next	\$ 20,000.00	\$ 1,000.00
(3) 4.5% of next	\$ 75,000.00	\$ 3,375.00
(4) 3.5% of next	\$150,000.00	\$ 5,250.00
(5) 2% over	\$250,000.00	\$ 78,794.93

Total City Engineering Review and Inspection Fee obligation	\$ 88,719.93
Fee balance payable with this Agreement Acct. #001-2010-4937	<u>\$ 88,719.93</u>

NOTE:

- Engineering Plan Review & Inspection Fees are based on estimated cost of Improvements, including all items constructed both prior to & following posting of security.
- Private utility costs are not included in determination of City Engineering Plan Review and Inspection fee calculation.

Note: Additional fees and charges will be payable prior to approval of Final Map and Final Subdivision Agreement by the City Council, including:

12th Ave. Sewer Benefit District, Acct. #161-2161-5494 (22.56 Ac @ \$1,734.30/Ac) \$ 39,125.81

Street Sign Fee, Acct. #001-2010-4937 (9 @ \$200.00 Ea.) \$ 1,800.00
(Per intersection cost for sign blades furnished by City.)

Final Map Review Fee, Acct. #001-2010-4937 \$ 1,250.00
X.XX
(Determined at completion of final map review.)

Engineering Plan Review & Inspection Fees, Acct. #001-2010-4937 \$ 88,719.93 10182.48
78537.45

Storm Drainage Impact Fees, Acct. #184-2184-5504 (N/A) \$ 0.00
(Onsite drainage Basin provided, no impact to existing City drainage facilities)

Building Dept. block wall plan review fees paid from Acct. #001-2010-4937 \$ 0.00

\$41,769.93

\$39,125.81

SUBTOTAL

\$130,895.74

PAID

\$ 0.00

\$130,895.74

BALANCE DUE:

\$130,895.74

CK# 0037011 #08000010879

4937 = 13,232.48

54942161- 39,125.81

\$ 52,358.29

CK# 0037012 #08000010880

4937 = 78,537.45

05/10/22

CITY OF HANFORD
RECEIPT DETAIL REPORT

PAGE 1

RECEIPT	DATE	BATCH	EMPLOYEE	CUSTOMER NAME	REFERENCE NO	CHECK AMOUNT	CASH AMOUNT
				CREDIT AMOUNT	OTHER AMOUNT	APPLIED CREDIT	TOTAL

LN	REV CODE	CUSTOMER ID	DESCRIPT/INVOICE	-LN FUND	CASH_ACT	DIVISION	CRED_ACT	PROJECT	PROJ_ACT	AMOUNT
08000010880		05/10/22	VER	JJR MGMNT SVCS INC	0037012			78,537.45		.00
					.00		.00			78,537.45
1	4937	TRACT 928, UNIT 3	ENG/INSPECT FEES-SUBD	001	1001	2010	4937			78537.45

REPORT TOTALS :	CHECK AMOUNT	CASH AMOUNT	CREDIT AMOUNT	OTHER AMOUNT	APPLIED CREDIT	TOTAL
	78,537.45	.00	.00	.00	.00	78,537.45

05/10/22

CITY OF HANFORD
RECEIPT DETAIL REPORT

PAGE 1

RECEIPT	DATE	BATCH	EMPLOYEE	CUSTOMER NAME	CREDIT AMOUNT	REFERENCE NO OTHER AMOUNT	CHECK AMOUNT APPLIED CREDIT	CASH AMOUNT TOTAL
LN REV CODE	CUSTOMER ID		DESCRIPT/INVOICE	-LN FUND	CASH_ACT	DIVISION	CRED_ACT PROJECT	PROJ_ACT AMOUNT
08000010879	05/10/22		VER	JJR MGMNT SVCS INC	0037011		52,358.29	.00
					.00		.00	52,358.29
1 4937	TRACT 928, UNIT 3		ENG/INSPECT FEES-SUBD	001	1001	2010	4937	13232.48
2 54942161	TRACT 928, UNIT 3		12TH AV SEWER-ASSESS	161	1001	2161	5494	39125.81
REPORT TOTALS :				CHECK AMOUNT	CASH AMOUNT	CREDIT AMOUNT	OTHER AMOUNT	APPLIED CREDIT
				52,358.29	.00	.00	.00	52,358.29

WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY FEATURES

JJR Management Services, Inc.

5607 Avenida de los Robles
Visalia, CA 93291
(559)732-2660

Bank of America
ACH R/T 121000358

11-35/1210 CA
83250

0037012

DATE

05/05/2022

AMOUNT

\$78,537.45

Void After 180 Days

Seventy Eight Thousand Five Hundred Thirty Seven and 45/100 Dollars

PAY TO THE
ORDER OF

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

CIT03 M



SECURITY FEATURES INCLUDE FOIL HOLOGRAM • HEAT SENSITIVE ICON • MICROPRINT • MULTI-COLOR BACKGROUND

⑈0037012⑈ ⑆121000358⑆ 325022854058⑈

WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY FEATURES

JJR Management Services, Inc.
5607 Avenida de los Robles
Visalia, CA 93291
(559)732-2660

Bank of America
ACH R/T 121000358

11-35/1210 CA
83250

0037011

DATE
05/05/2022

AMOUNT
\$52,358.29

Void After 180 Days

Fifty Two Thousand Three Hundred Fifty Eight and 29/100 Dollars

PAY TO THE
ORDER OF

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

CIT03 M



SECURITY FEATURES INCLUDE FOIL HOLOGRAM • HEAT SENSITIVE ICON • MICROPRINT • MULTI-COLOR BACKGROUND

⑈0037011⑈ ⑆121000358⑆ 325022854058⑈

§ 13.04.140. Oversized water mains.

The city shall have the right to require a customer to construct an oversized water main pipeline. If the city requires a customer to construct an oversized water main pipeline, the city shall reimburse the customer the actual cost paid by the customer for the oversizing in accordance with the provisions of Chapter 15.49 of the Hanford Municipal Code. Only water main pipelines larger than eight inches in internal diameter shall be considered oversized; however, if a customer requires a water main pipeline larger than eight inches for its own purposes, the oversized water main pipeline constructed and installed by the customer will be considered the size required to serve that customer. The city engineer is hereby empowered to make the determination as to how much, if any, oversizing is required and is also empowered to determine the difference in cost between the actual construction and installation cost and the average cost of pipeline. The decisions made by the city engineer shall be binding and conclusive on the customer. (Prior code § 6-6.14; Ord. 99-01, 1999)

§ 13.08.150Oversized sewer line.

The city shall have the right to require an applicant to construct an oversized sewer line. If the city requires an applicant to construct an oversized sewer line, the city shall reimburse the applicant the actual cost paid by the applicant for the oversizing in accordance with the provisions of Chapter **15.49** of the Hanford Municipal Code. Only sewer lines larger than six inches in internal diameter and which have been identified in the city's sewer impact fee program, shall be considered oversized; however, if an applicant requires a sewer line larger than six inches for its own purposes, then the oversized sewer line will be considered the size required to serve that applicant. The city engineer is empowered to make the determination as to how much, if any, oversizing is required and is also empowered to determine the difference in cost between the actual construction and installation cost and the average cost of a six inch (or larger) sewer line. The decisions made by the city engineer shall be binding and conclusive on the applicant.

(Ord. 12-02, 2012)



AGENDA STAFF REPORT

MEETING DATE: 1/21/2025

AGENDA SECTION: GENERAL BUSINESS

SUBJECT:

Authorization to reimburse Presidio JJR Bella Vista II 150, LLC and Presidio FFO Bonterra II 160, LLC in the amount of **\$47,209.08** for Tract 928, Unit 4 for street improvements on Fargo Avenue and Centennial Drive, including a credit for uninstalled Sanitary Sewer mains and City Surveyor review of the final map; AND approve an appropriation of **\$136,013.38** to fulfill the reimbursements from Transportation Impact Fees Fund, and credits to Wastewater Impact Fees and Engineering Special Services account.

RECOMMENDATION:

Recommendation:

That the City Council, by motion:

1. Authorize a reimbursement to Presidio JJR Bella Vista II 150, LLC and Presidio FFO Bonterra II 160, LLC in the amount of **\$47,209.08** for street improvements in Fargo Avenue and Centennial Drive including a credit for sewer master planned installation and final map review for Tract 928, Unit 3.
2. Approve an appropriation of **\$136,013.38** from the Transportation Impact Fees Fund to fulfill the reimbursement and credit fees for Sewer installation and Surveyor review.

Recommended Motion:

I make a motion that the City Council (approve/deny),

1. A reimbursement to Presidio JJR Bella Vista II 150, LLC (and Presidio FFO Bonterra II 160, LLC) in the amount of **\$47,209.08** for the Fargo Avenue and Centennial Drive street improvements located within Tract No. 928, Unit No. 4.
2. Approve an appropriation of **\$136,013.38** from the Transportation Impact Fees Fund to fulfill the reimbursement and credit the fees to the Sewer Impact Fees and Engineering Special Services fund for Surveyor final map review.

BACKGROUND:

Tract No. 928, Unit No. 4 is a 93 lots single family development that is located at the southeast corner of Fargo Avenue and Centennial Drive, as shown on the attached Final Map. (Attachment 1) This Unit 4 is the final phased unit of the Tract 928 development, which contains 283 single family

residential lots as shown on the attached Tentative Map for Tract 928. (Attachment 2)

On December 1, 2020, the City Council approved the attached Resolution 20-33-R for Vesting Tentative Tract 928 as filed by Cal Clark Farms and developed by Presidio JJR Sterling Oaks 104, LLC. (Attachment 3).

On May 18, 2023, the Subdivision Agreement for Tract 928, Unit No. 4, was approved. (Attachment 4). The agreement states that reimbursements for improvements must be made in writing prior to the Council approval of the Notice of Completion. The Notice of Completion was approved by City Council on June 4, 2024. (Attachment 5). A written request for reimbursements was provided to the city on February 16, 2024.

As stated in the Resolution Conditions of Approval and the Subdivision Agreement, certain improvements are eligible for reimbursement. Costs are based on the City Impact Fee Study (Attachment 6).

- 1. A reimbursement for the required street construction of Fargo Avenue at frontage “for permanent street widening improvements across their frontage consisting of street paving, median curbs, and median concrete as identified in the City Impact Fee Study, to be reimbursed to the developer through the Transportation Impact Fee fund.
- 2. The Impact Fee Study includes reimbursements allowed for Centennial Drive, a Collector street identified in the reimbursable eligible roadways in the Study.
- 3. The City Impact Fees Study additionally provides for payment to the city for the Surveyor Plan Review of the final map. The developer shall pay the city the Actual Cost plus 10% for administrative costs for Final Map review. The credit shall be applied to the Engineering Special Services fund.
- 4. Per the Conditions of Approval, the developer was to install a 15” master planned sanitary sewer main in Fargo Avenue across the property frontage. The sewer main was not installed, therefore a credit for said sewer main is applied to allow the future developers on the north side to install the sewer main at a later date.

These reimbursements are totaled in the Summary of Reimbursements. (Attachment 7) and are shown on the Subdivision Improvement Plans. (Attachment 8)

Frontage Pavement on Fargo Avenue.	\$ 78,452.43
Frontage Pavement on Centennial Drive	\$57,560.95
Credit for 15” Sanitary Sewer Main per COA and Masterplan-not installed	-\$ 87,731.80
Credit for Final Map review	-\$ 1,072.50
Total Reimbursement	\$ 47,209.08

A copy of the reimbursement calculations is shown in Attachment 7 for City Council review. The appropriations for the reimbursements and credits shall be made from the following accounts:

- 1. Fargo Avenue and Centennial Drive frontage street improvements through Transportation Impact Fees Fund in the amount of **\$136,013.38 (Acct. # 21810000-825600).**

2. Credit for share of an 8" of a 15" sanitary sewer masterplanned main in Fargo Avenue, as stated in the Conditions of Approval and not constructed through the Sewer Impact Fees per Municipal Code 13.08.0152 (Attachment 9). The total credit to be applied to the Wastewater Impact Fees is determined as **-\$87,731.80 (Credit to Acct # Sewer Impact Fees)**.
3. The credit payment due to the city for Surveyor Final Map plan review per the City Master Fee Schedule, and to be applied to the City Engineering Special Services fund is **-\$1,072.50 (Credit to Acct. # 20100000-540300)**.

The developer has requested that the reimbursement of \$47,209.08 for Tract 928, Unit 4 to be divided between the two developer investors and that two separate checks be provided as follows:

- The total reimbursement to **Presidio JJR Bella Vista II 150, LLC (14%) is \$6,609.27.**
- The total reimbursement to **Presidio FFO Bonterra II 160, LLC (86%) is \$40,599.81.**

If approved by the Council, reimbursements to the developers will be provided immediately as the Final Map for Tract 928, Unit 4 has been recorded and the Notice of Completion was approved and accepted by the City Council on June 4, 2024.

FISCAL IMPACT:

The FY 24/25 Transportation Impact Fees reimbursement fund has a current balance of \$8,528,303.00. An appropriation of **\$136,013.38** is needed from the Transportation Impact Fees fund to reimburse the developer the **\$47,209.08** for street improvement requirements, a credit fee and transfer funds for the final map review by the City Surveyor **-\$1,072.50** and a credit fee and transfer funds for the 15" Sanitary Sewer masterplanned main in Fargo Avenue **-\$87,731.80**.

ATTACHMENTS:

1. 928-4 Recorded Final Map 8.10.23
2. Tentative Tract 928 TM
3. Resolution 20-23-R (includes Conditions of Approval)
4. 928-4 Subdivision Agreement- signed
5. Tract 928 Unit 4 NOC - Recorded
6. City Impact Fee Study - Portion - 9- 2019
7. Tract 928-4 Summary of Reimbursements
8. TR928-4 Improvement Plans (504. 534. 4)
9. Muni Code Oversize Sewer-PCI-request for reimb

COUNTY TRACT No. 928
UNIT IV
CITY OF HANFORD, COUNTY OF KINGS
STATE OF CALIFORNIA

ENGINEER'S STATEMENT

THIS MAP CONSISTING OF SIX SHEETS WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JIM ROBINSON OF SAN JOAQUIN VALLEY HOMES IN THE MONTHS OF MAY 2022 THROUGH OCTOBER 2022. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 26th DAY OF June, 2023.

John A. Zumwalt
JOHN A. ZUMWALT, R.C.E. 21489

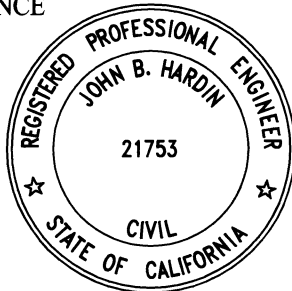


ACTING CITY SURVEYOR

I, JOHN B. HARDIN, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THE ANNEXED MAP, THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT, AND IN ACCORDANCE WITH SECTIONS 66425 THROUGH 66450, INCLUSIVE, OF THE GOVERNMENT CODE.

DATED THIS 14th DAY OF JUL, 2023.

John B. Hardin
JOHN B. HARDIN, R.C.E. 21753
ACTING FOR THE CITY OF HANFORD

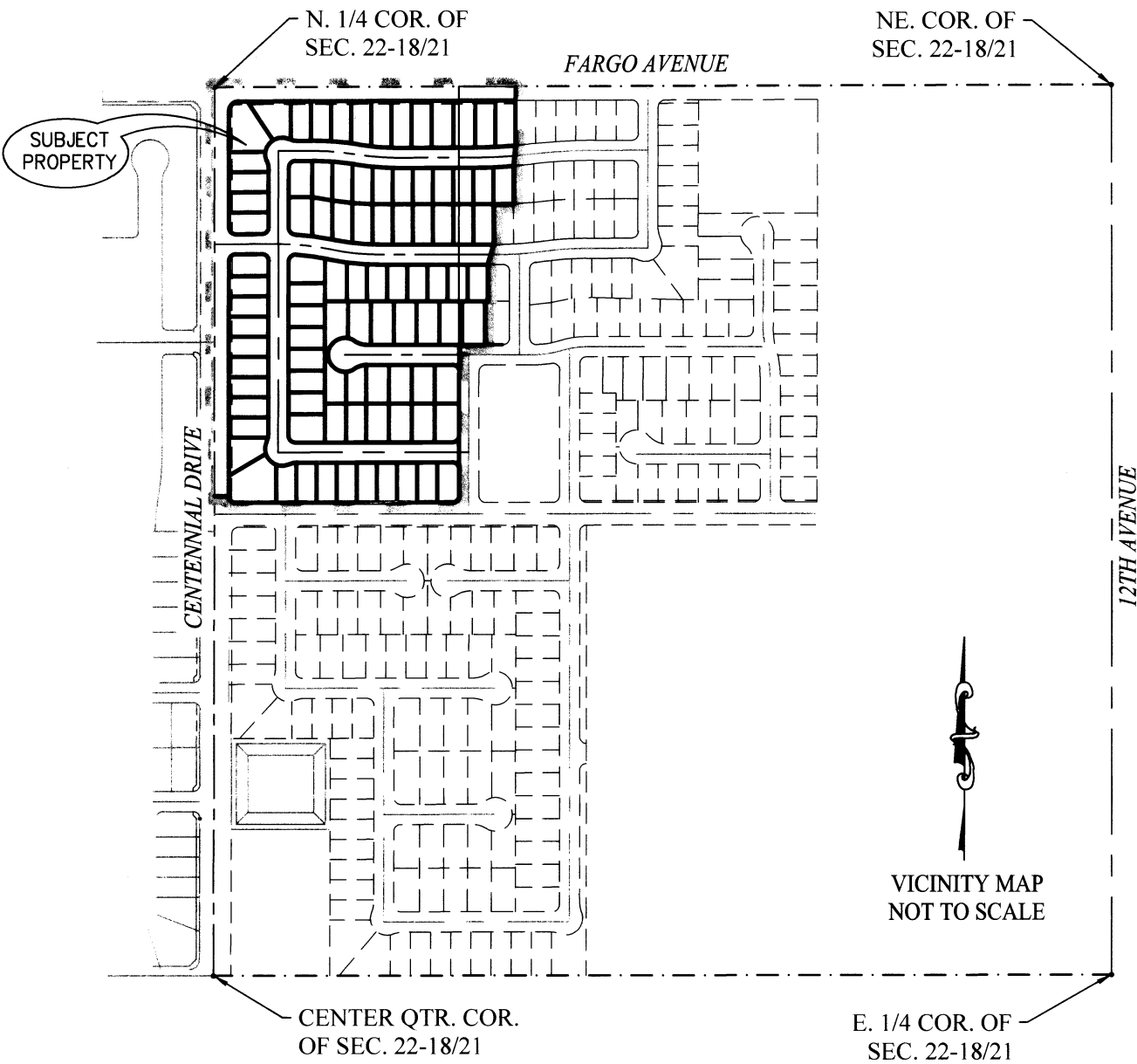


CITY ENGINEER'S STATEMENT

I, LISA DOCK, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THE ANNEXED MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF ANY LOCAL ORDINANCES AND SECTIONS 66425 THROUGH 66450 OF THE GOVERNMENT CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED THIS 17th DAY OF July, 2023.

Lisa Dock
LISA DOCK, CITY ENGINEER R.C.E. 68224



Per section 66436 (a)(3)(B) of the Government code, signatures were omitted for an easement for an irrigation pipeline recorded in Book 1167 at Page 155 of Official Records in the office of the Kings County Recorder. The pipeline referred to in the document no longer exists which would have benefited a property which no longer uses ditch water. The former location of the pipeline cannot be determined.

TAX COLLECTOR'S STATEMENT

THIS IS TO CERTIFY THAT THE PROVISIONS OF ARTICLE 8 OF CHAPTER 4 OF THE GOVERNMENT CODE HAVE BEEN COMPLIED WITH REGARDING DEPOSITS.

DATE: 04/27/23

ERIK GONZALEZ, CPA, DIRECTOR OF FINANCE

BY: Daisy Magana, Deputy

NOTICE OF ABANDONMENT

AN EXISTING EASEMENT TO THE CITY OF HANFORD PER DOCUMENT RECORDED ON JUNE 22, 2022, AS DOCUMENT # 2211925 OF OFFICIAL RECORDS IN THE OFFICE OF THE KINGS COUNTY RECORDER'S OFFICE WAS OMITTED FROM THIS MAP AND THEREFORE ABANDONED PER PROVISIONS OF SECTION 66434(g) OF THE GOVERNMENT CODE

CITY CLERK'S CERTIFICATE

I HEREBY STATE THAT AT A REGULAR MEETING OF THE HANFORD CITY COUNCIL HELD ON THE 16th DAY OF July, 2023, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION AND ACCEPTING, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE GENERAL PUBLIC, THE STREETS, EASEMENTS, AS INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP.

DATED THIS 20 DAY OF July, 2023.

Natalie Corral
NATALIE CORRAL, CITY CLERK

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE HANFORD PLANNING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW IN DULY AUTHORIZED MEETING HELD June 13, 2023.
DATED THIS 20 DAY OF July, 2023.

Jason Waters
JASON WATERS, COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

FEE BOOK NO. 2311507 FEE PAID \$93.00
RECORDED AT THE REQUEST OF ZUMWALT-HANSEN & ASSOCIATES, INC. ON THIS 4th DAY OF August, 2023, AT 58 MINUTES PAST 2 O'CLOCK IN VOLUME 27 OF LICENSED SURVEYORS' PLATS, AT PAGE 28, KINGS COUNTY RECORDS.

KRISTINE LEE, KINGS COUNTY RECORDER

BY: *Justine Sumaya*
DEPUTY Justine Sumaya

COUNTY TRACT No. 928
UNIT IV
CITY OF HANFORD, COUNTY OF KINGS
STATE OF CALIFORNIA

OWNER'S STATEMENT
WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY AND THAT WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN ON THIS MAP AND DO HEREBY DEDICATE IN FEE TO PUBLIC USE ALL OF THE STREETS. WE ALSO DEDICATE THOSE EASEMENTS SHOWN HEREON FOR PUBLIC UTILITIES, LANDSCAPE AND SIDEWALKS.

PRESIDIO JJR BELLA VISTA II 150, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: Joseph A Leal
JJR MANAGEMENT SERVICES, INC. A CALIFORNIA CORPORATION, ITS OPERATING MANAGER
JOSEPH A. LEAL, PRESIDENT
PRESIDIO JJR BONTERRA II 160, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS FEE TITLE OWNERS
BY: Joseph A Leal
JJR MANAGEMENT SERVICES, INC. A CALIFORNIA CORPORATION, ITS OPERATING MANAGER
JOSEPH A. LEAL, PRESIDENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF TULARE
ON MAY 19, 2023 BEFORE ME, AMANDA RAMOS
NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH A. LEAL
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE Amanda Ramos
(PRINT NAME) AMANDA RAMOS
MY COMMISSION NO. 2396938 MY COMMISSION EXPIRES 04/10/2026
PRINCIPAL OFFICE IN COUNTY OF TULARE

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF TULARE
ON MAY 19, 2023 BEFORE ME, AMANDA RAMOS
NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH A. LEAL
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE Amanda Ramos
(PRINT NAME) AMANDA RAMOS
MY COMMISSION NO. 2396938 MY COMMISSION EXPIRES 04/10/2026
PRINCIPAL OFFICE IN COUNTY OF TULARE

N-1/4 COR. OF SEC. 22-18/21
FD. 2" GALV. I.P. WITH BRASS
CAP STAMPED R.C.E. 21489 IN A
MONUMENT WELL, FLUSH IN
PAVEMENT

BASIS OF BEARINGS
(N89° 50' 39"E 2671.87') [S89° 50' 51"W 2672.01']
N89° 50' 39"E 2671.75'

NE COR. OF SEC. 22-18/21
FD. 2" BRASS CAP IN CONCRETE,
DOWN 1" STAMPED L.S. 4375,
PER K.C.C.R. #3207

COUNTY TRACT No. 928 UNIT IV

CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

LEGAL DESCRIPTION

DESIGNATED REMAINDER PARCEL, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED DECEMBER 9, 2021 IN BOOK 21, PAGE 35 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THE DESIGNATED REMAINDER PARCEL, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED JUNE 22, 2022 IN VOLUME 27, PAGE 07 OF LICENSED SURVEYOR PLATS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
CONTAINING 22.84 ACRES +/-

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., BEARS S 89° 50' 39" W PER L.S.P. 21-53, K.C.R.

SURVEYOR'S NOTE

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:

SIDE AND REAR LOT CORNERS OF LOTS 188-198 & LOTS 264-280 ADJACENT TO CENTENNIAL DRIVE AND FARGO AVENUE ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489, SET 6"± DEEP, ON THE LOT LINE A DISTANCE OF 14.00' (PERPENDICULAR) FROM THE SIDE OR REAR CORNER. THE REAR LOT CORNERS OF LOTS 198-207 ADJACENT TO SANGIOVESE ARE OF THE SAME CHARACTER BUT ONLY 9' (PERPENDICULAR) FROM THE REAR CORNER.

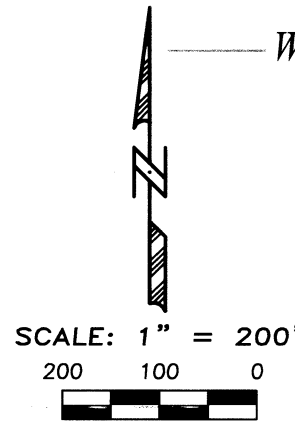
SPECIAL MONUMENT NOTE:

ALL FRONT CORNERS ADJACENT TO STREETS ARE MONUMENTED AS WITNESS CORNERS, SET ON THE P.U.E. LINE AND ARE MARKED BY 1/2" REBAR, 30" LONG WITH RED PLASTIC TAG STAMPED "CONT. PT., R.C.E. 21489", AND SET 6"± DEEP, EXCEPT AS SHOWN OTHERWISE.

LEGEND

- FOUND AND ACCEPTED MONUMENT AS NOTED
 - FD. 1/2" REBAR WITH PLASTIC TAG STAMPED R.C.E. 21489 DN 6"±
 - ▲ FD. 2" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN A MONUMENT WELL, FLUSH IN PAVEMENT
 - SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
 - △ SET 2"x24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT
 - LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, SET 6" DEEP, SEE SPECIAL MONUMENTATION NOTE
 - INDICATES 6' PUBLIC UTILITY EASEMENT, EXCEPT AS NOTED
 - △ NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
 - () RECORD DATA PER L.S.P. 21-53, K.C.R.
 - { } RECORD DATA PER DEED BK. 1149, PG 495, O.R.
 - [] RECORD DATA PER P.M. 8-17, K.C.R. (OR CALCULATED THEREFROM)
 - [] RECORD DATA PER L.S.P. 26-88 K.C.R.
 - (()) RECORD DATA PER L.S.P. 26-19, K.C.R.
 - (1234) INDICATES STREET ADDRESSES
 - ACCESS DENIED TO CENTENNIAL DR., W. SANGIOVESE ST. AND FARGO AVE.
 - DISTINCTIVE BORDER
 - [2'] 2' PEDESTRIAN ACCESS EASEMENT
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	{176.19'}	N0° 04' 24"E	L7	{108.00'}	N0° 04' 24"E
L2	{61.05'}	N5° 47' 48"E	L8	{8.00'}	N89° 56' 31"E
L3	{112.40'}	N0° 04' 24"E	L9	{130.00'}	N0° 04' 24"E
L4	{60.01'}	N89° 10' 04"E	L10	{77.00'}	N89° 56' 31"E
L5	{120.93'}	N0° 04' 24"E			
L6	{62.40'}	N15° 53' 04"E			



SCALE: 1" = 200'

KEY
NOT TO SCALE

SEE
PAGE
4

SEE
PAGE
5

SEE
PAGE
6

E-1/4 COR. OF SEC. 22-18/21
FD. 2" BRASS CAP IN
CONCRETE, FLUSH, STAMPED
L.S. 4375, PER K.C.C.R. #1723

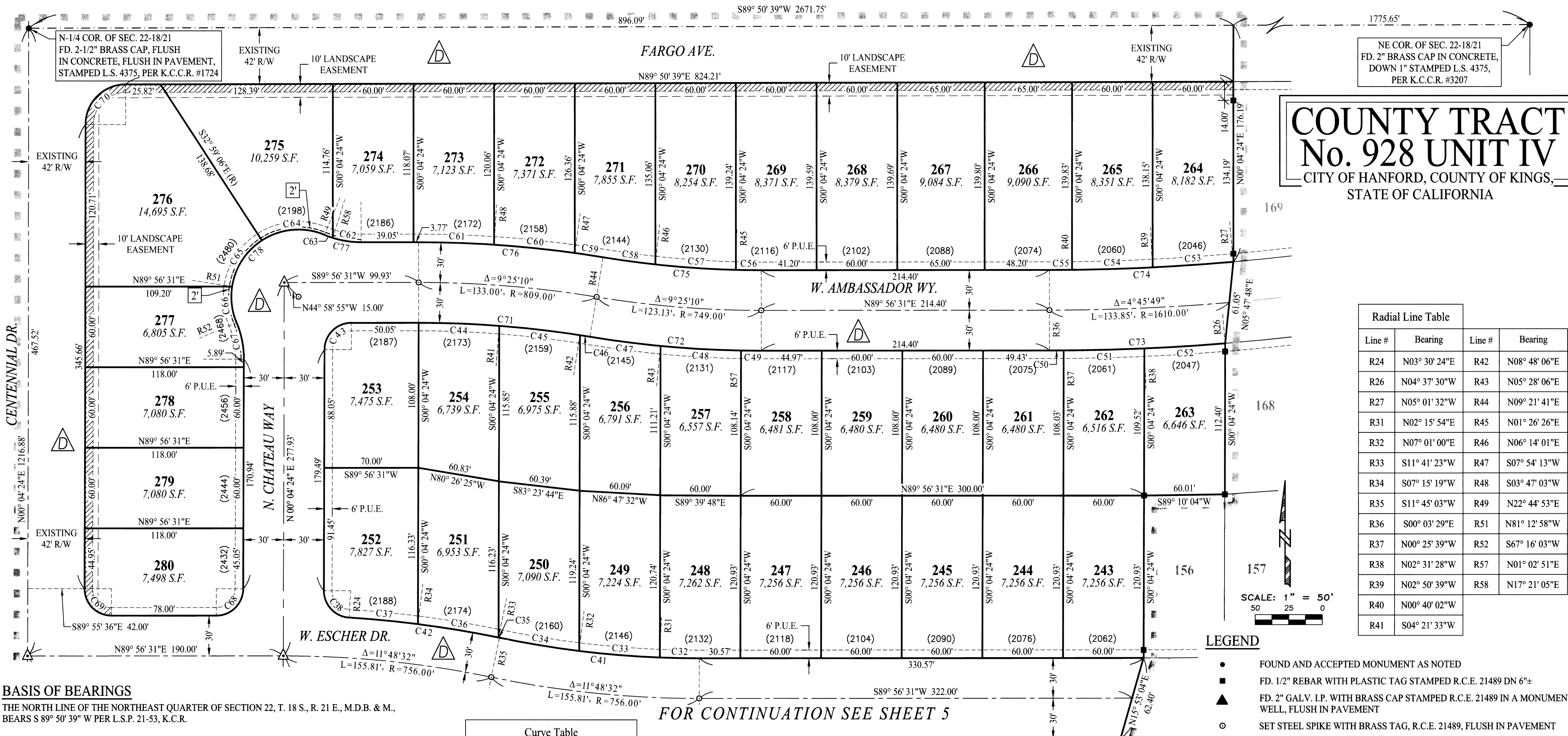
ZUMWALT
HANSEN & CO.
A Company

609 N. IRWIN ST. HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 220196

SHEET THREE OF SIX SHEETS



COUNTY TRACT
No. 928 UNIT IV
CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

Radial Line Table			
Line #	Bearing	Line #	Bearing
R24	N03° 30' 24"E	R42	N08° 48' 06"E
R26	N04° 37' 30"W	R43	N05° 28' 06"E
R27	N05° 01' 32"W	R44	N09° 21' 41"E
R31	N02° 15' 54"E	R45	N01° 26' 26"E
R32	N07° 01' 00"E	R46	N06° 14' 01"E
R33	S11° 41' 23"W	R47	S07° 54' 13"W
R34	S07° 15' 19"W	R48	S03° 47' 03"W
R35	S11° 45' 03"W	R49	N22° 44' 53"E
R36	S00° 03' 29"E	R51	N81° 12' 58"W
R37	N00° 25' 39"W	R52	S67° 16' 03"W
R38	N02° 31' 28"W	R57	N01° 02' 51"E
R39	N02° 50' 39"W	R58	N17° 21' 05"E
R40	N00° 40' 02"W		
R41	S04° 21' 33"W		

- LEGEND**
- FOUND AND ACCEPTED MONUMENT AS NOTED
 - FD. 1/2" REBAR WITH PLASTIC TAG STAMPED R.C.E. 21489 DN 6"±
 - ▲ FD. 2" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN A MONUMENT WELL, FLUSH IN PAVEMENT
 - SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
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 - [2'] 2' PEDESTRIAN ACCESS EASEMENT
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

BASIS OF BEARINGS
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., BEARS S 89° 50' 39" W PER L.S.P. 21-53, K.C.R.

SURVEYOR'S NOTE
ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

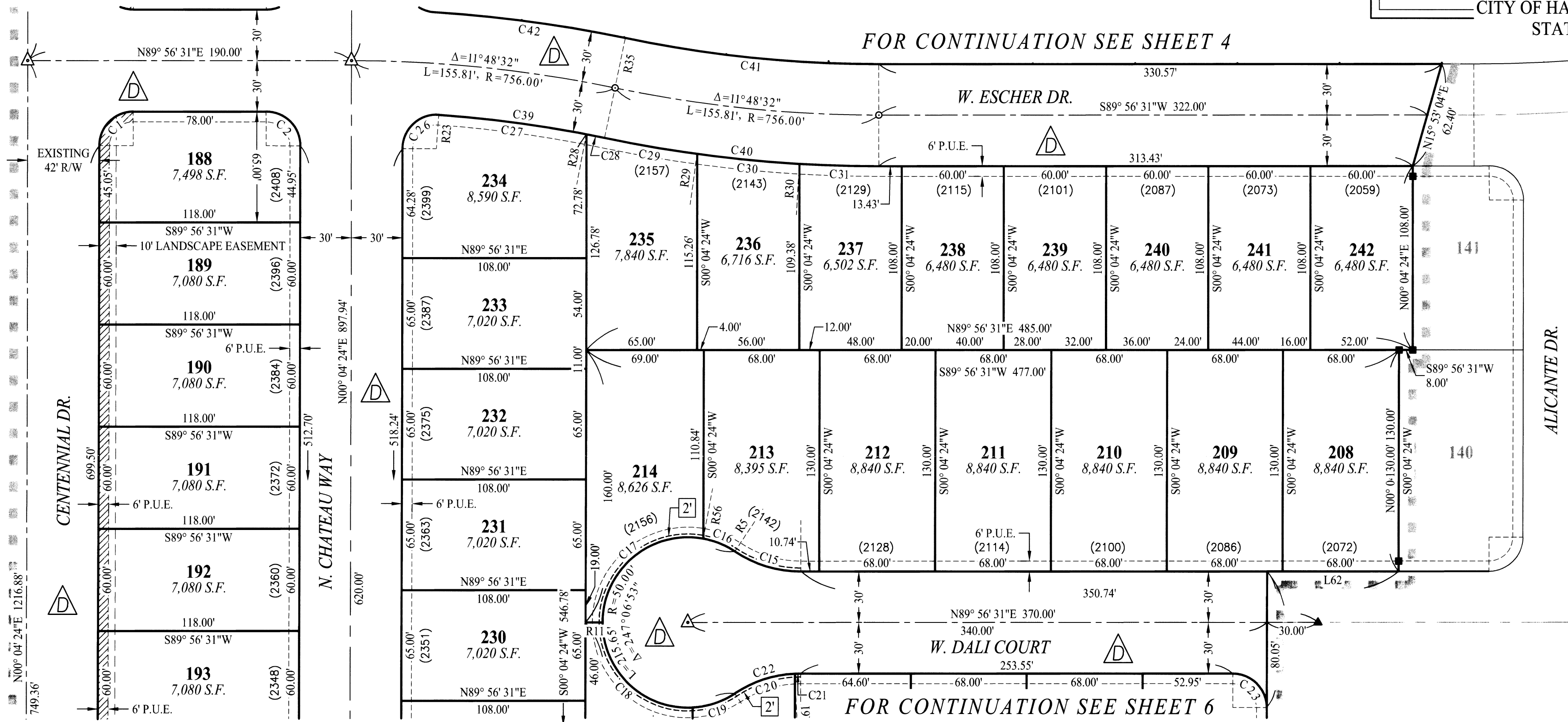
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SPECIAL MONUMENT NOTE:
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Curve Table				FOR CONTINUATION SEE SHEET 5			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C32	29.44'	726.00'	2° 19' 23"	C46	7.61'	779.00'	0° 33' 34"
C33	60.21'	726.00'	4° 45' 06"	C47	52.93'	779.00'	3° 53' 35"
C34	59.99'	726.00'	4° 44' 03"	C48	60.11'	779.00'	4° 25' 15"
C35	0.84'	786.00'	0° 03' 40"	C49	15.03'	779.00'	1° 06' 19"
C36	60.83'	786.00'	4° 26' 04"	C50	10.57'	1640.00'	0° 22' 10"
C37	51.43'	786.00'	3° 44' 56"	C51	60.03'	1640.00'	2° 05' 49"
C38	30.22'	20.00'	86° 34' 01"	C52	60.13'	1640.00'	2° 06' 02"
C41	149.63'	726.00'	11° 48' 32"	C53	60.15'	1580.00'	2° 10' 53"
C42	113.10'	786.00'	8° 14' 39"	C54	60.03'	1580.00'	2° 10' 37"
C43	31.37'	20.00'	89° 52' 07"	C55	16.80'	1580.00'	0° 36' 33"
C44	60.05'	779.00'	4° 25' 01"	C56	18.80'	719.00'	1° 29' 54"
C45	60.40'	779.00'	4° 26' 34"	C57	60.15'	719.00'	4° 47' 35"
				C58	39.25'	719.00'	3° 07' 40"
				C59	21.35'	839.00'	1° 27' 28"
				C60	60.32'	839.00'	4° 07' 09"
				C61	56.26'	839.00'	3° 50' 32"
				C62	21.27'	70.00'	17° 24' 34"
				C63	6.59'	70.00'	5° 23' 48"
				C64	48.64'	50.00'	55° 43' 59"
				C65	42.09'	50.00'	48° 13' 52"
				C66	27.50'	50.00'	31° 30' 59"
				C67	27.86'	70.00'	22° 48' 21"
				C68	31.37'	20.00'	89° 52' 07"
				C69	31.46'	20.00'	90° 07' 53"
				C70	47.00'	30.00'	89° 46' 15"
				C71	128.07'	779.00'	9° 25' 10"
				C72	128.07'	779.00'	9° 25' 10"
				C73	130.72'	1640.00'	4° 34' 01"
				C74	136.98'	1580.00'	4° 58' 03"
				C75	118.20'	719.00'	9° 25' 10"
				C76	137.93'	839.00'	9° 25' 10"
				C77	27.86'	70.00'	22° 48' 21"
				C78	118.23'	50.00'	135° 28' 50"



COUNTY TRACT No. 928
UNIT IV
CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA



BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., BEARS S 89° 50' 39" W PER L.S.P. 21-53, K.C.R.

SURVEYOR'S NOTE

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:

SIDE AND REAR LOT CORNERS OF LOTS 188-198 & LOTS 264-280 ADJACENT TO CENTENNIAL DRIVE AND FARGO AVENUE ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489, SET 6"± DEEP, ON THE LOT LINE A DISTANCE OF 14.00' (PERPENDICULAR) FROM THE SIDE OR REAR CORNER. THE REAR LOT CORNERS OF LOTS 198-207 ADJACENT TO SANGIOVESE ARE OF THE SAME CHARACTER BUT ONLY 9' (PERPENDICULAR) FROM THE REAR CORNER.

SPECIAL MONUMENT NOTE:

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LEGEND

- FOUND AND ACCEPTED MONUMENT AS NOTED
 - FD. 1/2" REBAR WITH PLASTIC TAG STAMPED R.C.E. 21489 DN 6"±
 - ▲ FD. 2" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN A MONUMENT WELL, FLUSH IN PAVEMENT
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 - [] RECORD DATA PER P.M. 8-17, K.C.R. (OR CALCULATED THEREFROM)
 - [] RECORD DATA PER L.S.P. 26-88 K.C.R.
 - (()) RECORD DATA PER L.S.P. 26-19, K.C.R.
 - (1234) INDICATES STREET ADDRESSES
 - ACCESS DENIED TO CENTENNIAL DR., W. SANGIOVESE ST. AND FARGO AVE.
 - DISTINCTIVE BORDER
 - [2'] 2' PEDESTRIAN ACCESS EASEMENT
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

Curve Table				Curve #	Length	Radius	Delta
Curve #	Length	Radius	Delta	C23	31.46'	20.00'	90° 07' 53"
C1	31.37'	20.00'	89° 52' 07"	C26	32.78'	20.00'	93° 55' 12"
C2	31.46'	20.00'	90° 07' 53"	C27	87.41'	726.00'	6° 53' 53"
C15	41.00'	70.00'	33° 33' 26"	C28	10.89'	726.00'	0° 51' 33"
C16	20.12'	50.00'	23° 03' 28"	C29	55.12'	786.00'	4° 01' 04"
C17	87.70'	50.00'	100° 29' 58"	C30	60.29'	786.00'	4° 23' 41"
C18	81.43'	50.00'	93° 18' 25"	C31	46.59'	786.00'	3° 23' 47"
C19	26.40'	50.00'	30° 15' 02"	C39	98.29'	726.00'	7° 45' 26"
C20	37.59'	70.00'	30° 46' 16"	C40	162.00'	786.00'	11° 48' 32"
C21	3.40'	70.00'	2° 47' 11"				
C22	41.00'	70.00'	33° 33' 26"				

Radial Line Table		
Line #	Bearing	
R5	N33° 29' 58"E	
R11	S89° 56' 31"W	
R23	S03° 59' 37"W	
R28	N10° 53' 30"E	
R29	N07° 43' 59"E	
R30	N03° 20' 18"E	
R35	S11° 45' 03"W	
R56	N10° 26' 29"E	

LINE TABLE		
LINE #	LENGTH	DIRECTION
L62	77.00'	N89° 56' 31"E

ZUMWALT
HANSEN INC.
A Company

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 220196

SHEET FIVE OF SIX SHEETS

COUNTY TRACT No. 928
UNIT IV
CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

FOR CONTINUATION SEE SHEET 5

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., BEARS S 89° 50' 39" W PER L.S.P. 21-53, K.C.R.

SURVEYOR'S NOTE

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:

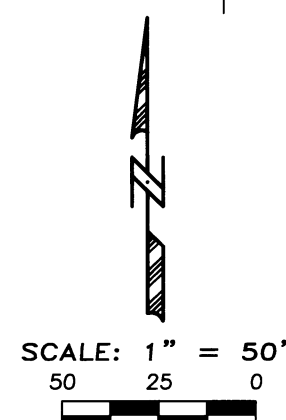
SIDE AND REAR LOT CORNERS OF LOTS 188-198 & LOTS 264-280 ADJACENT TO CENTENNIAL DRIVE AND FARGO AVENUE ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489, SET 6"± DEEP, ON THE LOT LINE A DISTANCE OF 14.00' (PERPENDICULAR) FROM THE SIDE OR REAR CORNER. THE REAR LOT CORNERS OF LOTS 198-207 ADJACENT TO SANGIOVESE ARE OF THE SAME CHARACTER BUT ONLY 9' (PERPENDICULAR) FROM THE REAR CORNER.

SPECIAL MONUMENT NOTE:

ALL FRONT CORNERS ADJACENT TO STREETS ARE MONUMENTED AS WITNESS CORNERS, SET ON THE P.U.E. LINE AND ARE MARKED BY 1/2" REBAR, 30" LONG WITH RED PLASTIC TAG STAMPED "CONT. PT., R.C.E. 21489", AND SET 6"± DEEP, EXCEPT AS SHOWN OTHERWISE.

LEGEND

- FOUND AND ACCEPTED MONUMENT AS NOTED
 - FD. 1/2" REBAR WITH PLASTIC TAG STAMPED R.C.E. 21489 DN 6"±
 - ▲ FD. 2" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN A MONUMENT WELL, FLUSH IN PAVEMENT
 - SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
 - △ SET 2"X24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT
 - LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, SET 6" DEEP, SEE SPECIAL MONUMENTATION NOTE
 - INDICATES 6' PUBLIC UTILITY EASEMENT, EXCEPT AS NOTED
 - △ NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
 - () RECORD DATA PER L.S.P. 21-53, K.C.R.
 - { } RECORD DATA PER DEED BK. 1149, PG 495, O.R.
 - [] RECORD DATA PER P.M. 8-17, K.C.R. (OR CALCULATED THEREFROM)
 - [] RECORD DATA PER L.S.P. 26-88 K.C.R.
 - (()) RECORD DATA PER L.S.P. 26-19, K.C.R.
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FILE NO. 220196

SHEET SIX OF SIX SHEETS

Curve Table				Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
Curve #	Length	Radius	Delta	C9	23.64'	70.00'	19° 20' 47"	C18	81.43'	50.00'	93° 18' 25"	C24	31.37'	20.00'	89° 52' 07"
C3	31.46'	20.00'	90° 07' 53"	C10	4.26'	70.00'	3° 29' 22"	C19	26.40'	50.00'	30° 15' 02"	C25	31.46'	20.00'	90° 07' 53"
C4	12.32'	70.00'	10° 05' 16"	C11	27.90'	70.00'	22° 50' 09"	C20	37.59'	70.00'	30° 46' 16"				
C5	15.57'	70.00'	12° 44' 53"	C12	27.90'	70.00'	22° 50' 09"	C21	3.40'	70.00'	2° 47' 11"				
C6	34.60'	50.00'	39° 39' 13"	C13	31.46'	20.00'	90° 07' 53"	C22	41.00'	70.00'	33° 33' 26"				
C7	45.88'	50.00'	52° 34' 39"	C14	31.37'	20.00'	89° 52' 07"	C23	31.46'	20.00'	90° 07' 53"				
C8	38.02'	50.00'	43° 34' 19"												

Radial Line Table		Line #	Bearing
Line #	Bearing	R54	S20° 40' 42"W
R1	S67° 05' 26"E	R55	S03° 21' 53"E
R2	S22° 53' 38"E	R59	N79° 50' 19"W
R6	S33° 36' 55"E	R60	S03° 32' 50"E
R11	S89° 56' 31"W	R61	S02° 50' 39"E
R53	N73° 15' 21"E		

RESOLUTION 20-23-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD, APPROVING APPEAL NO. 2020-01, THUS OVERTURNING THE PLANNING COMMISSION'S DECISION TO TAKE NO ACTION AND APPROVING VESTING TENTATIVE TRACT 928, A REQUEST BY CAL-CLARK FARMS TO SUBDIVIDE 81.71 ACRES INTO 283 SINGLE-FAMILY RESIDENTIAL LOTS, A 2.25-ACRE PARK, AND A 4.94-ACRE BASIN IN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL DRIVE AND FARGO AVENUE (APN 009-030-158, -005, AND 115).

At a regular meeting of the City of Hanford City Council, duly called and held on September 1, 2020, on motion of Councilmember _____, seconded by Councilmember _____, and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford City Council held a public hearing and received testimony and evidence for and against Appeal No. 2020-01, an appeal of the Planning Commission's decision to take no action, thus denying, Vesting Tentative Tract 928, filed by Cal-Clark Farms, in accordance with Section 17.70.200 of the Hanford Municipal Code; and

WHEREAS, the project is located at the southeast corner of Centennial Drive and Fargo Avenue (APN 009-030-158); and

WHEREAS, Vesting Tentative Tract 928, attached as Exhibit A, was presented to the Planning Commission as a public hearing item on August 11, 2020, in accordance with Section 16.40.040 and Section 66474 of the Subdivision Map Act; and

WHEREAS, the Planning Commission voted 3-3 to approve Resolution No. 2020-09 and Mitigated Negative Declaration No. 2020-22, thus resulting in no action taken; and

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2020-22, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as Exhibit B, and certify that Mitigated Negative Declaration No. 2020-22 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

BE IT FURTHER RESOLVED that the City Council of the City of Hanford, has made the following findings pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford's Zoning Ordinance:

1. Consistency Finding:



ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. All requirements of the R-L-5 Low-Density Residential zone district are met for lot size, frontage, width, and depth. Compliance with the regulations set forth in the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district will be a condition of approval for the subdivision.

2. Design Finding:

ANALYSIS: That the design and improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. All requirements of the R-L-5 Low-Density Residential zone district are met for lot size, frontage, width, and depth. Compliance with the regulations set forth in the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district will be a condition of approval for the subdivision.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the single-family residential development proposed under Tentative Tract 928. The lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and 10 units per acre, with an expected average of four units per gross acre. The project has a density of 3.46 dwelling units per gross acre.

5. Environmental Finding:

ANALYSIS: That an initial study was conducted. On the basis of the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2020-22 has been prepared for the project.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing

exposures to accidents to the general public. Consultation was sent for Tentative Tract 928 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

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

THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford hereby approves Appeal No. 2020-01, thus approving Vesting Tentative Tract 928, subject to the conditions of approval, attached as Exhibit C, and the following:

1. That this tentative subdivision map becomes null and void after 24 months has elapsed from the date of approval, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on September 1, 2020, by the following roll call vote:

AYES:

Draxler, Sorenson, Devine, Ramirez

NOES:

Brieno

ABSTAIN:

ABSENT:

APPROVED

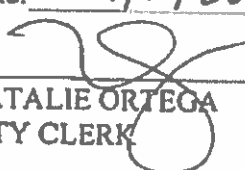
John Draxler
John Draxler
MAYOR of the City of Hanford

ATTEST:

Natalie Ortega
NATALIE ORTEGA
CITY CLERK

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

I, NATALIE ORTEGA, 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 1 day of September, 2020.

Date: 9/1/2020


NATALIE ORTEGA
CITY CLERK

**Exhibit A:
Tentative Tract Map 928**

Exhibit B:
Mitigation Monitoring and Reporting Program

Tentative Tract 928
Mitigation Measures
Mitigated Negative Declaration 2020-22

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project could substantially degrade the existing visual character or quality of the site and its surroundings?	That the applicant develop the project consistent with the General Plan, Hanford Municipal Code, and Tree Ordinance.	Developer
MM Aesthetics 2	The project may create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That the development comply with the Hanford Municipal Code Section 17.50.140 Outdoor Lighting Standards and the California Building Code for outdoor lighting standards.	Developer
AGRICULTURE RESOURCES			
MM Agriculture Resources 1	The project will convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	City to require

AIR QUALITY			
MM Air Quality 1	The project may conflict with or obstruct implementation of the applicable air quality plan?	That the applicant complies with the SJVAPCDC Air Quality Plan and obtains any necessary permits through the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	That effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohhb/Documents/OccCocci.pdf . Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.	Developer
MM Air Quality 3	The project could potentially result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	The project is subject to District Rule 9510, which is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. The applicant is required to submit an Air Impact Assessment (AIA) application to the District prior to issuance of a building permit.	Developer
CULTURAL RESOURCES			
MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the	That tribal monitors are required during all ground disturbance activities, including but not limited to: water ponds, grading, excavation, trenching, and utilities.	Developer to coordinate with the Tachi Yokut Tribe;

	significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?		Developer or representative to notify archeologist or coroner of discovery (if uncovered)
MM Cultural Resources 2	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe; Developer or representative to notify archeologist or coroner of discovery (if uncovered)
GEOLOGY AND SOILS			
MM Geology 1	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including	That the development of the project complies with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards

	liquefaction, - landslides. The project may be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site landslide, lateral spreading, subsidence, liquefaction or collapse?		
MM Geology 2	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction, - landslides. The project may be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site landslide, lateral spreading, subsidence, liquefaction or collapse?	That a geotechnical and soil studies be prepared as a required by the Building Official (if applicable).	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of	That the physical development of the project comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development	City to require; developer to comply

	topsoil?	review process.	
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	If hazardous materials at or above threshold reporting quantities (55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a gas) will be kept on site during the construction phase, a Hazardous Materials Business Plan must be filed online at http://cers.calepa.ca.gov within 30 days of beginning operations. Hazardous materials are broadly defined, and include fuel, lubricants, antifreeze, motor vehicle batteries, welding gases, paints, solvents, glues, agricultural chemicals, etc. Please contact our office if you require assistance with the online registration process. Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. The owner/operator must contact the Kings County Environmental Health Department at with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation.	Developer
MM Hazards 2	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? That the project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. The owner/operator must contact our office at with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation.	Developer
HYDROLOGY AND WATER QUALITY			

MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. That the project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs; 2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	City to require; Developer to provide
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide

	runoff?			
MM Hydrology 4	Otherwise substantially degrade water quality?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	City to require; Developer to provide	
NOISE				
MM Noise 1:	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.	Residents and developer; Police to enforce	
MM Noise 2 & 3:	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	Construction is limited to the hours of 7 a.m. to 10 p.m.	Developer; Police to enforce	

PUBLIC SERVICES			
MM Public Services 1	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)	That the development of the project will be subject to Fire Impact Fees.	Developer to pay
MM Public Services 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	That the development of the project will be subject to Police Impact Fees.	Developer to pay
MM Public Services 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Schools)	That the development of the project will be subject to School Impact Fees.	Developer to pay
MM Public Services 4	The project may result in substantial adverse	That the development of the project will be subject to Park Impact Fees, or provision of park space.	Developer to pay

	physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Parks)		
RECREATION			
MM Recreation 1	The project would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? The project includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	1. That the development of the project will be subject to Park impact fees, or provision of park space. 2. That the park be developed according to the conditions set forth by the Public Works Department.	Developer to pay; City to require
MM Recreation 2	The project would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be	1. That the development of the project will be subject to Park impact fees, or provision of park space. 2. That the park be developed according to the conditions set forth by the Public Works Department.	Developer to pay; City to require

	accelerated? The project includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	
TRANSPORTATION/TRAFFIC		
MM Transportation/Traffic 1	The project may conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	City to require; developer to provide 1. That the development is subject to traffic impact fees. 2. Conditions of the development include: Street Improvements: 1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map. 2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following: (a) Fargo Avenue shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST17 and ST-23 and as follows: (1) Traffic index used for the design of street structural section shall be a minimum of 10.0. (2) A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Fargo Avenue, along the entire development

frontage, concurrent with the submittal of development improvement plans. Reconstruction of Fargo Avenue, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.

(3) Street improvements south of the Fargo Avenue centerline shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.

(4) Street improvements north of the Fargo Avenue centerline shall include, but not be limited to, the construction of a minimum 12-foot travel lane, 4-foot paved shoulder, and 4-foot graded shoulder, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.

(5) Developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage of Fargo Ave in accordance with Section 66462.5 of the Subdivision Map Act. The additional street right-of-way is necessary to facilitate street widening improvements along the entire development frontage of Fargo Ave. If Developer is unsuccessful, City will attempt to acquire the right-of-way.

b) Centennial Drive shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:

- 1) Traffic index used for the design of street structural section shall be a minimum of 7.0.

		2) Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. (Raised median island not required). 3) Developer shall construct a left turn pocket at the intersection of Fargo Ave and Centennial Drive for westbound traffic along Fargo Ave. c) W. Sangiovese Street shall be developed as a minor collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-26, and as follows: 1) Traffic index used for the design of street structural section shall be a minimum of 6.0. 2) Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street paving, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. 3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer. 4. That a traffic signal be installed at the intersection of Centennial Drive and Fargo Ave at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development of the subdivision. 5. That the developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage and make street
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		improvements. City to reimburse for offsite right-of-way and improvement cost. 6. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their development impact fee for permanent street improvements constructed by developer within Fargo Ave, consisting of curb & gutter, street striping, signing and street paving from gutter lip to edge of the existing Fargo Ave street sections. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Fargo Ave street section. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvement and the reconstruction of the existing Fargo Ave street section, if required, will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate the cost of reimbursable items for City Public Works Department review and approval prior to beginning construction. All documentation materials submitted for reimbursement consideration shall be well organized and tabulated for convenient reference by Public Works' staff. Improvement quantities and costs proposed for reimbursement must be clearly identified in the documentation provided, and not combined or aggregated with non-reimbursable subdivision improvement costs. Appropriate graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the reimbursement review process.		City to require; developer to provide
MM Transportation/Traffic 2	The project may conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management	That the development is subject to traffic impact fees.		

	agency for designated roads of highways?		
MM Transportation/Traffic 3	The project may conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	That the development is subject to traffic impact fees.	City to require; developer to provide
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Conditions of approval for storm drainage is as follows: 1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Utilities and Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision. 2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map. The basin expansion shall be constructed in conformance with City Standards and the entrance to the basin shall be relocated to N. Mustang Drive. 3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.	City to require and ensure compliance; developer to provide
MM Utilities 2	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	That the future development would be required to implement water conservation measures.	City to require and ensure compliance; developer and future occupants to adhere

MM Utilities 3	Would the project comply with federal, state, and local statutes related to solid waste?	That the future project be required to comply with all statutes and regulations related to solid waste.	City to require; developer to provide
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Exhibit C:
Conditions of Approval

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

TENTATIVE TRACT NO. 928

CONTACT: Gabrielle Myers, Senior Planner: (559) 585-2578

General Plan Designation: Low-Density Residential

Zoning: R-L-5 Low-Density Residential

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

General Requirements:

- ☒ That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
- ☒ That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
- ☒ That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.
- ☒ That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
- ☒ That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.
- ☒ That Vesting Tentative Tract 928 be developed consistent with the approved tentative tract map, attached as **Exhibit A**.
- ☒ That the tentative tract is subject to the mitigations cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit B (to be developed as part of the environmental review of the project)**.

Right-to-Farm:

- ☒ Notwithstanding any other provision in this Chapter, agricultural operations are the principal and favored use of land in the areas of Kings County designated "Agricultural" in the Kings County General Plan and included in the agricultural zone districts of the Kings County zoning

ordinance. In order to implement Policy LU 8.2 and Program LU 8.2-A of the city of Hanford General Plan, there is hereby adopted in the city of Hanford a policy to (1) protect agricultural land, operations, and facilities from conflicting use due to the encroachment of incompatible, non-agricultural uses of the land in agricultural areas of the county, and (2) to advise developers, owners, and subsequent purchasers of property in the city of Hanford within one (1) mile of the city's urban limit line of the inherent potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited to, equipment and animal noise; farming activities conducted on a 24-hour a day, 7-days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations.

- ☒ That no lawfully established and otherwise lawful agricultural activity, operation, or facility, or appurtenances thereto, conducted or maintained for commercial agricultural purposes in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, including, but not limited to, the encroachment of non-agricultural uses such as residences.
- ☒ In order to carry out the goals and policies of the city of Hanford General Plan, and the provisions of this chapter, the following notices and disclosures shall be required:
- ☒ All approvals for improvement or development of property including without limitation application for rezonings, land divisions, zoning permits, and residential building permits, on property in the city of Hanford within one (1) mile of the city's urban limit line, shall include a condition that notice and disclosure of this agricultural land use policy be given by the applicant, or the owner if different from the applicant. The applicant, or owner if different from the applicant, shall also acknowledge the contents of the notice and disclosure, which includes a description of the property the notice and disclosure pertains to, in the Official Records of the Kings County Recorder, and recorded at the applicant's own expense.

Zoning:

- ☒ That all requirements of the R-L-5 Low-Density Residential district shall apply.

Dwelling Units per Lot (Section 17.10.050)

- ☒ That not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit, in accordance with Section 17.60.030 of the Hanford Municipal Code.

Coverage (Section 17.10.060)

- ☒ That the maximum overage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.

Building Setback Area (Section 17.10.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 15 feet from the front lot line for livable space and 20 feet for garages, carports, and other non-livable building space.
- ☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.
- ☒ The rear building setback area shall be increased by 10 feet for buildings over one-story high.
- ☒ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures (Section 17.10.080)

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

Height of Structures (Section 17.10.090)

- ☒ The maximum structure height shall be 35 feet.

Driveways (Section 17.10.110)

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

Usable Open Space (Section 17.10.150)

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

Landscaping (Section 17.10.160)

- ☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.
- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation

common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

- ☒ That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the front lot line street curb.
- ☒ That one street tree, a minimum 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 feet behind the sidewalk.
- ☒ That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.
- ☒ That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.
- ☒ That each lot owner within Tentative Tract 929 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.

Environmental Requirements:

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

Noise:

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

Rooftop Equipment HMC Section 17.50.100

- ☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or

portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards HMC Section 17.50.140

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

Tents, Tarps, and Other Coverings (Section 17.50.130)

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

Dust Control:

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

BUILDING DIVISION

TT 928 (504-0534)

Contact Building Official: Tom Webb (559) 585-2584

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

Soils:

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

Street Names and Addresses:

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

FIRE DEPARTMENT
SITE PLAN REVIEW COMMENTS

TENTATIVE TRACT NO. 928

CONTACT: Larry Garcia, Fire Inspector: (559) 585-2594

1. Provide fire flow and hydrant information per California Fire Code and City of Hanford Public Works Standards.
2. Approved access roadway and the fire protection system (hydrants) shall be in place prior to construction.
3. All residential structures shall be provided with an NFPA 13 fire sprinkler system. Plans shall be submitted prior to construction.
4. Provide minimum thirty (30) feet clear width for fire apparatus access.
5. A approved turnaround shall be provided for all dead end roads in excess of 150 feet. Approved turnaround shall meet City of Hanford Road Standards.



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PROJECT: Tract 928 Cal Clark Farms Silver Oaks Addition

Maps and Plans:

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

Easements:

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

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2556

08/06/2020
DATE



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2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map, unless modified herein.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.
2. That all access shall be restricted from lots at the property lines backing onto Centennial Drive, W. Sangiovese Street, and Fargo Avenue shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:
 - a. Fargo Avenue shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:
 1. Traffic index used for the design of street structural section shall be a minimum of 10.0.
 2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Fargo Avenue, along the entire development frontage, and the "not a part", concurrent with the submittal of development improvement plans. Reconstruction of Fargo Avenue, along the entire development frontage and the "not a part" will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements south of the Fargo Avenue centerline shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.
 4. Street improvements north of the Fargo Avenue centerline shall include, but not be limited to, the construction of a minimum 12-foot travel lane, 4-foot paved shoulder, and 4-foot graded shoulder, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.

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5. Developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage of Fargo Ave in accordance with Section 66462.5 of the Subdivision Map Act. The additional street right-of-way is necessary to facilitate street widening improvements along the entire development frontage of Fargo Ave. If Developer is unsuccessful, City will attempt to acquire the right-of-way.
 6. Developer shall construct a left turn pocket at the intersection of Fargo Ave and Centennial Drive for westbound traffic along Fargo Ave to southbound Centennial Drive.
- b. Centennial Drive shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:
1. Traffic index used for the design of street structural section shall be a minimum of 7.0.
 2. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. (Raised median island not required).
3. Developer shall construct a left turn pocket at the intersection of Fargo Ave and Centennial Drive for northbound traffic along Centennial Drive to westbound Fargo Ave.
- c. W. Sangiovese Street shall be developed as a minor collector street. All improvements shall be constructed in conformance with City Standards ST-17 and ST-26, and as follows:
1. Traffic index used for the design of street structural section shall be a minimum of 6.0.
 2. Dedicate right-of-way as shown on tentative map.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street paving, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.
4. That a traffic signal be installed at the intersection of Centennial Drive and Fargo Ave at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development of the subdivision.

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5. That the developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage and make street improvements. City to reimburse for offsite right-of-way and improvement cost.
6. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their development impact fee for permanent street improvements constructed by developer within Fargo Ave, consisting of street paving, median curbs, and median concrete as identified in the City's Impact Fee Program. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvement and the reconstruction of the existing Fargo Ave street section, if required, will not be subject to a credit. Developer shall agree that all reimbursements will be made pursuant to the City's Impact Fee Program reimbursement schedule.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Centennial Drive, W. Sangiovese Street and Fargo Avenue for lots backing onto said streets:
 - a. A minimum six-foot-high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
 - b. A 4 1/2-foot-wide meandering detached sidewalk along the development frontages of Centennial Drive, W. Sangiovese Street, and Fargo Ave.
 - c. Landscaping and irrigation system improvements along the development frontages of Centennial Drive, W. Sangiovese Street and Fargo Ave. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Works, Parks & Recreation, and Community Development Departments.
2. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.
3. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

Luis Verdugo

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08/06/2020

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4. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

Neighborhood Park Improvements:

1. That the developer shall consult with City Parks & Recreation and Public Works staff prior to the design and construction of park facility improvements. The design and construction of park facility improvements shall be concurrent with the first phase of development. Park improvements shall include, but may not be limited to: Recreational areas, decorative landscaping and irrigation system improvements, drinking fountains, park benches, decorative security lights and trash receptacles. The developer shall retain the services of a licensed landscape architect to design all park facility improvements.
2. That the development is subject to a park development mitigation impact fee as required by City Municipal Code Section 15.44 and any revisions thereof. Developer shall be entitled to a credit towards the subdivision park impact fee obligation for all park improvements constructed by the developer in accordance with the Municipal Code. The developer shall agree that all reimbursements will be made pursuant to the City's Impact Fee Program reimbursement schedule.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. A 15-inch diameter sanitary sewer main shall be installed within Fargo Avenue in accordance with the Sewer System Master Plan. **Developer did NOT install this sewer main**
3. That the developer may be entitled to a refund for sewer main over-sizing in accordance with City Municipal Code Section 13.08. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Works Department for review and approval. The developer shall agree that all reimbursements will be made pursuant to the City's Impact Fee Program reimbursement schedule.
4. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.08 for sewer system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said sewer system improvements for Public Works Department review and approval prior to beginning construction.

Storm Drainage Improvements:

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1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Utilities and Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map. The basin expansion shall be constructed in conformance with City Standards and the entrance to the basin shall be located on Centennial Drive. Entrance shall have a 20-foot setback to allow city vehicles off-street access.
3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. A 12-inch water main shall be installed within Fargo Avenue & Centennial Drive in accordance with the Water System Master Plan.
3. That the developer may be entitled to a refund for water main over-sizing in accordance with City Municipal Code Section 13.04. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Works Department for review and approval. The developer shall agree that all reimbursements will be made pursuant to the City's Impact Fee Program reimbursement schedule.
4. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said water system improvements for Public Works Department review and approval prior to beginning construction.
5. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontages of Centennial Drive, W. Sangiovese Street, Napa Drive, and Fargo Avenue located as shown on the tentative subdivision map.

Luis Verdugo
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08/06/2020
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Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 19-41-R, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 19-41-R, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 19-41-R and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 19-41-R and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 19-41-R, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 19-41-R or any revisions thereof. Fee payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 19-41-R or any revisions thereof. Fee payable with each building permit.
8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 19-41-R, and any revisions thereof. Fee payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2556

08/06/2020
DATE

**CITY OF HANFORD
SUBDIVISION AGREEMENT**

TRACT NO. 928 Unit IV

THIS SUBDIVISION AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2023, by and between PRESIDIO JJR BONTERRA II 160, LLC & PRESIDIO JJR BELLA VISTA II 150, LLC, ("SUBDIVIDER"), and the City of Hanford, a Municipal Corporation ("CITY").

RECITALS

A. The SUBDIVIDER has presented to the CITY a final map of the proposed Subdivision of certain real property located within the city limits of the City and more particularly described in Exhibit "A" which has been filed with the City Engineer and is made a part hereof by reference ("Final Map") and identified as Tract No. 928 Unit IV ("SUBDIVISION"). The real property is to be developed in accordance with subdivision improvement plans, which have been filed with the City Engineer and are made a part hereof by reference and identified as Exhibit "B" ("Improvement Plans"). SUBDIVIDER has requested that the CITY accept and approve the Final Map and the dedications delineated and shown on the Final Map for the use and purposes specified thereon, and otherwise approve the Final Map in order that the same may be recorded as required by law.

B. The CITY requires as a condition precedent to the acceptance and approval of the Final Map, the dedication of such streets and easements as are delineated and shown on the Final Map, and deems the same as necessary for the public use, and requires that any and all streets and easements delineated and shown thereon shall be improved by the construction thereon and the installation therein of the improvements specified herein.

C. Certain public improvements are required to be made by SUBDIVIDER in accordance with the approved tentative map of the SUBDIVISION. Section 66462 of the California Government Code provides, as a condition precedent to the approval of the Final Map, that the City Council shall require the SUBDIVIDER to enter into an agreement to complete said public improvements.

D. Chapter 16.24.070 of the Hanford Municipal Code requires the SUBDIVIDER to enter into an agreement with the CITY to perform and complete the work and matters as hereinafter described in this Agreement, in conformance with Sections 16.24.010 through 16.24.120, inclusive of the Hanford Municipal Code, which Sections by reference are incorporated into this Agreement and made a part hereof.

NOW THEREFORE, it is hereby agreed as follows:

1. Improvements.

SUBDIVIDER shall complete all required public improvements in the Subdivision as identified in Exhibit "B" of this Agreement (collectively "IMPROVEMENTS") and in accordance with all of the requirements and standards as set forth in the approval or conditional approval of the Tentative Map of the SUBDIVISION, the Hanford Municipal Code, all applicable laws, codes and regulations and the terms and conditions of this Agreement. In accordance with Section 16.24.110 of the Hanford Municipal Code, all of the Improvements shall be completed no later than two (2) years from the date of approval of this Agreement by the City of Hanford. A request to extend the time for completion of the Improvements must be in written form and received by the CITY not less than thirty (30) days prior to expiration of this Agreement and shall include facts in support of the request for such extension of time. Only the City shall have the authority to extend such time period. The extension period shall not exceed twelve (12) months.

Within thirty (30) days after the SUBDIVIDER notifies the City Engineer that the required work has been completed, the City Engineer shall inspect such work, and if such work has been performed in the required manner and in accordance with this Agreement, the Final Map, the Hanford Municipal Code and all other applicable laws, codes and regulations, the City Engineer shall advise the City Council that the public improvements are ready for acceptance by the CITY.

2. Inspection.

The CITY shall inspect all work in accordance with Section 16.24.100 of the Hanford Municipal Code including the SUBDIVIDER'S conformance with CITY Standards and

Specifications and any and all conditions, standards or requirements identified at the preconstruction conference held prior to commencing construction.

CITY shall schedule a preliminary final inspection and a deficiency list shall be compiled and submitted to the SUBDIVIDER for correction. Upon completion of all corrections or additional work as outlined by the deficiency list, the SUBDIVIDER shall certify in writing that all corrections have been completed and request a final inspection. Upon finding that all items have been corrected and upon receipt of as-built improvement plans, the Improvements may be provisionally accepted by the CITY pending approval of the final map and subdivision agreement for Tract No. 928 Unit IV, by the City Council.

The completion of corrections indicated by the deficiency list shall not relieve the SUBDIVIDER from the responsibility of correcting any deficiency not shown on the list that may be subsequently discovered. Should the CITY require payment of additional engineering and inspection fees and costs for improvements constructed after the stated date of completion, the SUBDIVIDER must pay said additional fees and costs prior to acceptance by the City Council of the IMPROVEMENTS.

3. Costs and Fees.

The SUBDIVIDER shall be responsible for the work, including without limitation, the costs identified in the IMPROVEMENT COST ESTIMATE attached hereto and made a part hereof and identified as Exhibit "C" to this Agreement. SUBDIVIDER agrees to the amount thereof and agrees to pay, when due, all amounts identified therein, including without limitation, all CITY engineering and inspection fees.

4. Security.

SUBDIVIDER agrees to furnish security, which complies with Section 66499 et. seq. of the California Government Code, in such amounts as are fixed by the CITY, to guarantee the faithful performance of this Agreement, including without limitation, the construction of the

IMPROVEMENTS and to guarantee payment to contractors, subcontractors, laborers, material men and other persons employed in the performance of the work under this Agreement. In the sole discretion of the CITY and with the written authorization of the CITY, the sureties provided by the SUBDIVIDER may be released in whole or in part in the following manner:

(a) Faithful performance sureties, not in excess of ninety percent (90%) of the estimated costs of the individual items of public improvements, may be released or the required surety amounts may be reduced as work is satisfactorily completed and tentatively accepted by the CITY.

(b) Forty-five (45) days after recordation of the Notice of Completion for the Subdivision, the sureties securing the payment to contractors and subcontractors and to persons furnishing labor, materials, or equipment may be released if claims, including without limitation, stop notices have not been filed.

(c) Ten percent (10%) of the total faithful performance surety, retained as the public improvement warranty, may be released one year after the Notice of Completion has been recorded. In the alternative, SUBDIVIDER shall provide CITY with new warranty security of not less than ten percent (10%) of the Improvement Cost Estimate identified in Exhibit "C" hereto, which security shall have a term of one (1) year from the date of recordation of the Notice of Completion.

In accordance with Section 16.24.080 of the Hanford Municipal Code, the SUBDIVIDER shall furnish, in writing, proof of adequate security deposit to all utility companies for the installation of electricity, gas, telephone, cable television and any other utility which charges are not part of the Improvement Cost Estimate set forth in Exhibit "C."

No final map shall be signed by the City Engineer or recorded until all improvement securities required by Section 16.24.080 of the Hanford Municipal Code and under this Agreement have been received and approved. The form of securities shall be one or the combination of forms as approved by the CITY.

5. Liability

a. SUBDIVIDER, at SUBDIVIDER's own cost and expense, shall procure and maintain, for the duration of this Agreement, the following insurance policies.

i. Workers Compensation Coverage. As required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury or disease.

ii. Commercial General Liability (CGL) Coverage. Insurance Services Office (ISO) Form CG 0001, including products and completed operations, with a limit of no less than TWO MILLION AND NO/100 DOLLARS (\$2,000,000) per occurrence for bodily injury, personal injury, and property damage, and a general aggregate limit of no less than FOUR MILLION AND NO/100 DOLLARS (\$4,000,000).

iii. Automobile Liability Coverage. ISO Form Number CA 0001 covering any auto (Code 1), or if SUBDIVIDER has no owned autos, Code 8 (hired) and 9 (non-owned), with a limit no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury and property damage.

If SUBDIVIDER maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by SUBDIVIDER.

SUBDIVIDER's insurance policies shall be "occurrence" policies and not "claims-made."

SUBDIVIDER may maintain an Umbrella policy in conjunction with the insurance policies referenced above. In such case, SUBDIVIDER shall be deemed to have satisfied the insurance requirements of this contract as long as: (i) the coverage limits of the Umbrella policy and of the underlying liability policy(ies), when combined, satisfy each of the per occurrence and aggregate requirements identified in this section; and (ii) coverage under the Umbrella policy is as broad as and includes all incidents and events covered by the underlying insurance that it supplements.

b. Any deductibles or self-insured retentions must be declared to and approved by the City.

c. The policies are to contain, or be endorsed to contain, the following provisions:

i. The City and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of SUBDIVIDER including materials, parts, or equipment furnished in connection with such work or operations; products used by SUBDIVIDER; or automobiles owned, leased, hired or borrowed by SUBDIVIDER. General liability coverage can be provided in the form of an endorsement to SUBDIVIDER's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10, CG 20 26, CG 20 33 or CG 20 38 and CG 20 37 if a later edition is used. The

coverage shall contain no special limitations on the scope of protection afforded to the City and its officers, officials, employees or volunteers.

ii. For any claims related to this Agreement, SUBDIVIDER's insurance coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 as to the City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City and/or its officers, officials, employees, or volunteers shall be in excess of SUBDIVIDER's insurance and shall be non-contributory.

iii. Each insurance policy required above shall provide that coverage shall not be canceled or modified, except with fifteen (15) days prior written notice to the City.

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

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

d. SUBDIVIDER hereby grants to the City and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of SUBDIVIDER may acquire against the City and/or its officers, officials, employees, and volunteers by virtue of the payment of any loss under such insurance. SUBDIVIDER agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

e. The City reserves the right to modify the insurance requirements contained in this contract, including, without limitation, coverage limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

6. Indemnification.

SUBDIVIDER hereby agrees to and shall protect, indemnify and hold harmless the CITY and all officials, officers, agents, representatives and employees thereof from and against any and all liability, loss, claims or damages of whatsoever kind or character, including attorneys' fees and costs of all types, to the extent arising out of, or related, directly or indirectly, to the work to be performed pursuant to this Agreement or the acts or omissions of the SUBDIVIDER, SUBDIVIDER's independent contractors, employees, representatives, agents and invitees. These indemnification and hold-harmless provisions shall be in full force and effect regardless of

whether or not there shall be insurance policies covering such damages, claims, or liability. This indemnification shall be binding upon the SUBDIVIDER whether or not there are any allegations of fault, negligence or liability of the parties indemnified hereunder and shall survive the completion of construction of the IMPROVEMENTS.

SUBDIVIDER agrees that the use of any and all public streets and improvements, which are part of the Subdivision, shall be at all times, prior to the final acceptance by the CITY, the sole and exclusive risk of the SUBDIVIDER.

7. Permits and Compliance.

Should SUBDIVIDER be required to perform any work within any public rights-of-way or easements located beyond the Subdivision limits, SUBDIVIDER shall satisfy any and all requirements, other than the payment of fees, as necessary to obtain an encroachment permit for said work.

SUBDIVIDER shall make arrangements for the relocation of all overhead and underground public utility facilities that interfere with the construction of the IMPROVEMENTS. The SUBDIVIDER shall be responsible for the full cost of relocating such facilities.

The SUBDIVIDER shall repair any damage to public streets or other public property or improvements resulting from or incidental to, the construction of the Improvements, or in lieu of making such repairs, the SUBDIVIDER shall pay to the CITY the full cost of such repairs.

Building permits for individual lots of the Subdivision will not be issued until all underground utilities are installed within the public right-of-way, the trenches have been backfilled, and an approved all-weather road is constructed for street frontage and access.

No occupancy permit for any dwelling to be constructed within the Subdivision shall be issued until all Improvements are completed and accepted by the City Council.

In accordance with Section 16.24.090 of the Hanford Municipal Code, construction methods and materials for all Improvements shall conform to the Standards and Specifications of the CITY. Construction shall not commence until required Improvement Plans have been approved by the City Engineer and payment of all fees have been received by the CITY.

The IMPROVMENTS shall be constructed in accordance with all applicable street, plumbing, building, electrical and zoning codes and any other codes, rules or regulations of the CITY and the State of California.

The SUBDIVIDER shall require contractors and subcontractors to provide and maintain barricades and warning signs to protect and warn the public of construction hazards. Traffic control shall conform to a traffic control plan approved by the City Engineer. If, in the opinion of the City Engineer, proper barricades and warning signs are not being provided, the Contractor will be required to immediately stop work until proper traffic control is provided and approved by the City Engineer.

The SUBDIVIDER shall require all contractors and subcontractors to conform to the applicable provisions of the California Occupational Safety and Health Act ("OSHA"). Onsite inspection of the work will be requested of OSHA officials, and all work subject to this Agreement shall immediately stop if, in the opinion of the City Engineer, any such work is being performed in violation of OSHA or when appropriate safety measures are not being utilized for said work.

The SUBDIVIDER and its contractors and subcontractors shall pay for any materials, provisions and other supplies used in, upon, for, or about the performance of the work to be performed hereunder and for any and all work or labor associated therewith and for all amounts due under the Workers' Compensation and the unemployment insurance acts and all other applicable laws or regulations of the State of California or the United States with respect to such work or labor, including without limitation, as required by Section 3200 of the California Labor Code and Section 4200 of the California Government Code.

8. Scheduling.

It shall be the responsibility of the SUBDIVIDER to coordinate all work performed by its contractors and subcontractors, such as scheduling the sequence of operations and the determination of liability if one operation delays another. In no case shall representatives of the CITY be placed in the position of making decisions that are the responsibility of the SUBDIVIDER. It shall further be the responsibility of the SUBDIVIDER to give the City Engineer written notice not less than two (2) working days in advance of the actual date on which work is to be started. Failure on the part of the SUBDIVIDER to notify the City Engineer may cause delay for which the SUBDIVIDER shall be solely responsible.

9. Soil and Dust Control Provisions.

The SUBDIVIDER is responsible for arrangement for and payment of all CITY-required soil tests at locations as determined by the City Engineer. Payment for said tests shall be made directly by the SUBDIVIDER to the certified testing firm of the SUBDIVIDER's choice. Adequate dust control shall be maintained by the SUBDIVIDER on all streets within and outside of the Subdivision on which work is required to be performed under this Agreement, from the time work is first commenced until all work is completed. "Adequate dust control" as used herein shall mean the sprinkling of the streets with water or approved dust palliative with sufficient frequency to prevent the scattering of dust by wind or the activity of vehicles and equipment onto any street area or private property adjacent to the Subdivision. Whenever, in the opinion of the City Engineer, adequate dust control is not being maintained on any street or streets or other areas of the Subdivision, the City Engineer shall give notice to the SUBDIVIDER to comply with the provisions herein, or, at the election of the City Engineer, notice may be mailed to the SUBDIVIDER at his address on file with the City Engineer. If, within twenty-four (24) hours after personal service or within forty-eight (48) hours after mailing of notice, the SUBDIVIDER has not commenced to maintain adequate dust control or at any time

thereafter fails to maintain adequate dust control, the City Engineer may, without further notice of any kind, cause any street or streets to be sprinkled with water or an approved dust palliative as may be deemed necessary by the City Engineer to eliminate the scattering of dust. Such dust control shall be performed by equipment and personnel of the CITY or by contract as the City Engineer shall determine, and the SUBDIVIDER agrees to pay to CITY, upon receipt of the billing, therefore, the entire cost to the CITY of such dust control.

When the surfacing on any existing street is disturbed, the surfacing shall be immediately replaced with temporary surfacing and permanently paved within fourteen (14) calendar days thereafter. The streets shall be maintained in a safe and passable condition at all times between the commencement of construction of IMPROVEMENTS and final completion thereof.

10. Reimbursement.

If the City Municipal Code provides SUBDIVIDER with the right to receive cash reimbursement or impact fee credit because of the construction of certain improvements or the oversizing thereof, SUBDIVIDER must request payment of the cash reimbursement or preparation of a reimbursement agreement, whichever is applicable, or the impact fee credit prior to the date of final acceptance of all subdivision improvements by the City Council. Such request must be made in writing and received by the City Engineer prior to the date of final acceptance of the IMPROVEMENTS by City Council. SUBDIVIDER agrees that should it fail to make such written request by the date identified herein, SUBDIVIDER forever waives its right to request and receive any cash reimbursement, reimbursement agreement or impact fee credit.

11. Prevailing Wage Laws, Rules and Regulations.

SUBDIVIDER shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the SUBDIVISION. Unless

otherwise advised in writing by the City, SUBDIVIDER shall be solely responsible for making any and all decisions regarding any portion or aspect of the SUBDIVISION including, without limitation, any form of reimbursement by the City to the SUBDIVIDER or any contractor, that will require the payment of prevailing wages. Further, SUBDIVIDER will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against applicant or any contractor as a result of failure to pay prevailing wages.

SUBDIVIDER shall defend, indemnify and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees arising out of, to the extent resulting from any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION. SUBDIVIDERS's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or administrative action against the City which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION.

SUBDIVIDERS's obligations to defend, indemnify and hold the City, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

The City may, at any time, require the SUBDIVIDER to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. SUBDIVIDER shall reimburse the City within thirty (30) days of

receipt of an itemized written invoice from the City for costs actually incurred. Failure of the SUBDIVIDER to timely reimburse the City shall be considered a material violation of the conditions of approval of the SUBDIVISION.

12. Sole and Only Agreement.

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the matters set forth herein and contains all of the covenants and agreements between the parties regarding such matters. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or in writing, have been made by any party or anyone acting on behalf of any party which are not embodied in this Agreement, and no other agreement, statement or promises shall be valid or binding.

13. Severability.

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

14. Attorneys' Fees.

If an action at law or inequity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other reasonable relief to which he may be entitled. With respect to any suit, action or proceeding arising out of or related to this Agreement or the documentation related hereto, the parties hereby submit to the jurisdiction and venue of the Superior or Municipal Court, whichever is applicable, in the County of Kings, State of California for any proceeding arising hereunder.

15. Successors and Assigns.

The covenants and agreements contained in this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the parties hereto. This Agreement shall not be assignable by SUBDIVIDER without the express prior written consent of CITY.

16. Governing Law.

This Agreement shall be construed and governed pursuant to the laws of the State of California.

17. Time of the Essence.

Time is of the essence of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the

18th day of MAY, 2023.

SUBDIVIDER:

Presidio JJR Bonterra II 160, LLC & Presidio JJR
Bella Vista II 150, LLC

By: _____

Joseph A. Leal, President

CITY OF HANFORD APPROVAL:

By: _____

Lisa Dock, P.E.
City Engineer, City of Hanford

ATTEST:

By: _____

Natalie Corral
City Clerk, City of Hanford

EXHIBIT "C"

SUBDIVISION IMPROVEMENT COST ESTIMATE

In accordance with Section 16.24.080 of the Hanford Municipal Code, estimated construction costs used in this Agreement are increased for projected inflation computed to the estimated mid-point of construction.

ESTIMATED CONSTRUCTION COST

Sanitary Sewers

Construction of sanitary sewer mains, manholes and appurtenances as shown on the approved improvement plans in accordance with City Standards and Specifications.

\$215,005.00

Storm Sewers

Construction of storm drain mains, manholes, catch basins and disposal facilities as shown on the approved improvement plan in accordance with City Standards.

\$59,860.00

Water System

Construction of water mains, hydrants, services and appurtenances as shown on the approved Improvement Plans in accordance with City Standards and Specifications.

\$365,826.00

Curb and Gutter and Other Concrete Construction

Construction of curb and gutter, sidewalk, wheelchair ramps, drive approaches, valley gutter and other concrete improvements as shown on the approved Improvement Plans in accordance with City Standards and Specifications.

\$583,201.00

Street Surfacing

Construct Type "B" asphalt concrete surfacing over Class II aggregate base as shown on the approved Improvement Plans in accordance with City Standards and Specifications.

\$645,697.00

Street Lighting

Install street lighting as shown on the approved Improvement Plans in accordance with City Standards and Specifications. **\$82,500.00**

Street Barricades

Install street barricades as shown on the approved Improvement Plans in accordance with City Standards and Specifications. **\$ 0.00**

Fencing, Landscaping, and Irrigation System

Construct fencing, block walls and install landscape and irrigation system improvements, misc. as shown on the approved Improvement Plans in accordance with City Standards and Specifications. **\$448,520.00**

Monuments and Lot Markers

Install permanent monuments and lot markers in accordance with City Standards and Specifications. **\$ 3,200.00**

Engineering Services

Engineering, surveying, & geotechnical services associated with Completion of the Subdivision Improvements. **\$99,000.00**

Earthwork Improvements

- Excavation & Compaction **\$159,512.00**
- Subgrade Compaction & Fine Grade **\$40,955.00**
- Final Lot Grading **\$ 33,626.00**

- Total Improvements subject to Plan Review & Insp. Fees **\$2,736,902.00**
- Total Improvements with 10% Contingency **\$3,010,592.20**
- Total Improvements with 20% Prevailing Wage **\$3,612,710.64**

Private Utilities

- Applicant Install Utilities Onsite Construct with 10% Contingency and 20% Prevailing Wage **\$281,657.31**

Total Estimated Improvement Cost (To be bonded with Final Map) **\$3,894,367.95**

SECURITY REQUIREMENTS

Performance	<u>\$3,894,367.95</u>
Labor and Materials	<u>\$1,947,183.98</u>
Warranty (Minimum 12-mo. from N.O.C.)	<u>\$ 389,436.80</u>

City Engineering Plan Review and Inspection Fee Schedule

City Engineering and Inspection Fees are established by Council Resolution No.1902, and are set forth below:

(1) 6% of first	\$ 5,000.00	\$ 300.00
(2) 5% of next	\$ 20,000.00	\$ 1,000.00
(3) 4.5% of next	\$ 75,000.00	\$ 3,375.00
(4) 3.5% of next	\$150,000.00	\$ 5,250.00
(5) 2% over	\$250,000.00	\$ 82,812.36

Total City Engineering Review and Inspection Fee obligation	\$ 82,812.36
Fee balance payable with this Agreement Acct. #001-2010-4937	<u>\$ 82,812.36</u>

NOTE:

- Engineering Plan Review & Inspection Fees are based on estimated cost of Improvements, including all items constructed both prior to & following posting of security.
- Private utility costs are not included in determination of City Engineering Plan Review and Inspection fee calculation.

Note: Additional fees and charges will be payable prior to approval of Final Map and Final Subdivision Agreement by the City Council, including:

Sewer Benefit District, Acct. #161-2161-5494 (0.00 Ac @ \$0.00/Ac)	<u>\$ 0.00</u>
Street Sign Fee, Acct. #001-2010-4937 (6 @ \$200.00 Ea.) (Per intersection cost for sign blades furnished by City.)	<u>\$ 1,200.00</u>
Final Map Review Fee, Acct. #001-2010-4937 (Additional fees to be determined at completion of final map review.)	<u>\$ 950.00</u>
Engineering Plan Review & Inspection Fees, Acct. #001-2010-4937	<u>\$ 82,812.36</u>
Storm Drainage Impact Fees, Acct. #184-2184-5504 (N/A) (Onsite drainage Basin provided, no impact to existing City drainage facilities)	<u>\$ 0.00</u>
Building Dept. block wall plan review fees paid from Acct. #001-2010-4937	<u>\$ 1,829.09</u>

SUBTOTAL	<u>\$ 86,791.45</u>
PAID	<u>\$ 0.00</u>
BALANCE DUE:	<u>\$ 86,791.45</u>

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

City Clerk
City of Hanford
315 North Douty Street
Hanford, California 93230-3951

2408132

Kings
Kristine Lee
Assessor/Clerk/Recorder
06/20/2024 11:17 AM

CONFORMED COPY

Recording Fees: \$0.00
City Tax: \$ 0.00 County Tax: \$ 0.00
Doc Type: 17 Total Pages: 2

Copy of document recorded.
Has not been compared with original.

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

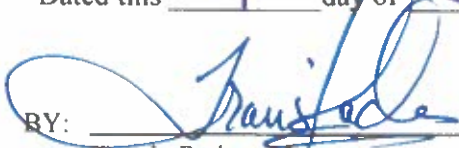
TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located near: Southeast corner of Centennial Drive and Fargo Avenue, in the City of Hanford.
2. The Improvement is particularly described as: Tract 928, Unit 4 Subdivision Infrastructure Improvements.
3. The date of completion of the work of Improvement: 04/30/24
4. The Owner of the work of Improvement: City of Hanford
5. The nature of the owner's interest or estate: Fee Simple
6. The name of the original contractor for the work of Improvement: San Joaquin Valley Homes
7. The surety for the work of Improvement: Markel Insurance Company – Bond 4458570
8. Accepted by minute action of the City Council of the City of Hanford on: June 4, 2024.

I certify under penalty of perjury that the foregoing is true and correct.

Dated this 4 day of June, 2024.

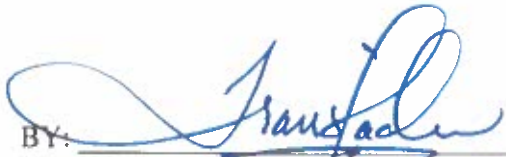
BY: 
Travis Paden, Mayor
City of Hanford, County of Kings, State of California

I, the undersigned, say:

I am the person who signed the foregoing notice. I have read the above notice and know its contents, and the facts stated therein are true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Hanford, California, this 4 day of June 2024.

BY: 
Travis Paden, Mayor
City of Hanford, County of Kings, State of California

Authority: Section 1181 Civil Code

FINAL DRAFT

CITY OF HANFORD
DEVELOPMENT IMPACT FEE STUDY



SEPTEMBER 2019



FINAL DRAFT

CITY OF HANFORD DEVELOPMENT IMPACT FEE STUDY

Prepared for:

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Hanford, CA 93230
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Phone: (559) 585-2567

Consultant:



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September 2019

Table of Contents

<i>SECTION 1 - Executive Summary.....</i>	<i>1</i>
<i>SECTION 2 - Report Purpose and Organization</i>	<i>5</i>
2.1 - Report Purpose	5
2.2 - Report Organization.....	6
2.3 - Basics of an Impact Fee Calculation	7
<i>SECTION 3 - Population, Growth Estimates, and Assumptions.....</i>	<i>8</i>
3.1 - Undeveloped Land Acreage Projections.....	8
3.2 - Residential Dwelling Unit Projections	12
3.3 - Non-Residential Square Footage Projections.....	12
3.4 - Assumption of Land Acquisitions Costs	13
3.5 - Adjustment for Downtown Uses, Educational Facilities, and Open Space.....	14
<i>SECTION 4 - Fire Facilities.....</i>	<i>15</i>
4.1 - Methodology for Calculating Fire Facilities Impact Fee	15
4.2 - Fire Facilities Impact, Need and Cost	16
4.3 - Determination of Fire Facilities Impact Fee	17
<i>SECTION 5 - Police Facilities</i>	<i>20</i>
5.1 - Methodology for Calculating Police Facilities Impact Fee.....	20
5.2 - Police Facilities Impact Need and Cost	21
5.3 - Determination of Police Facilities Impact Fee	22
<i>SECTION 6 - Water Supply, Treatment and Storage Facilities.....</i>	<i>26</i>
6.1 - Methodology for Calculating Water Impact Fee.....	26
6.2 - Water Infrastructure Impact, Need and Cost	26
6.3 - Determination of Water Impact Fee	27
<i>SECTION 7 - Wastewater Collection and Treatment/Disposal Facilities</i>	<i>31</i>
7.1 - Methodology for Calculating Wastewater Impact Fee.....	31
7.2 - Wastewater Infrastructure Impact Need and Cost	31
7.3 - Determination of Wastewater Impact Fee	32
<i>SECTION 8 - Storm Drainage Facilities</i>	<i>35</i>
8.1 - Methodology for Calculating Storm Drainage Impact Fee	35
8.2 - Storm Drainage Infrastructure Impact Need and Cost.....	35

8.3 - Determination of Storm Drainage Impact Fee	36
<i>SECTION 9 - Parks and Recreation Facilities</i>	<i>39</i>
9.1 - Methodology for Calculating Parks and Recreation Impact Fees	39
9.2 - Parks and Recreation Impact, Need and Cost	39
9.3 - Determination of Park Development Impact Fee	41
<i>SECTION 10 - Refuse/Recycling Collection</i>	<i>42</i>
10.1 - Methodology for Calculating Refuse/Recycling Collection Impact Fee.....	42
10.2 - Refuse/Recycling Collection Impact Need and Cost	42
10.3 - Determination of Calculating Refuse/Recycling Impact Fee	43
<i>SECTION 11 - Circulation Facilities.....</i>	<i>44</i>
11.1 - Methodology for Calculating Circulation Impact Fee	44
11.2 - Circulation Infrastructure Impact Need and Cost.....	44
11.3 - Determination of Circulation Impact Fee.....	47
<i>SECTION 12 - Comparison of Proposed Fees to Previous Fees and Fees of Nearby Cities</i>	<i>53</i>
12.1 - Comparison to Current Impact Fee Schedule	53
12.2 - Comparison to Other Cities' Impact Fees	57
<i>SECTION 13 - Implementation.....</i>	<i>58</i>
13.1 - Accounting.....	58
13.2 - Collection of Fees	58
13.3 - Non-conforming Buildings.....	58
13.4 - Increase in Fees for Inflation.....	58
13.5 - Credits and Reimbursements	59

List of Figures

Figure 3-1 Hanford General Plan Land Use Map.....	9
Figure 3-2 Developed and Vacant Lands	10
Figure 11-1 Future Streets, Intersections, and Signals Included.....	46

List of Tables

Table 1-1 Proposed Impact Fees for Fire, Police, Water, Wastewater, and Parks*	2
Table 1-2 Proposed Impact Fees for Storm Drainage	3
Table 1-3 Proposed Impact Fees for Refuse	4
Table 1-4 Proposed Impact Fees for Circulation	4
Table 3-1 Land Available for Development	11
Table 3-2 Projected Population	12
Table 3-3 Estimated Potential Residential Acreage and Units	12
Table 3-4 Estimated Potential of Non-Residential Building Square Footage	13
Table 3-5 Estimated Land Acquisition Costs	14
Table 4-1 Fire Incidence Response by Occupancy Type (2012-2017)	16
Table 4-2 Fire Facilities Costs	17
Table 4-3 Distribution of Fire Facilities Impact	18
Table 4-4 Fire Facilities Impact Fees	19
Table 5-1 Future Police Vehicle and Building Space Estimates	21
Table 5-2 Police Facilities Costs	21
Table 5-3 Police Incidents per Acre	23
Table 5-4 Distribution of Police Impact	24
Table 5-5 Police Facilities Impact Fee	24
Table 6-1 Water System Improvements for Future Users	27
Table 6-2 Distribution of Water Impact	28
Table 6-3 Redistribution of Open Space Water Impact to Residential Uses	29
Table 6-4 Water Impact Fee	30
Table 7-1 Wastewater System Improvements for Future Users	32
Table 7-2 Distribution of Wastewater Impact	33
Table 7-3 Wastewater Impact Fee	34
Table 8-1 Storm Drainage System Improvements for Future Users	35
Table 8-2 Distribution of Storm Drainage Impact	37
Table 8-3 Storm Drainage Impact Fee	38
Table 9-1 Development Costs for Hypothetical 10-acre Park	40
Table 9-2 Park Improvements for Future Users	40
Table 9-3 Park Cost Distribution and Impact Fee	41
Table 10-1 Estimated Refuse/Recycling Unit Costs	42
Table 10-2 Distribution of Refuse/Recycling Impact	43
Table 10-3 Commercial Refuse Impact Fee Formula	43
Table 11-1 Traffic Circulation Costs	45
Table 11-2 Land Use Category and Corresponding ITE Category	47
Table 11-3 Land Use Category Adjustment Factor	48
Table 11-4 Trip Demand Factor by Land Use Category with Adjustment Factor	49
Table 11-5 Estimated Total Trips from New Growth	50
Table 11-6 Cost per Trip Estimate	51
Table 11-7 Circulation Facilities Cost Allocation and Fee (except within Downtown Mixed Use)	51
Table 11-8 Circulation Facilities Cost Allocation and Fee (Downtown Mixed Use)	52

Table 12-1 Comparison of Proposed and Current Development Impact Fees for Fire, Police, Water, Wastewater and Parks	53
Table 12-2 Comparison of Proposed and Current Development Impact Fees for Storm Drainage	55
Table 12-3 Comparison of Proposed and Current Development Impact Fees for Circulation	56
Table 12-4 Comparison of Proposed and Current Development Impact Fees for a Single-family Residence	57
Table 12-5 Comparison of Proposed Development Impact Fees for a Single Family Residential Dwelling Unit with Nearby Cities' Estimate Fees (rounded to nearest dollar)	57
Table 13-1 Available Impact Fee Credits from Water, Wastewater, and Storm Drainage Impact Fee Accounts	60
Table 13-2 Available Impact Fee Credits from Circulation and Parks Impact Fee Accounts	61

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
ADJUSTING THE FIRE FACILITIES IMPACT FEE, POLICE FACILITIES IMPACT FEE,
WATER FACILITIES IMPACT FEE, WASTEWATER FACILITIES IMPACT FEE, STORM
DRAINAGE FACILITIES IMPACT FEE, PARKS FACILITIES IMPACT FEE, REFUSE
IMPACT FEE, AND THE TRANSPORTATION IMPACT FEE**

At a regular meeting of the City Council of the City of Hanford duly called and held on November 5, 2019 at 7:00 p.m. on said day, it was moved by Council Member Draxler, and seconded by Council Member Devine, and duly carried that the following resolution be adopted:

WHEREAS, Section 15.44.020 of the Hanford Municipal Code provides that the Parks Facilities Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.45.020 of the Hanford Municipal Code provides that the Fire Protection Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.46.020 of the Hanford Municipal Code provides that the Police Protection Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.47.020 of the Hanford Municipal Code provides that the Wastewater System Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.48.020 of the Hanford Municipal Code provides that the Transportation Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.49.020 of the Hanford Municipal Code provides that the Water System Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.50.020 of the Hanford Municipal Code provides that the Stormwater System Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.51.020 of the Hanford Municipal Code provides that the Refuse and Recycling Impact Fee may be adjusted by resolution of the City Council; and

WHEREAS, Section 15.44.070 of the Hanford Municipal Code provides that the Parks Facilities Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.45.080 of the Hanford Municipal Code provides that the Fire Protection Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.46.080 of the Hanford Municipal Code provides that the Police Protection Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.47.080 of the Hanford Municipal Code provides that the Wastewater System Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.48.070 of the Hanford Municipal Code provides that the Transportation Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.49.080 of the Hanford Municipal Code provides that the Water System Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.50.080 of the Hanford Municipal Code provides that the Stormwater System Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months; and

WHEREAS, Section 15.51.070 of the Hanford Municipal Code provides that the Refuse and Recycling Impact Fee may be adjusted by resolution of the city council of the city of Hanford on or before July 1 of each fiscal year by a percentage no greater than the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months;

NOW, THEREFORE, in accordance with the provisions of Section 15.45.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 04-22-R adopted April 20, 2004, and City Council Resolution 15-09-R adopted April 7, 2015, BE IT RESOLVED that effective January 5, 2020, the City of Hanford Fire Protection Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit "A".

NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.44.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 05-64-R adopted November 1, 2005, and City Council Resolution 15-10-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Parks Facilities Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit "A".

NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.46.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 04-21-R adopted April 20, 2004; and City Council Resolution 15-08-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Police Protection Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit "A".

NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.47.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 05-63-R adopted November 1, 2005, and City Council Resolution 15-11-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Refuse and Recycling Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit "A".

NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.48.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 07-32-R adopted May 15, 2007 and City Council Resolution 15-15-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Stormwater Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit "A".

NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.46.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 07-29-R adopted

May 15, 2007; and City Council Resolution 15-12-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Transportation Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit “A”.

NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.47.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 07-30-R adopted May 15, 2007 and City Council Resolution 15-14-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Wastewater System Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit “A”.

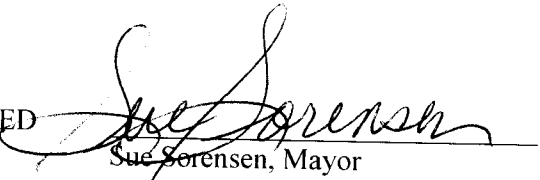
NOW, ALSO THEREFORE, in accordance with the provisions of Section 15.48.020 of the Hanford Municipal Code and pursuant to the provisions and findings of City Council Resolution 07-31-R adopted May 15, 2007 and City Council Resolution 15-13-R adopted April 7, 2015, BE IT ALSO RESOLVED that effective January 5, 2020, the City of Hanford Water System Impact Fee shall be as identified in the Hanford Development Impact Fee Study Report dated September 2019 attached as Exhibit “A”.

NOW, ALSO THEREFORE, in accordance with Sections 15.44.070, 15.45.080, 15.46.080, 15.47.080, 15.48.070, 15.49.080, 15.50.080, 15.51.070 of the Hanford Municipal Code, BE IT ALSO RESOLVED that effective July 1, 2020, and July 1 or each subsequent fiscal year, the impact fees be automatically adjusted, without further action by the City Council, by a percentage equal to the engineering cost index as published by the Engineer News Record for the preceding twelve (12) months.

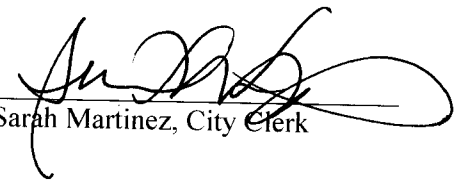
Passed and adopted at a regular meeting of the City Council of the City of Hanford, held on the 5th of November 2019, by the following votes:

AYES:	Council Member	Draxler
		Devine
		Ramirez
		Brieno
NOES:	Council Member	Sorensen
ABSTAIN:	Council Member	Ø
ABSENT:	Council Member	Ø

APPROVED


Sue Sorensen, Mayor

ATTEST:


Sarah Martinez, City Clerk

STATE OF CALIFORNIA)

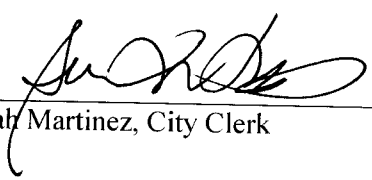
COUNTY OF KINGS)ss

CITY OF HANFORD)

I, SARAH MARTINEZ, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 5th day of November 2019.

Dated: _____

Nov. 5, 2019


Sarah Martinez, City Clerk

SECTION 11 - CIRCULATION FACILITIES

The following General Plan Objectives and Policies in the General Plan's Chapter 4: Transportation & Circulation provide the foundation for the City's provisions of circulation infrastructure.

Policy T1: Coordination of Circulation and Land Use

Develop a circulation network that reinforces the desired land use pattern for Hanford, as identified in the land use element.

Policy T3: Circulation Map

Identify the locations of existing and future Highways, Major Arterials, Arterials, Collectors, and Minor Collectors with the Planned Area Boundary on the Circulation Map. Locations shown shall be fixed, with allowance for slight variation from the depicted alignments of new Collectors and Minor Collectors.

Policy T36: Traffic Impact Fees

Periodically review and update the traffic impact fee program to ensure new development contributes its fair share of funding for new street, intersection, and highway improvements.

11.1 - Methodology for Calculating Circulation Impact Fee

Figure 11-1 identifies the future streets, intersections, and signals that will be needed to implement the circulation goals of the General Plan. Table 11-1 lists the identified improvements. Each of these improvements has an estimated cost which is summed to obtain an estimated total cost of new circulation infrastructure needed to support new growth. Table 11-2 lists typical land uses along with their corresponding land use found in the Institute of Traffic Engineers (ITE) Manual. Because some uses' vehicle trips are more often a result what is called pass-by trip (i.e. getting fuel for the car while on the way to work), Table 11-3 estimates an adjustment factor to adjust the raw daily trip estimates. Table 11-4 makes this adjustment and provides a trip demand factor for each identified use. identifies most typical land uses and develops a trip demand factor for each land use. Table 11-5 uses the estimated total future residential units and total future non-residential square footage to estimate the total future vehicle trips. Table 11-6 divides the total costs from Table 11-1 by the total trips from Table 11-5 to generate a cost per vehicle trip. Table 11-7 identifies the impact fee by multiplying the trip demand factor from Table 11-4 by the cost per vehicle trip in Table 11-6. Based upon the discussion in Section 3.5, a separate table for the impact fees for downtown uses is shown in Table 11-8. Fee amounts vary by the type of units used.

11.2 - Circulation Infrastructure Impact Need and Cost

Figure 11-1 shows that General Plan Circulation Map and identifies the future streets, intersections, and signals that will be needed to implement the circulation goals of the General Plan. The General

Plan goals, policies, and resulting map are based upon the estimated future growth of the city up to 2035. Only improvements attributable to future growth were included. Table 11-1 lists the identified improvements along with one grade separation project, the 9th Avenue interchange project, and seven other Caltrans projects. Each of these improvements has an estimated cost which is summed to obtain an estimated total cost of new circulation infrastructure needed to support new growth.

**Table 11-1
Traffic Circulation Costs**

Item	Count	Unit	Unit Cost	Total Facilities
Limited Arterial Roadway Improvements	13.90	miles	\$1,579,717	\$21,958,071
Arterial Roadway Improvements	36.31	miles	\$1,579,717	\$57,359,536
Collector Roadway Improvements	15.74	miles	\$599,339	\$9,433,591
Intersection Improvements	66	number	\$400,000	\$26,400,000
Traffic Signal Improvements	27	number	\$400,000	\$10,800,000
Railroad Grade Separation	1	number	\$15,000,000	\$15,000,000
9th Avenue Interchange	1	number	\$5,000,000	\$5,000,000
Other Caltrans Improvements	7	intersections	\$500,000	\$3,500,000
Subtotal				\$149,451,198
Contingency			15%	\$22,417,680
Engineering			15%	\$22,417,680
Arterial and Limited Arterial Right of Way in Excess of 42 feet wide*	3,446,414.40	square feet	\$2.066	\$7,120,292
Total Traffic Circulation Costs				\$201,406,849

* Square feet is the linear miles of arterials and limited arterials multiplied by 13 feet. Unit cost is \$90,000 per acre converted to square feet.

Source: Hanford General Plan, Hanford Public Works Dept.

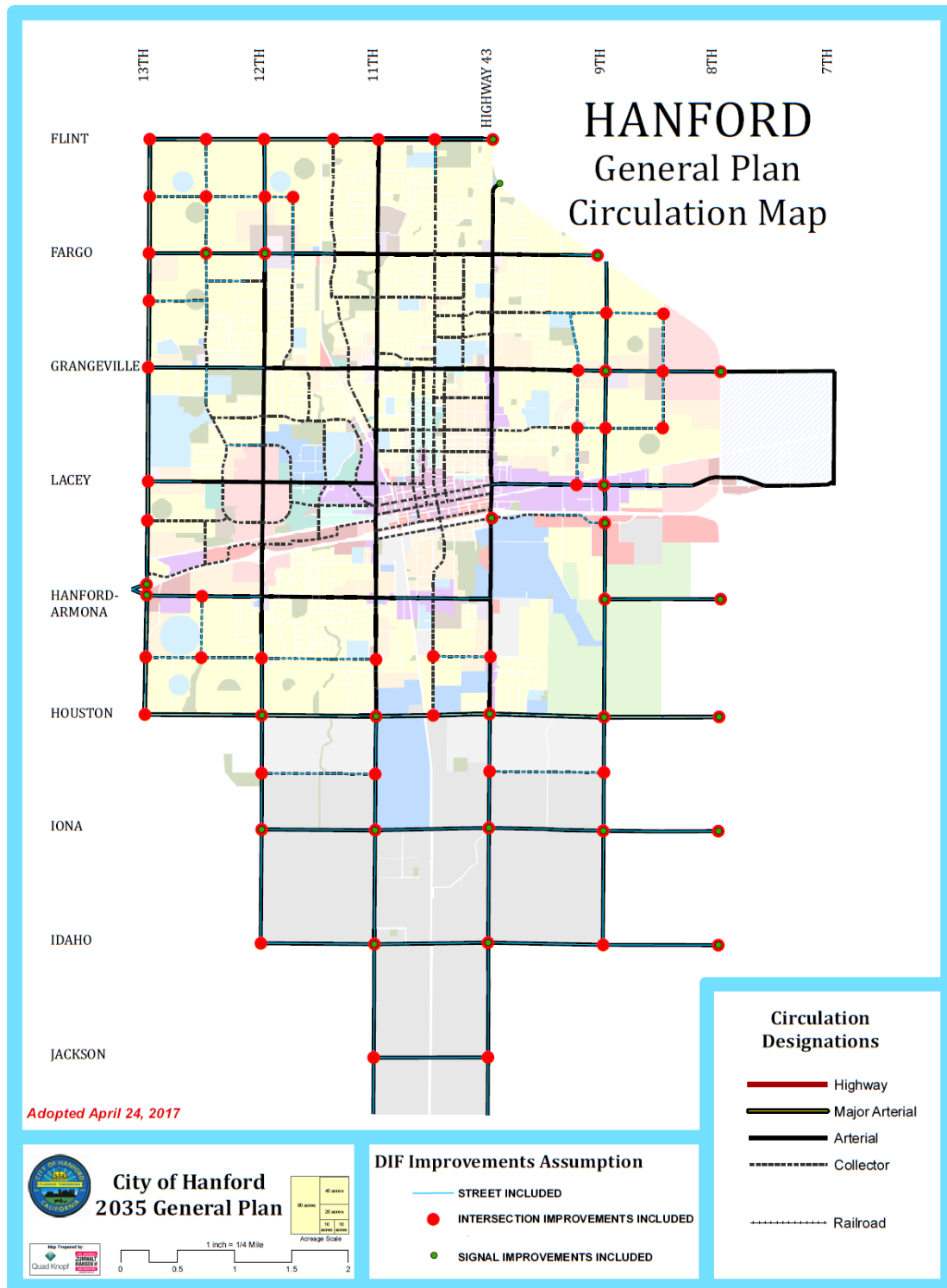


Figure 11-1
Future Streets, Intersections, and Signals Included

SECTION 13 - IMPLEMENTATION

The new impact fees will be effective 60 days after they are adopted by resolution by the City Council. In order to effectively implement the impact fee program, several practices and procedures must be established. This section discusses accounting, collection, and reimbursement.

13.1 - Accounting

Proceeds from the development impact fees must be collected and segregated into separate accounts to ensure that fees are used for the purposes and projects for which the fees are collected. The City need not provide separate accounts for different projects or improvements that are part of a specific impact fee and can utilize these monies for any project included in the original fee justification based on present day priorities. For example, traffic impact fees may be used for the highest priority traffic project that was included in the fee justification, as determined by the City Council. Annual reporting to the City Council of the status of each impact fee fund is required by law.

13.2 - Collection of Fees

Government Code Section 66007, adopted in 2007, states that the agency shall not require the collection of impact fees for residential development projects until either the final inspection has been made or the certificate of occupancy has been issued, whichever comes first. Most cities meet this requirement by identifying the amount of the fees when the building permit is issued, and then flagging the project so that final inspection is not given until the fees are paid. This code section does not apply to non-residential development projects.

13.3 - Non-conforming Buildings

There can be uncertainty about whether to collect impact fees when it is found that a building or dwelling has been constructed without proper building permits. When an unpermitted building or dwelling is discovered by the City and made to obtain a building code conformance permit, impact fees should also be paid.

13.4 - Increase in Fees for Inflation

Impact fees and the standard reimbursement amounts should be adjusted at least once per year to account for inflation. These adjustments are usually based upon Engineering News Record Construction Costs Index (ENRCCI), which estimates a general percentage change in construction costs over the previous year.

It is strongly recommended that, as part of the initial adoption of impact fees, the Council direct City staff to automatically increase fees once a year based on ENRCCI, as opposed to having the Council vote for increases every year. Voting once to authorize automatic yearly increases allows the City

to collect the full and current amount of impact fees on vesting tentative map subdivisions when new homes are constructed on those maps.

13.5 - Credits and Reimbursements

From time to time there will be instances where a developer may construct an infrastructure improvement for which fees are being collected. In these cases, the City can provide a fee credit in exchange for the actual infrastructure improvement that is constructed. Many cities provide a credit based on actual costs of construction. However, if actual unit costs are higher than are estimated in this study due to special circumstance, inflation, or otherwise, then those cities will be paying out more than they would have collected. An alternative approach that better protects the City from the risk of cost fluctuation is to only provide a credit based on the unit costs in this report and the master plans it relied upon for costs. This puts the risk of cost fluctuation on the developer. If costs are higher, the developer must cover that cost. Conversely, if the developer can build the infrastructure improvements for less, then the developer gets to keep that cost savings.

It is recommended that the amount of any fee credits be specifically identified in writing and approved by the City Engineer prior to approval of a final map for a residential project or issuance of a building permit for a non-residential project. If the amount to be credited is greater than amount of the impact fee, a cash reimbursement can be identified in writing and approved by the City Engineer and the Finance Director. The cash reimbursement for residential projects should be paid at final occupancy (the same time the fees are paid). All credits must be paid from their respective impact fee account. One account cannot pay a credit for another account.

Figures 13-1 and 13-2 list the types of credits and credit amounts that can be provided if the developer constructs improvements. Improvements that are not specifically listed in their respective master plans would only be creditable at the discretion of the Public Works Director. The amount of the credit should be automatically adjusted each year at the same rate that the impact fees are adjusted.

For water, wastewater, and storm drain pipelines the reimbursement credit will be the difference between the credit amount of an 8" water line and the credit amount of the required size, the credit amount of an 8" wastewater line and the credit amount of the required size, and the credit amount of a 12" storm drain line and the credit amount of the required size. There will be no credits given for 8" water and wastewater line installation or 12" storm drain line installation.

For wastewater lift stations, the reimbursement credit will be the difference between the ultimate design size being required in gallons per minute (gpm) and the size in gpm that would be required to serve the individual development.

Table 13-1
Available Impact Fee Credits from Water, Wastewater, and Storm Drainage Impact Fee Accounts

Item	Credit per Unit	Unit
Water		
8" Pipeline	\$65.00	lineal foot
12" Pipeline	\$173.25	lineal foot
18" Pipeline	\$210.28	lineal foot
Groundwater Well (1,500 gpm)	\$1,200,259.00	each
Pump Station (3 @ 3,100 gpm)	\$4,002,999.00	each
Pump Station (4 @ 1,400 gpm)	\$2,738,421.00	each
Storage Tank (1.5 MG)	\$3,419,975.00	each
Land for Storage Tank or Well	\$40,000.00	acre
Wastewater		
8" Gravity Main	\$178.00	lineal foot
12" Gravity Main	\$301.53	lineal foot
15" Gravity Main	\$316.08	lineal foot
18" Gravity Main	\$341.21	lineal foot
21" Gravity Main	\$370.30	lineal foot
24" Gravity Main	\$384.85	lineal foot
27" Gravity Main	\$444.36	lineal foot
30" Gravity Main	\$522.39	lineal foot
36" Gravity Main	\$649.35	lineal foot
18" Force Main	\$304.39	lineal foot
Lift Station	\$1,382.80	gpm
Storm Drain		
12" Pipeline	\$96.00	lineal foot
21" Pipeline	\$219.54	lineal foot
24" Pipeline	\$259.21	lineal foot
30" Pipeline	\$318.72	lineal foot
36" Pipeline	\$378.24	lineal foot
42" Pipeline	\$437.75	lineal foot
48" Pipeline	\$517.10	lineal foot
60" Pipeline	\$596.45	lineal foot
96" Pipeline	\$1,014.36	lineal foot
Retention Basin (0 to 5 acre feet)	\$33,040.08	acre foot
Retention Basin (Over 5 to 10 acre feet)	\$19,725.46	acre foot
Retention Basin (Over 10 to 20 acre feet)	\$11,224.84	acre foot
Retention Basin (Over 20 acre feet)	\$6,816.16	acre foot

The available fee credits for circulation and park improvements made by developers are listed in Table 13-2. These are set fees that coincide with the unit costs used to calculate the impact fees. Actual costs will not be used to determine fee credits. The Public Works Department will evaluate improvement plans when they are submitted to determine the type of fee credits that apply and their amount.

The right of way fee credit only applies to credit for right of way for General Plan designated arterials and limited arterials. The amount of square feet dedicated beyond a 42-foot wide half street will be eligible for fee credit. This fee credit would not apply to outlot parcels used for landscaping or other purposes.

Table 13-2
Available Impact Fee Credits from Circulation and Parks Impact Fee Accounts

Item	Credit per Unit	Unit
Circulation - Arterial and Major Arterial Street		
Median Curb (both sides)	\$20.00	lineal foot
Median Concrete (16' wide)	\$160.00	lineal foot
Pavement (one side - 22' wide)	\$79.59	lineal foot
Right of Way in exceeding 42' wide half street	\$2.066	square foot
Circulation - Collector Street		
Pavement (one side - 18' wide)	\$56.76	lineal foot
Circulation - Street Intersections		
Traffic Signal	\$400,000.00	each
Intersection Improvements (full)	\$400,000.00	each
Parks - Must be Identified in General Plan		
Park Improvements	\$184,255.15	acre
Land for Park	\$90,000.00	acre

Item	Credit per Unit	Unit	2019 to 2023 = 16.79% increase
Water			
8" Pipeline	\$65.00	LF	\$75.91
12" Pipeline	\$173.25	LF	\$202.34
18" Pipeline	\$210.28	LF	\$245.59
Groundwater Well (1,500 gpm)	\$1,200,259.00	EA	\$1,401,782.49
Pump Station (3 @ 3,100 gpm)	\$4,002,999.00	EA	\$4,675,102.53
Pump Station (4 @ 1,400 gpm)	\$2,738,421.00	EA	\$3,198,201.89
Storage Tank (1.5 MG)	\$3,419,975.00	EA	\$3,994,188.80
Land for Storage Tank or Well	\$40,000.00	AC	\$46,716.00
Wastewater			
8" Gravity Main	\$178.00	LF	\$207.89
12" Gravity Main	\$301.53	LF	\$352.16
15" Gravity Main	\$316.08	LF	\$369.15
18" Gravity Main	\$341.21	LF	\$398.50
21" Gravity Main	\$370.30	LF	\$432.47
24" Gravity Main	\$384.85	LF	\$449.47
27" Gravity Main	\$444.36	LF	\$518.97
30" Gravity Main	\$522.39	LF	\$610.10
36" Gravity Main	\$649.35	LF	\$758.38
18" Force Main	\$304.39	LF	\$355.50
Lift Station	\$1,382.80	GPM	\$1,614.97
Storm Drain			
12" Pipeline	\$96.00	LF	\$112.12
21" Pipeline	\$219.54	LF	\$256.40
24" Pipeline	\$259.21	LF	\$302.73
30" Pipeline	\$318.72	LF	\$372.23
36" Pipeline	\$378.24	LF	\$441.75
42" Pipeline	\$437.75	LF	\$511.25
48" Pipeline	\$517.10	LF	\$603.92
60" Pipeline	\$596.45	LF	\$696.59
96" Pipeline	\$1,014.36	LF	\$1,184.67
Retention Basin (0 to 5 acre feet)	\$33,040.08	AC-FT	\$38,587.51
Retention Basin (Over 5 to 10 acre feet)	\$19,725.46	AC-FT	\$23,037.36
Retention Basin (Over 10 to 20 acre feet)	\$11,224.84	AC-FT	\$13,109.49
Retention Basin (Over 20 acre feet)	\$6,816.16	AC-FT	\$7,960.59
Circulation - Arterial and Major Arterial Street			
Median Curb (both sides)	\$20.00	LF	\$23.36
Median Concrete (16' wide)	\$160.00	LF	\$186.86
Pavement (one side - 22' wide)	\$79.59	LF	\$92.95
Right of Way in exceeding 42' wide half street	\$2.07	LF	\$2.41
Circulation - Collector Street			
Pavement (one side - 18' wide)	\$56.76	LF	\$66.29
Circulation - Street Intersections			
Traffic Signal	\$400,000.00	EA	\$467,160.00
Intersection Improvements (full)	\$400,000.00	EA	\$467,160.00
Parks - Must be Identified in General Plan			
Park Improvements	\$184,255.15	AC	\$215,191.59
Land for Park	\$90,000.00	AC	\$105,111.00

Tract 928, Unit 4 Reimbursement Summary DRAFT

The subdivision agreement for Tract 928, Unit 4 states that reimbursements are allowed for certain improvements, and must be made “in writing prior to the Notice of Completion being accepted by the City Council. The conditions of approval, which are included in the Resolution 20-23-R for Tract 928, states that reimbursements shall be made per the City Impact Fee Reimbursements document.

Per the Subdivision Agreement:

10. Reimbursement.

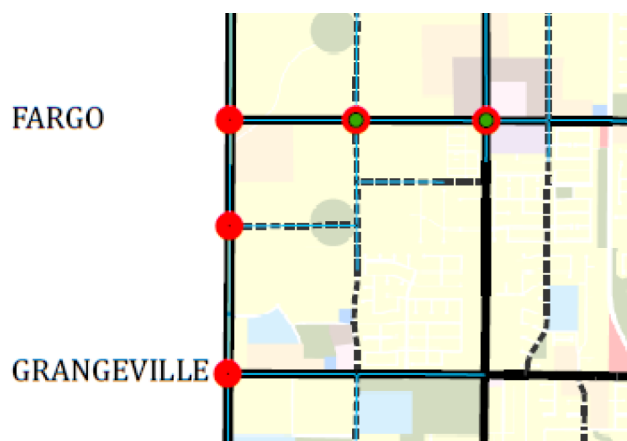
If the City Municipal Code provides SUBDIVIDER with the right to receive cash reimbursement or impact fee credit because of the construction of certain improvements or the oversizing thereof, SUBDIVIDER must request payment of the cash reimbursement or preparation of a reimbursement agreement, whichever is applicable, or the impact fee credit prior to the date of final acceptance of all subdivision improvements by the City Council. Such request must be made in writing and received by the City Engineer prior to the date of final acceptance of the IMPROVMENTS by City Council. SUBDIVIDER agrees that should it fail to make such written request by the date identified herein, SUBDIVIDER forever waives its right to request and receive any cash reimbursement, reimbursement agreement or impact fee credit.

A request was made by email from the developer on February 16, 2024. The Notice of Completion was approved by City Council in June 20, 2024.

The developer, per the Conditions of Approval, was required to submit three cost proposals prior to construction for the costs incurred for the improvements for review and approval by the City Engineer prior to start of construction.

The developer did not submit the cost proposals for work performed on Fargo Avenue prior to construction. Reimbursements for pavement are determined by the City Impact Fee Study with a cost escalator for construction of the specified improvements that are stated in the Conditions of Approval and authorized by the City Impact Fee Study.

The following exhibits are from the City Impact Fee Study. Reimbursements are allowed for BLUE streets as shown below. Per the Conditions of Approval shown in Resolution 20-23-R, Tract 928, Unit 4 reimbursements include street, sewer, and water improvements in Fargo Avenue (Arterial). As shown on the Tract 928, Unit 4 improvement plans, all underground infrastructure was existing, and therefore are not reimbursable with this phase. Per the City Impact Fee Study, reimbursements are allowed for paving on Centennial Drive (Collector) for 18' of paving (on side).



The available fee credits for circulation and park improvements made by developers are listed in Table 13-2. These are set fees that coincide with the unit costs used to calculate the impact fees. Actual costs will not be used to determine fee credits. The Public Works Department will evaluate improvement plans when they are submitted to determine the type of fee credits that apply and their amount.

The right of way fee credit only applies to credit for right of way for General Plan designated arterials and limited arterials. The amount of square feet dedicated beyond a 42-foot wide half street will be eligible for fee credit. This fee credit would not apply to outlot parcels used for landscaping or other purposes.

Table 13-2
Available Impact Fee Credits from Circulation and Parks Impact Fee Accounts

Item	Credit per Unit	Unit
Circulation - Arterial and Major Arterial Street		
Median Curb (both sides)	\$20.00	lineal foot
Median Concrete (16' wide)	\$160.00	lineal foot
Pavement (one side - 22' wide)	\$79.59	lineal foot
Right of Way in exceeding 42' wide half street	\$2.066	square foot
Circulation - Collector Street		
Pavement (one side - 18' wide)	\$56.76	lineal foot
Circulation - Street Intersections		
Traffic Signal	\$400,000.00	each
Intersection Improvements (full)	\$400,000.00	each
Parks - Must be Identified in General Plan		
Park Improvements	\$184,255.15	acre
Land for Park	\$90,000.00	acre

The reimbursable costs for improvements shall include a PCI Escalator (based on Impact Fee Reimbursement document adoption date to the Notice of Completion date (September 2019 to June 2024). The escalator to costs stated in the City Impact Fee Study are determined to be **19.77%** increase in costs stated.

Per the final map for Tract 928, Unit 4, there was no additional right of way dedicated to the City.

Fargo Avenue

The project improvement plans show construction of Fargo Avenue. Per the City Impact Fee Study, the developer is eligible for reimbursement for pavement on Fargo Avenue (Arterial) of 22' width at \$79.59 plus escalator.

The length of pavement improvements on Fargo Avenue are **823 lf.**

Centinnial Drive

Additionally, the project improvement plans show construction of Centennial Drive. Per the City Impact Fee Study, the developer is eligible for reimbursement for pavement on Centinnial Drive (Collector) of 18' width at \$59.76 plus escalator.

The cost per square foot for collector streets is $\$59.76/18' = \3.32 per sf. With escalator, this amounts to $\$3.32 \times 119.77\% =$ **\$3.98 per sf.**

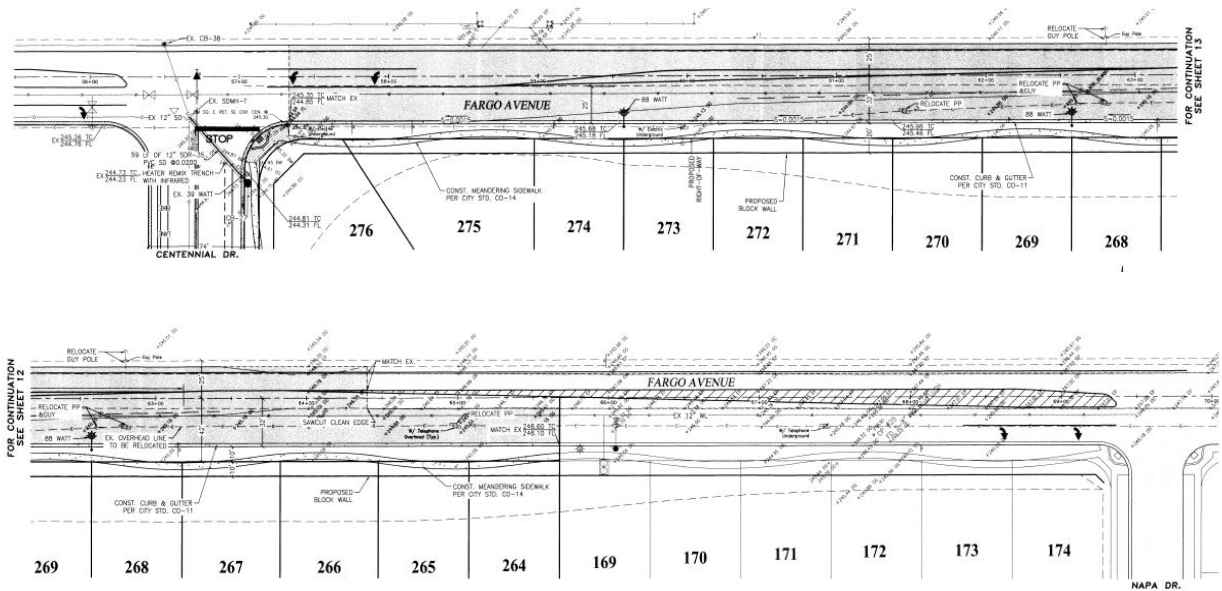
The length of pavement improvements on Centennial Drive are $749.36+467.52-42-60.00-120.71-30.00=$ **964.17 lf.**

The width of the pavement installed is 15' wide, which amounts to a total of 17,625 s.f.

Fargo Avenue Reimbursements:

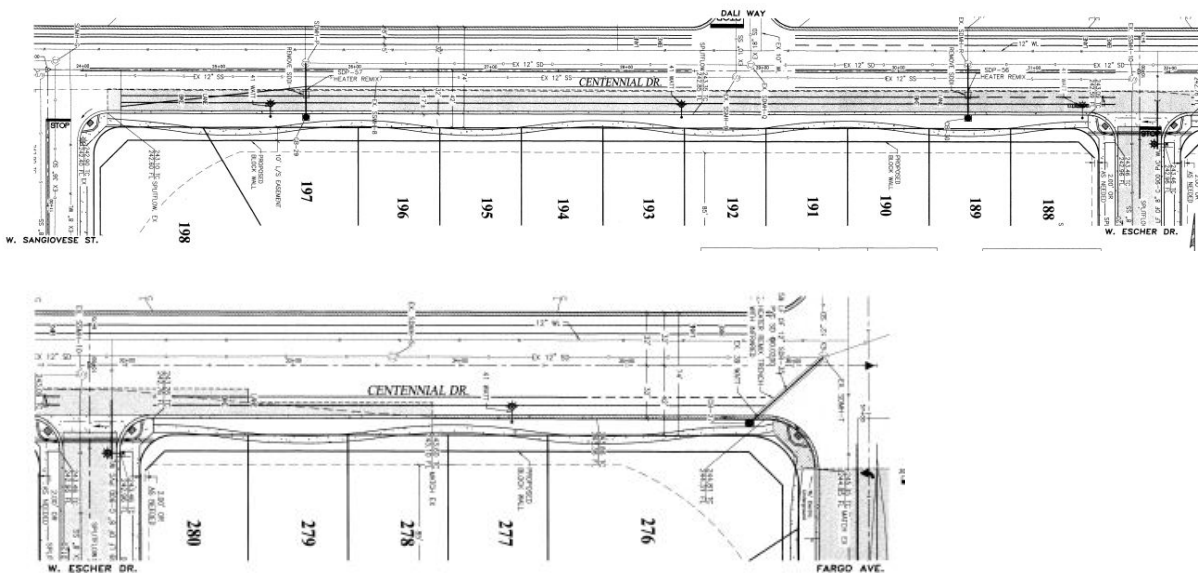
The improvements on Fargo Avenue included pavement across the frontage of the development. Reimbursements are based on the City Impact Fee Study for Arterial street pavement in the amount of 22' wide.

The conditions state that a 15" sanitary sewer main was to be installed in Fargo Avenue, however, the developer did not install the sewer main stated in the Conditions of Approval and as shown on the city Sewer Masterplan. Therefore, the developer shall contribute their share of an 8" sanitary sewer main in Fargo Avenue for a future city project to perform the work.



Centennial Avenue Improvements:

The improvements on Centennial Avenue included pavement across the frontage of the development at a width of 15' wide. The City Impact Fee Study reimburses for 18' of pavement on Collector Streets. Since the provided pavement width does not meet the 18' width of paving, the pavement reimbursement will be based on a square footage rate calculated from the Fee Study rate as shown below.



The Conditions of Approval state the following:

4. That a traffic signal be installed at the intersection of Centennial Drive and Fargo Ave at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development of the subdivision.

A traffic signal is identified at the intersection of Fargo Avenue and Centennial Drive to be installed, which would be reimbursable. The developer provided information to the city that the project did not warrant a traffic signal with their development, therefore the traffic signal is not required with Tract 928 development.

6. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their development impact fee for permanent street improvements constructed by developer within Fargo Ave, consisting of street paving, median curbs, and median concrete as identified in the City's Impact Fee Program. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvement and the reconstruction of the existing Fargo Ave street section, if required, will not be subject to a credit. Developer shall agree that all reimbursements will be made pursuant to the City's Impact Fee Program reimbursement schedule.

Median curb and concrete were not constructed in Fargo Avenue, and are therefore not reimbursable.

Reimbursement rates are based on the City Impact Fee Study for construction stated in the Conditions of Approval.

The following is a summary of the reimbursements:

Fargo on site frontage improvements: 823 lf

1. Frontage improvements:

- Frontage Pavement: \$79.59 per LF (for 22' of paving, on side.) x 823 LF = \$65,502.57 x 119.77% = **\$78,452.43 to be reimbursed from the Transportation Impact Fees for frontage pavement.**

2. Centennial Avenue Reimbursements:

- The improvement on Centennial Avenue included pavement across the frontage of the development of 15' wide. The total square feet of pavement installed on Centennial Drive is 15'x964.17 lf = 14,462.55 sf
- The reimbursement for Centennial Drive pavement is 14,462.55 sf x \$3.98 per sf = **\$57,560.95 to be reimbursed from the Transportation Impact Fees for frontage improvements.**

3. Traffic signal at Fargo and Centennial: required to be constructed unless shown by a detailed traffic analysis shows that signal is NOT required.

- a. No reimbursements for a traffic signal. Circulation impact fees were paid to support a future traffic signal per the city impact fee codes.

4. Reimbursement for Final Map review (per invoices from Acting City Surveyor Michael Sutherland: \$975.00 x 110% = **Credit of \$1,072.50 to be paid by Developer for final map review to the Engineering Special Services for Plan Review fund.**

5. Sewer Main: Developer to pay for share of 8" SS main – SS main was not installed as required per the Conditions of Approval and the City Masterplan. Fee is to allow for future installation of sewer main by others.

a. 8" SS: $\$178.00 \times 119.77\% = \213.19 per lf. Developer share is 50% of 8" SS = $\$106.60$ per lf.

i. $823 \text{ lf} \times \$106.60 = \text{Credit of } \$87,731.80 \text{ to be paid by developer to the Sewer Impact Fees.}$

Transportation Impact Fees - $\$78,452.43 + \$57,560.95 =$	\$136,013.38
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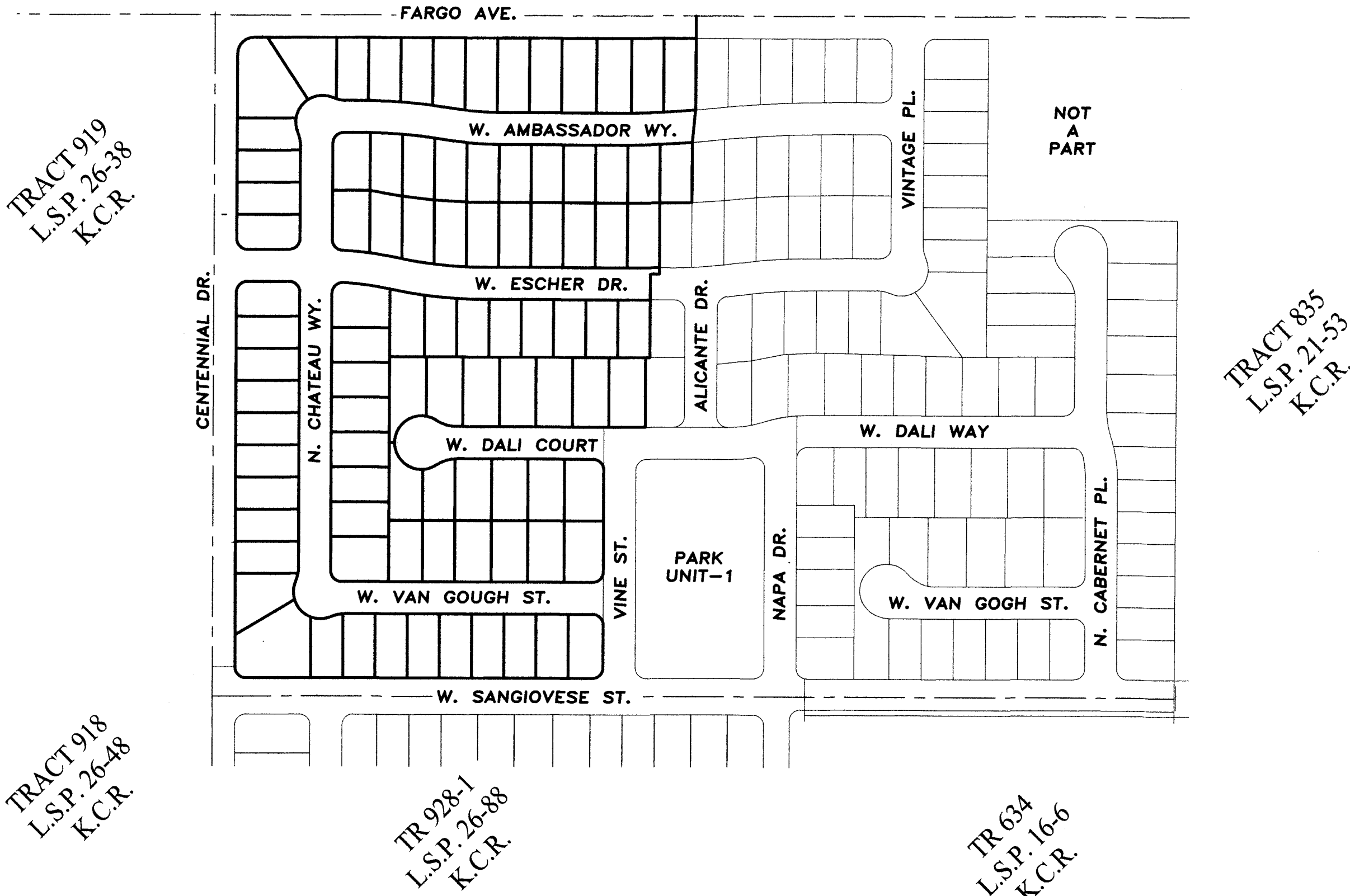
Sewer Impact Fees – Credit - $\$87,731.80$	-\$87,731.80
--	--------------

Final Map Review – Credit - $\$1,072.50$	-\$ 1,072.50
--	--------------

Total Reimbursement to the developer: \$47,209.08

COUNTY TRACT NO. 928 Unit 4
IMPROVEMENT PLANS

ESTIMATED QUANTITIES		
SANITARY SEWER		
6" PIPE	2476	LF
4" PIPE (LATERALS)	3335	LF
STANDARD 48" MANHOLES	6	EA
WATER		
8" PIPE	779	LF
6" PIPE	2532	LF
8" GATE VALVES	2	EA
6" GATE VALVES	2	
1" SERVICE TO RESIDENCE	93	EA
FIRE HYDRANTS (COMPLETE)	9	EA
4" LANDSCAPE CONDUIT	228	LF
STORM DRAINAGE		
15" PIPE	292	LF
12" PIPE	207	LF
STANDARD 48" MANHOLES	1	EA
CATCH BASINS	5	EA
CONCRETE WORK		
CURB AND GUTTER (ON-SITE)	6306	LF
CURB AND GUTTER (FARGO AVE)	834	LF
SIDEWALK (ON-SITE)	29896	SF
MEANDERING SIDEWALK (FARGO AVE)	3794	SF
MEANDERING SIDEWALK (CENTENNIAL DR)	4902	SF
WHEELCHAIR RAMPS	10	EA
DRIVE APPROACH (see sheet 22 for details)	93	EA
VALLEY GUTTER	3	EA
STREET WORK		
2.5" AC / 6.0" AB INTERIOR STREETS	107635	SF
6.0" AC / 11.0" AB / 12" NS / FARGO AVE	39005	SF
4.0" AC / 7.0" AB / 12" NS / CENTENNIAL DR	14333	SF
REMOVE TEMPORARY TURNAROUND	4483	SF
FOG SEAL	160973	SF
SAW CUTTING	1395	LF
GRADING AND MISC.		
STREET LIGHTS (32 WATT LED)	10	EA
STREET LIGHTS (41 WALL LED)	3	EA
STREET LIGHTS (88 WATT LED)	2	EA
SURVEY MONUMENT WELLS	8	EA
7'-4" BLOCKWALL	944	LF
8'-0" BLOCKWALL	1012	LF
8'-8" BLOCKWALL	671	LF
LANDSCAPING	36763	SF



SHEET INDEX

- 1 COVER SHEET
- 2 TITLE-INDEX-QUANTITIES SHEET
- 3 CONSTRUCTION NOTES
- 4 GRADING PLAN (NORTH)
- 5 GRADING PLAN (SOUTH)
- 6 SANGIOVESE ST. PLAN AND PROFILE
- 7 VAN GOUGH ST. PLAN AND PROFILE
- 8 N. CHATEAU WY. PLAN AND PROFILE
- 9 N. CHATEAU WY & W. DALI CT. PLAN AND PROFILE
- 10 W. ESCHER DR. PLAN AND PROFILE
- 11 W. AMBASSADOR WAY PLAN AND PROFILE
- 12 FARGO AVENUE PLAN AND PROFILE
- 13 FARGO AVENUE PLAN AND PROFILE
- 14 CENTENNIAL DR. PLAN AND PROFILE
- 15 CENTENNIAL DR. PLAN AND PROFILE
- 16 FARGO AVENUE BLOCK WALL
- 17 CENTENNIAL DR. BLOCK WALL (SOUTH)
- 18 CENTENNIAL DR. BLOCK WALL (NORTH)
- 19 SANGIOVESE DR. BLOCK WALL
- 20 CENTENNIAL DR. STRIPING
- 20a CENTENNIAL DR. STRIPING
- 21 FARGO AVENUE STRIPING
- 22 DRIVEWAY EXHIBIT & UTILITY PLAN & STREET LIGHT PLAN
- 23 DETAILS
- 24 DETAILS

BENCHMARKS

C.O.H. BM #176
DISK 1" EAST OF EAST CURB RETURN AT NORTHEAST CORNER OF THE INTERSECTION OF GRANGEVILLE BOULEVARD AND VINTAGE STREET
ELEV=239.57' (2004)

SITE BENCHMARKS
#1-CHISELED SQUARE IN T.C. @ NORTH END OF CENTENNIAL DR., EAST SIDE OF THE ROAD (STA 10+06±)
ELEV=240.36' (2004)

LEGEND

AC ASPHALT PAVING
AAC ASPHALT W/ASPHALT CURB
ACC ASPHALT W/CONCRETE CURB
BW BACK OF WALK
C CONCRETE
CB CATCH BASIN
CO CLEANOUT
CR ASPHALT CROWN
DI DROP INLET
DG DIRT GRADE
DWY DRIVEWAY
EP EDGE OF PAVEMENT
EPB ELECTRIC PANEL BOX
EV ELECTRIC VAULT
FF FINISHED FLOOR
FL FLOW LINE
FO FIBER OPTIC LINE
FTG FOOTING
GDP GUARD POST
GV GAS VALVE
INV INVERT
LS LANDSCAPE
OG ORIGINAL GROUND
PP POWER POLE
P PAD
SSCO SANITARY SEWER CLEANOUT
SW SWALE
TC TOP OF CURB
TEMP.EL TEMPORARY ELEVATION
TP TELEPHONE POLE
TPB TELEPHONE PANEL BOX
WBO WATER BLOW-OFF

EXISTING CABLE TV LINE
EXISTING ELECTRIC LINE (UNDERGROUND)
EXISTING ELECTRIC LINE (OVERHEAD)
EXISTING FIBER OPTIC LINE
EXISTING GAS LINE
EXISTING STORM DRAIN LINE
EXISTING SANITARY SEWER LINE
EXISTING TELEPHONE LINE (UNDERGROUND)
EXISTING TELEPHONE LINE (OVERHEAD)
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING WOOD FENCE
EXISTING CHAINLINK FENCE
EXISTING POST & WIRE FENCE

AC SURFACING
CONCRETE SURFACE
EXISTING AC SURFACING
EXISTING CONCRETE SURFACE
BACKFLOW PREVENTOR
BENCHMARK
BORE
CABLE TV CHRISTY BOX
DOMESTIC WELL
DOUBLE CHECK VALVE
DRIVEWAY
DOWN GUY
ELECTRIC CHRISTY BOX
ELECTRIC METER
ELECTRIC PEDESTAL
ELECTRIC SERVICE
EXISTING STREET LIGHT
FIRE HYDRANT

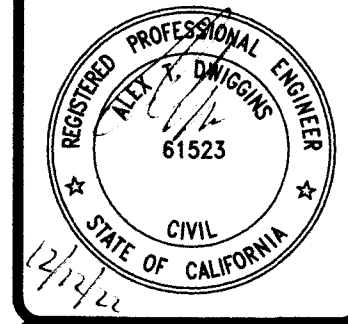
GAS METER
GAS SERVICE
GAS VALVE
GATE POST
GUARD POST
GUY POLE
HANDICAP PARKING
HOSEBIBB
IRRIGATION AG WELL
IRRIGATION STANDPIPE
IRRIGATION VALVE
MAILBOX
MARKING PAINT
TOPO
PUMPER CONNECTION
RAILROAD XING ARM
SANITARY SEWER CLEANOUT

SANITARY SEWER LATERAL
SANITARY SEWER MANHOLE
SIGN
SPRINKLER CONTROL BOX
S.D. CATCH BASIN MANHOLE
STORM DRAIN INLET
STORM DRAIN MANHOLE
SERVICE POLE
TELEPHONE CHRISTY BOX
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
TRAFFIC CHRISTY
TRAFFIC SIGNAL BOOM
TRAFFIC SIGNAL POLE
TRANSFORMER POLE
UTILITY POLE
WATER METER
WATER VALVE

APPROVED:
[Signature]
City of Hanford
Public Utilities and Engineering



SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291



TITLE / INDEX SHEET
COUNTY TR. NO. 928 U4
for: SAN JOAQUIN VALLEY HOMES

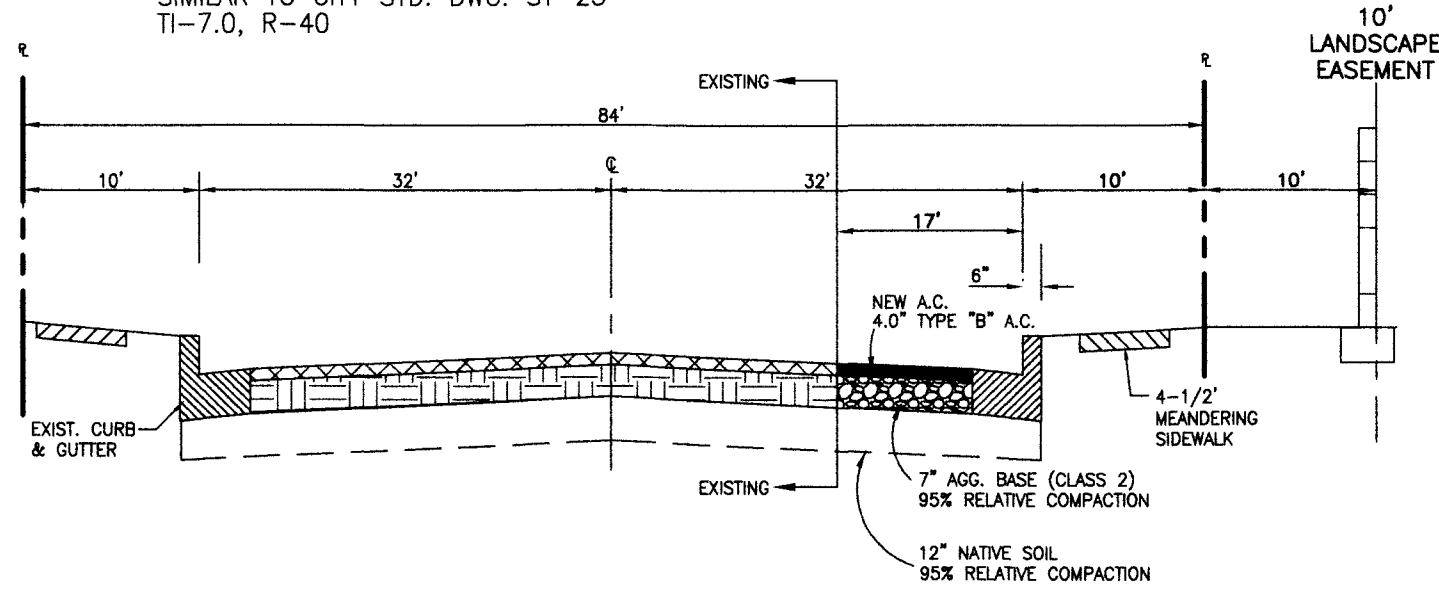
ZUMWALT
HANSEN INC.
A Q Company

609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY: JTB
CHECKED BY: ATD
INDEXED BY:
DATE: 12/9/2022
JOB NO.: 220196
SHEET: 2 OF 25

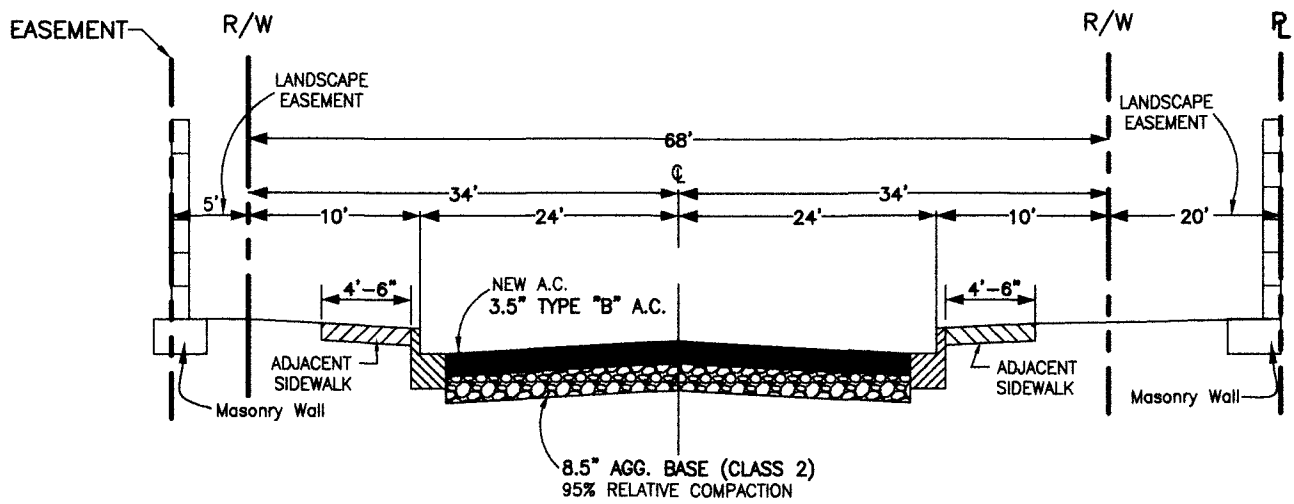
SECTION B-B
CENTENNIAL DRIVE

LOOKING NORTH
NOT TO SCALE
SIMILAR TO CITY STD. DWG. ST-23
TI=7.0, R=40



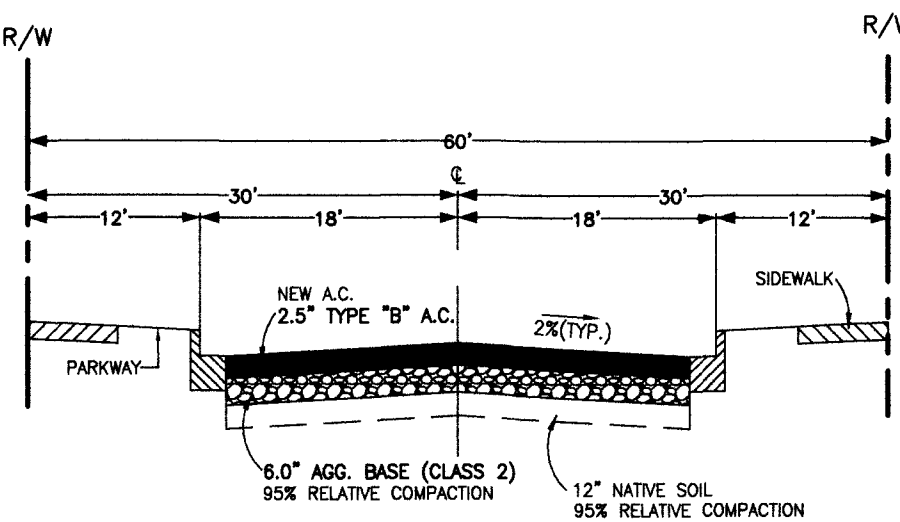
SECTION C-C
W. SANGIOVESE ST. EAST OF NAPA DR.
(Facing East)

NOT TO SCALE
MODIFIED CITY STD. ST-26
TI=6.0, R=40



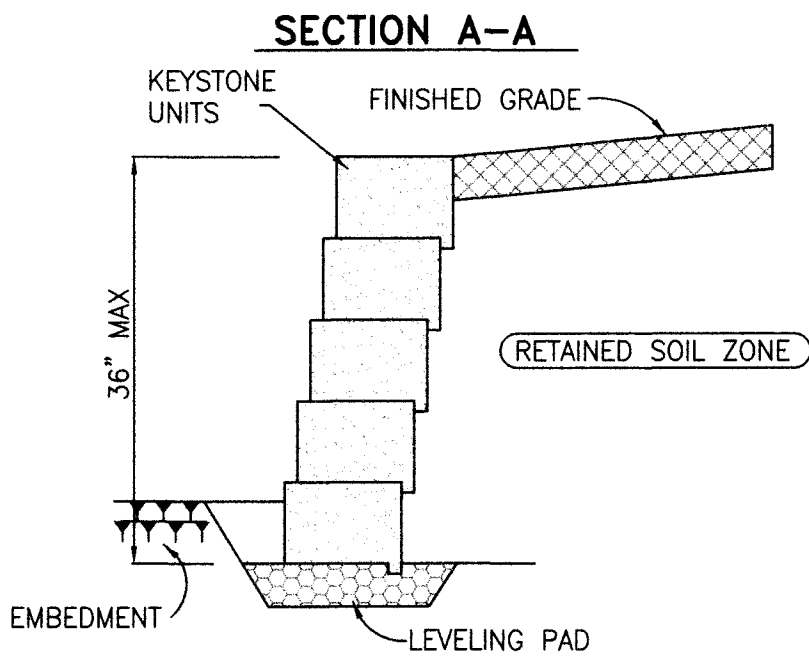
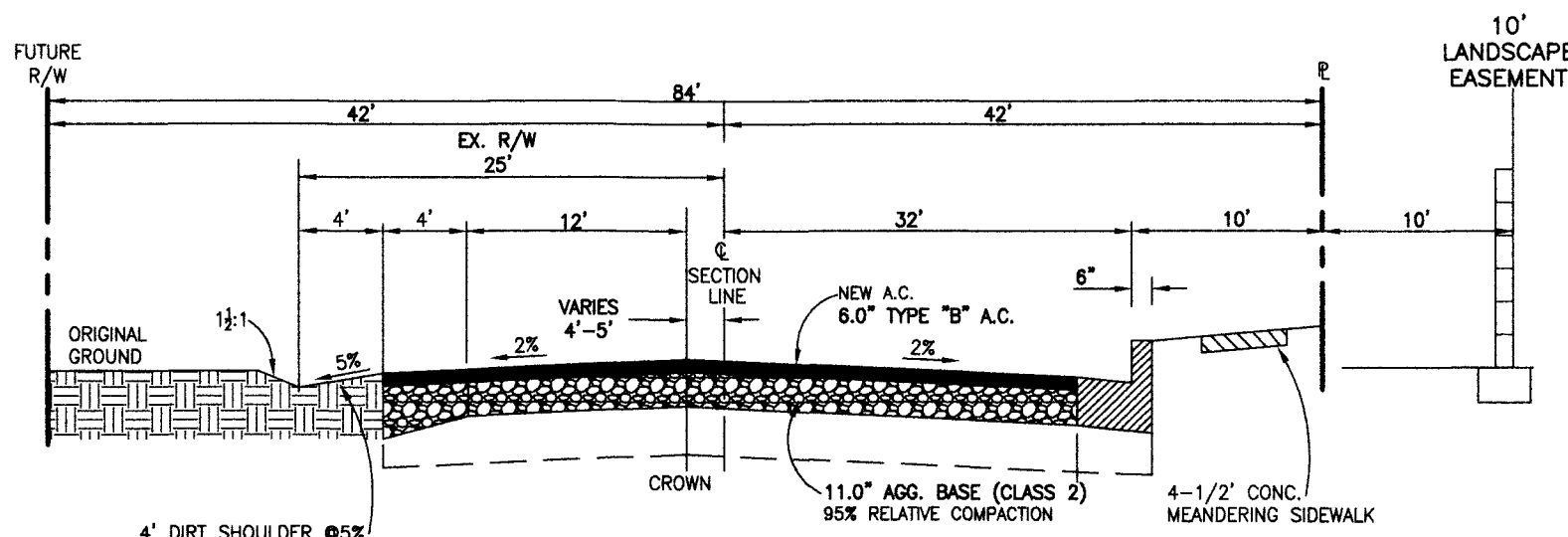
SECTION D-D
INTERIOR STREETS (North of Sangiovese)

NOT TO SCALE
(PER CITY STD. ST-32)
TI=5.0, R=40



SECTION E-E
FARGO AVENUE (Facing East)

NOT TO SCALE
MODIFIED CITY STD. DWG. ST-23
TI=10.0, R=40



NOTES:

- 1) WALL HEIGHT (H) IS THE TOTAL HEIGHT FROM TOP TO BOTTOM.
- 2) MINIMUM WALL EMBEDMENT IS 6".
- 3) SUBSURFACE SOILS MUST BE CAPABLE OF SUPPORTING WALL SYSTEM.
- 4) UNIT CORE FILL IS 3/4" (20MM) CLEAN CRUSHED STONE.
- 5) LEVELING PAD IS CRUSHED STONE BASE MATERIAL.
- 6) ALL BACKFILL MATERIALS ARE COMPACTED TO 90% MAXIMUM DENSITY.
- 7) FINISHED GRADE MUST PROVIDE POSITIVE DRAINAGE.

KEYSTONE WALL
NOT TO SCALE

GENERAL NOTES

1. Contractor shall contact Underground Service Alert for location of underground utilities at least 48 hours prior to commencement of construction. Telephone: (USA)1-800-227-2600
2. The Contractor's responsibility shall be to notify the Engineer of any differences in location of existing utilities from that shown, or of any conflicts with the design before continuing work in that area.
3. Should it appear that the work to be done, or any matter relative thereto, is not sufficiently detailed or explained on these plans, the Contractor shall contact Zumwalt Hansen & Associates, Inc. at (559) 582-1056 for such further explanations as may be necessary.
4. Verify the location of gas service point of connection in parcel. Provide complete underground connection from point of connection to gas meter. Work shall include trenching and backfilling.
5. Verify location of electrical service point of connection in parcel. Provide complete underground connection from point of connection to electric meter. Work shall include trenching and backfilling.
6. The Contractor's responsibility shall be to locate all existing services or utilities onsite or that come onto this site whether shown on these plans or not. Services that are to be used for new service connections, shall be checked for condition of service (i.e., is the service in good enough condition to be used?) and both horizontal and vertical locations (see note 2).
7. All work shall be to City of Hanford Standards and Specifications dated April 4, 2006 unless specifically indicated otherwise herein.
8. Underground Contractor to raise Manholes, Valve Covers and set Survey Monument Wells after paving. Position of survey monument wells to be established by Engineer.
9. The responsibility of the Contractor is to flag or cause to be flagged all front lot corners prior to the trenching for utilities. The Contractor shall cause, and be responsible for, the replacement of any such lot corners that have been disturbed or destroyed during aforesaid trenching.

CONTROL OF THE WORK

Construction Contractor agrees that in accordance with generally accepted construction practices, Construction Contractor shall be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and Construction Contractor further agrees to defend, indemnify and hold Design Professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of Design Professional.

UNAUTHORIZED CHANGES AND USES CAUTION

The Engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

Pursuant to sec. 3317.8 of the Uniform Building Code; if the Civil Engineer, the Soils Engineer or the Engineering Geologist of record is changed during grading, the work shall be stopped until the replacement has agreed in writing to accept their responsibility within their area of technical competence for approval upon completion of the work.

CONSTRUCTION STAKING WARNING

This drawing was prepared under the direction of the Registered Professional indicated hereon and has been duly checked for accuracy and functionality, nonetheless, it is possible that this plan contains errors which have gone undetected that would normally be caught and corrected during construction staking. Stated expressly, should the Owner and/or Contractor elect to utilize Construction Surveying Contractors other than from the office of Zumwalt Hansen & Associates, Inc., and said Surveyor fails to alert this office of plan errors or omissions that obviously deviate from plan functionally (errors that should be obvious to a competent Surveyor); the Owner and/or Contractor shall accept full responsibility for all additional construction costs resulting from correction and/or replacement of work, or any other related damages.

UTILITY WARNING

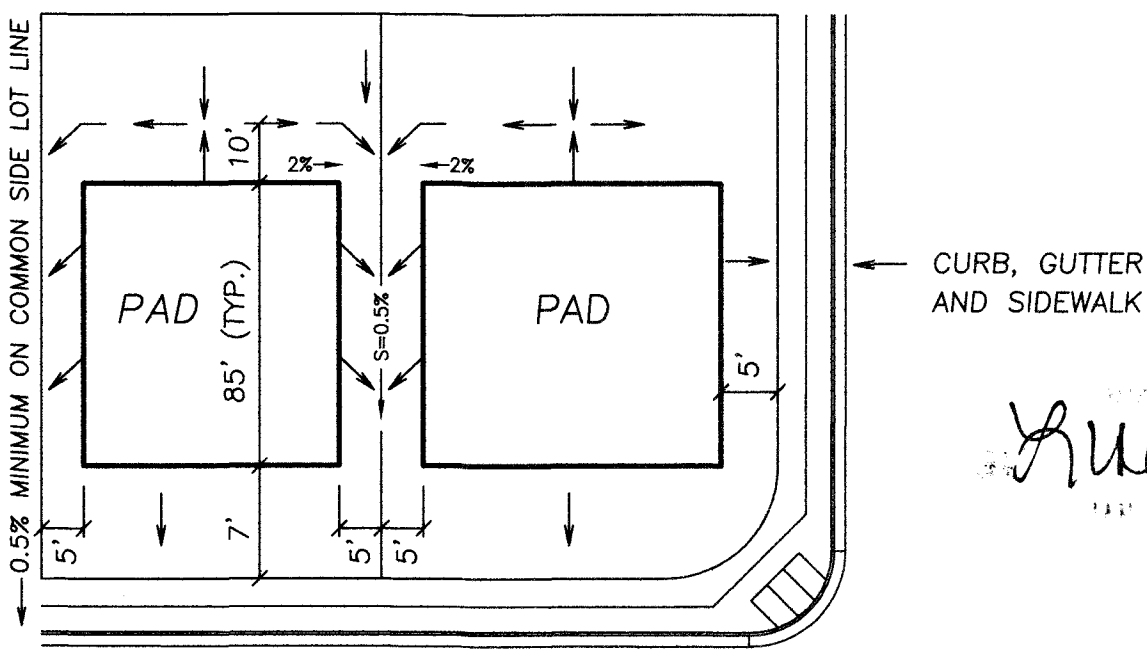
The Contractor's responsibility is to contact appropriate agencies regarding underground utilities and structures and to protect them as needed during construction. Contractor shall contact Underground Service Alert for location of underground utilities at least 48 hours prior to commencement of construction. Telephone 1-800-227-2600. The Engineer makes no warranty as to the location of such facilities whether shown on plans or not.

GRADING NOTES

This unit includes complete excavation of the Storm Drain Basin and use of the on-site Stockpiles. Being that this is the final unit of the development, adjustments during construction could be made to assure the earthwork balances. Contractor to meet with engineer prior to starting grading to discuss earthwork balances and shall maintain contact during the grading operation.

TYPICAL LOT DRAINAGE PATTERN

NOT TO SCALE



NOTE:

- 1) FINISH GRADE SHALL BE 8" MIN. BELOW FINISH FLOOR ELEVATION AND SLOPE AWAY FROM THE SLAB AT 5% MIN. FOR A DISTANCE OF 5 FEET MIN, AND 0.5% THEREAFTER.
- 2) ELEVATIONS SHOWN AT FRONT OF BUILDING PAD AREA ARE TEMPORARY WORKING ELEVATIONS FOR THE CONSTRUCTION OF THE PADS. PADS SHALL BE GRADED PER THE ABOVE DETAIL TO ACHIEVE FINAL PAD GRADES PRIOR TO OCCUPANCY.

GRADING NOTES

1. General: All grading shall conform to the recommendations of the Preliminary Geotechnical Engineering Report (Project No. 012-20139) prepared for this project by Krazan & Associates, Inc., dated August 11, 2020 and signed by David R. Jarosz, II, R.G.E. and any addenda thereto.
2. Site Preparation: General site clearing should include removal of vegetation; debris; existing utilities; structures including foundations; basement walls and floors; existing stockpiled soil; trees and associated root systems; rubble; rubbish; and any loose and/or saturated materials. Site stripping should extend to a minimum depth of 2 to 4 inches, or until all organics in excess of 3 percent by volume are removed. Deeper stripping may be required in localized areas. These materials will not be suitable for use as Engineered Fill. However, stripped topsoil may be stockpiled and reused in landscape or non-structural areas. The site is presently utilized for agricultural purposes. In addition, rural residential developments are located within the project site vicinity. Associated with these developments are buried structures, such as utility lines, irrigation lines, and water wells that may extend into portions of the site. It is recommended the site be explored with fully loaded heavy earthmoving equipment to identify potential buried structures and loosely backfilled excavations. Any buried structures, utilities or loosely backfilled excavations encountered during construction should be properly removed and/or relocated. After demolition activities, it is recommended that these disturbed soils be removed and/or recompacted. Excavations, depressions, or soft and plant areas extending below planned finish subgrade level should be cleaned to firm undisturbed soil, and backfilled with Engineered Fill. In general, any septic tanks, cesspools, or similar structures should be entirely removed. Concrete footings should be removed to an equivalent depth of at least 3 feet below proposed footing elevations or as recommended by the Soils Engineer. Water wells should be abandoned in accordance with the county standards. Any other buried structures should be removed in accordance with the recommendations of the Soils Engineer. The resulting excavations should be backfilled with Engineered Fill.
3. Demolition of Existing Trees: Trees are located within the site. Tree removal operations should include roots greater than 1 inch in diameter. The resulting excavations should be backfilled with Engineered Fill compacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557.
4. Fill Material: Fill material was not encountered in our borings. However, fill may be located between or beyond the borings. It is anticipated the fill material will consist of silty sands and sandy silts. The thickness and extent of the fill material was determined based on limited test borings and visual observation. It is recommended that fill soils which are not properly compacted and certified be excavated and stockpiled so that the native soils can be properly prepared. The fill material should be moisture-conditioned as necessary and recompacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557. Prior to fill placement Krazan & Associates, Inc. should inspect the bottom of the excavation to verify no additional removal will be required.
5. Stripping: Following stripping, fill removal, tree removal operations, and demolition activities, the exposed subgrade within proposed building pad areas should be excavated to a depth of at least 12 inches, worked until uniform and free from large clods, moisture-conditioned as necessary, and recompacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557. Limits of recompaction should extend a minimum of 5 feet beyond structural elements. Prior to backfilling, the exposed subgrade should be proofrolled and observed by Krazan & Associates, Inc. to verify stability. Soft or plant areas should be cleaned to firm native ground. This compaction effort should stabilize the surface soils and locate any unsuitable or plant areas not found during our field investigation.
6. Pavement Areas: Following stripping, fill removal, tree removal operations, and demolition activities, the exposed subgrade within proposed exterior flatwork and pavement areas should be excavated/scarified to a depth of at least 12 inches, worked until uniform and free from large clods, moisture-conditioned as necessary, and recompacted to a minimum of 95 percent of maximum density based on ASTM Test Method D1557. Limits of recompaction should extend a minimum of 2 feet beyond flatwork and pavements. Soft or plant areas should be cleaned to firm native ground. This compaction effort should stabilize the surface soils and locate any unsuitable or plant areas not found during our field investigation.
7. Construction Considerations: The upper soils, during wet winter months, become very moist due to the absorptive characteristics of the soil. Earthwork operations performed during winter months may encounter very moist unstable soils, which may require removal to grade a stable building foundation. Project site winterization consisting of placement of aggregate base and protecting exposed soils during the construction phase should be performed.
8. Engineered Fill: The upper, on-site native soils and fill material predominately consist of silty sand, silty sand/sandy silt, sandy silt, clayey sandy silt, silty sand/sand and sand. These soils will be suitable for reuse as Engineered Fill provided they are cleansed of excessive organics, debris, and fragments larger than 4 inches in maximum dimension. Clayey soils what an expansion index of greater than 15 should not be used within the upper 12 inches of soil supporting slabs-on-grade or exterior flatwork. The preferred materials specified for Engineered Fill are suitable for most applications with the exception of exposure to erosion. Project site winterization and protection of exposed soils during the construction phase should be the sole responsibility of the Contractor, since he has complete control of the project site at that time.
9. Imported Fill: Imported Fill material should be predominately non-expansive granular material with a plasticity index less than 10 and a UBC Expansion index less than 15. Imported Fill should be free from rocks and clods greater than 4 inches in diameter. All Imported Fill material should be submitted to the Soils Engineer for approval at least 48 hours prior to delivery at the site. Fill soils should be placed in lifts approximately 6 inches thick, moisture-conditioned as necessary, and compacted to achieve at least 90 percent maximum density based on ASTM Test Method D1557. Clayey soils should be moisture-conditioned to a minimum of 2 percent above optimum moisture content. Additional lifts should not be placed if the previous lift did not meet the required dry density or if soil conditions are not stable.
10. Drainage and Landscaping: The ground surface should slope away from building pad and pavement areas toward appropriate drop inlets or other surface drainage devices. In accordance with Section 1804 of the 2019 California Building Code, it is recommended that the ground surface adjacent to foundations be sloped a minimum of 5 percent for a minimum distance of 10 feet away from structures, or to an approved alternative means of drainage conveyance. Swales used for conveyance of drainage and located within 10 feet of foundations should be sloped a minimum of 2 percent. Impervious surfaces, such as pavement and exterior concrete flatwork, within 10 feet of building foundations should be sloped a minimum of 1 percent away from the structure. Drainage gradients should be maintained to carry all surface water to collection facilities and off-site. These grades should be maintained for the life of the project
11. Utility Trench Backfill: Utility trenches should be excavated according to accepted engineering practices following OSHA (Occupational Safety and Health Administration) standards by a Contractor experienced in such work. The responsibility for the safety of open trenches should be borne by the Contractor. Traffic and vibration adjacent to trench walls should be minimized; cyclic wetting and drying of excavation side slopes should be avoided. Depending upon the location and depth of some utility trenches, groundwater flow into open excavations could be experienced, especially during or shortly following periods of precipitation. Sandy soil conditions were encountered at the site. These cohesionless soils have a tendency to cave in trench wall excavations. Shoring or sloping back trench sidewalls may be required within these sandy soils. Utility trench backfill placed in or adjacent to buildings and exterior slabs should be compacted to at least 95 percent of maximum density based on ASTM Test Method D1557. The utility trench backfill placed in pavement areas should be compacted to at least 95 percent of maximum density based on ASTM Test Method D1557. Pipe bedding should be in accordance with pipe manufacturer's recommendations. The Contractor is responsible for removing all water-sensitive soils from the trench regardless of the backfill location and compaction requirements. The Contractor should use appropriate equipment and methods to avoid damage to the utilities and/or structures during fill placement and compaction.

GRADING NOTES

Contractor to prepare and submit SWPPP and MCU for Erosion Control per the CGP and RWQCB requirements.



SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291



GENERAL NOTES
COUNTY TR. NO. 928 U4
for: SAN JOAQUIN VALLEY HOMES

ZUMWALT HANSEN INC.
A Q Company

609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY: JTB
CHECKED BY: ATD
INDEXED BY:
DATE: 12/9/2022
JOB NO.: 220196
SHEET: 3 OF 25

CONSTRUCTION LEGEND

- INSTALL CITY STD. WA-20 FIRE HYDRANT ASSEMBLY PER CITY STD. GE-57
- INSTALL CITY STD. GE-56 32 WATT STREET LIGHT (TYP.), OR AS SPECIFIED ON PLANS
- INSTALL CITY STD. GE-14 SURVEY MONUMENT WELL
- CONSTRUCT CITY STD. CO-38 RESIDENTIAL DRIVEWAY
- CONSTRUCT CITY STD. CO-20 WHEELCHAIR RAMP
- CONSTRUCT CITY STD. GE-59 TIMBER BARRICADE
- CONSTRUCT CITY STD. WA-19 2" BACKFLOW PREVENTOR (PARKSTRIP)
- INSTALL CITY STD. WA-23 WATER GATE VALVE (SIZE SPECIFIED ON PLANS)
- INSTALL CITY STD. SD-17 STORM DRAIN CATCH BASIN
- INSTALL CITY STD. WA-11 WATER SERVICE
- INSTALL CITY STD. SS-23 SANITARY SEWER LATERAL (CENTERED ON PAD) (5' BEYOND BACK OF WALK)

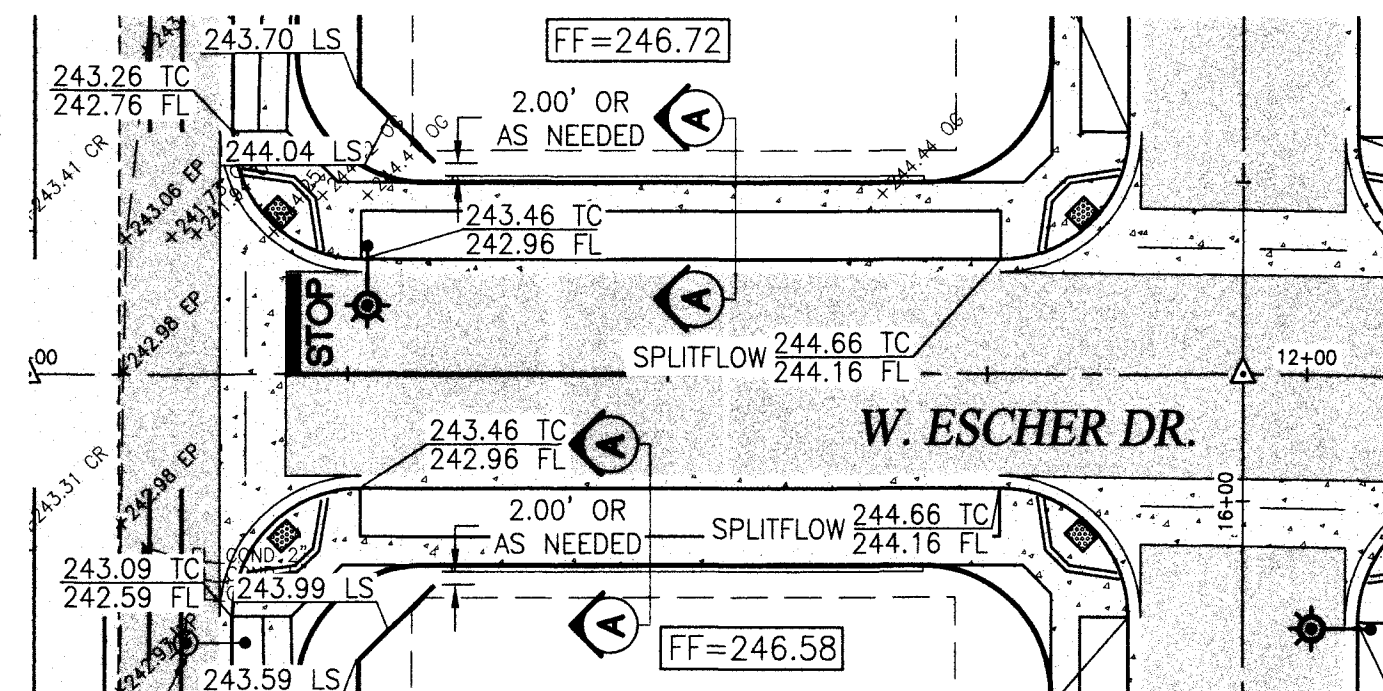
DRIVEWAY NOTE

SEE SHEET 20 FOR SPECIFIC DRIVEWAY PLAN

VALLEY GUTTER NOTE

VALLEY GUTTERS SHALL BE CONSTRUCTED TO CO-23, MODIFIED FOR ADA REQUIREMENT

DETAIL
NOT TO SCALE

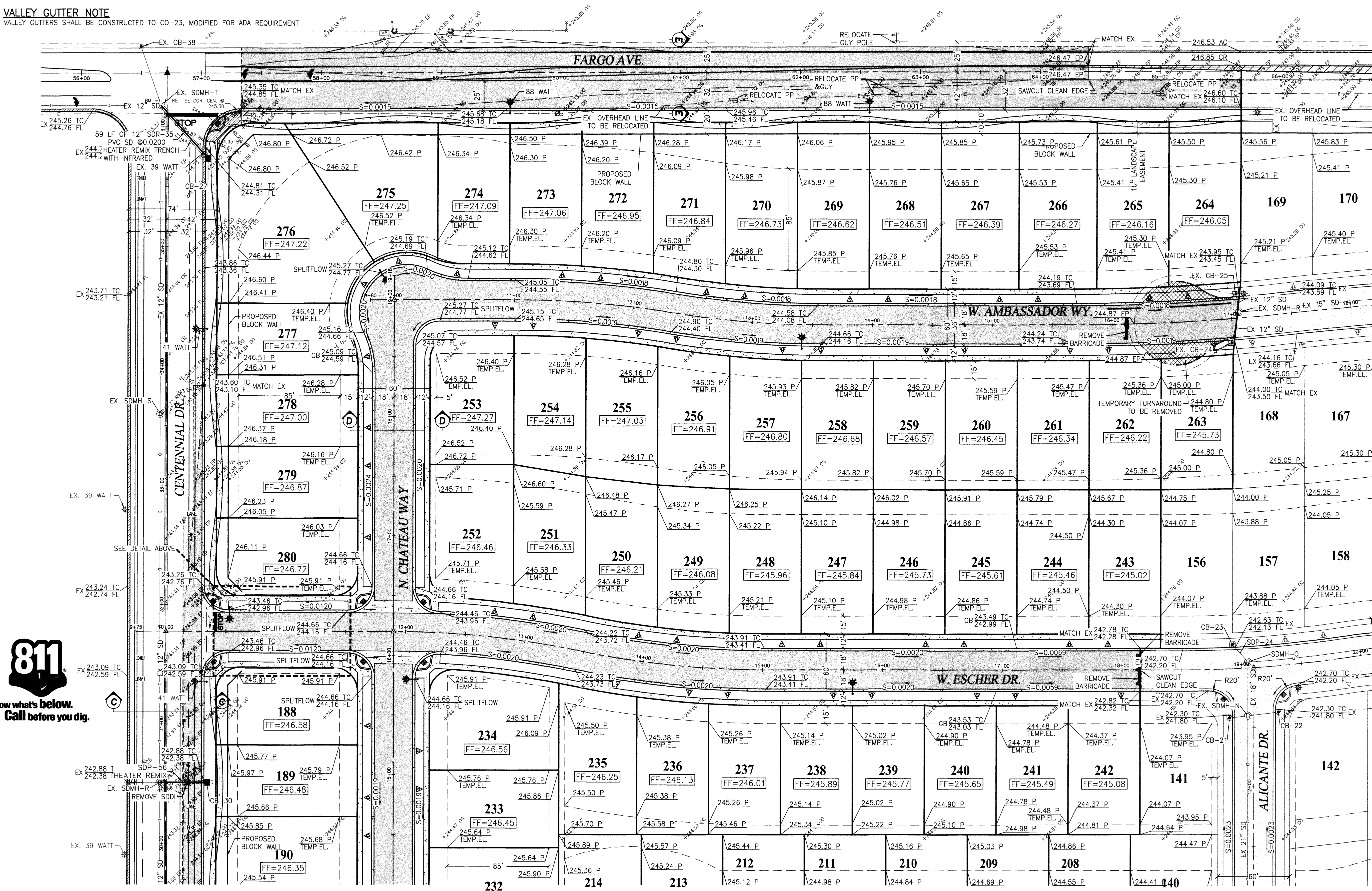


CROSS SECTIONS

SEE SHEET 3 FOR DETAILS

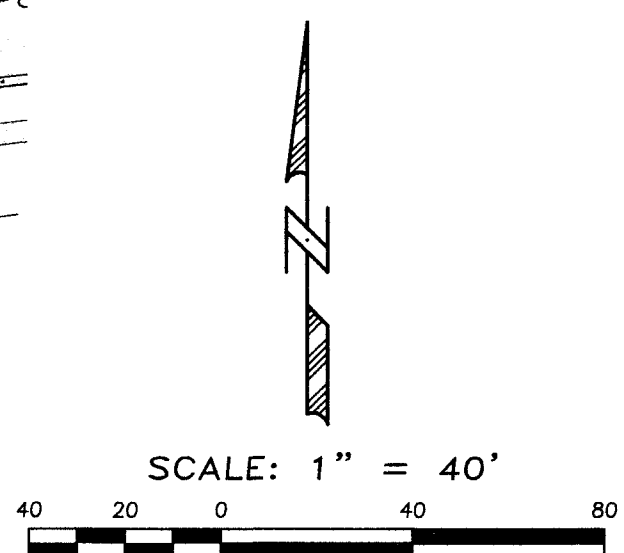
HATCH LEGEND

- EXISTING AC SURFACING
- EXISTING CONCRETE SURFACE
- PROPOSED AC SURFACING
- PROPOSED CONCRETE SURFACING
- PROPOSED TRANSITION PAVING



STORM DRAIN CATCH BASIN DATA	
STRUCTURE NAME	ELEV.
CB-27 CB	RIM=244.70 12" INV NW=240.45
CB-30 CB	RIM=242.92 12" INV W=238.00
EX. CB-38 CB	RIM=244.76 12" INV S=239.00

STORM DRAIN STRUCTURE TABLE	
STRUCTURE NAME	ELEV.
EX. SDMH-R MH (ADJUST RIM)	RIM=243.12 12" INV S=234.92 12" INV N=234.90 12" INV W=234.90 12" INV E=234.90
EX. SDMH-S MH (ADJUST RIM)	RIM=243.73 12" INV S=235.67 12" INV N=235.67
EX. SDMH-T MH (ADJUST RIM)	RIM=244.52 12" INV S=236.40 12" INV W=236.73 12" INV N=236.40 12" INV SE=239.26



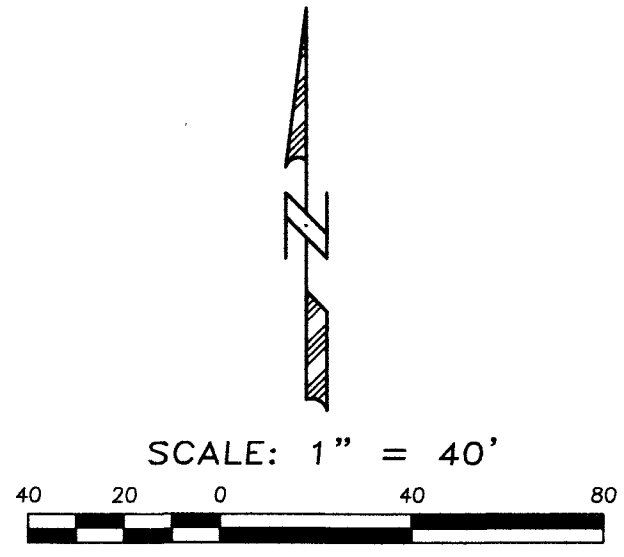
SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291

GRADING PLAN FOR PHASE 4
COUNTY TR. NO. 928 U4
for: **SAN JOAQUIN VALLEY HOMES**

ZUMWALT HANSEN INC.
A Q Company

609 N. Irwin St.
Hanford, CA 93230
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STORM DRAIN STRUCTURE TABLE		STRUCTURE NAME	ELEV.	STRUCTURE NAME	ELEV.
EX. SDMH-C CITY STD. SS-11 (72")	RIM=242.58 12" INV NE=233.00 12" INV NW=233.00 12" INV W=233.00 12" INV E=229.00 36" INV W=229.00	EX. SDMH-G MH	RIM=243.30 36" INV E=226.95 48" INV S=226.95	EX. SDMH-S2 CITY STD. SS-11	RIM=243.83 15" INV S=237.24 15" INV W=237.24
		EX. SDMH-P MH (ADJUST RIM)	RIM=242.98 12" INV S=236.00 12" INV W=236.00 12" INV E=236.00	SDMH-T CITY STD. SS-11	RIM=243.08 15" INV E=237.94 12" INV S=238.24 12" INV W=238.24
EX. SDMH-E MH (ADJUST RIM)	RIM=243.24 36" INV E=228.48 36" INV W=228.48	EX. SDMH-Q MH (ADJUST RIM)	RIM=243.30 12" INV S=234.50 12" INV N=234.53 18" INV W=234.50		
EX. SDMH-F MH (ADJUST RIM)	RIM=242.38 36" INV E=227.60 36" INV W=227.60 21" INV S=231.60 12" INV NE=231.60 21" INV S=227.60				

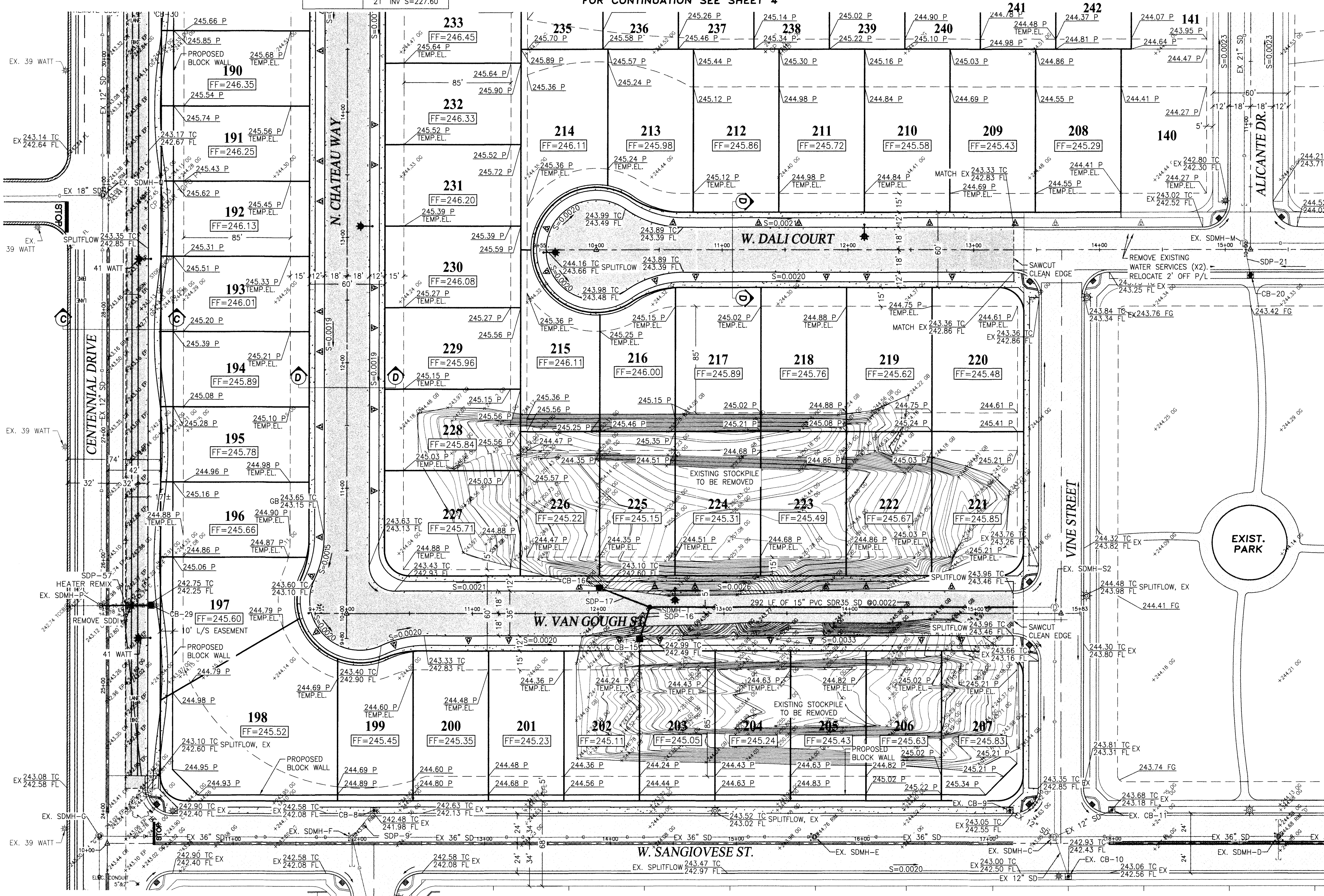
STORM DRAIN CATCH BASIN DATA	
STRUCTURE NAME	ELEV.
CB-8 CITY STD. SD-17	RIM=242.52 12" INV SW=235.89
CB-15 CITY STD. SD-17	RIM=243.03 12" INV N=238.29
CB-16 CITY STD. SD-17	RIM=243.14 12" INV E=238.30
CB-29 CB	RIM=242.79 12" INV W=237.00

- CONSTRUCTION LEGEND**
- INSTALL CITY STD. WA-20 FIRE HYDRANT ASSEMBLY PER CITY STD. GE-57
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 - INSTALL CITY STD. SS-23 SANITARY SEWER LATERAL (CENTERED ON PAD) (5' BEYOND BACK OF WALK)

DRIVEWAY NOTE
SEE SHEET 20 FOR SPECIFIC DRIVEWAY PLAN

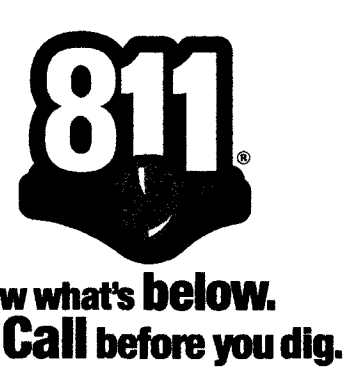
VALLEY GUTTER NOTE
VALLEY GUTTERS SHALL BE CONSTRUCTED TO CO-23, MODIFIED FOR ADA REQUIREMENT

FOR CONTINUATION SEE SHEET 4



- HATCH LEGEND**
- EXISTING AC SURFACING
 - EXISTING CONCRETE SURFACE
 - PROPOSED AC SURFACING
 - PROPOSED CONCRETE SURFACING
 - PROPOSED TRANSITION PAVING

CROSS SECTIONS
SEE SHEET 3 FOR DETAILS



SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291

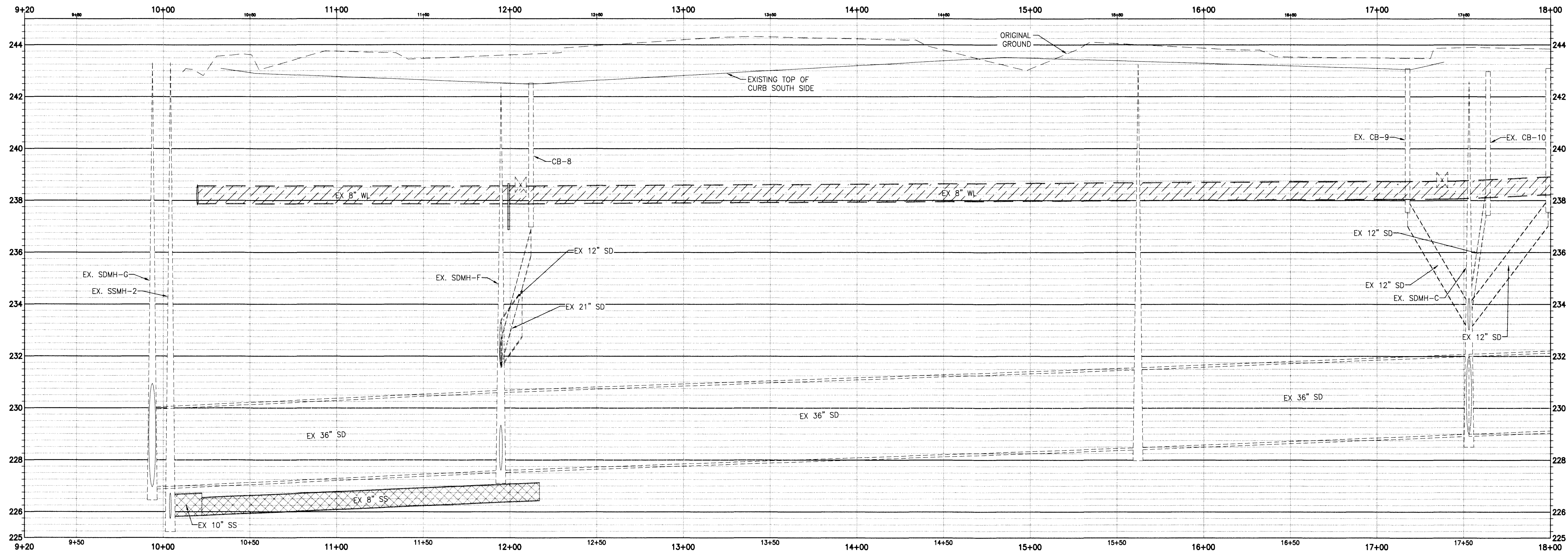


GRADING-S PLAN FOR PHASE 4
COUNTY TR. NO. 928 U4
for: **SAN JOAQUIN VALLEY HOMES**

ZUMWALT HANSEN INC.
A Q Company

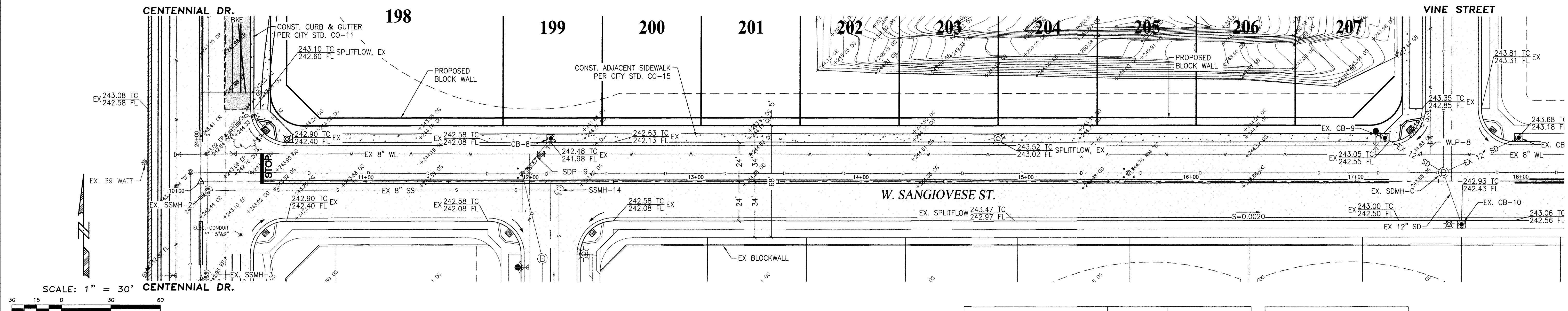
609 N. Irwin St.
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Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 2'

W. SANGIOVESE ST PROFILE



CONSTRUCTION LEGEND

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DRIVEWAY NOTE

SEE SHEET 20 FOR SPECIFIC DRIVEWAY PLAN

VALLEY GUTTER NOTE

VALLEY GUTTERS SHALL BE CONSTRUCTED TO CO-23, MODIFIED FOR ADA REQUIREMENT

LEGEND

- AC ASPHALT PAVING
- BW BACK OF WALK
- C CONCRETE
- CB CATCH BASIN
- CO CONCRETE
- CR ASPHALT CROWN
- CTV CONTRACTOR TO VERIFY
- DI DROP INLET
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- FL FLOW LINE
- FTG FOOTING
- GB GRADE BREAK
- GP GUARD POST
- GB GRADE BREAK
- GDP GUARD POST
- INV INVERT
- LS LANDSCAPE
- OG ORIGINAL GROUND
- PP POWER POLE
- PCC POINT OF COMPOUND CURVE
- PRC POINT OF REVERSE CURVE
- P PAD
- SF SPLIT FLOW
- SSCO SANITARY SEWER CLEANOUT
- TC TOP OF CURB
- TEMP.EL TEMPORARY ELEVATION

- EXISTING ELECTRIC LINE (OVERHEAD)
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING WOOD FENCE
- EXISTING IRON FENCE
- EXISTING AC SURFACING
- EXISTING CONCRETE SURFACE
- PROPOSED AC SURFACING
- PROPOSED CONCRETE SURFACING
- PROPOSED TRANSITION PAVING

- DOMESTIC WELL
- DOWN GUY
- ELECTRIC CHRISTY BOX
- ELECTRIC SERVICE
- EXISTING STREET LIGHT
- FIRE HYDRANT
- GATE POST
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- SIGN
- S.D. CATCH BASIN MANHOLE
- STORM DRAIN MANHOLE
- TRAFFIC CHRISTY
- TRAFFIC SIGNAL BOOM
- TRAFFIC SIGNAL POLE
- TRANSFORMER POLE
- UTILITY POLE
- WATER VALVE

STORM DRAIN STRUCTURE TABLE	
STRUCTURE NAME	ELEV.
CB-8 CITY STD. SD-17	RIM=242.52 12" INV SW=235.89
EX. CB-9 CITY STD. SD-17	RIM=243.09 12" INV SE=237.02
EX. CB-10 CITY STD. SD-17	RIM=242.97 12" INV N=237.93
EX. SDMH-C CITY STD. SS-11 (72")	RIM=242.58 12" INV NE=233.00 12" INV S=233.00 12" INV NW=233.00 15" INV N=233.00 36" INV E=229.00 36" INV W=229.00

STRUCTURE NAME	ELEV.
EX. SDMH-E MH (ADJUST RIM)	RIM=243.24 36" INV E=228.48 36" INV W=228.48
EX. SDMH-F MH (ADJUST RIM)	RIM=242.38 36" INV E=227.60 36" INV W=227.60 21" INV NE=231.60 21" INV SE=231.60
EX. SDMH-G MH	RIM=243.30 36" INV E=226.95 48" INV S=226.95

SANITARY SEWER MANHOLE DATA	
STRUCTURE NAME	ELEV.
EX. SSMH-2 MH	RIM=243.31 12" INV N=225.73 12" INV S=225.73 10" INV E=225.83
SSMH-14 CITY STD. SS-11	RIM=242.45 8" INV W=226.45 8" INV E=226.55

ALL MANHOLES SHALL BE CITY STD. SS-11 UNLESS OTHERWISE NOTED



Know what's below.
Call before you dig.

SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291

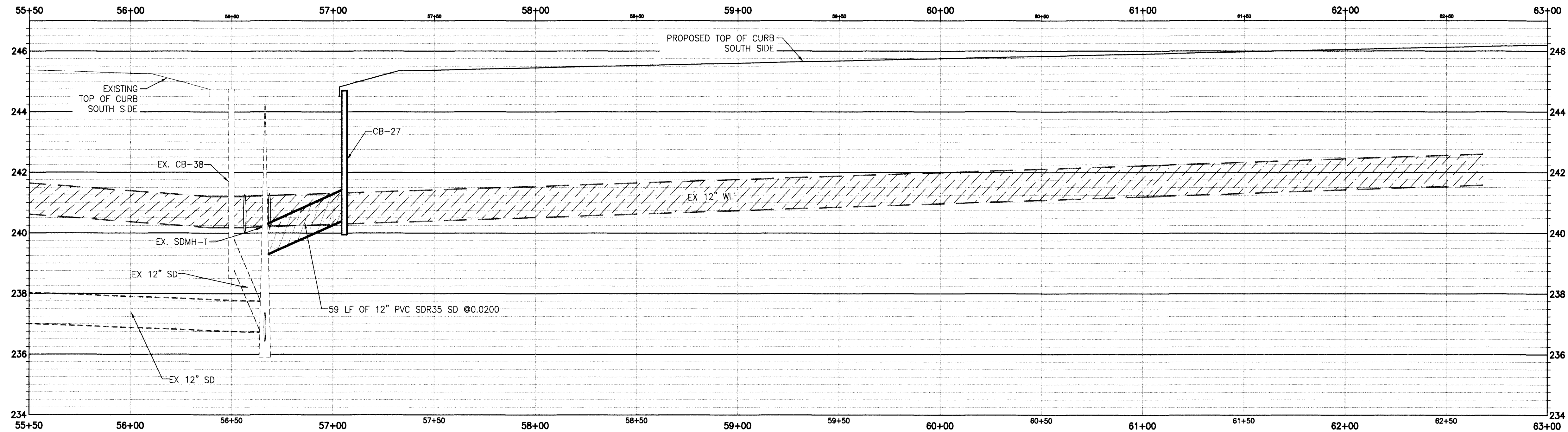


W. SANGIOVESE ST.
PLAN AND PROFILE
COUNTY TR. NO. 928 U4
for: SAN JOAQUIN VALLEY HOMES

ZUMWALT
HANSEN INC.
A Q Company

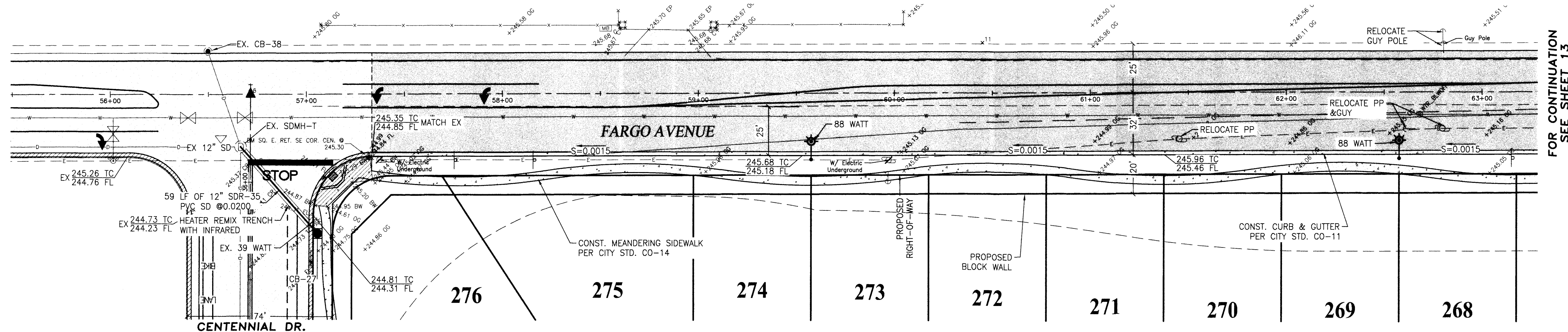
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FARGO AVENUE PROFILE



CONSTRUCTION LEGEND

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- INSTALL CITY STD. WA-11 WATER SERVICE
- INSTALL CITY STD. SS-23 SANITARY SEWER LATERAL (CENTERED ON PAD) (5' BEYOND BACK OF WALK)

DRIVEWAY NOTE

SEE SHEET 20 FOR SPECIFIC DRIVEWAY PLAN

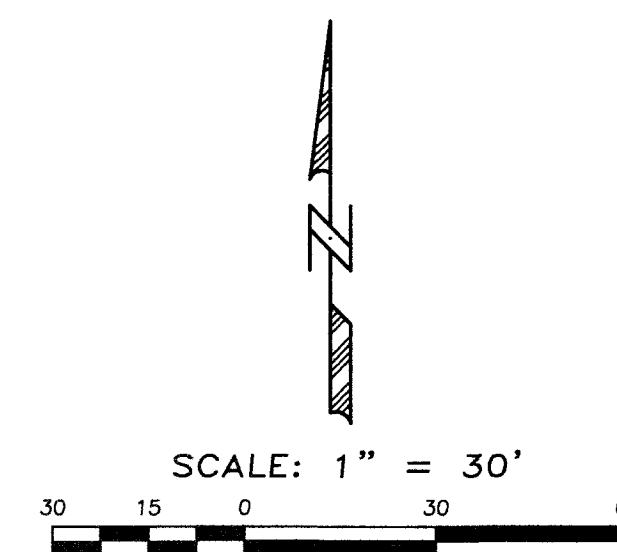
VALLEY GUTTER NOTE

VALLEY GUTTERS SHALL BE CONSTRUCTED TO CO-23, MODIFIED FOR ADA REQUIREMENT

LEGEND

- AC ASPHALT PAVING
- BW BACK OF WALK
- C CONCRETE
- CB CATCH BASIN
- CO CLEANOUT
- CR ASPHALT CROWN
- CTV CONTRACTOR TO VERIFY
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STORM DRAIN STRUCTURE TABLE	
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EX. CB-38 CB	RIM=244.76 12" INV S=239.00
EX. SDMH-T MH (ADJUST RIM)	RIM=244.52 12" INV S=236.40 12" INV W=236.73 12" INV N=236.40 12" INV SE=239.26

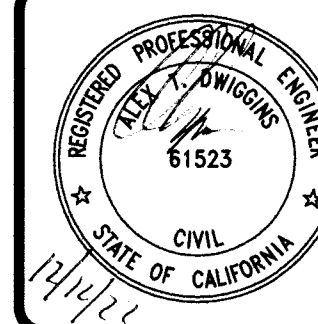


APPROVED
Rua Lock

City of Hanford
Public Utilities and Engineering



SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291

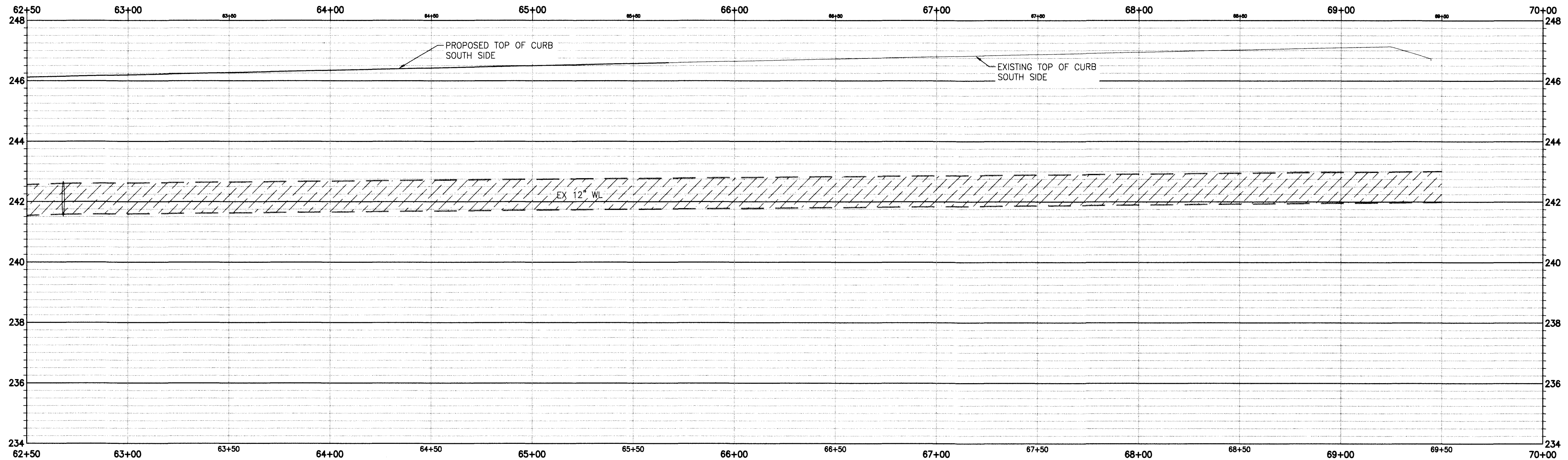


FARGO AVENUE
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ZUMWALT
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A Q Company

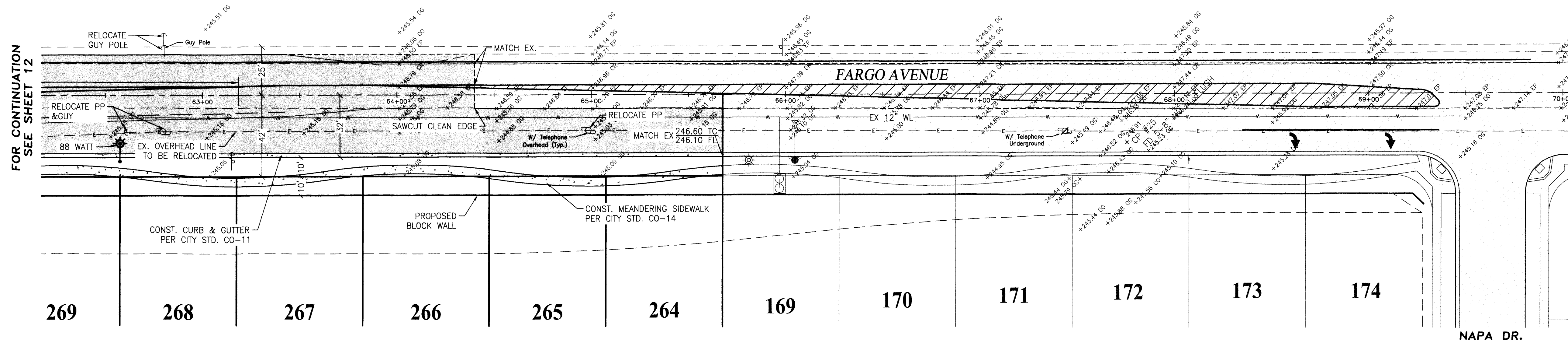
609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY: JTB
CHECKED BY: ATD
INDEXED BY:
DATE: 12/9/2022
JOB NO.: 220196
SHEET: 12 OF 25



Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 2'

FARGO AVENUE PROFILE



CONSTRUCTION LEGEND

- INSTALL CITY STD. WA-20 FIRE HYDRANT ASSEMBLY PER CITY STD. GE-57
- INSTALL CITY STD. GE-56 32 WATT STREET LIGHT (TYP.), OR AS SPECIFIED ON PLANS
- INSTALL CITY STD. GE-14 SURVEY MONUMENT WELL
- CONSTRUCT CITY STD. CO-38 RESIDENTIAL DRIVEWAY
- CONSTRUCT CITY STD. CO-20 WHEELCHAIR RAMP
- CONSTRUCT CITY STD. GE-59 TIMBER BARRICADE
- CONSTRUCT CITY STD. WA-19 2" BACKFLOW PREVENTOR (PARKSTRIP)
- INSTALL CITY STD. WA-23 WATER GATE VALVE (SIZE SPECIFIED ON PLANS)
- INSTALL CITY STD. SD-17 STORM DRAIN CATCH BASIN
- INSTALL CITY STD. WA-11 WATER SERVICE
- INSTALL CITY STD. SS-23 SANITARY SEWER LATERAL (CENTERED ON PAD) (5' BEYOND BACK OF WALK)

DRIVEWAY NOTE

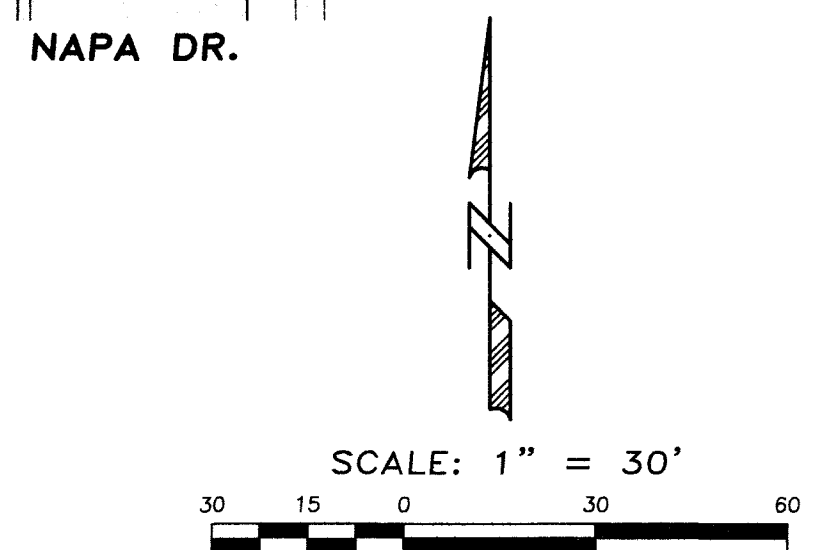
SEE SHEET 20 FOR SPECIFIC DRIVEWAY PLAN

VALLEY GUTTER NOTE

VALLEY GUTTERS SHALL BE CONSTRUCTED TO CO-23, MODIFIED FOR ADA REQUIREMENT

LEGEND

- AC ASPHALT PAVING
- BW BACK OF WALK
- C CONCRETE
- CB CATCH BASIN
- CO CLEANOUT
- CR ASPHALT CROWN
- CTV CONTRACTOR TO VERIFY
- DI DROP INLET
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- FL FLOW LINE
- FTG FOOTING
- GB GRADE BREAK
- GP GUARD POST
- GB GRADE BREAK
- GDP GUARD POST
- INV INVERT
- LS LANDSCAPE
- OG ORIGINAL GROUND
- PP POWER POLE
- PCC POINT OF COMPOUND CURVE
- PRC POINT OF REVERSE CURVE
- P PAD
- SF SPLIT FLOW
- SSCO SANITARY SEWER CLEANOUT
- TC TOP OF CURB
- TEMP.EL TEMPORARY ELEVATION
- EXISTING ELECTRIC LINE (OVERHEAD)
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING WOOD FENCE
- EXISTING IRON FENCE
- EXISTING AC SURFACING
- EXISTING CONCRETE SURFACE
- PROPOSED AC SURFACING
- PROPOSED CONCRETE SURFACING
- PROPOSED TRANSITION PAVING
- DOMESTIC WELL
- DOWN GUY
- ELECTRIC CHRISTY BOX
- ELECTRIC SERVICE
- EXISTING STREET LIGHT
- FIRE HYDRANT
- GATE POST
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- SIGN
- S.D. CATCH BASIN MANHOLE
- STORM DRAIN MANHOLE
- TRAFFIC CHRISTY
- TRAFFIC SIGNAL BOOM
- TRAFFIC SIGNAL POLE
- TRANSFORMER POLE
- UTILITY POLE
- WATER VALVE



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Kuaack

City of Hanford
Utilities and Engineering



SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291

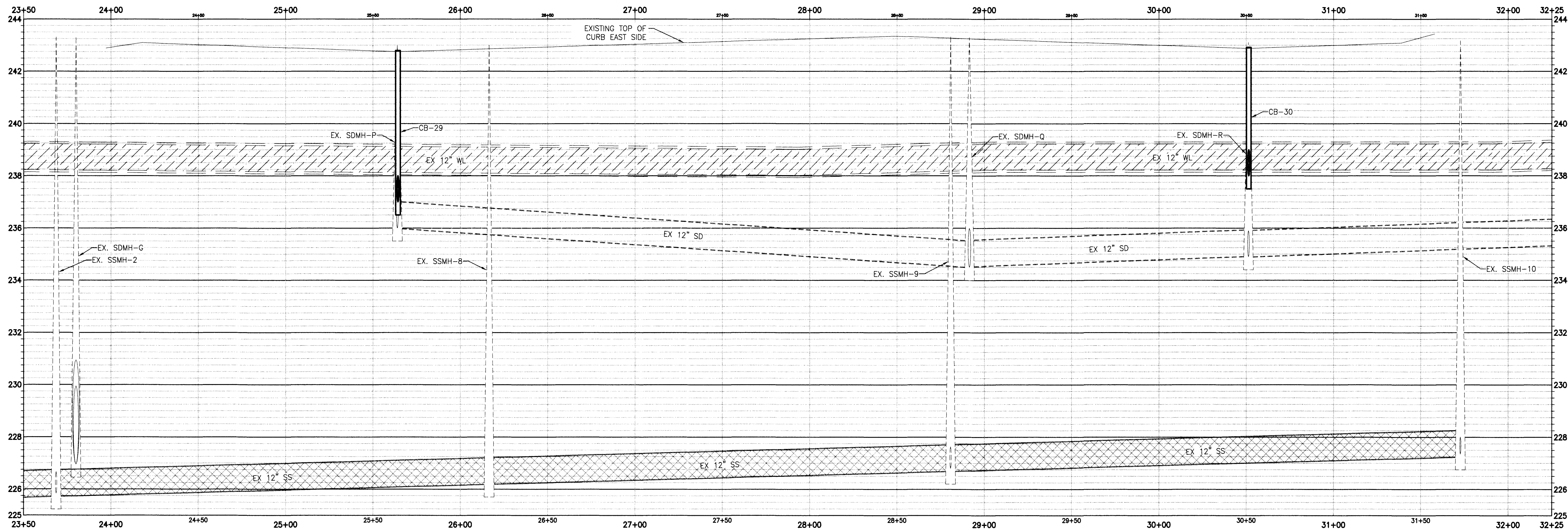


FARGO AVENUE
PLAN AND PROFILE
COUNTY TR. NO. 928 U4
for: SAN JOAQUIN VALLEY HOMES

ZUMWALT
HANSEN INC.
A Q Company

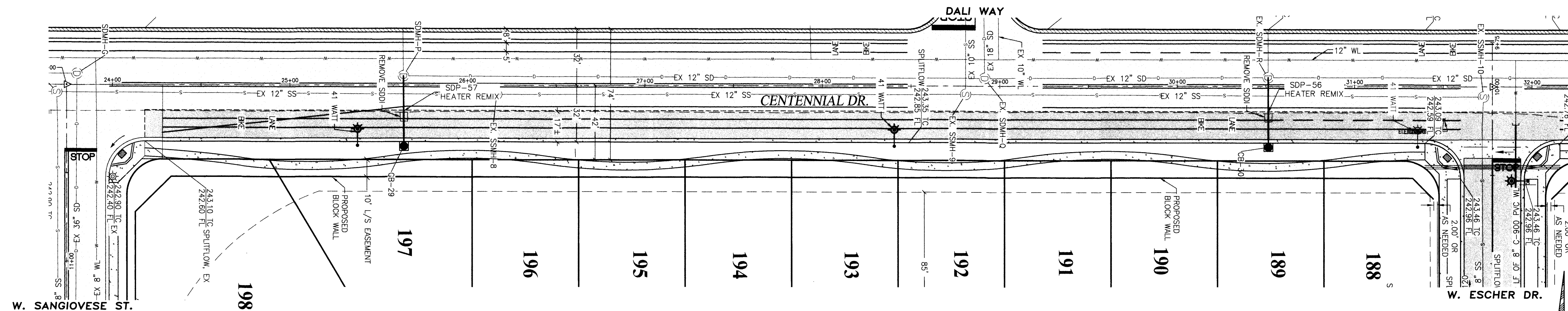
609 N. Irwin St.
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Vertical Scale: 1" = 2'

CENTENNIAL DR PROFILE



CONSTRUCTION LEGEND

- INSTALL CITY STD. WA-20 FIRE HYDRANT ASSEMBLY PER CITY STD. GE-57
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SEE SHEET 20 FOR SPECIFIC DRIVEWAY PLAN

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- TRAFFIC SIGNAL BOOM
- TRAFFIC SIGNAL POLE
- TRANSFORMER POLE
- UTILITY POLE
- WATER VALVE

STORM DRAIN STRUCTURE TABLE	
STRUCTURE NAME	ELEV.
CB-29 CB	RIM=242.79 12" INV W=237.00
CB-30 CB	RIM=242.92 12" INV W=238.00
EX. SDMH-G MH	RIM=243.30 36" INV E=226.95 48" INV S=226.95
EX. SDMH-P MH (ADJUST RIM)	RIM=242.98 12" INV N=236.00 12" INV W=236.00 12" INV E=236.00

STRUCTURE NAME	ELEV.
EX. SDMH-Q MH (ADJUST RIM)	RIM=243.30 12" INV S=234.50 12" INV N=234.53 18" INV W=234.50
EX. SDMH-R MH (ADJUST RIM)	RIM=243.12 12" INV S=234.92 12" INV N=234.90 12" INV E=234.90

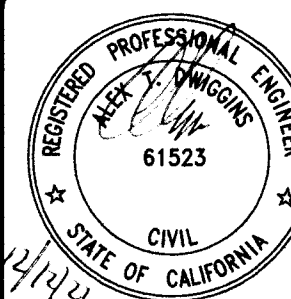
SANITARY SEWER MANHOLE DATA	
STRUCTURE NAME	ELEV.
EX. SSMH-2 MH	RIM=243.31 12" INV N=225.73 12" INV S=225.73 10" INV E=225.83
EX. SSMH-8 MH	RIM=243.00 12" INV N=226.20 12" INV S=226.20
EX. SSMH-9 MH	RIM=243.32 12" INV N=226.70 12" INV S=226.70 10" INV W=226.80
EX. SSMH-10 MH	RIM=243.17 12" INV S=227.25 8" INV E=227.35

SCALE: 1" = 30'



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2023
City of Hanford
Public Utilities and Engineering

SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291

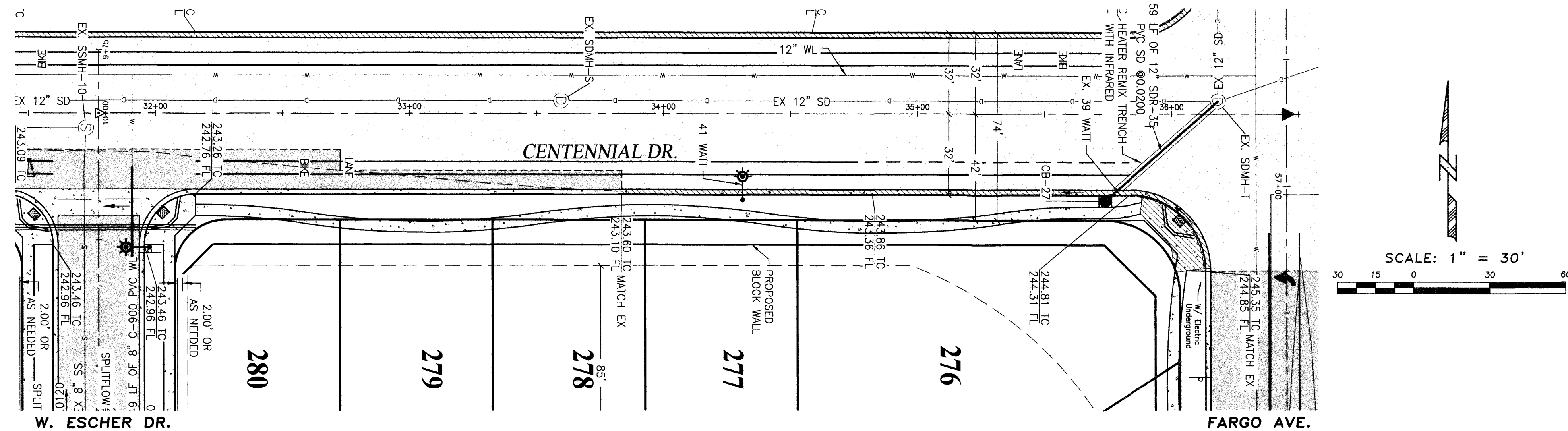
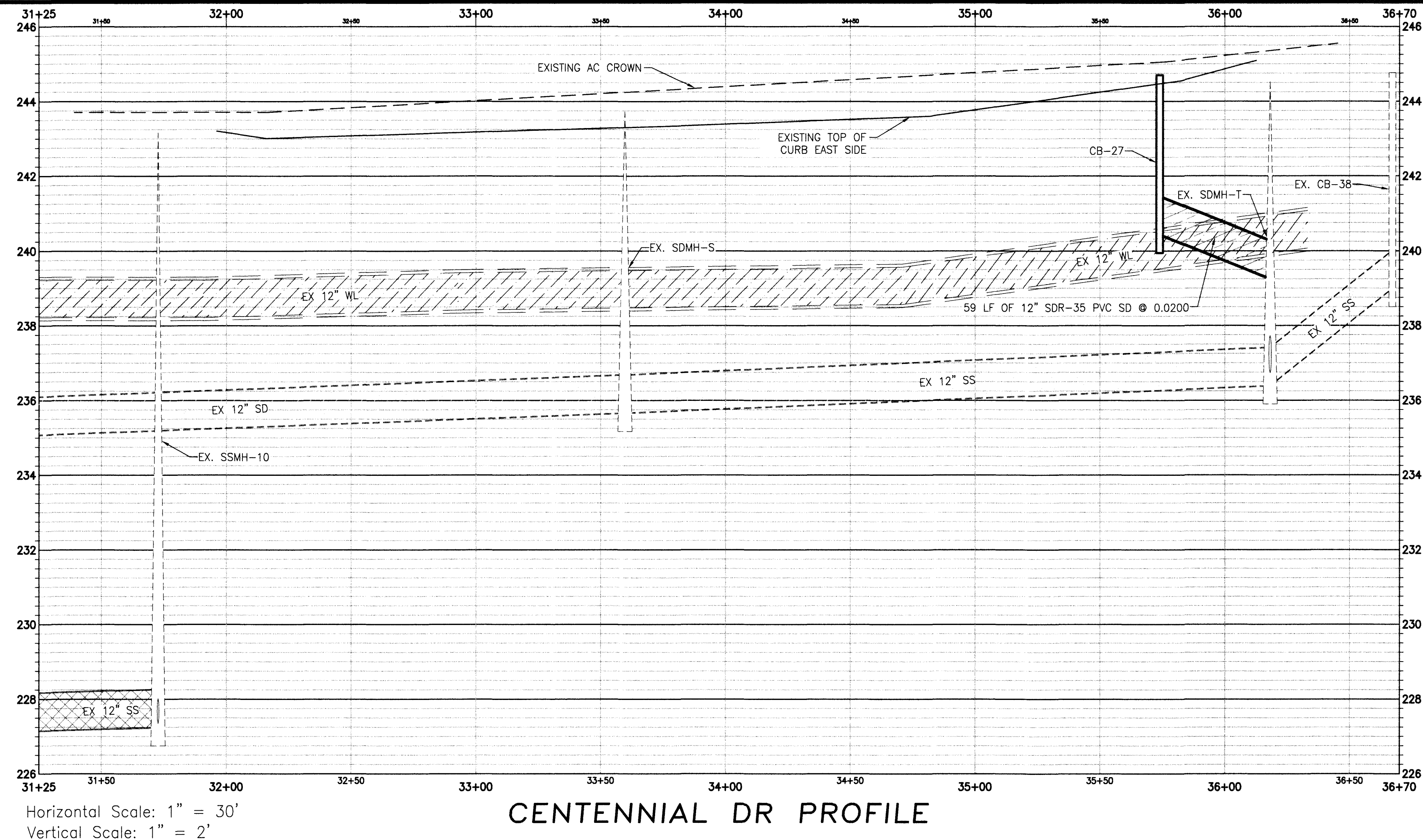


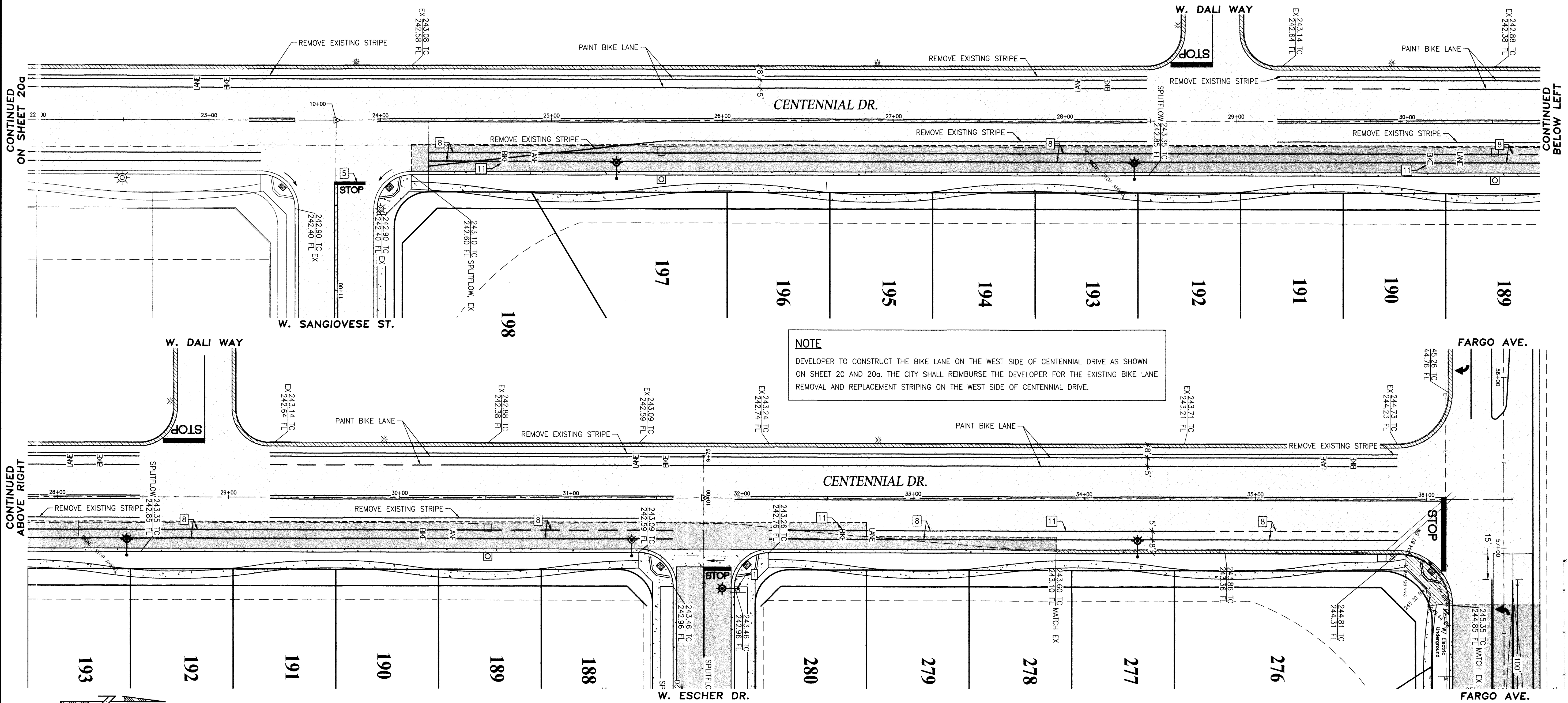
CENTENNIAL DRIVE
PLAN AND PROFILE
COUNTY TR. NO. 928 U4
for: SAN JOAQUIN VALLEY HOMES

ZUMWALT
HANSEN
INC.
A Q Company

609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

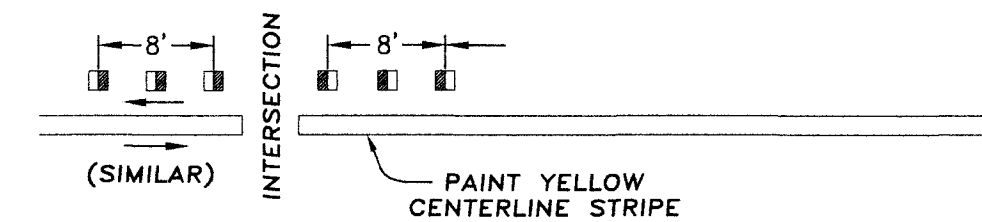
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OF 25





SIGNING AND STRIPING GENERAL NOTES

- ALL STRIPING AND TRAFFIC CONTROL DEVICES TO BE IN ACCORDANCE WITH STATE STANDARD SPECIFICATIONS & CITY OF HANFORD STANDARD SPECIFICATIONS AND CURRENT CA-MUTCD STANDARDS. CITY STANDARDS SHALL TAKE PRECEDENCE OVER STATE STANDARDS.
- CONTRACTOR SHALL USE METRIC STENCILS FOR ALL SYMBOLS & LEGENDS. ALL SIGNS, STRIPES, AND LEGENDS SHALL BE REFLECTIVE IN ACCORDANCE WITH CURRENT CA-MUTCD STANDARDS.
- PAINTING PROCEDURES FOR STRIPING AS PER CITY OF HANFORD STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- INSTALL TWO-WAY BLUE REFLECTIVE MARKER AT EVERY FIRE HYDRANT PER CITY STD. WA-20
- CLEARANCE TO THE BOTTOM OF ALL VEHICLE CONTROL SIGNS SHALL BE 7' MIN. IF A SECONDARY SIGN IS LOCATED BELOW IT, CLEARANCE TO THE BOTTOM TO THE SECONDARY SIGN MAY BE 6'-6" MIN. UNLESS APPROVED BY THE CITY ENGINEER.
- REMOVE BY WET SAND BLASTING ALL STRIPING, LEGENDS AND CURB PAINTING NOT IN CONFORMANCE WITH THIS PLAN.
- TYPICAL INTERSECTION MARKER SPACING SHALL BE AS FOLLOWS:



- CONTRACTOR SHALL REMOVE SIGN POSTS WITHIN SIDEWALK AREAS BELOW SIDEWALK GRADE & PATCH TO MATCH SURROUNDING CONCRETE.
- ALL SIGNS AND POSTS TO BE REMOVED SHALL BE SALVAGED TO CITY CORP. YARD. CONTACT STREET SUPERINTENDENT AT (559) 585-2565 24 HOURS PRIOR TO DELIVERY.
- DEPRESSIONS IN THE PAVEMENT SURFACE RESULTING FROM THE REMOVAL OF RAISED PAVEMENT MARKERS SHALL BE PATCHED AS NECESSARY TO MATCH THE SURROUNDING SURFACE.

SYMBOL LEGEND

INSTALL SIGN AND POST AS NOTED

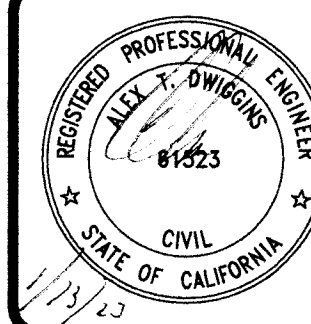
STRIPING AND SIGNAGE CONSTRUCTION NOTES
(PER CALTRANS 2015 STANDARD PLAN)

- INSTALL R1-1 SIGN ON LIGHT POLE
- INSTALL W3-1 SIGN
- INSTALL R26(CA)
- INSTALL R2-1 (50 MPH)
- INSTALL STOP PAVEMENT MARKINGS PER CITY OF HANFORD STANDARD ST-47
- INSTALL DETAIL 22
- INSTALL DETAIL 27B
- INSTALL DETAIL 38
- INSTALL R3-7 SIGN
- INSTALL R-81 (BIKE LANE) SIGN
- PAINT "BIKE LANE" PER CA-MUTCD
- INSTALL D11-1 (BIKE ROUTE) SIGN

APPROVED
Kina Rock
City of Hanford
Public Utilities and Engineering

811
Know what's below.
Call before you dig.

SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291



CENTENNIAL DR. STRIPING +
MEANDERING SIDEWALK
COUNTY TR. NO. 928 U4
for: SAN JOAQUIN VALLEY HOMES

ZUMWALT
HANSEN INC.
A Q Company

609 N. Irwin St.
Hanford, CA 93230
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§ 13.08.150Oversized sewer line.

The city shall have the right to require an applicant to construct an oversized sewer line. If the city requires an applicant to construct an oversized sewer line, the city shall reimburse the applicant the actual cost paid by the applicant for the oversizing in accordance with the provisions of Chapter **15.49** of the Hanford Municipal Code. Only sewer lines larger than six inches in internal diameter and which have been identified in the city's sewer impact fee program, shall be considered oversized; however, if an applicant requires a sewer line larger than six inches for its own purposes, then the oversized sewer line will be considered the size required to serve that applicant. The city engineer is empowered to make the determination as to how much, if any, oversizing is required and is also empowered to determine the difference in cost between the actual construction and installation cost and the average cost of a six inch (or larger) sewer line. The decisions made by the city engineer shall be binding and conclusive on the applicant.

(Ord. 12-02, 2012)

ENR Construction cost Escalation Calculation

Based on current ENR published PCI cost increases

	Date	PCI value	Increase	Percent increase
Fa = Date of Approved Fee Study	9/19/2019	11311	1.197666	119.77%
Fb = Date of Construction Installation (NOC)	6/20/2024	13546.8		

\

Escalation

Costs that have been derived from sources that are one year old or more should be updated or escalated to the base year. This can be done using the following equation:

$$C_b = C_o (F_b / F_o)$$

where C_b is the base year or current cost, C_o is the old cost, F_b is the base year or current index factor, and F_o is the index factor for the old cost.

Website for Construction Cost Index

https://www.enr.com/economics/historical_indices/construction_cost_index_history

From: [Nicolas Peters](#)
To: [Josh Stites](#)
Subject: FW: SJV Homes: Reimbursements
Date: Thursday, June 20, 2024 3:38:53 PM
Attachments: [Outlook-A picture .png](#)

See correspondence below.

From: Nicolas Peters <npeters@sjvhomes.com>
Sent: Friday, February 16, 2024 1:23 PM
To: Lisa Dock <LDock@hanford.city>
Cc: Steve Coodey <scoodey@hanford.city>; Josh Stites <jstites@sjvhomes.com>
Subject: Re: SJV Homes: Reimbursements

Lisa,

Please take a look at the notes below. This is my proposed order of submittal. Can we start by finishing up 865-1 and 928-3? Or do you want to hold off on those for now?

1. 865-2 Final map was recorded, No NOC at this time - we are trying to get the interconnect bid awarded. Under
2. 881-1 Final map was recorded, Still under Construction
3. 928-4 Final map was recorded, Still under Construction

Tracts that Have NOC:

1. 865-1 Final map was recorded and went for NOC a while back
2. 928-3 Final map was recorded and went for NOC in October. I requested Reimbursements from Steve in September - Before NOC

Thanks,
Nic

From: Lisa Dock <LDock@hanford.city>
Sent: Friday, February 16, 2024 12:52 PM
To: Nicolas Peters <npeters@sjvhomes.com>
Cc: Steve Coodey <scoodey@hanford.city>; Josh Stites <jstites@sjvhomes.com>
Subject: RE: SJV Homes: Reimbursements

Hello Nic,

Please go through the conditions of approvals for all of these. You will find the reimbursables identified and the required submittals and timelines. We should start with the first that is going to NOC since the requests must be made prior to NOC and we would like to have the NOC and reimbursements to go to Council together or at consecutive meetings.

We have been discussing all the items on Live Oak West (TR865) for some time, so those reimbursements can move forward. This request covers these locations, so we will move forward with finalizing the reimbursements for:

- 865-1
- 865-2
- 881-1
- 928-3
- 928-4

Thank you.

Best regards,



Lisa Dock, PE/QSD

City Engineer

Phone: (559) 585-2555

From: Nicolas Peters <npeters@sjvhomes.com>

Sent: Friday, February 16, 2024 12:21 PM

To: Lisa Dock <LDock@hanford.city>

Cc: Steve Coodey <scoodey@hanford.city>; Josh Stites <jstites@sjvhomes.com>

Subject: SJV Homes: Reimbursements

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Lisa,

Thank you for completing the Park Reimbursement. I will stop by today to pick up the check.

We still have a few we need to sort out. What order would you like to work in? I know there are a lot, but we can just work on them one at a time, and we can support however you need.

- 865-1
- 865-2
- 881-1
- 928-3
- 928-4

Thanks,

Nic Peters

Land Development Construction Engineer

San Joaquin Valley Homes

T 559.732.2660

C 559.699.5906

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
11/19/2024	Update to the City Council regarding initial planning of the Civic Auditorium Anniversary ceremony.	Council Direction	Brad Albert	2/4/2025
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
12/17/2024	Presentation to the City Council on the City's draft Social Media Policy and discussion of guidelines for the City's various social media platforms.	Council Direction	Brian Johnson	3/4/2025
12/17/2024	Presentation to the City Council on the collection and approved uses of past and future Park Impact Fees under the current Impact Fee Study adopted by Council in 2019.	Council Direction	Various Staff	4/15/2025