



City Council Meeting Agenda

May 6, 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. Presentation and review of City of Hanford draft Operating Budget for fiscal year 2026 and 2027 for Council consideration and direction from City Council as appropriate.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A. CONFERENCE WITH LABOR NEGOTIATORS (GC 54957.6)

Agency designated representatives: Mario Cifuentez and Chris Tavarez
Employee Organization(s): EMEA, GEMA, and PUMA

CALL TO ORDER REGULAR SESSION:

ROLL CALL:

INVOCATION:

Roger McCort

FLAG SALUTE:

CLOSED SESSION ACTION REPORT:

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. Administration: Approval of a letter of support, on behalf of the City of Hanford, for the proposed Strike Fighter Center of Excellence Pacific for NAS Lemoore.
- C. Administration: Authorization for the City Manager to Establish and Maintain a List of On-Call Appeal Hearing Officers for Code Enforcement Citations, Consistent with Hanford Municipal Code Chapter 17.94.
- D. Community Development: Approval of Mural No. 0002-25, a request by the Kings Art Center to finish painting a mural on the exterior walls of an existing building. The property is located at 605 N. Douty Street (APN 010-221-021).
- E. Community Development: Approval of Mural No. 0003-25, a request by Main Street Hanford to paint a mural onto the exterior wall of an existing building. The property is located at 114-116 N. Irwin Street (APN 012-055-009).
- F. Community Development: Approval of Mural No. 0004-25, a request by City of Hanford, Parks & Community Services Department to paint a mural onto the exterior walls of an existing fence at The Plunge. The property is located at 415 Ford St. (APN 010-253-004).
- G. Utilities and Engineering: Approval of an amendment to the purchase order with BSK & Associates, INC. to complete water testing through the end of the current Fiscal Year as mandated by the California State Water Resources Control Board and additional water testing to meet water sampling requirements for the Federal Environmental Protection Agency (EPA), and approve an appropriation of \$48,000 to fund these costs from the Water Fund (0390).
- H. Utilities and Engineering: Approval of a purchase order with Telstar Instruments of Hanford, CA. to install the required mechanical, electrical, and program integration services in anticipation of the delivery and installation of the WWTF Headworks Internal Screw in the amount of \$74,865 and Authorization of an appropriation of \$82,352 from Wastewater Funds to cover the work (CIP #825609).
- I. Utilities and Engineering: Approval of the Final Map, Subdivision Agreement, and Acceptance of Easements for San Joaquin Valley Homes, Live Oak East Tract No. 881 Unit 2, located in the area on the Southeast corner of 12th Ave and Hume Ave.
- J. Police: Adoption of Resolution No. 25-28-R for Delegation of Authority to the City

Manager to Execute various grant agreements.

PUBLIC HEARING:

- A. Community Development: Public Hearing to accept comments regarding proposed Modifications to Planned Unit Development (PUD) No. 2005-04: a request to modify the Live Oak Master Plan/Planned Unit Development to delete requirements for decorative lighting for Live Oak East Tracts 865, 881, and 912. Modifications to Vesting Tentative Tract 865, 881, and 912: a request to remove the requirement for decorative lighting from the tentative tract resolutions, consistent with the changes proposed to be made to the Live Oak Master Plan. Location: The project is applicable to Tract 865, 881, and Tentative Tract 912, generally located between Hume and Houston Avenues, east of 12th Avenue (Various APNs between 011-110-0160 and 011-600-053).

GENERAL BUSINESS:

- A. Finance: Presentation and Council direction on proposed increase to the City of Hanford's Transient Occupancy Tax.

COUNCIL REPORTS/GENERAL REPORTS:

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

ITEMS FOR FUTURE AGENDAS:

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

- A. Council Future Agenda Items
- B. Upcoming Events and Important Dates:
 - May 5-31: The Annual Spring Cleanup [More Information](#)
 - May 20: Regular City Council Meeting
 - May 21: City County Coordinating Meeting Location & Time: TBD
 - May 26: City offices closed in observance of Memorial Day

ADJOURNMENT:

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



AGENDA STAFF REPORT

MEETING DATE: 5/6/2025

AGENDA SECTION: STUDY SESSION

SUBJECT:

Presentation and review of City of Hanford draft Operating Budget for fiscal year 2026 and 2027 for Council consideration and direction from City Council as appropriate.

Recommendation: Staff recommends that City Council receive a presentation and review the City of Hanford draft operating budget for fiscal year ending June 30, 2026 (2026) and June 30, 2027 (2027) and that the City Council provide direction on the development of the budget as appropriate.

Recommended Motion: No motion is required. City Council recommendations or direction is requested at this time to be incorporated into final draft budget. A public hearing will be held June 3, 2025 for adoption of fiscal year 2026 and 2027 budget.

Background: Every two years the City of Hanford adopts a biennial budget for two fiscal years, a fiscal year is July 1 through June 30. The purpose of the budget is to enable the City Council to strategically allocate fiscal resources based on current and long-term expenditure needs of the community and provide accountability of the administration of funding to its citizens and stakeholders. The major components of the budget are estimated revenues, a spending plan for day-to-day operations, a five-year capital improvement plan and debt service obligations. As adopted per Resolution 20-29-R, Council is committed to adoption of a balanced budget to assure fiscal responsibility and sustainability. Presented today is a structurally BALANCED BUDGET in accordance with City policy.

The Budget development process began in January 2025 and finance staff has met with all department directors and the City Manager to review, update and finalize submissions. At this meeting, staff is looking for feedback and direction from City Council for the proposed fiscal year (FY) 2026 (26) & 2027 (27) budgets. A public hearing will take place on June 3rd to adopt the budget. Adoption of a budget by June 30th is needed so the City has legal authorization in place for expenditures before the start of the fiscal year on July 1, 2025. The schedule of meetings is as follows:

April 1, 2025 COMPLETED CIP Review (Enterprise, Internal Service and Impact Fee Funds)
 April 15, 2025 COMPLETED CIP Review (GF, Other Funds)
 May 6, 2025 **TODAY** Operating budget review
 May 20, 2025 UPCOMING Final overall budget review and Personnel Master review
 June 3, 2025 UPCOMING Public Hearing for budget adoption, approval of Gann
 Appropriation Limit, Budget Book presentation and Vacancy
 Rate Report (AB 2561)

Recap of Capital Improvement Program: The Capital Improvement Plan (CIP) serves as a long-range planning tool that identifies and prioritizes major infrastructure and capital projects throughout the City of Hanford. Updated biennially, the CIP outlines planned investments in essential public assets such as streets, water and sewer systems, parks, public safety facilities, and other municipal infrastructure. The plan lays out projects for at least the next five years, of which the first two years are appropriated in the budget; future years are for planning purposes. In total, there are over \$460 million in capital projects identified; In the first budget year approximately \$36 million and the second year \$44 million. Prioritization and planning is integral for the delivery of projects that the CIP provides. Staff reviewed these projects during the last two Council meetings in April and discussed the various challenges with some of the funds (See Exhibit C).

General Fund: The total proposed General Fund budget for FY 26 & 27 is \$50,773,577 million and \$53,902,654 million respectively, as seen in Table 1. The FY26 GF budget represents an approximate 15% increase from FY25. This is mainly due to the capital projects, significant increase in property tax (approx \$2 mill) and other departmental revenue and allocations which allows for increased expenditures for essential operational needs.

Table 1		
General Fund Proposed Budget		
	<u>2025/2026</u>	<u>2026/2027</u>
Revenues		
General Fund (Non-Departmental)	(37,016,711)	(38,626,711)
Admin	(861,000)	(867,000)
Comm Dev	(347,100)	(347,100)
Engineering and Streets	(302,400)	(302,400)
Parks & CS	(1,691,561)	(1,699,061)
Fire	(602,700)	(634,750)
Police	(1,675,099)	(1,133,570)
Total Operating Revenues	(42,496,571)	(43,610,592)
Allocations In	(4,930,922)	(4,930,922)
Total Revenues	(47,427,493)	(48,541,514)
Expenses		
General Fund (Non-Departmental)	205,192	452,936
Admin	5,358,575	5,632,455
Comm Dev	1,174,017	1,194,397
Engineering and Streets	4,663,560	4,777,710
Parks & CS	5,827,468	5,929,918
Fire	8,055,233	8,200,623
Police	19,576,625	19,848,535
Total Expenses	44,860,670	46,036,574
Debt Service	2,386,046	2,314,485
Debt Service Transfers to Non-GF	180,777	190,455
Total Net (Balanced)/Deficit	-	-
*General Fund Capital	2,096,084	4,111,140
Extraordinary Item- Settlement payment (Final pmt in FY27)	1,250,000	1,250,000
Total General Fund Appropriation	50,773,577	53,902,654

* Only \$913,110 for FY26 and \$697,340 for FY27 would be drawn from the GF reserve funds, with

the remaining costs offset by grant funding.

The General Fund is the City's most discretionary funding source that receives revenues from Sales Tax, Property Taxes, Business Tax, Transient Occupancy Tax among other revenues including fees for recovery of costs. Basic government services that are provided for from this fund include Police, Fire, Streets, Administration, Parks/Recreation and Planning/Community Development. The GF reserve balance is currently at 28% (\$12.6 million) of operating expenditures with a goal of 35%.

Of the two fiscal years presented in the proposed biennial budget FY26 was slightly challenging to balance due to stagnant sales tax projections. FY27 projections include some growth which helps offset inflationary increases in operational costs such as services, materials and supplies. Based on historical actuals the City should see a continued growth in property taxes (2nd largest revenue source). Any negative downturns that could occur in the housing market wouldn't be reflected during this biennial budget as property tax revenues often have a lag time between economic decline and actual reduction in tax collections.

As customary, the City's largest total budgeted expenditures are for salaries and benefits (approx 60%). Staff have budgeted salaries and benefits at full step which would be able to support any negotiated salary increases with salary savings. Fleet, computer and building capital and equipment reserves are fully budgeted. It is also important to note that In November of 2024, citizens passed Measure H to increase sales tax by 1% from 7.25% to 8.25%. This took effect April 1st of 2025. Sales tax revenue projections solely for this 1% are expected to bring in an additional approx. \$18.5 million yearly during this budget cycle. While this additional tax is general fund revenues it will be accounted for in a separate fund for the purpose of tracking specified spending per the "Measure H Expenditure Plan".

A structurally balanced budget was achieved for both years with the following:

- Used an average of "optimistic" and "most likely" for sales tax projections.
- Reviewed and updated the full cost allocation plan. Overall, it increased some costs to the General Fund and provided for more accurate indirect costs and allocations to all funds.
- Reviewed and updated reserves. Removed items where replacement cost was less than \$10,000 as well as items aged items that would be disposed/sold in the next year.
- Reviewed historical actuals and decreased budget unless justification was provided.
- In FY26, decreased or limited increases to non-fixed/essential costs.
- General Fund capital are considered one-time expenditures that would decrease fund balance available. In a structurally balanced budget, revenues would cover *ongoing* expenditures. Additionally, some of these capital projects would not proceed unless a grant was awarded as noted in the Capital Improvement Program.
- Helena settlement payments (extraordinary item) were expensed and recognized in the City's past financial statements decreasing fund balance in accordance with GASB accounting principles. The appropriations for the payments are simply to provide authorization for payment. The final payment is in FY27.

Measure H: The Measure H Oversight Board has reviewed and approved the draft budget as presented (today's operating budget and last meetings capital project budget). As presented, the projects are in accordance with the Measure H Expenditure Plan that was presented to voters and passed in November 2024. There have been no additions or deletions of items or projects proposed. The Measure H Oversight Board did review and recommend for approval reimbursement of up to \$143,750 to the General Fund for an early start of some Measure H related items that were approved

this fiscal year (FY25) by City Council.

All Funds: The proposed budget for FY26 is \$148,826,384 million and for FY27 is \$158,598,682 million as shown in Table 2A/2B. The FY26 budget represents an approximate 26% increase from FY25 due to increased cost of operations, top step salaries and benefits, significant increase in capital projects and the addition of the Measure H fund. Additional Exhibit A can be found as an attachment to show summary of proposed appropriations by operational division. Operational divisions are those that contain personnel.

Table 2A	Summary of Proposed Appropriations			
	2025/2026			
	Operations	Capital	Debt	Total
Fund Type				
General Fund	44,860,670	2,096,084	3,816,823	50,773,577
Measure H Fund	3,056,670	15,458,000	-	18,514,670
Enterprise Funds	36,837,555	5,599,969	4,389,589	46,827,113
Internal Service Funds	15,153,735	1,180,714	154,636	16,489,085
Special Revenue Funds	4,806,459	11,415,480	-	16,221,939
Total	104,715,089	35,750,247	8,361,048	148,826,384

Table 2B	2026/2027			
	Operations	Capital	Debt	Total
	Operations	Capital	Debt	Total
Fund Type				
General Fund	46,036,574	4,111,140	3,754,940	53,902,654
Measure H Fund	2,904,670	15,619,000	-	18,523,670
Enterprise Funds	37,183,445	11,623,087	4,425,609	53,232,141
Internal Service Funds	15,172,505	871,570	154,151	16,198,226
Special Revenue Funds	4,788,885	11,953,106	-	16,741,991
Total	106,086,079	44,177,903	8,334,700	158,598,682

The FY 26 & 27 Biennial Budget is comprised of all City funds, including the General Fund, Enterprise Funds, Internal Service Funds, Special Revenue Funds and Capital Funds. Similar principles of budgeting apply to these other areas of the City's budget where operational expenditures are limited to the amount of revenue received. However, for enterprise funds, which operate similar to a business, rates paid by users offset the costs of service. Rates can be increased in order to prepare for investments in infrastructure, equipment and overall increase in operational costs. The City's primary Enterprise Funds are Water, Sewer, Storm Drain and Refuse. Some of the City's Special Revenue Funds are Gas Tax, Road Rehabilitation Account, Transportation Development Act, and CDBG. In almost all cases it is important to remember, these funds do not pay for General Fund activities and should support their own activities. Rate studies are proposed for the Refuse, Storm Drain and Sewer Funds as these funds are facing deficiencies due to long overdue rate increases in combination with increased future capital and operational needs.

Conclusion: The FY26 & 27 proposed budget was carefully prepared to balance City Councils goals and community priorities with a sustainable and sound financial plan. The City's current financial

condition is stable and is seeing positive growth in revenues, reserve balance and economic development. Additionally, the City is underway with review of the Master Fee schedule and most importantly the Impact Fee Program which will aim to improve cost recovery of providing public facilities to new development. The transformative effects of the Measure H Sales Tax will provide the City the opportunity to make significant strides in enhancing the quality of life for all Hanford residents. Adherence to strong fiscal management and sound financial practices will empower the City to effectively manage any upcoming challenges faced by uncertainty in the current economic climate both domestically and foreign such as rising inflation or a recession, consumer spending, and supply chain impacts.

Fiscal Impact: There is no fiscal impact at this time. Council will be brought a final budget for consideration and adoption at a Public Hearing on June 3rd along with approval of the Proposition 4 Gann Limit for General Fund expenditures, and Budget Book presentation. Total detail of the proposed budgets for FY26 & 27 can be found as an attachment labeled Exhibit B.

The Council may make changes as it desires before, at budget adoption or anytime thereafter.

ATTACHMENTS:

1. Exhibit A-Summary by Division
2. Exhibit B-Budget Detail
3. Exhibit C-Preliminary CIP List

Exhibit ASummary of Proposed Appropriations
by Operational Division

	FY26 Budget	FY27 Budget
Divisions:		
<u>Administration</u>		
City Council	432,959	616,309
City Manager-City Clerk	923,597	953,597
Human Resources	942,442	966,132
Finance-Accounting	1,880,499	1,917,339
	4,179,497	4,453,377
<u>Community Development</u>		
Planning Operations	674,656	689,126
Code Compliance	499,361	505,271
Measure H-Code Compliance	214,480	207,480
Public Housing Authority	339,195	343,635
	1,727,692	1,745,512
<u>Public Safety</u>		
Police-Support Service	3,285,514	3,346,029
Police-Records	616,196	623,236
Measure H-PD Records	160,160	155,160
Police-Communications	2,047,664	2,073,824
Police-Operations	8,165,009	8,010,159
Measure H-PD Operations	952,540	884,540
Police-Traffic Enforcement	572,399	578,279
Police-School Officer Program	1,688,008	1,723,988
Police-Street Crimes	949,880	962,510
Police-Animal Control	745,429	997,939
Police-HART	607,686	624,626
Measure H-PD HART	839,360	785,360
Police-Canine	929,369	940,109
COPS	364,668	292,138
Fire-Admin/Suppression	7,736,383	7,876,520
Measure H-Fire Admin/Suppression	597,170	585,170
Fire-Fire Prevention	345,321	351,991
	30,602,756	30,811,578
<u>Parks & Comm Services</u>		
Administration	781,166	807,866
Sports	392,340	396,390
Facilities	900,036	903,910
Youth/Adult/Special Services	845,662	850,762
Measure H-Youth/Adult Spec Ser	111,280	109,280
Community Promotions/Events	496,456	505,006
Parks	2,449,162	2,505,338
Measure H-Parks	181,680	177,680
	6,157,782	6,256,232
<u>U&E and Streets</u>		
Utilities & Engineering	1,996,949	2,089,769
PW-Street Maintenance	2,753,034	2,778,990
	4,749,983	4,868,759
<u>Enterprise</u>		
Refuse Operations	12,090,988	12,415,638
Storm Drain Operations	2,174,005	2,185,005
Wastewater Operations	8,412,820	8,474,732
Sanitary Sewer Collections	1,704,230	1,713,710
Water Operations	10,897,033	10,904,235
Building Safety	2,148,769	2,152,889
Finance-Utility Billing	2,261,969	2,271,909
	39,689,814	40,118,118
<u>Internal Service</u>		
Airport Operations	888,621	888,988
IT Services	1,034,506	1,044,836
Building Maintenance	1,382,985	1,380,996
Fleet Maintenance Operations	4,230,082	4,243,172
	7,536,194	7,557,992
GRAND TOTAL	94,643,718	95,811,568

Does not include some debt pmts (fund level)

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001-GENERAL FUND							
0001	0001	400000	CURRENT YR-SECURED TAXES	(6,487,516)	(6,300,000)	(6,700,000)	(7,000,000)
0001	0001	400010	CURRENT YEAR-UNSECUR TAX	(454,784)	(390,000)	(700,000)	(700,000)
0001	0001	400011	PRIOR YEAR-SECURED TAXES	(120,689)	(40,000)	(170,000)	(200,000)
0001	0001	400012	PRIOR YEAR-UNSECUR TAXES	(3,592)	(5,000)	(5,000)	(5,000)
0001	0001	400020	PROP TX(VLF IN-LIEU)	(6,903,590)	(6,250,000)	(7,300,000)	(7,800,000)
0001	0001	400023	PROP TX-RDA RPTTF RESIDLS	(705,333)	(667,000)	(712,000)	(720,000)
0001	0001	400040	PROPERTY TAX 813	(254,977)	(62,000)	(300,000)	(315,000)
0001	0001	405000	AIRCRAFT TAXES	(40,851)	(20,000)	(45,000)	(50,000)
0001	0001	412000	SALES TAX	(15,559,418)	(17,617,230)	(17,000,000)	(17,600,000)
0001	0001	413000	FRANCHISE-ELECTRIC	(621,511)	(562,000)	(700,000)	(750,000)
0001	0001	413100	FRANCHISE-GAS	(307,035)	(258,000)	(365,000)	(395,000)
0001	0001	413300	FRANCHISE-CABLE TV	(370,479)	(420,000)	(300,000)	(300,000)
0001	0001	413400	FRANCHISE-VIDEO	(11,653)	(20,000)	(12,000)	(12,000)
0001	0001	416100	TRANSIENT OCCUPANCY TAX	(750,696)	(750,000)	(750,000)	(770,000)
0001	0001	416500	REAL PROPERTY TRANSFR TAX	(235,563)	(215,000)	(240,000)	(245,000)
0001	0001	425000	MISCELLANEOUS PERMITS	(11,185)	(3,000)	(10,000)	(10,000)
0001	0001	440000	INTEREST INCOME	(344,313)	(15,000)	(345,000)	(345,000)
0001	0001	440001	GAIN/LOSS INVST FAIR	(300,022)	-	-	-
0001	0001	442200	INT INCOME-KC PROPERTY TX	(23,695)	(3,000)	(25,000)	(25,000)
0001	0001	444000	LEASE REVENUE	(99,177)	-	-	-
0001	0001	445000	RENTS AND LEASES	-	(43,200)	(129,780)	(131,780)
0001	0001	446180	CELL TOWER RENT	(24,186)	(23,000)	(25,000)	(25,000)
0001	0001	470001	VEHICLE LICENSE FEE EXCESS	-	(70,000)	(90,000)	(90,000)
0001	0001	471000	ST HMOWNR PROP TAX RELIEF	(48,448)	(50,000)	(50,000)	(50,000)
0001	0001	471300	IN-LIEU TX-HSNG AUTHORITY	(8,572)	(6,000)	(8,500)	(8,500)
0001	0001	473800	VEHICLE ABATEMENT-DMV FD	-	(22,000)	-	-
0001	0001	474101	STATE GRNT FUNDING	(139,403)	(50,000)	(140,000)	(140,000)

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	0001	493001	COMPLIANCE FEE-KC PFF	(13,784)	(7,500)	(14,000)	(14,000)
0001	0001	493400	ADMIN FEE-SCH IMPACT/SMIP	(13,405)	(30,000)	-	-
0001	0001	540300	MISCELLANEOUS REVENUE	(31,556)	(5,000)	(5,000)	(5,000)
0001	0001	570200	TRANSFERS IN	(833,334)	-	-	-
0001	0001	570260	CANNABIS TAX TRANSFER	(954,190)	(1,346,000)	(875,431)	(920,431)
0001	0001	733800	SPECIAL- LITIGATION EXPENSE	-	1,250,000	1,250,000	1,250,000
0001	0001	740300	MISCELLANEOUS EXPENSE	12,011	-	-	-
0001	0001	749500	PROF AND SPEC SERVICES	1,150	-	-	-
0001	0001	751300	BANKING INVESTMENT	9,001	1,200	2,154	2,154
0001	0001	753100	ADMINISTRATIVE EXPENSES	5,740	-	-	-
0001	0001	778000	UTILITIES-ELECTRICITY	-	-	4,000	4,000
0001	0001	778500	UTILITIES-GAS	-	-	680	680
0001	0001	778800	UTILITIES-WATER	-	-	4,100	4,100
0001	0001	793000	PRINCIPAL PAYMENT	1,472,754	1,438,294	1,443,216	1,435,012
0001	0001	796000	INTEREST EXPENSE	1,070,625	1,005,971	942,830	879,473
0001	0001	823606	CIVIC AUD IMPROVEMENTS	89,421	-	-	-
0001	0001	945000	TRANSFERS OUT	156,274	145,647	194,258	442,002
0001-TOTAL				(32,855,982)	(31,408,818)	(33,175,473)	(34,609,290)
0001-11000000 CITY COUNCIL							
0001	11000000	701000	REGULAR EMPLOYEES	28,962	30,060	30,000	30,000
0001	11000000	703400	CELL PHONE ALLOWANCE	3,850	4,200	3,600	3,600
0001	11000000	707110	RETIREMENT	32	1,600	1,310	1,460
0001	11000000	707149	OTHER PERSONNEL BENEFITS	468	440	440	440
0001	11000000	707169	WORKERS' COMP INSURANCE	9,676	8,474	9,449	9,449
0001	11000000	708601	INSURANCE-MEDICAL	5,924	11,860	9,500	9,500
0001	11000000	708602	INSURANCE-DENTAL	1,093	1,890	2,210	2,210
0001	11000000	708603	INSURANCE-VISION	64	130	100	100
0001	11000000	708604	INSURANCE-LIFE	339	1,300	1,300	1,300

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	11000000	732000	COMMUNICATIONS	153	-	1,200	1,200
0001	11000000	743100	COMPUTER REPLACEMNT RSRV	1,299	1,290	6,210	6,210
0001	11000000	743200	IT SERVICES	30,853	18,330	10,540	10,540
0001	11000000	745000	PUBLICATIONS AND DUES	20,700	20,000	21,000	21,000
0001	11000000	749500	PROF AND SPEC SERVICES	260,906	222,000	224,000	226,000
0001	11000000	749600	GRP INSUR ADM EXPENSE	(8,035)	4,990	-	-
0001	11000000	756000	ADVERTISING & PUBLIC REL	2,320	1,000	1,000	1,000
0001	11000000	756500	ELECTION EXPENSE	-	45,000	-	175,000
0001	11000000	760000	SPECIAL DEPARTMENTAL EXP	1,462	1,100	1,100	1,100
0001	11000000	770000	EMPLOYEE SVC AWARD DINNER	14,512	15,000	15,000	15,000
0001	11000000	777000	TRAINING/TRAVEL/MEETING	3,674	2,500	2,500	3,700
0001	11000000	777001	TRAVEL-DISTRICT A	4,562	2,000	2,000	3,000
0001	11000000	777002	TRAVEL-DISTRICT B	1,085	2,000	2,000	3,000
0001	11000000	777003	TRAVEL-DISTRICT C	-	2,000	2,000	3,000
0001	11000000	777004	TRAVEL-DISTRICT D	732	2,000	2,000	3,000
0001	11000000	777005	TRAVEL-DISTRICT E	4,782	2,000	2,000	3,000
0001	11000000	777011	DISCRETIONARY-DISTRICT A	-	-	500	500
0001	11000000	777012	DISCRETIONARY-DISTRICT B	-	-	500	500
0001	11000000	777013	DISCRETIONARY-DISTRICT C	-	-	500	500
0001	11000000	777014	DISCRETIONARY-DISTRICT D	-	-	500	500
0001	11000000	777014	DISCRETIONARY-DISTRICT E	-	-	500	500
0001	11000000	790400	CITY CONTRIBUTIONS TO	78,718	80,000	80,000	80,000
0001	11000000	911000	ALOC-AIRPORT	(2,644)	(2,644)	-	-
0001	11000000	911600	ALOC-BUILDING INSPECTION	(7,544)	(7,543)	-	-
0001	11000000	915003	ALOC COH PUBLIC HSG AUTH	(2,344)	(2,344)	-	-
0001	11000000	915800	ALOC-REFUSE	(57,012)	(57,012)	-	-
0001	11000000	916100	ALOC-SANITARY SEWER COLL	(8,960)	(8,961)	-	-
0001	11000000	916400	ALOC-STORM DRAINAGE	(8,992)	(8,992)	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	11000000	917600	ALOC-WATER OPERATIONS	(46,892)	(46,892)	-	-
0001	11000000	917900	ALOC-WWTP	(17,924)	(17,922)	-	-
0001	11000000	919900	ALOC-NON-GF	-	-	(211,844)	(211,844)
11000000-TOTAL				315,819	328,854	221,115	404,465
0001-11100000 CITY MANAGER - CITY CLERK							
0001	11100000	701000	REGULAR EMPLOYEES	415,318	504,050	497,830	497,830
0001	11100000	701800	INCENTIVE PAY	7,208	-	14,530	14,530
0001	11100000	702700	VACATION PAYOUT	5,409	4,500	6,000	6,000
0001	11100000	703400	CELL PHONE ALLOWANCE	2,400	2,400	2,400	2,400
0001	11100000	703600	CAR ALLOWANCE	-	6,000	6,000	6,000
0001	11100000	707110	RETIREMENT	59,175	95,690	105,390	115,940
0001	11100000	707149	OTHER PERSONNEL BENEFITS	11,512	21,000	24,820	24,820
0001	11100000	707160	RETIREMENT-DEF COMP	5,850	9,780	5,870	5,870
0001	11100000	707169	WORKERS' COMP INSURANCE	5,805	5,084	11,489	11,489
0001	11100000	708601	INSURANCE-MEDICAL	15,894	31,300	29,540	29,540
0001	11100000	708602	INSURANCE-DENTAL	841	1,890	1,110	1,110
0001	11100000	708603	INSURANCE-VISION	136	260	300	300
0001	11100000	708604	INSURANCE-LIFE	576	1,300	1,040	1,040
0001	11100000	732000	COMMUNICATIONS	1,260	1,210	1,300	1,400
0001	11100000	733000	LIABILITY INSURANCE	49,993	77,470	38,154	38,154
0001	11100000	741400	BUILDING MTCE INTERNAL COSTS	2,495	-	-	-
0001	11100000	742000	BUILDING MTCE OVERHEAD	11,979	10,810	11,316	11,316
0001	11100000	742100	BLDG CPTL/EQPT REPL RSRVE	7,838	-	6,964	6,964
0001	11100000	743100	COMPUTER REPLACEMNT RSRV	5,257	5,220	3,549	3,549
0001	11100000	743200	IT SERVICES	17,635	10,470	9,034	9,034
0001	11100000	744000	OFFICE EXPENSE MISC	982	2,000	1,800	1,800
0001	11100000	745000	PUBLICATIONS AND DUES	39,236	5,500	90,400	96,000
0001	11100000	745500	POSTAGE AND FREIGHT	1,150	500	1,000	1,000

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	11100000	747000	PRINTING	1,302	1,950	4,500	4,500
0001	11100000	749500	PROF AND SPEC SERVICES	88,502	85,000	31,800	43,800
0001	11100000	749600	GRP INSUR ADM EXPENSE	(4,821)	2,990	5,461	5,461
0001	11100000	756000	ADVERTISING & PUBLIC REL	7,065	500	500	500
0001	11100000	760000	SPECIAL DEPARTMENTAL EXP	6,874	1,500	1,500	3,250
0001	11100000	773000	EMPLOYEE RECOGNITION	366	-	-	-
0001	11100000	777000	TRAINING/TRAVEL/MEETING	18,924	9,500	10,000	10,000
0001	11100000	793000	PRINCIPAL PAYMENT	3,148	3,137	-	-
0001	11100000	796000	INTEREST EXPENSE	10	20	-	-
0001	11100000	911000	ALOC-AIRPORT	(3,964)	(3,965)	-	-
0001	11100000	911600	ALOC-BUILDING INSPECTION	(11,312)	(11,312)	-	-
0001	11100000	915003	ALOC COH PUBLIC HSG AUTH	(3,516)	(3,515)	-	-
0001	11100000	915800	ALOC-REFUSE	(85,496)	(85,495)	-	-
0001	11100000	916100	ALOC-SANITARY SEWER COLL	(13,440)	(13,438)	-	-
0001	11100000	916400	ALOC-STORM DRAINAGE	(13,484)	(13,484)	-	-
0001	11100000	917600	ALOC-WATER OPERATIONS	(70,320)	(70,319)	-	-
0001	11100000	917900	ALOC-WWTP	(26,876)	(26,876)	-	-
0001	11100000	919900	ALOC-NON-GF	-	-	(423,525)	(423,525)
	11100000-TOTAL			560,909	672,627	500,072	530,072
0001-11110000 HUMAN RESOURCES							
0001	11110000	530000	PASSPORT REVENUE	(13,846)	(6,000)	(12,000)	(12,000)
0001	11110000	540300	MISCELLANEOUS REVENUE	(50)	-	-	-
0001	11110000	701000	REGULAR EMPLOYEES	438,259	404,870	476,800	476,800
0001	11110000	701500	OVERTIME	2,421	-	-	-
0001	11110000	701800	INCENTIVE PAY	23,051	7,300	24,170	24,170
0001	11110000	702500	OUT OF CLASS	1,037	-	1,000	1,000
0001	11110000	702700	VACATION PAYOUT	3,320	2,500	3,000	3,000
0001	11110000	703400	CELL PHONE ALLOWANCE	4,625	4,200	4,200	4,200

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	11110000	707110	RETIREMENT	64,788	57,330	103,440	113,870
0001	11110000	707149	OTHER PERSONNEL BENEFITS	14,140	26,170	24,470	24,470
0001	11110000	707160	RETIREMENT-DEF COMP	7,800	9,900	9,780	9,780
0001	11110000	707169	WORKERS' COMP INSURANCE	7,741	6,779	17,128	17,128
0001	11110000	708601	INSURANCE-MEDICAL	50,616	49,190	64,420	64,420
0001	11110000	708602	INSURANCE-DENTAL	2,332	3,790	5,530	5,530
0001	11110000	708603	INSURANCE-VISION	484	510	750	750
0001	11110000	708604	INSURANCE-LIFE	678	1,040	1,300	1,300
0001	11110000	732000	COMMUNICATIONS	1,360	2,000	2,000	2,000
0001	11110000	733000	LIABILITY INSURANCE	-	-	36,326	36,326
0001	11110000	741400	BUILDING MTCE INTERNAL COSTS	2,550	-	-	-
0001	11110000	742000	BUILDING MTCE OVERHEAD	48,929	44,140	46,221	46,221
0001	11110000	742100	BLDG CPTL/EQPT REPL RSRVE	32,014	-	28,446	28,446
0001	11110000	743100	COMPUTER REPLACEMNT RSRV	1,229	1,220	3,549	3,549
0001	11110000	743200	IT SERVICES	17,635	10,470	10,270	10,270
0001	11110000	744000	OFFICE EXPENSE MISC	1,239	2,500	2,000	2,500
0001	11110000	745000	PUBLICATIONS AND DUES	17,873	16,000	28,800	28,300
0001	11110000	745500	POSTAGE AND FREIGHT	365	250	1,000	1,000
0001	11110000	747000	PRINTING	69	2,000	4,500	4,500
0001	11110000	749500	PROF AND SPEC SERVICES	3,727	5,000	1,500	5,000
0001	11110000	749501	LIVE SCAN	30,394	20,000	20,000	22,000
0001	11110000	749502	TUITION	5,000	5,000	-	-
0001	11110000	749503	WELLNESS	8,044	5,000	7,500	8,500
0001	11110000	749600	GRP INSUR ADM EXPENSE	(6,428)	3,990	9,102	9,102
0001	11110000	753200	PASSPORT EXPENSES	1,015	1,000	1,000	1,000
0001	11110000	756000	ADVERTISING & PUBLIC REL	240	500	240	500
0001	11110000	760000	SPECIAL DEPARTMENTAL EXP	789	2,000	500	2,000
0001	11110000	777000	TRAINING/TRAVEL/MEETING	5,989	2,500	3,500	8,500

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	11110000	793000	PRINCIPAL PAYMENT	3,942	3,929	-	-
0001	11110000	796000	INTEREST EXPENSE	12	25	-	-
0001	11110000	911000	ALOC-AIRPORT	(1,476)	(1,478)	-	-
0001	11110000	911600	ALOC-BUILDING INSPECTION	(23,644)	(23,645)	-	-
0001	11110000	915003	ALOC COH PUBLIC HSG AUTH	(5,912)	(5,911)	-	-
0001	11110000	915800	ALOC-REFUSE	(100,964)	(100,965)	-	-
0001	11110000	916100	ALOC-SANITARY SEWER COLL	(15,832)	(15,832)	-	-
0001	11110000	916400	ALOC-STORM DRAINAGE	(17,852)	(17,852)	-	-
0001	11110000	917600	ALOC-WATER OPERATIONS	(78,620)	(78,620)	-	-
0001	11110000	917900	ALOC-WWTP	(31,664)	(31,665)	-	-
0001	11110000	919900	ALOC-NON-GF	-	-	(313,100)	(313,100)
		11110000-TOTAL		507,420	419,135	617,342	641,032
0001-12010000 FINANCE - ACCOUNTING							
0001	12010000	410000	BUSINESS LICENSE TAX	(860,490)	(740,000)	(810,000)	(815,000)
0001	12010000	433001	PENALTIES	(36,305)	(3,000)	(29,000)	(30,000)
0001	12010000	540300	MISCELLANEOUS REVENUE	(10,973)	-	(10,000)	(10,000)
0001	12010000	542500	COLLECTIONS-BAD DEBT	(2,389)	-	-	-
0001	12010000	701000	REGULAR EMPLOYEES	793,737	883,270	979,330	979,330
0001	12010000	701300	PART-TIME EMPLOYEES	5,996	17,000	8,000	10,000
0001	12010000	701500	OVERTIME	12,224	4,000	3,500	4,000
0001	12010000	701800	INCENTIVE PAY	23,309	20,510	7,170	7,170
0001	12010000	702500	OUT OF CLASS	692	-	-	-
0001	12010000	702700	VACATION PAYOUT	7,549	3,000	4,000	4,000
0001	12010000	703400	CELL PHONE ALLOWANCE	6,400	7,200	7,800	7,800
0001	12010000	703600	CAR ALLOWANCE	2,750	-	6,000	6,000
0001	12010000	707110	RETIREMENT	114,041	130,250	208,920	230,960
0001	12010000	707149	OTHER PERSONNEL BENEFITS	28,470	36,800	53,910	53,910
0001	12010000	707160	RETIREMENT-DEF COMP	17,085	15,640	15,640	15,640

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	12010000	707169	WORKERS' COMP INSURANCE	19,352	16,948	38,178	38,178
0001	12010000	708601	INSURANCE-MEDICAL	94,052	75,790	97,090	97,090
0001	12010000	708602	INSURANCE-DENTAL	4,423	8,520	9,960	9,960
0001	12010000	708603	INSURANCE-VISION	920	1,150	1,350	1,350
0001	12010000	708604	INSURANCE-LIFE	1,374	2,350	2,350	2,350
0001	12010000	731000	CASH SHORT/OVER	(6)	-	-	-
0001	12010000	732000	COMMUNICATIONS	1,506	1,645	1,200	1,300
0001	12010000	733000	LIABILITY INSURANCE	-	-	32,212	32,212
0001	12010000	740300	MISCELLANEOUS EXPENSE	(44,174)	-	-	-
0001	12010000	741400	BUILDING MTCE INTERNAL COSTS	1,150	2,000	2,000	2,000
0001	12010000	742000	BUILDING MTCE OVERHEAD	41,663	37,590	39,357	39,357
0001	12010000	742100	BLDG CPTL/EQPT REPL RSRVE	27,260	-	24,222	24,222
0001	12010000	743100	COMPUTER REPLACEMNT RSRV	4,119	4,090	13,307	13,307
0001	12010000	743200	IT SERVICES	66,115	39,270	29,699	29,699
0001	12010000	744000	OFFICE EXPENSE MISC	4,241	7,300	3,000	6,000
0001	12010000	745000	PUBLICATIONS AND DUES	5,007	2,500	2,500	3,500
0001	12010000	745500	POSTAGE AND FREIGHT	5,291	3,000	5,000	5,100
0001	12010000	747000	PRINTING	13,147	8,500	13,200	13,300
0001	12010000	749500	PROF AND SPEC SERVICES	186,592	222,000	235,000	240,000
0001	12010000	749600	GRP INSUR ADM EXPENSE	(16,069)	9,980	18,204	18,204
0001	12010000	756000	ADVERTISING & PUBLIC REL	2,900	2,900	2,900	2,900
0001	12010000	760000	SPECIAL DEPARTMENTAL EXP	8,447	10,000	6,000	8,000
0001	12010000	773000	EMPLOYEE RECOGNITION	256	-	-	-
0001	12010000	777000	TRAINING/TRAVEL/MEETING	7,472	5,000	9,500	10,500
0001	12010000	793000	PRINCIPAL PAYMENT	52,459	-	-	-
0001	12010000	795600	MISC PENALTY	272	-	-	-
0001	12010000	796000	INTEREST EXPENSE	101	-	-	-
0001	12010000	911000	ALOC-AIRPORT	(14,568)	(14,569)	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	12010000	911600	ALOC-BUILDING INSPECTION	(12,296)	(12,296)	-	-
0001	12010000	915003	ALOC COH PUBLIC HSG AUTH	(5,984)	(5,982)	-	-
0001	12010000	915800	ALOC-REFUSE	(210,036)	(210,036)	-	-
0001	12010000	916100	ALOC-SANITARY SEWER COLL	(33,068)	(33,070)	-	-
0001	12010000	916400	ALOC-STORM DRAINAGE	(30,220)	(30,221)	-	-
0001	12010000	917600	ALOC-WATER OPERATIONS	(179,412)	(179,413)	-	-
0001	12010000	917900	ALOC-WWTP	(66,140)	(66,140)	-	-
0001	12010000	919900	ALOC-NON-GF	-	-	(802,470)	(802,470)
		12010000-TOTAL		38,244	283,476	229,029	259,869
0001-13000000 CITY ATTORNEY							
0001	13000000	542700	COST REIMBURSEMENT	(1,710)	-	-	-
0001	13000000	743200	IT SERVICES	-	-	4,078	4,078
0001	13000000	749000	CONTRACTED LEGAL SERVICES	483,912	300,000	525,000	525,000
0001	13000000	751800	SPECIAL LEGAL SERVICES	211,688	300,000	100,000	100,000
0001	13000000	751900	LIABILITY RISK MANAGEMENT	1,096,374	155,000	550,000	550,000
0001	13000000	911000	ALOC-AIRPORT	(76)	(78)	-	-
0001	13000000	911600	ALOC-BUILDING INSPECTION	(92,360)	(92,360)	-	-
0001	13000000	915800	ALOC-REFUSE	(103,420)	(103,418)	-	-
0001	13000000	916100	ALOC-SANITARY SEWER COLL	(17,212)	(17,210)	-	-
0001	13000000	917600	ALOC-WATER OPERATIONS	(86,208)	(86,208)	-	-
0001	13000000	917900	ALOC-WWTP	(51,708)	(51,709)	-	-
0001	13000000	919900	ALOC-NON-GF	-	-	(376,291)	(376,291)
		13000000-TOTAL		1,439,281	404,017	802,787	802,787
0001-14110000 PLANNING OPERATIONS							
0001	14110000	420300	ABANDON PROP REG PERMIT	(1,000)	(4,000)	(2,000)	(2,000)
0001	14110000	474101	STATE GRNT FUNDING	(150,000)	-	-	-
0001	14110000	492200	SUBDIVISION & ZONING FEES	(274,103)	(250,000)	(275,000)	(275,000)

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	14110000	492900	MISC/BOOKS,MAPS,COPY-PLAN	(100)	(300)	(100)	(100)
0001	14110000	540300	MISCELLANEOUS REVENUE	(109)	-	-	-
0001	14110000	701000	REGULAR EMPLOYEES	323,454	414,190	302,160	302,160
0001	14110000	701300	PART-TIME EMPLOYEES	62,153	78,500	55,000	65,000
0001	14110000	701500	OVERTIME	2,641	-	1,500	2,700
0001	14110000	701800	INCENTIVE PAY	7,727	9,510	9,000	9,000
0001	14110000	703400	CELL PHONE ALLOWANCE	756	1,960	760	760
0001	14110000	703600	CAR ALLOWANCE	1,733	-	3,780	3,780
0001	14110000	707110	RETIREMENT	54,943	95,360	75,250	85,250
0001	14110000	707149	OTHER PERSONNEL BENEFITS	9,862	13,110	14,500	14,500
0001	14110000	707160	RETIREMENT-DEF COMP	4,191	5,140	5,140	5,140
0001	14110000	707169	WORKERS' COMP INSURANCE	8,708	7,627	18,333	18,333
0001	14110000	708601	INSURANCE-MEDICAL	17,450	43,150	29,540	29,540
0001	14110000	708602	INSURANCE-DENTAL	1,053	2,840	2,210	2,210
0001	14110000	708603	INSURANCE-VISION	213	380	300	300
0001	14110000	708604	INSURANCE-LIFE	289	1,210	690	690
0001	14110000	732000	COMMUNICATIONS	891	755	780	800
0001	14110000	733000	LIABILITY INSURANCE	31,105	48,200	30,736	30,736
0001	14110000	740000	FLEET MAINTENANCE	579	560	580	580
0001	14110000	741000	FLEET REPLACEMENT RESERVE	3,743	-	-	-
0001	14110000	741400	BUILDING MTCE INTERNAL COSTS	6,047	-	-	-
0001	14110000	742000	BUILDING MTCE OVERHEAD	22,108	19,950	22,849	22,849
0001	14110000	742100	BLDG CPTL/EQPT REPL RSRVE	14,465	-	12,853	12,853
0001	14110000	743100	COMPUTER REPLACEMNT RSRV	1,551	1,540	4,436	4,436
0001	14110000	743200	IT SERVICES	22,036	13,090	11,837	11,837
0001	14110000	744000	OFFICE EXPENSE MISC	828	1,300	850	1,300
0001	14110000	745000	PUBLICATIONS AND DUES	3,758	4,500	6,000	6,000
0001	14110000	745500	POSTAGE AND FREIGHT	421	100	1,600	1,800

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	14110000	747000	PRINTING	1,133	2,000	1,800	1,900
0001	14110000	749000	CONTRACTED LEGAL SERVICES	17,978	-	-	-
0001	14110000	749500	PROF AND SPEC SERVICES	56,688	20,000	50,000	40,000
0001	14110000	749600	GRP INSUR ADM EXPENSE	(8,035)	4,990	9,172	9,172
0001	14110000	756000	ADVERTISING & PUBLIC REL	85	-	-	-
0001	14110000	760000	SPECIAL DEPARTMENTAL EXP	423	-	500	500
0001	14110000	777000	TRAINING/TRAVEL/MEETING	3,365	1,000	2,500	5,000
0001	14110000	792300	GRANT PROGRAM EXPENSES	89,042	-	-	-
0001	14110000	793000	PRINCIPAL PAYMENT	-	836	-	-
0001	14110000	796000	INTEREST EXPENSE	-	6	-	-
0001	14110000	823645	PLANNING & ENVIRONMENTAL SERV	52,604	-	-	-
0001	14110000	911600	ALOC-BUILDING INSPECTION	(223,596)	(223,597)	-	-
14110000-TOTAL				167,080	313,907	397,556	412,026
0001-14120000 CODE COMPLIANCE							
0001	14120000	421000	CONSTRUCTION PERMITS	208	-	-	-
0001	14120000	433001	PENALTIES	(23,096)	(35,000)	(30,000)	(30,000)
0001	14120000	473800	VEHICLE ABATEMENT-DMV FD	(67,325)	-	(40,000)	(40,000)
0001	14120000	493400	ADMIN FEE-SCH IMPACT/SMIP	(1,532)	-	-	-
0001	14120000	540300	MISCELLANEOUS REVENUE	(81)	(1,000)	-	-
0001	14120000	701000	REGULAR EMPLOYEES	249,706	279,590	287,410	287,410
0001	14120000	701500	OVERTIME	490	-	-	-
0001	14120000	701800	INCENTIVE PAY	11,632	13,500	7,930	7,930
0001	14120000	702300	DIFFERENTIAL	17	-	-	-
0001	14120000	702700	VACATION PAYOUT	106	10,000	2,000	2,000
0001	14120000	703300	UNIFORM ALLOWANCE	1,200	1,600	2,400	2,400
0001	14120000	707110	RETIREMENT	38,220	41,150	57,540	62,700
0001	14120000	707149	OTHER PERSONNEL BENEFITS	6,068	6,640	5,670	5,670
0001	14120000	707160	RETIREMENT-DEF COMP	3,016	3,910	5,870	5,870

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	14120000	707169	WORKERS' COMP INSURANCE	3,870	3,390	11,542	11,542
0001	14120000	708601	INSURANCE-MEDICAL	36,195	39,360	35,910	35,910
0001	14120000	708602	INSURANCE-DENTAL	1,373	1,890	1,110	1,110
0001	14120000	708603	INSURANCE-VISION	292	380	300	300
0001	14120000	708604	INSURANCE-LIFE	356	1,040	780	780
0001	14120000	730000	UNIFORM EXPENSE	746	600	850	850
0001	14120000	732000	COMMUNICATIONS	6,130	3,600	5,000	5,000
0001	14120000	733000	LIABILITY INSURANCE	-	-	8,498	8,498
0001	14120000	741000	FLEET REPLACEMENT RESERVE	-	-	8,327	8,327
0001	14120000	742100	BLDG CPTL/EQPT REPL RSRVE	-	-	5,837	5,837
0001	14120000	743100	COMPUTER REPLACEMNT RSRV	3,152	3,130	9,758	9,758
0001	14120000	743200	IT SERVICES	48,488	28,800	18,741	18,741
0001	14120000	744000	OFFICE EXPENSE MISC	2,067	950	1,200	1,600
0001	14120000	745000	PUBLICATIONS AND DUES	2,116	300	850	1,000
0001	14120000	745500	POSTAGE AND FREIGHT	6,192	3,000	6,500	6,500
0001	14120000	747000	PRINTING	995	1,800	1,800	1,800
0001	14120000	749500	PROF AND SPEC SERVICES	180	3,000	1,500	1,500
0001	14120000	749600	GRP INSUR ADM EXPENSE	(3,214)	2,000	7,338	7,338
0001	14120000	760000	SPECIAL DEPARTMENTAL EXP	1,771	1,200	1,200	1,200
0001	14120000	777000	TRAINING/TRAVEL/MEETING	2,277	1,200	1,000	1,200
0001	14120000	779000	UTILITIES-OTHER	133	-	-	-
0001	14120000	792400	VEHICLE ABATEMENT EXPENSE	300	5,000	2,500	2,500
		14120000-TOTAL		332,050	421,030	429,361	435,271
0001-15110000 POLICE - SUPPORT SERVICE							
0001	15110000	430100	PC REALIGNMENT	(104,464)	(90,000)	(105,000)	(105,000)
0001	15110000	431000	OTHER COURT FINES	(8,429)	(4,000)	(8,500)	(8,500)
0001	15110000	431500	CRIME PREVENTION REVENUES	(165)	(150)	(170)	(170)
0001	15110000	474101	STATE GRNT FUNDING	(58,775)	(40,000)	(20,000)	(20,000)

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	15110000	474102	FEDERAL GRNT FUNDING	9,174	-	-	-
0001	15110000	540300	MISCELLANEOUS REVENUE	(13,417)	(1,000)	-	-
0001	15110000	541200	SALE OF SURPLUS PROPERTY	(3,400)	-	-	-
0001	15110000	542700	COST REIMBURSEMENT	(2,611)	-	-	-
0001	15110000	542800	TRAINING REIMBURSEMENT	(47,779)	(30,000)	(55,000)	(55,000)
0001	15110000	570350	TRANSFERS - DEBT SERVICE	27,474	28,967	30,529	32,164
0001	15110000	701000	REGULAR EMPLOYEES	1,101,408	1,111,370	1,168,900	1,168,900
0001	15110000	701300	PART-TIME EMPLOYEES	72,742	17,160	18,000	18,000
0001	15110000	701500	OVERTIME	198,805	125,000	125,000	125,000
0001	15110000	701800	INCENTIVE PAY	68,754	58,610	80,450	80,450
0001	15110000	702000	HOLIDAY-IN-LIEU	15,783	25,000	17,000	17,000
0001	15110000	702300	DIFFERENTIAL	(1,261)	-	-	-
0001	15110000	702500	OUT OF CLASS	443	-	-	-
0001	15110000	702700	VACATION PAYOUT	17,394	8,000	8,000	8,000
0001	15110000	703000	STANDBY	12,787	18,000	13,000	13,000
0001	15110000	703300	UNIFORM ALLOWANCE	12,400	11,200	12,000	12,000
0001	15110000	703400	CELL PHONE ALLOWANCE	1,575	1,800	1,200	1,200
0001	15110000	707110	RETIREMENT	235,519	518,290	398,740	436,120
0001	15110000	707149	OTHER PERSONNEL BENEFITS	24,475	52,000	37,510	37,510
0001	15110000	707160	RETIREMENT-DEF COMP	18,465	19,550	17,600	17,600
0001	15110000	707169	WORKERS' COMP INSURANCE	116,109	101,687	135,563	135,563
0001	15110000	708601	INSURANCE-MEDICAL	98,249	96,350	109,700	109,700
0001	15110000	708602	INSURANCE-DENTAL	6,957	8,520	9,960	9,960
0001	15110000	708603	INSURANCE-VISION	1,066	1,150	1,350	1,350
0001	15110000	708604	INSURANCE-LIFE	1,049	2,870	2,870	2,870
0001	15110000	732000	COMMUNICATIONS	98,916	98,470	102,000	102,000
0001	15110000	733000	LIABILITY INSURANCE	277,412	429,880	199,995	199,995
0001	15110000	740000	FLEET MAINTENANCE	50,489	48,830	50,561	50,561

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	15110000	741000	FLEET REPLACEMENT RESERVE	132,978	132,510	96,165	96,165
0001	15110000	741400	BUILDING MTCE INTERNAL COSTS	15,978	1,000	1,000	1,000
0001	15110000	742000	BUILDING MTCE OVERHEAD	51,322	46,300	80,684	80,684
0001	15110000	742100	BLDG CPTL/EQPT REPL RSRVE	51,964	-	26,797	26,797
0001	15110000	743100	COMPUTER REPLACEMNT RSRV	3,082	3,060	13,307	13,307
0001	15110000	743200	IT SERVICES	66,115	39,270	35,209	35,209
0001	15110000	744000	OFFICE EXPENSE MISC	-	1,000	-	-
0001	15110000	745000	PUBLICATIONS AND DUES	3,490	8,200	3,000	3,000
0001	15110000	747000	PRINTING	169	250	-	-
0001	15110000	749500	PROF AND SPEC SERVICES	118,638	121,400	115,000	116,000
0001	15110000	749600	GRP INSUR ADM EXPENSE	(19,283)	11,970	20,179	20,179
0001	15110000	760000	SPECIAL DEPARTMENTAL EXP	79,324	72,430	68,000	69,000
0001	15110000	760200	SNIPER EXPENSES	2,535	8,100	3,500	3,500
0001	15110000	760300	SWAT EXPENSES	21,281	25,900	17,500	22,000
0001	15110000	777000	TRAINING/TRAVEL/MEETING	202,071	127,500	170,000	185,000
0001	15110000	778000	UTILITIES-ELECTRICITY	60,216	76,000	76,000	76,000
0001	15110000	778500	UTILITIES-GAS	3,316	7,000	7,000	7,000
0001	15110000	778800	UTILITIES-WATER	6,537	4,800	8,000	8,000
0001	15110000	792300	GRANT PROGRAM EXPENSES	513	5,000	1,000	1,000
0001	15110000	823023	PD EVIDENCE ROOM AC UNITS REPL	21,412	-	-	-
0001	15110000	824008	PD MESSAGE BOARD	20,903	-	-	-
0001	15110000	945000	TRANSFERS OUT	3,245	3,245	3,245	3,245
15110000-TOTAL				3,072,952	3,312,489	3,096,844	3,157,359
0001-15121000 POLICE - RECORDS							
0001	15121000	420100	BURGLAR ALARM PERMITS	(52,420)	(27,000)	(35,000)	(35,000)
0001	15121000	425500	POLICE PERMITS	(2,165)	(1,200)	(2,200)	(2,200)
0001	15121000	494600	POLICE MISCELLANEOUS SRVS	(17,978)	(30,000)	(18,000)	(18,000)
0001	15121000	494900	REPOSSESSED VEHICLE FEE	(3,690)	(3,000)	(3,500)	(3,500)

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	15121000	495100	POLICE IMPOUND SERVICES	(5,650)	(4,000)	(5,000)	(5,000)
0001	15121000	495600	LIVE SCAN-POLICE/DOJ	(12,104)	(6,000)	(12,000)	(12,000)
0001	15121000	495800	FALSE ALARM FEE	-	(17,000)	(17,400)	(17,400)
0001	15121000	540300	MISCELLANEOUS REVENUE	(5)	-	-	-
0001	15121000	701000	REGULAR EMPLOYEES	270,293	244,870	304,030	304,030
0001	15121000	701300	PART-TIME EMPLOYEES	2,840	-	-	-
0001	15121000	701500	OVERTIME	49,798	5,000	10,000	10,000
0001	15121000	701800	INCENTIVE PAY	6,283	7,740	5,770	5,770
0001	15121000	702300	DIFFERENTIAL	56	-	-	-
0001	15121000	702500	OUT OF CLASS	910	-	1,000	1,000
0001	15121000	702700	VACATION PAYOUT	617	-	2,000	2,000
0001	15121000	703300	UNIFORM ALLOWANCE	4,000	3,200	4,000	4,000
0001	15121000	707110	RETIREMENT	38,200	35,470	66,040	73,080
0001	15121000	707149	OTHER PERSONNEL BENEFITS	4,855	6,780	6,840	6,840
0001	15121000	707160	RETIREMENT-DEF COMP	8,077	5,870	7,820	7,820
0001	15121000	707169	WORKERS' COMP INSURANCE	9,676	8,474	21,173	21,173
0001	15121000	708601	INSURANCE-MEDICAL	9,237	6,040	25,380	25,380
0001	15121000	708602	INSURANCE-DENTAL	3,546	2,840	5,530	5,530
0001	15121000	708603	INSURANCE-VISION	488	380	750	750
0001	15121000	708604	INSURANCE-LIFE	374	1,040	1,300	1,300
0001	15121000	731000	CASH SHORT/OVER	(1)	-	-	-
0001	15121000	733000	LIABILITY INSURANCE	-	-	12,747	12,747
0001	15121000	743100	COMPUTER REPLACEMNT RSRV	1,843	1,830	7,097	7,097
0001	15121000	743200	IT SERVICES	35,262	20,950	16,112	16,112
0001	15121000	744000	OFFICE EXPENSE MISC	5,205	8,500	-	-
0001	15121000	745000	PUBLICATIONS AND DUES	-	100	100	100
0001	15121000	745500	POSTAGE AND FREIGHT	2,026	4,500	4,500	4,500
0001	15121000	747000	PRINTING	8,406	10,000	10,000	10,000

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	15121000	749500	PROF AND SPEC SERVICES	77,918	88,100	88,000	88,000
0001	15121000	749600	GRP INSUR ADM EXPENSE	(8,035)	4,990	11,007	11,007
0001	15121000	760000	SPECIAL DEPARTMENTAL EXP	8,634	500	500	500
0001	15121000	777000	TRAINING/TRAVEL/MEETING	4,702	4,000	4,500	4,500
0001	15121000	793000	PRINCIPAL PAYMENT	8,567	7,709	-	-
0001	15121000	796000	INTEREST EXPENSE	103	46	-	-
15121000-TOTAL				459,868	390,729	523,096	530,136
0001-15122000 POLICE - COMMUNICATIONS							
0001	15122000	473006	DISPATCH CNTRCT REV	(541,429)	(546,000)	(291,529)	-
0001	15122000	540300	MISCELLANEOUS REVENUE	(35)	-	-	-
0001	15122000	701000	REGULAR EMPLOYEES	877,575	1,141,390	1,106,480	1,106,480
0001	15122000	701300	PART-TIME EMPLOYEES	638	5,000	5,000	5,000
0001	15122000	701500	OVERTIME	252,303	120,000	200,000	200,000
0001	15122000	701800	INCENTIVE PAY	34,894	45,290	26,780	26,780
0001	15122000	702000	HOLIDAY-IN-LIEU	-	5,000	-	-
0001	15122000	702300	DIFFERENTIAL	17,812	34,000	19,000	19,000
0001	15122000	702500	OUT OF CLASS	183	5,980	2,000	2,000
0001	15122000	702700	VACATION PAYOUT	3,049	1,750	5,000	5,000
0001	15122000	703000	STANDBY	15	-	-	-
0001	15122000	703300	UNIFORM ALLOWANCE	12,400	13,600	12,800	12,800
0001	15122000	707110	RETIREMENT	136,921	168,810	240,560	265,720
0001	15122000	707149	OTHER PERSONNEL BENEFITS	18,921	23,000	31,070	31,070
0001	15122000	707160	RETIREMENT-DEF COMP	19,603	27,380	27,380	27,380
0001	15122000	707169	WORKERS' COMP INSURANCE	30,962	27,117	61,429	61,429
0001	15122000	708601	INSURANCE-MEDICAL	113,887	132,140	168,920	168,920
0001	15122000	708602	INSURANCE-DENTAL	7,676	15,140	15,490	15,490
0001	15122000	708603	INSURANCE-VISION	1,279	2,050	2,110	2,110
0001	15122000	708604	INSURANCE-LIFE	909	4,430	3,910	3,910

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	15122000	733000	LIABILITY INSURANCE	-	-	33,992	33,992
0001	15122000	741200	EQUIPMENT MAINTENANCE	-	800	1,890	1,890
0001	15122000	741400	BUILDING MTCE INTERNAL COSTS	6,749	-	-	-
0001	15122000	743100	COMPUTER REPLACEMNT RSRV	1,924	1,910	7,984	7,984
0001	15122000	743200	IT SERVICES	39,671	23,560	26,118	26,118
0001	15122000	749500	PROF AND SPEC SERVICES	-	4,800	5,400	5,400
0001	15122000	749502	TUITION	5,000	-	-	-
0001	15122000	749600	GRP INSUR ADM EXPENSE	(27,318)	16,960	29,351	29,351
0001	15122000	760000	SPECIAL DEPARTMENTAL EXP	8,728	4,300	8,000	9,000
0001	15122000	777000	TRAINING/TRAVEL/MEETING	223	4,000	7,000	7,000
0001	15122000	916400	ALOC-STORM DRAINAGE	(1,252)	(1,250)	-	-
0001	15122000	917900	ALOC-WWTP	(1,252)	(1,250)	-	-
0001	15122000	919900	ALOC-NON-GF	-	-	(2,510)	(2,510)
15122000-TOTAL				1,020,036	1,279,907	1,753,625	2,071,314
0001-15130000 POLICE - OPERATIONS							
0001	15130000	430000	VEHICLE CODE FINES	(1,963)	(1,000)	(2,000)	(2,000)
0001	15130000	430001	PARKING FINES	(14,492)	(20,000)	(11,000)	(11,000)
0001	15130000	430501	PARKING FINES-HANFORD	(31,829)	(24,000)	(32,000)	(32,000)
0001	15130000	432000	PROOF OF CORRECTION	(1,673)	(1,500)	(1,600)	(1,600)
0001	15130000	474101	STATE GRNT FUNDING	(2,869)	-	-	-
0001	15130000	474102	FEDERAL GRNT FUNDING	(5,768)	(33,000)	(15,000)	(15,000)
0001	15130000	476122	LEASE & OTHER FIN PROCEEDS	(671,565)	-	-	-
0001	15130000	495500	POLICE CONTRACT SERVICES	-	(21,400)	-	-
0001	15130000	540300	MISCELLANEOUS REVENUE	(2,554)	-	(2,700)	(2,700)
0001	15130000	541200	SALE OF SURPLUS PROPERTY	(9,441)	-	-	-
0001	15130000	542700	COST REIMBURSEMENT	(40,810)	-	-	-
0001	15130000	570200	OPERATING TRANSFERS IN	-	-	(250,000)	-
0001	15130000	701000	REGULAR EMPLOYEES	3,070,642	3,225,210	3,341,530	3,341,530

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	15130000	701500	OVERTIME	639,216	346,500	375,000	375,000
0001	15130000	701800	INCENTIVE PAY	209,605	184,160	165,540	165,540
0001	15130000	702000	HOLIDAY-IN-LIEU	73,916	63,420	63,000	63,000
0001	15130000	702300	DIFFERENTIAL	4	-	-	-
0001	15130000	702700	VACATION PAYOUT	26,024	15,000	15,000	15,000
0001	15130000	703000	STANDBY	1,123	-	3,000	3,000
0001	15130000	703300	UNIFORM ALLOWANCE	37,315	36,400	38,800	38,800
0001	15130000	703400	CELL PHONE ALLOWANCE	875	1,200	3,000	3,000
0001	15130000	707110	RETIREMENT	651,714	660,430	939,690	1,010,840
0001	15130000	707149	OTHER PERSONNEL BENEFITS	71,176	74,000	71,450	71,450
0001	15130000	707160	RETIREMENT-DEF COMP	54,768	48,880	58,660	58,660
0001	15130000	707169	WORKERS' COMP INSURANCE	313,495	274,555	364,445	364,445
0001	15130000	708601	INSURANCE-MEDICAL	238,074	215,090	327,300	327,300
0001	15130000	708602	INSURANCE-DENTAL	17,359	25,560	32,080	32,080
0001	15130000	708603	INSURANCE-VISION	2,732	3,460	4,210	4,210
0001	15130000	708604	INSURANCE-LIFE	2,362	8,600	8,600	8,600
0001	15130000	730000	UNIFORM EXPENSE	-	-	45,000	50,000
0001	15130000	733000	LIABILITY INSURANCE	-	-	92,599	92,599
0001	15130000	740000	FLEET MAINTENANCE	560,262	541,850	561,054	561,054
0001	15130000	741000	FLEET REPLACEMENT RESERVE	233,553	234,670	519,193	519,193
0001	15130000	741200	EQUIPMENT MAINTENANCE	228	3,000	-	-
0001	15130000	741300	SOFTWARE MAINTENANCE	60,080	70,000	260,000	260,000
0001	15130000	741400	BUILDING MTCE INTERNAL COSTS	2,136	-	-	-
0001	15130000	743100	COMPUTER REPLACEMNT RSRV	41,785	41,490	53,228	53,228
0001	15130000	743200	IT SERVICES	264,468	157,100	116,931	116,931
0001	15130000	744000	OFFICE EXPENSE MISC	-	-	5,500	5,500
0001	15130000	749500	PROF AND SPEC SERVICES	21,485	10,000	20,000	20,000
0001	15130000	749502	TUITION	4,528	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	15130000	749600	GRP INSUR ADM EXPENSE	(54,635)	33,930	53,199	53,199
0001	15130000	754000	PARKING CITATN ADMIN COST	31,829	24,000	32,000	32,000
0001	15130000	759000	RENTS AND LEASES - VEHICLES	(58,369)	183,670	575,000	339,000
0001	15130000	760000	SPECIAL DEPARTMENTAL EXP	103,662	55,000	20,000	25,000
0001	15130000	777000	TRAINING/TRAVEL/MEETING	188	-	-	-
0001	15130000	792300	GRANT PROGRAM EXPENSES	70,000	-	-	-
0001	15130000	793000	PRINCIPAL PAYMENT	63,353	-	-	-
0001	15130000	796000	INTEREST EXPENSE	4,923	-	-	-
0001	15130000	800000	CAPITALIZED CY ASSETS	993,440	-	-	-
0001	15130000	800123	SOFTWARE/LICENSES	39,900	-	-	-
0001	15130000	823024	11 MDT'S - DODGE DURANGOS	22,104	-	-	-
0001	15130000	824007	RADIO REPEATER UPS	6,266	-	-	-
15130000-TOTAL				7,038,622	6,436,275	7,850,709	7,945,859
0001-15140000 POLICE - TRAFFIC ENFORCEMENT							
0001	15140000	541200	SALE OF SURPLUS	(4,300)	-	-	-
0001	15140000	570200	TRANSFERS IN	(29,962)	-	-	-
0001	15140000	701000	REGULAR EMPLOYEES	277,547	306,560	306,650	306,650
0001	15140000	701300	PART-TIME EMPLOYEES	10,421	-	-	-
0001	15140000	701500	OVERTIME	35,879	20,000	20,000	20,000
0001	15140000	701800	INCENTIVE PAY	20,943	22,990	23,000	23,000
0001	15140000	702000	HOLIDAY-IN-LIEU	7,795	5,200	6,000	6,000
0001	15140000	702700	VACATION PAYOUT	7,247	-	-	-
0001	15140000	703300	UNIFORM ALLOWANCE	3,903	3,600	3,600	3,600
0001	15140000	707110	RETIREMENT	67,259	86,050	80,230	86,110
0001	15140000	707149	OTHER PERSONNEL BENEFITS	4,455	6,000	4,450	4,450
0001	15140000	707160	RETIREMENT-DEF COMP	5,516	5,870	5,870	5,870
0001	15140000	707169	WORKERS' COMP INSURANCE	19,352	16,948	26,803	26,803
0001	15140000	708601	INSURANCE-MEDICAL	1,750	17,890	2,000	2,000

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	15140000	708602	INSURANCE-DENTAL	915	2,840	1,110	1,110
0001	15140000	708603	INSURANCE-VISION	327	380	300	300
0001	15140000	708604	INSURANCE-LIFE	206	780	780	780
0001	15140000	733000	LIABILITY INSURANCE	-	-	8,498	8,498
0001	15140000	740000	FLEET MAINTENANCE	30,926	29,910	30,970	30,970
0001	15140000	741000	FLEET REPLACEMENT RESERVE	21,134	21,060	27,226	27,226
0001	15140000	743100	COMPUTER REPLACEMENT RSRV	544	540	2,661	2,661
0001	15140000	743200	IT SERVICES	13,226	7,850	7,913	7,913
0001	15140000	749600	GRP INSUR ADM EXPENSE	(3,214)	2,000	7,338	7,338
0001	15140000	760000	SPECIAL DEPARTMENTAL EXP	11,925	3,000	7,000	7,000
15140000-TOTAL				503,794	559,468	572,399	578,279
0001-15150000 POLICE - MULT-AGCY TASK							
0001	15150000	474104	COUNTY GRNT FUNDING	-	(12,000)	-	-
0001	15150000	701000	REGULAR EMPLOYEES	89,894	199,420	-	-
0001	15150000	701500	OVERTIME	52,490	50,000	-	-
0001	15150000	701800	INCENTIVE PAY	3,422	10,050	-	-
0001	15150000	702000	HOLIDAY-IN-LIEU	1,262	3,490	-	-
0001	15150000	703300	UNIFORM ALLOWANCE	1,200	2,400	-	-
0001	15150000	707110	RETIREMENT	14,069	30,370	-	-
0001	15150000	707149	OTHER PERSONNEL BENEFITS	2,133	2,890	-	-
0001	15150000	707160	RETIREMENT-DEF COMP	1,943	3,910	-	-
0001	15150000	707169	WORKERS' COMP INSURANCE	19,352	16,948	-	-
0001	15150000	708601	INSURANCE-MEDICAL	12,938	21,690	-	-
0001	15150000	708602	INSURANCE-DENTAL	674	1,890	-	-
0001	15150000	708603	INSURANCE-VISION	89	260	-	-
0001	15150000	708604	INSURANCE-LIFE	75	520	-	-
0001	15150000	749500	PROF AND SPEC SERVICES	18,962	18,000	-	-
0001	15150000	749600	GRP INSUR ADM EXPENSE	(3,214)	2,000	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
15150000-TOTAL				215,287	351,838	-	-
0001-15160000 POLICE - SCHOOL OFFICER PROGRAM							
0001	15160000	473200	SRO PROGRAM REVENUE	(722,000)	(701,600)	(784,000)	(784,000)
0001	15160000	541200	SALE OF SURPLUS PROPERTY	(1,600)	-	-	-
0001	15160000	701000	REGULAR EMPLOYEES	708,402	831,140	931,820	931,820
0001	15160000	701500	OVERTIME	131,351	70,000	100,000	100,000
0001	15160000	701800	INCENTIVE PAY	44,852	49,770	54,810	54,810
0001	15160000	702000	HOLIDAY-IN-LIEU	20,527	14,500	17,000	17,000
0001	15160000	702700	VACATION PAYOUT	6,749	3,000	3,000	3,000
0001	15160000	703300	UNIFORM ALLOWANCE	7,200	9,600	10,800	10,800
0001	15160000	707110	RETIREMENT	170,316	180,990	311,230	346,710
0001	15160000	707149	OTHER PERSONNEL BENEFITS	14,869	16,000	18,310	18,310
0001	15160000	707160	RETIREMENT-DEF COMP	14,115	15,640	17,600	17,600
0001	15160000	707169	WORKERS' COMP INSURANCE	77,406	67,791	93,614	93,614
0001	15160000	708601	INSURANCE-MEDICAL	50,710	31,300	60,250	60,250
0001	15160000	708602	INSURANCE-DENTAL	3,044	2,840	6,640	6,640
0001	15160000	708603	INSURANCE-VISION	532	640	900	900
0001	15160000	708604	INSURANCE-LIFE	517	2,090	2,350	2,350
0001	15160000	733000	LIABILITY INSURANCE	-	-	19,120	19,120
0001	15160000	740000	FLEET MAINTENANCE	12,211	11,810	12,229	12,229
0001	15160000	743100	COMPUTER REPLACEMNT RSRV	332	330	887	887
0001	15160000	743200	IT SERVICES	4,409	2,620	9,938	9,938
0001	15160000	745000	PUBLICATIONS AND DUES	-	320	-	-
0001	15160000	749500	PROF AND SPEC SERVICES	240	-	-	-
0001	15160000	749600	GRP INSUR ADM EXPENSE	(12,855)	7,980	16,510	16,510
0001	15160000	760000	SPECIAL DEPARTMENTAL EXP	1,170	1,050	1,000	1,500
0001	15160000	777000	TRAINING/TRAVEL/MEETING	546	2,500	-	-
0001	15160000	792300	GRANT PROGRAM EXPENSES	37	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
15160000-TOTAL				533,082	620,311	904,008	939,988
0001-15170000 POLICE - STREET CRIMES							
0001	15170000	701000	REGULAR EMPLOYEES	270,294	407,080	507,670	507,670
0001	15170000	701500	OVERTIME	49,058	63,500	63,500	63,500
0001	15170000	701800	INCENTIVE PAY	25,568	33,040	43,230	43,230
0001	15170000	702000	HOLIDAY-IN-LIEU	9,156	7,000	9,000	9,000
0001	15170000	703000	STANDBY	1,980	-	1,000	1,000
0001	15170000	703300	UNIFORM ALLOWANCE	3,600	4,800	6,000	6,000
0001	15170000	707110	RETIREMENT	67,364	89,490	146,900	159,030
0001	15170000	707149	OTHER PERSONNEL BENEFITS	5,705	8,050	10,960	10,960
0001	15170000	707160	RETIREMENT-DEF COMP	3,375	5,870	7,820	7,820
0001	15170000	707169	WORKERS' COMP INSURANCE	29,027	25,422	40,205	40,205
0001	15170000	708601	INSURANCE-MEDICAL	16,534	31,300	65,460	65,460
0001	15170000	708602	INSURANCE-DENTAL	1,010	1,890	4,430	4,430
0001	15170000	708603	INSURANCE-VISION	140	260	750	750
0001	15170000	708604	INSURANCE-LIFE	201	1,040	1,300	1,300
0001	15170000	733000	LIABILITY INSURANCE	-	-	12,747	12,747
0001	15170000	740000	FLEET MAINTENANCE	2,843	2,750	2,847	2,847
0001	15170000	741000	FLEET REPLACEMENT RESERVE	16,809	16,750	-	-
0001	15170000	741400	BUILDING MTCE INTERNAL COSTS	2,249	-	-	-
0001	15170000	743100	COMPUTER REPLACEMNT RSRV	735	730	3,549	3,549
0001	15170000	743200	IT SERVICES	17,635	10,470	10,505	10,505
0001	15170000	745000	PUBLICATIONS AND DUES	30	30	-	-
0001	15170000	749600	GRP INSUR ADM EXPENSE	(4,821)	2,990	11,007	11,007
0001	15170000	760000	SPECIAL DEPARTMENTAL EXP	1,075	1,000	1,000	1,500
15170000-TOTAL				519,568	713,462	949,880	962,510
0001-15180000 POLICE - ANIMAL CONTROL							

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	15180000	420400	ANIMAL CONT REVENUE	(3,010)	(5,600)	(3,500)	(3,500)
0001	15180000	701000	REGULAR EMPLOYEES	93,115	111,130	117,480	117,480
0001	15180000	701500	OVERTIME	10,359	3,000	8,000	8,000
0001	15180000	702300	DIFFERENTIAL	18	-	-	-
0001	15180000	702700	VACATION PAYOUT	935	500	-	-
0001	15180000	703000	STANDBY	17,948	18,000	18,000	18,000
0001	15180000	703300	UNIFORM ALLOWANCE	1,200	1,600	1,600	1,600
0001	15180000	707110	RETIREMENT	13,087	15,600	24,450	26,960
0001	15180000	707149	OTHER PERSONNEL BENEFITS	1,735	1,610	1,700	1,700
0001	15180000	707169	WORKERS' COMP INSURANCE	19,352	16,948	22,918	22,918
0001	15180000	708601	INSURANCE-MEDICAL	6,157	6,040	19,000	19,000
0001	15180000	708602	INSURANCE-DENTAL	286	950	2,210	2,210
0001	15180000	708603	INSURANCE-VISION	144	260	300	300
0001	15180000	708604	INSURANCE-LIFE	120	520	520	520
0001	15180000	733000	LIABILITY INSURANCE	-	-	4,249	4,249
0001	15180000	740000	FLEET MAINTENANCE	34,959	33,810	35,008	35,008
0001	15180000	741000	FLEET REPLACEMENT RESERVE	8,149	8,120	-	-
0001	15180000	743200	IT SERVICES	-	-	2,825	2,825
0001	15180000	749500	PROF AND SPEC SERVICES	30,512	20,000	30,000	30,000
0001	15180000	749600	GRP INSUR ADM EXPENSE	(3,214)	2,000	3,669	3,669
0001	15180000	751000	ANIMAL CONTROL	437,037	355,000	450,000	700,000
0001	15180000	760000	SPECIAL DEPARTMENTAL EXP	3,199	4,100	3,500	3,500
		15180000-TOTAL		672,086	593,588	741,929	994,439
0001-15190000 POLICE - HART							
0001	15190000	474102	FEDERAL GRNT FUNDING	(10,064)	-	-	-
0001	15190000	701000	REGULAR EMPLOYEES	240,529	301,560	301,520	301,520
0001	15190000	701500	OVERTIME	37,604	12,500	12,500	12,500
0001	15190000	701800	INCENTIVE PAY	22,822	27,640	27,640	27,640

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	15190000	702000	HOLIDAY-IN-LIEU	6,632	3,500	3,500	3,500
0001	15190000	703300	UNIFORM ALLOWANCE	2,400	3,600	3,600	3,600
0001	15190000	707110	RETIREMENT	69,171	85,950	140,430	157,370
0001	15190000	707149	OTHER PERSONNEL BENEFITS	4,507	4,370	4,370	4,370
0001	15190000	707160	RETIREMENT-DEF COMP	4,759	5,870	5,870	5,870
0001	15190000	707169	WORKERS' COMP INSURANCE	29,027	25,422	34,376	34,376
0001	15190000	708601	INSURANCE-MEDICAL	4,175	11,860	5,000	5,000
0001	15190000	708602	INSURANCE-DENTAL	1,161	1,890	1,110	1,110
0001	15190000	708603	INSURANCE-VISION	156	260	150	150
0001	15190000	708604	INSURANCE-LIFE	175	780	780	780
0001	15190000	733000	LIABILITY INSURANCE	-	-	6,373	6,373
0001	15190000	740000	FLEET MAINTENANCE	21,124	20,430	21,154	21,154
0001	15190000	741000	FLEET REPLACEMENT RESERVE	18,244	18,180	17,512	17,512
0001	15190000	743100	COMPUTER REPLACEMENT RSRV	755	750	2,661	2,661
0001	15190000	743200	IT SERVICES	13,226	7,850	7,137	7,137
0001	15190000	749500	PROF AND SPEC SERVICES	216	5,000	1,000	1,000
0001	15190000	749600	GRP INSUR ADM EXPENSE	(4,821)	2,990	5,503	5,503
0001	15190000	751100	HART FAMILY REUNIFICATION	815	1,500	2,500	2,500
0001	15190000	760000	SPECIAL DEPARTMENTAL EXP	318	3,000	3,000	3,000
15190000-TOTAL				462,935	544,902	607,686	624,626
0001-15200000 POLICE - CANINE							
0001	15200000	540300	MISCELLANEOUS REVENUE	-	(1,000)	-	-
0001	15200000	701000	REGULAR EMPLOYEES	310,676	411,580	412,300	412,300
0001	15200000	701500	OVERTIME	123,212	80,000	90,000	90,000
0001	15200000	701800	INCENTIVE PAY	16,579	28,370	28,020	28,020
0001	15200000	702000	HOLIDAY-IN-LIEU	7,576	5,200	6,000	6,000
0001	15200000	703300	UNIFORM ALLOWANCE	3,600	4,800	4,800	4,800
0001	15200000	707110	RETIREMENT	70,505	89,510	154,420	165,160

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	15200000	707149	OTHER PERSONNEL BENEFITS	6,160	9,500	7,180	7,180
0001	15200000	707160	RETIREMENT-DEF COMP	4,576	7,820	5,870	5,870
0001	15200000	707169	WORKERS' COMP INSURANCE	38,703	33,896	45,835	45,835
0001	15200000	708601	INSURANCE-MEDICAL	22,119	27,720	49,580	49,580
0001	15200000	708602	INSURANCE-DENTAL	1,589	2,840	3,320	3,320
0001	15200000	708603	INSURANCE-VISION	135	380	300	300
0001	15200000	708604	INSURANCE-LIFE	243	1,040	1,040	1,040
0001	15200000	733000	LIABILITY INSURANCE	-	-	8,498	8,498
0001	15200000	740000	FLEET MAINTENANCE	67,571	65,350	67,666	67,666
0001	15200000	741000	FLEET REPLACEMENT RESERVE	20,763	20,690	20,686	20,686
0001	15200000	743200	IT SERVICES	-	-	4,166	4,166
0001	15200000	745000	PUBLICATIONS AND DUES	831	300	850	850
0001	15200000	749500	PROF AND SPEC SERVICES	20,401	10,000	10,000	10,000
0001	15200000	749600	GRP INSUR ADM EXPENSE	(6,428)	3,990	7,338	7,338
0001	15200000	760000	SPECIAL DEPARTMENTAL EXP	6,094	7,150	1,500	1,500
		15200000-TOTAL		714,906	809,136	929,369	940,109
0001-16100000 FIRE - ADMIN/SUPPRESSION							
0001	16100000	432600	FIREWORKS CITATIONS	-	-	(10,000)	(10,000)
0001	16100000	474101	STATE GRNT FUNDING	(1,053,103)	(73,650)	(50,000)	(50,000)
0001	16100000	474102	FEDERAL GRNT FUNDING	(11,477)	(30,000)	(20,000)	(20,000)
0001	16100000	476001	FEMA/OES REIMBURSMT	(97,520)	(200,000)	(200,000)	(200,000)
0001	16100000	496100	FIRE DEPARTMENT SRVC FEES	(220)	-	(1,000)	(1,000)
0001	16100000	540300	MISCELLANEOUS REVENUE	(5,697)	(500)	(5,700)	(5,700)
0001	16100000	542700	COST REIMBURSEMENT	(8,414)	-	-	-
0001	16100000	543100	FIRE/TRAINING REIM	(176)	(1,800)	(18,500)	(20,000)
0001	16100000	570350	TRANSFERS - DEBT SERVICE	23,822	25,117	26,471	27,888
0001	16100000	701000	REGULAR EMPLOYEES	2,812,836	3,110,930	3,291,870	3,291,870
0001	16100000	701300	PART-TIME EMPLOYEES	51,851	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	16100000	701500	OVERTIME	1,222,695	500,000	500,000	500,000
0001	16100000	701600	OVERTIME (OUT OF COUNTY)	83,189	200,000	200,000	200,000
0001	16100000	701800	INCENTIVE PAY	302,151	317,340	334,950	334,950
0001	16100000	702000	HOLIDAY-IN-LIEU	140,394	104,000	104,000	104,000
0001	16100000	702500	OUT OF CLASS	5,490	8,700	7,500	7,500
0001	16100000	702700	VACATION PAYOUT	11,279	10,000	12,500	12,500
0001	16100000	703300	UNIFORM ALLOWANCE	39,319	38,000	38,000	38,000
0001	16100000	703400	CELL PHONE ALLOWANCE	3,850	5,400	4,200	4,200
0001	16100000	707110	RETIREMENT	690,549	867,440	1,093,360	1,200,080
0001	16100000	707133	VOLUNTEER FIREFIGHTERS	12,042	20,000	-	-
0001	16100000	707134	VOLUNTEER PROGRAM	-	-	20,000	20,000
0001	16100000	707149	OTHER PERSONNEL BENEFITS	71,121	97,050	71,280	71,280
0001	16100000	707160	RETIREMENT-DEF COMP	56,144	58,660	62,570	62,570
0001	16100000	707169	WORKERS' COMP INSURANCE	292,209	255,913	349,446	349,446
0001	16100000	708601	INSURANCE-MEDICAL	289,611	304,500	381,950	381,950
0001	16100000	708602	INSURANCE-DENTAL	19,782	28,400	33,190	33,190
0001	16100000	708603	INSURANCE-VISION	3,145	3,840	4,660	4,660
0001	16100000	708604	INSURANCE-LIFE	3,141	8,340	8,860	8,860
0001	16100000	732000	COMMUNICATIONS	238,459	239,000	56,000	55,000
0001	16100000	733000	LIABILITY INSURANCE	102,355	158,610	133,360	133,360
0001	16100000	740000	FLEET MAINTENANCE	237,784	229,970	238,121	238,121
0001	16100000	741000	FLEET REPLACEMENT RESERVE	343,589	342,380	349,348	349,348
0001	16100000	741200	EQUIPMENT MAINTENANCE	53,014	36,850	36,000	37,500
0001	16100000	741400	BUILDING MTCE INTERNAL COSTS	16,518	5,000	12,000	15,000
0001	16100000	743100	COMPUTER REPLACEMENT RSRV	5,443	5,390	20,404	20,404
0001	16100000	743200	IT SERVICES	101,377	60,220	69,026	69,026
0001	16100000	744000	OFFICE EXPENSE MISC	2,001	3,500	3,000	4,000
0001	16100000	745000	PUBLICATIONS AND DUES	4,627	4,640	3,000	4,800

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	16100000	745500	POSTAGE AND FREIGHT	1,152	800	2,000	2,100
0001	16100000	747000	PRINTING	3,642	3,800	4,300	4,400
0001	16100000	749500	PROF AND SPEC SERVICES	63,679	52,970	51,000	53,000
0001	16100000	749502	TUITION	(17,231)	-	-	-
0001	16100000	749600	GRP INSUR ADM EXPENSE	(49,814)	30,930	58,703	58,703
0001	16100000	760000	SPECIAL DEPARTMENTAL EXP	29,952	22,500	19,000	22,500
0001	16100000	773000	EMPLOYEE RECOGNITION	296	-	-	-
0001	16100000	777000	TRAINING/TRAVEL/MEETING	38,648	24,400	30,000	33,000
0001	16100000	778000	UTILITIES-ELECTRICITY	46,617	57,000	53,000	55,000
0001	16100000	778500	UTILITIES-GAS	5,743	13,100	6,000	6,000
0001	16100000	778800	UTILITIES-WATER	8,285	4,900	9,500	9,500
0001	16100000	792300	GRANT PROGRAM EXPENSES	1,339	-	-	-
0001	16100000	793000	PRINCIPAL PAYMENT	-	1,773	-	-
0001	16100000	796000	INTEREST EXPENSE	-	14	-	-
0001	16100000	799500	OPERATIONAL CAPITAL OUTLAY	50,683	55,000	35,000	50,000
0001	16100000	800000	CAPITALIZED CY ASSETS	(980,342)	-	-	-
0001	16100000	823005	BASE STATION AND APPARATUS	11,477	-	-	-
0001	16100000	823310	FIRE CHEVY TAHOE/NEW	19,818	-	-	-
0001	16100000	824007	RADIO REPEATER UPS	2,055	-	-	-
0001	16100000	824009	TRAINING TOWER	39,475	-	-	-
0001	16100000	824312	FIRE ENGINE PUMPER/REPL	960,544	-	-	-
0001	16100000	917600	ALOC-WATER OPERATIONS	(250,000)	(250,000)	-	-
0001	16100000	919900	ALOC-NON-GF	-	-	(250,000)	(250,000)
0001	16100000	945000	TRANSFERS OUT	983,156	2,814	2,814	2,814
	16100000-TOTAL			7,032,352	6,763,241	7,181,183	7,319,820
0001-16110000 FIRE - FIRE PREVENTION							
0001	16110000	494002	LIFE/SAFETY/BLDG INS FEE	(15,606)	(15,000)	(15,000)	(15,000)
0001	16110000	494003	FIRE PLAN CHECKING FEES	(52,517)	(30,000)	(70,000)	(70,000)

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	16110000	494300	FIRE INSPECTN & OTHR FEES	(138,744)	(230,000)	(200,000)	(230,000)
0001	16110000	496400	WEED ABATEMENT FEES	-	(5,000)	(6,500)	(6,800)
0001	16110000	496700	WEED ABATEMENT ASSESSMENT	-	(5,000)	(5,000)	(5,250)
0001	16110000	540300	MISCELLANEOUS REVENUE	(1,750)	-	(1,000)	(1,000)
0001	16110000	701000	REGULAR EMPLOYEES	60,892	99,200	99,530	99,530
0001	16110000	701300	PART-TIME EMPLOYEES	38,919	52,000	90,000	90,000
0001	16110000	701500	OVERTIME	94	-	-	-
0001	16110000	701800	INCENTIVE PAY	3,687	-	-	-
0001	16110000	702700	VACATION PAYOUT	6,232	-	5,000	5,000
0001	16110000	703300	UNIFORM ALLOWANCE	974	800	800	800
0001	16110000	703400	CELL PHONE ALLOWANCE	25	600	-	-
0001	16110000	707110	RETIREMENT	8,568	13,930	20,540	22,610
0001	16110000	707149	OTHER PERSONNEL BENEFITS	1,882	4,490	4,510	4,510
0001	16110000	707160	RETIREMENT-DEF COMP	1,425	1,960	1,960	1,960
0001	16110000	707169	WORKERS' COMP INSURANCE	29,027	25,422	30,491	30,491
0001	16110000	708601	INSURANCE-MEDICAL	9,961	11,860	20,040	20,040
0001	16110000	708602	INSURANCE-DENTAL	592	950	1,110	1,110
0001	16110000	708603	INSURANCE-VISION	80	130	150	150
0001	16110000	708604	INSURANCE-LIFE	90	260	260	260
0001	16110000	732000	COMMUNICATIONS	2,176	2,200	2,200	2,300
0001	16110000	733000	LIABILITY INSURANCE	-	-	2,124	2,124
0001	16110000	741200	EQUIPMENT MAINTENANCE	-	-	700	700
0001	16110000	743100	COMPUTER REPLACEMNT RSRV	3,243	3,220	2,661	2,661
0001	16110000	743200	IT SERVICES	13,226	7,850	5,261	5,261
0001	16110000	744000	OFFICE EXPENSE MISC	590	800	2,500	4,000
0001	16110000	745000	PUBLICATIONS AND DUES	2,287	4,800	2,500	4,000
0001	16110000	745500	POSTAGE AND FREIGHT	123	150	150	150
0001	16110000	749500	PROF AND SPEC SERVICES	9,683	48,792	40,000	40,000

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	16110000	749600	GRP INSUR ADM EXPENSE	(4,821)	2,990	1,834	1,834
0001	16110000	760000	SPECIAL DEPARTMENTAL EXP	8,497	5,000	6,000	7,500
0001	16110000	777000	TRAINING/TRAVEL/MEETING	6,726	5,000	5,000	5,000
0001	16110000	800123	SOFTWARE/LICENSES	13,292	-	-	-
		16110000-TOTAL		8,851	7,404	47,821	23,941
0001-17100000 PARKS & COMM SERV - ADMIN							
0001	17100000	701000	REGULAR EMPLOYEES	337,916	450,330	416,580	416,580
0001	17100000	701300	PART-TIME EMPLOYEES	6,313	-	-	10,000
0001	17100000	701500	OVERTIME	1,093	2,400	2,400	2,400
0001	17100000	701800	INCENTIVE PAY	8,020	12,140	13,010	13,010
0001	17100000	702300	DIFFERENTIAL	118	-	-	-
0001	17100000	702500	OUT OF CLASS	692	-	-	-
0001	17100000	702700	VACATION PAYOUT	3,374	-	-	-
0001	17100000	703400	CELL PHONE ALLOWANCE	2,075	1,800	3,600	3,600
0001	17100000	703600	CAR ALLOWANCE	6,000	6,000	6,000	6,000
0001	17100000	707110	RETIREMENT	48,805	96,740	84,840	92,490
0001	17100000	707149	OTHER PERSONNEL BENEFITS	11,850	17,690	21,600	21,600
0001	17100000	707160	RETIREMENT-DEF COMP	3,550	3,910	7,820	7,820
0001	17100000	707169	WORKERS' COMP INSURANCE	7,741	6,779	17,255	17,255
0001	17100000	708601	INSURANCE-MEDICAL	17,720	39,580	45,420	45,420
0001	17100000	708602	INSURANCE-DENTAL	1,075	3,790	3,320	3,320
0001	17100000	708603	INSURANCE-VISION	135	380	450	450
0001	17100000	708604	INSURANCE-LIFE	450	1,300	1,040	1,040
0001	17100000	731000	CASH SHORT/OVER	(461)	-	-	-
0001	17100000	732000	COMMUNICATIONS	1,402	930	900	950
0001	17100000	733000	LIABILITY INSURANCE	70,050	108,550	56,555	56,555
0001	17100000	740000	FLEET MAINTENANCE	4,436	4,290	4,442	4,442
0001	17100000	741400	BUILDING MTCE INTERNAL COSTS	4,672	1,000	1,000	1,000

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	17100000	742000	BUILDING MTCE OVERHEAD	16,954	15,300	17,522	17,522
0001	17100000	742100	BLDG CPTL/EQPT REPL RSRVE	11,093	-	9,857	9,857
0001	17100000	743100	COMPUTER REPLACEMNT RSRV	1,047	1,040	2,661	2,661
0001	17100000	743200	IT SERVICES	13,226	7,850	8,722	8,722
0001	17100000	744000	OFFICE EXPENSE MISC	2,196	3,000	2,500	3,000
0001	17100000	745000	PUBLICATIONS AND DUES	4,910	4,000	4,000	5,000
0001	17100000	745500	POSTAGE AND FREIGHT	54	200	200	200
0001	17100000	747000	PRINTING	4,810	5,000	5,000	5,100
0001	17100000	749500	PROF AND SPEC SERVICES	11,224	16,000	15,000	20,000
0001	17100000	749600	GRP INSUR ADM EXPENSE	(6,428)	3,990	9,172	9,172
0001	17100000	751500	TRANSACTION/CRDT CD FEES	15,209	18,000	16,000	17,000
0001	17100000	760000	SPECIAL DEPARTMENTAL EXP	494	-	500	700
0001	17100000	773000	EMPLOYEE RECOGNITION	198	-	-	-
0001	17100000	777000	TRAINING/TRAVEL/MEETING	5,400	4,300	3,800	5,000
17100000-TOTAL				617,412	836,289	781,166	807,866
0001-17110000 PARKS & COMM SERV - SPORTS							
0001	17110000	446290	FIELD PERMIT	-	-	(20,000)	(20,000)
0001	17110000	447130	SOFTBALL-CONCESSIONS	(20,538)	(20,000)	(320,000)	(320,000)
0001	17110000	501103	SP-ADULT SOFTBALL	(104,128)	(120,000)	(105,000)	(105,000)
0001	17110000	501104	SP-ADULT MISC SPORTS	(7,568)	(500)	(500)	(500)
0001	17110000	701000	REGULAR EMPLOYEES	-	-	68,870	68,870
0001	17110000	701300	PART-TIME EMPLOYEES	61,478	39,000	-	-
0001	17110000	701500	OVERTIME	1,476	-	-	-
0001	17110000	707110	RETIREMENT	4,263	-	9,240	9,240
0001	17110000	707149	OTHER PERSONNEL BENEFITS	909	-	2,200	2,200
0001	17110000	707160	RETIREMENT-DEF COMP	-	-	1,960	1,960
0001	17110000	707169	WORKERS' COMP INSURANCE	968	847	898	898
0001	17110000	708601	INSURANCE-MEDICAL	-	-	9,500	9,500

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	17110000	708602	INSURANCE-DENTAL	407	-	1,110	1,110
0001	17110000	708603	INSURANCE-VISION	54	-	150	150
0001	17110000	708604	INSURANCE-LIFE	-	-	260	260
0001	17110000	742100	BLDG CPTL/EQPT REPL RSRVE	41,208	-	-	-
0001	17110000	743100	COMPUTER REPLACEMNT RSRV	282	280	887	887
0001	17110000	743200	IT SERVICES	4,409	2,620	2,165	2,165
0001	17110000	744000	OFFICE EXPENSE MISC	118	100	100	150
0001	17110000	749500	PROF AND SPEC SERVICES	128,581	85,000	110,000	110,000
0001	17110000	749600	GRP INSUR ADM EXPENSE	(1,607)	1,000	-	-
0001	17110000	760000	SPECIAL DEPARTMENTAL EXP	12,764	17,000	-	-
0001	17110000	767500	SOFTBALL COMPLEX EXPENSES	4,779	5,500	15,000	17,000
0001	17110000	768000	CONCESSION SUPPLIES	-	-	96,000	96,000
0001	17110000	777000	TRAINING/TRAVEL/MEETING	327	-	-	-
0001	17110000	778000	UTILITIES-ELECTRICITY	68,297	65,000	69,000	70,000
0001	17110000	778800	UTILITIES-WATER	2,917	18,500	3,500	4,500
0001	17110000	779000	UTILITIES-OTHER	1,416	1,500	1,500	1,500
17110000-TOTAL				200,809	95,847	(53,160)	(49,110)
0001-17160000 PARKS & COMM SERV - FACILITIES							
0001	17160000	446250	LF-LNGFLD FACILITY RENTAL	(1,095)	(3,000)	(3,500)	(3,500)
0001	17160000	446260	FITNESS ROOM MEMBERSHIPS	(4,978)	(5,000)	(5,000)	(5,000)
0001	17160000	446270	CAROUSEL AND FIRE TRUCK RENTAL	(22,016)	(40,000)	(22,000)	(25,000)
0001	17160000	447140	AQ-SWIM POOL RENT	(1,862)	(4,000)	(2,500)	(3,500)
0001	17160000	447180	AQ-AQUATICS CONCESSIONS	(6,589)	(4,000)	(4,000)	(4,000)
0001	17160000	447200	FM-AUD & EQUIPMENT RENTAL	(15,590)	(10,000)	(16,000)	(16,500)
0001	17160000	447220	FM-FACILITIES-OTHER RENTS	(16,444)	(10,000)	(13,000)	(13,000)
0001	17160000	501301	LF-CONTRACTED CLASSES	(536)	-	-	-
0001	17160000	501403	AQ-SWIM CLASSES	(17,967)	(15,000)	(16,000)	(18,000)
0001	17160000	501404	AQ-SWIM POOL RECEIPTS	(17,292)	(10,000)	(16,500)	(17,500)

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	17160000	501601	FM-AUDITORIUM CNTRCT SRVC	(36,949)	(40,000)	(40,000)	(40,000)
0001	17160000	540300	MISCELLANEOUS REVENUE	(2,995)	-	-	-
0001	17160000	570350	TRANSFERS - DEBT SERVICE	21,415	22,579	23,796	25,070
0001	17160000	701300	PART-TIME EMPLOYEES	275,093	229,000	229,000	230,000
0001	17160000	701500	OVERTIME	14,500	-	-	-
0001	17160000	707149	OTHER PERSONNEL BENEFITS	1,958	7,450	7,450	7,450
0001	17160000	707169	WORKERS' COMP INSURANCE	47,411	41,522	46,682	46,682
0001	17160000	731000	CASH SHORT/OVER	49	-	-	-
0001	17160000	732000	COMMUNICATIONS	933	-	1,100	1,200
0001	17160000	741200	EQUIPMENT MAINTENANCE	-	5,000	500	2,000
0001	17160000	741400	BUILDING MTCE INTERNAL COSTS	10,337	5,900	5,000	5,000
0001	17160000	742000	BUILDING MTCE OVERHEAD	457,114	412,350	312,010	312,010
0001	17160000	742100	BLDG CPTL/EQPT REPL RSRVE	93,651	-	116,377	116,377
0001	17160000	743100	COMPUTER REPLACEMNT RSRV	987	980	5,323	5,323
0001	17160000	743200	IT SERVICES	26,445	15,710	10,618	10,618
0001	17160000	744000	OFFICE EXPENSE MISC	83	800	150	150
0001	17160000	749500	PROF AND SPEC SERVICES	26,106	28,150	29,000	25,000
0001	17160000	749600	GRP INSUR ADM EXPENSE	(46,601)	28,940	-	-
0001	17160000	760000	SPECIAL DEPARTMENTAL EXP	11,275	14,000	13,000	14,000
0001	17160000	765000	CHEMICAL AND CHEMICAL SUPP	13,072	16,000	30,000	31,000
0001	17160000	768000	CONCESSION SUPPLIES	1,973	2,500	2,000	2,000
0001	17160000	778000	UTILITIES-ELECTRICITY	40,530	50,000	50,000	51,000
0001	17160000	778500	UTILITIES-GAS	3,703	12,500	10,000	10,000
0001	17160000	778800	UTILITIES-WATER	5,033	11,000	5,500	6,500
0001	17160000	945000	TRANSFERS OUT	2,530	2,530	2,530	2,530
	17160000-TOTAL			863,283	765,911	761,536	757,910
0001-17190000 PARKS & COMM SERV - YOUTH/ADULT/SPC SERVICES							
0001	17190000	440000	INTEREST INCOME	(3,498)	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	17190000	444000	LEASE REVENUE	(38,020)	-	-	-
0001	17190000	445000	RENTS AND LEASES	(23,868)	(51,960)	(51,960)	(51,960)
0001	17190000	474101	STATE GRNT FUNDING	(364,960)	-	(485,101)	(485,101)
0001	17190000	501201	CA-CONTRACTED CLASSES	(13,906)	(12,000)	(14,000)	(14,000)
0001	17190000	501203	CA-MISC PLAYGRND/TODDLER	(100)	-	-	-
0001	17190000	501502	SR-SPEC EVENTS/DONATIONS	-	(2,000)	-	-
0001	17190000	501701	TR-CONTRACTED CLASSES	(67,840)	(27,500)	(25,000)	(25,000)
0001	17190000	501802	CA-YOUTH ACTIVITIES	(11,940)	(50,000)	(10,000)	(10,000)
0001	17190000	701300	PART-TIME EMPLOYEES	129,780	104,840	105,000	105,000
0001	17190000	701500	OVERTIME	4,488	-	-	-
0001	17190000	707149	OTHER PERSONNEL BENEFITS	839	2,000	2,000	2,000
0001	17190000	707169	WORKERS' COMP INSURANCE	17,416	15,253	17,057	17,057
0001	17190000	732000	COMMUNICATIONS	1,443	900	1,300	1,400
0001	17190000	742000	BUILDING MTCE OVERHEAD	148,451	134,000	158,122	158,122
0001	17190000	742100	BLDG CPTL/EQPT REPL RSRVE	53,271	-	40,991	40,991
0001	17190000	743200	IT SERVICES	-	-	1,591	1,591
0001	17190000	744000	OFFICE EXPENSE MISC	61	1,000	500	500
0001	17190000	745500	POSTAGE AND FREIGHT	-	200	-	-
0001	17190000	749500	PROF AND SPEC SERVICES	11,696	24,000	20,000	24,000
0001	17190000	749600	GRP INSUR ADM EXPENSE	(28,925)	17,960	-	-
0001	17190000	756000	ADVERTISING & PUBLIC REL	249	500	500	500
0001	17190000	760000	SPECIAL DEPARTMENTAL EXP	11,853	14,500	13,500	14,500
0001	17190000	767601	B&GC 01 SALARIES & BEN PROP64	-	-	34,902	34,902
0001	17190000	767602	B&GC 02 SERV & SUPPLIES PROP64	11,690	-	25,740	25,740
0001	17190000	767603	B&GC 03 PROFESS SVC PROP64	13,452	-	23,775	23,775
0001	17190000	767604	B&GC 04 NGO CONTRACTS PROP64	234,131	-	331,000	331,000
0001	17190000	767605	BG&C 05 EQUIP PROP64	60,904	-	19,180	19,180
0001	17190000	767607	B&GC 07 PROGRAM EVAL PROP64	5,725	-	5,000	5,000

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	17190000	767609	B&GC 09 OTHER PROP64	-	-	800	800
0001	17190000	767611	B&GC 11 INDIRECT COSTS PROP64	4,769	-	44,704	44,704
		17190000-TOTAL		157,161	171,693	259,601	264,701
0001-17210000 PARKS & COMM SERV - COM PROM/EVENTS							
0001	17210000	446280	ICE RINK	(526,096)	(400,000)	(485,000)	(485,000)
0001	17210000	501204	CA-RENAISSANCE FAIRE	(8,700)	(12,000)	(28,000)	(28,000)
0001	17210000	501205	CA-SPECIAL EVENTS	(8,174)	(10,000)	(8,500)	(8,500)
0001	17210000	540300	MISCELLANEOUS REVENUE	(20)	-	-	-
0001	17210000	701300	PART-TIME EMPLOYEES	73,014	60,000	130,000	131,000
0001	17210000	701500	OVERTIME	14,810	-	-	-
0001	17210000	707110	RETIREMENT	173	-	-	-
0001	17210000	707149	OTHER PERSONNEL BENEFITS	217	1,300	1,300	1,300
0001	17210000	732000	COMMUNICATIONS	589	600	650	700
0001	17210000	743200	IT SERVICES	-	-	1,006	1,006
0001	17210000	744000	OFFICE EXPENSE MISC	-	750	-	-
0001	17210000	749500	PROF AND SPEC SERVICES	4,262	16,000	6,000	11,000
0001	17210000	756000	ADVERTISING & PUBLIC REL	6,020	15,000	8,000	10,000
0001	17210000	760000	SPECIAL DEPARTMENTAL EXP	2,981	4,500	4,500	5,000
0001	17210000	761100	RENAISSANCE FAIRE EXPENSES	9,247	9,500	25,000	25,000
0001	17210000	761110	ICE RINK EXPENSES	319,518	345,000	320,000	320,000
		17210000-TOTAL		(112,159)	30,650	(25,044)	(16,494)
0001-17220000 PARKS & COMM SERV - PARKS							
0001	17220000	474101	STATE GRNT FUNDING	(4,844,105)	-	-	-
0001	17220000	540300	MISCELLANEOUS REVENUE	(150)	-	-	-
0001	17220000	570125	SUBROGATION REIMBURSEMENT	(2,475)	-	-	-
0001	17220000	570350	TRANSFERS - DEBT SERVICE	12,202	12,865	13,558	14,284
0001	17220000	701000	REGULAR EMPLOYEES	740,710	801,270	839,740	839,740

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	17220000	701300	PART-TIME EMPLOYEES	77,883	66,000	80,000	80,000
0001	17220000	701500	OVERTIME	6,487	4,500	4,500	4,500
0001	17220000	701800	INCENTIVE PAY	11,492	11,870	13,070	13,070
0001	17220000	702700	VACATION PAYOUT	3,725	3,500	3,500	3,500
0001	17220000	703400	CELL PHONE ALLOWANCE	1,800	1,800	1,800	1,800
0001	17220000	707110	RETIREMENT	105,604	99,970	176,730	194,680
0001	17220000	707149	OTHER PERSONNEL BENEFITS	17,950	16,060	27,650	27,650
0001	17220000	707160	RETIREMENT-DEF COMP	11,035	11,730	19,550	19,550
0001	17220000	707169	WORKERS' COMP INSURANCE	87,082	76,265	110,106	110,106
0001	17220000	708601	INSURANCE-MEDICAL	110,528	73,330	112,970	112,970
0001	17220000	708602	INSURANCE-DENTAL	5,794	7,570	9,960	9,960
0001	17220000	708603	INSURANCE-VISION	1,066	1,150	1,500	1,500
0001	17220000	708604	INSURANCE-LIFE	1,038	3,130	3,390	3,390
0001	17220000	730000	UNIFORM EXPENSE	9,098	7,500	8,600	8,600
0001	17220000	732000	COMMUNICATIONS	8,548	3,000	10,000	11,000
0001	17220000	733000	LIABILITY INSURANCE	-	-	27,407	27,407
0001	17220000	740000	FLEET MAINTENANCE	120,314	116,360	120,484	120,484
0001	17220000	741000	FLEET REPLACEMENT RESERVE	122,772	122,340	130,686	130,686
0001	17220000	742000	BUILDING MTCE OVERHEAD	12,005	10,830	15,129	15,129
0001	17220000	742100	BLDG CPTL/EQPT REPL RSRVE	1,828	-	1,262	1,262
0001	17220000	743100	COMPUTER REPLACEMNT RSRV	937	930	2,661	2,661
0001	17220000	743200	IT SERVICES	13,226	7,850	16,502	16,502
0001	17220000	744000	OFFICE EXPENSE MISC	139	450	500	500
0001	17220000	745000	PUBLICATIONS AND DUES	686	1,500	800	800
0001	17220000	749500	PROF AND SPEC SERVICES	54,240	12,000	9,000	14,000
0001	17220000	749502	TUITION	1,364	-	-	-
0001	17220000	749600	GRP INSUR ADM EXPENSE	(28,925)	17,960	23,666	23,666
0001	17220000	755000	OTHER CONTRACTUAL SERVICE	105,126	115,000	70,000	75,000

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	17220000	758500	RENTS AND LEASES-SI&G	24,000	24,000	24,000	24,000
0001	17220000	760000	SPECIAL DEPARTMENTAL EXP	95,318	106,000	65,000	65,000
0001	17220000	765000	CHEMICAL AND CHEMICAL SUPP	36,895	30,000	25,000	25,000
0001	17220000	773000	EMPLOYEE RECOGNITION	49	-	-	-
0001	17220000	777000	TRAINING/TRAVEL/MEETING	4,819	4,000	4,000	5,500
0001	17220000	778000	UTILITIES-ELECTRICITY	24,052	17,000	25,000	25,000
0001	17220000	778800	UTILITIES-WATER	263,997	190,000	360,000	380,000
0001	17220000	779000	UTILITIES-OTHER	(71,282)	55,000	90,000	95,000
0001	17220000	822018	PARK&FAC-CAMERAS & SOLAR LIGHT	65,411	-	-	-
0001	17220000	822649	HEROES PARK	4,471,714	-	-	-
0001	17220000	823645	PLANNING & ENVIRONMENTAL SERV	27,824	-	-	-
0001	17220000	823649	COMPREHENSIVE ACTV TRANS PLAN	145,522	-	-	-
0001	17220000	911000	ALOC-AIRPORT	(10,652)	(10,652)	-	-
0001	17220000	914600	ALOC-LANDSCAPE ASSESS DIST	10,652	(94,011)	-	-
0001	17220000	916400	ALOC-STORM DRAINAGE	(21,304)	(21,303)	-	-
0001	17220000	917600	ALOC-WATER OPERATIONS	(10,652)	(10,652)	-	-
0001	17220000	919900	ALOC-NON-GF	-	-	(152,056)	(152,056)
0001	17220000	945000	TRANSFERS OUT	1,441	1,441	1,441	1,441
		17220000-TOTAL		1,826,827	1,897,553	2,297,106	2,353,282
0001-20100000 UTILITIES & ENGINEERING							
0001	20100000	420200	ENCROACHMENT PERMITS	(18,408)	(11,000)	(19,000)	(19,000)
0001	20100000	493700	ENGR/INSPECT FEES-SUBDIV	(611,642)	(225,000)	(225,000)	(225,000)
0001	20100000	494000	ENGR/INSPECT FEES-SITE PL	(85,256)	(40,750)	(50,000)	(50,000)
0001	20100000	540300	MISCELLANEOUS REVENUE	(1,759)	-	(7,000)	(7,000)
0001	20100000	701000	REGULAR EMPLOYEES	993,983	1,569,320	1,017,650	1,017,650
0001	20100000	701300	PART-TIME EMPLOYEES	13,690	16,000	51,000	51,000
0001	20100000	701500	OVERTIME	3,187	1,300	1,300	1,300
0001	20100000	701800	INCENTIVE PAY	38,002	34,920	56,600	56,600

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	20100000	702300	DIFFERENTIAL	2	-	-	-
0001	20100000	702700	VACATION PAYOUT	32,291	6,000	6,000	6,000
0001	20100000	703400	CELL PHONE ALLOWANCE	3,500	5,400	3,540	3,540
0001	20100000	703600	CAR ALLOWANCE	5,500	-	1,800	1,800
0001	20100000	707110	RETIREMENT	145,078	269,945	230,940	256,160
0001	20100000	707149	OTHER PERSONNEL BENEFITS	34,291	55,000	27,960	27,960
0001	20100000	707160	RETIREMENT-DEF COMP	13,163	19,550	17,110	17,110
0001	20100000	707169	WORKERS' COMP INSURANCE	28,060	24,574	56,376	56,376
0001	20100000	708601	INSURANCE-MEDICAL	89,571	120,280	153,020	153,020
0001	20100000	708602	INSURANCE-DENTAL	5,531	12,310	10,450	10,450
0001	20100000	708603	INSURANCE-VISION	1,020	1,920	1,420	1,420
0001	20100000	708604	INSURANCE-LIFE	1,226	4,170	2,800	2,800
0001	20100000	730000	UNIFORM EXPENSE	1,229	1,890	1,500	1,500
0001	20100000	732000	COMMUNICATIONS	6,665	5,250	6,600	6,700
0001	20100000	733000	LIABILITY INSURANCE	60,428	93,640	81,195	81,195
0001	20100000	740000	FLEET MAINTENANCE	23,171	22,410	21,878	21,878
0001	20100000	741000	FLEET REPLACEMENT RESERVE	11,902	11,860	12,087	12,087
0001	20100000	741200	EQUIPMENT MAINTENANCE	-	1,200	800	800
0001	20100000	742000	BUILDING MTCE OVERHEAD	23,003	20,750	28,989	28,989
0001	20100000	742100	BLDG CPTL/EQPT REPL RSRVE	3,502	-	2,419	2,419
0001	20100000	743100	COMPUTER REPLACEMNT RSRV	15,026	14,920	18,630	18,630
0001	20100000	743200	IT SERVICES	92,567	54,980	41,378	41,378
0001	20100000	744000	OFFICE EXPENSE MISC	4,140	4,000	4,000	4,000
0001	20100000	745000	PUBLICATIONS AND DUES	13,979	35,000	35,000	65,000
0001	20100000	745500	POSTAGE AND FREIGHT	1,952	2,200	2,200	2,200
0001	20100000	747000	PRINTING	6,418	15,000	10,000	10,000
0001	20100000	749500	PROF AND SPEC SERVICES	52,068	25,000	35,000	70,000
0001	20100000	749600	GRP INSUR ADM EXPENSE	(24,104)	14,970	27,307	27,307

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	20100000	760000	SPECIAL DEPARTMENTAL EXP	3,650	14,500	15,000	15,000
0001	20100000	773000	EMPLOYEE RECOGNITION	20	-	-	-
0001	20100000	777000	TRAINING/TRAVEL/MEETING	3,980	2,500	7,500	10,000
0001	20100000	793000	PRINCIPAL PAYMENT	3,147	3,137	-	-
0001	20100000	796000	INTEREST EXPENSE	10	21	-	-
0001	20100000	799500	OPERATIONAL CAPITAL OUTLAY	-	7,500	7,500	7,500
0001	20100000	910400	ALOC-ENGIN CAP IMPR PROJ	(37,219)	(669,339)	(394,825)	(394,825)
0001	20100000	915800	ALOC-REFUSE	(196,204)	(300,922)	-	-
0001	20100000	916100	ALOC-SANITARY SEWER COLL	(112,188)	(172,070)	-	-
0001	20100000	916400	ALOC-STORM DRAINAGE	(104,544)	(160,385)	-	-
0001	20100000	917600	ALOC-WATER OPERATIONS	(223,420)	(342,699)	-	-
0001	20100000	917900	ALOC-WWTP	(112,912)	(173,190)	-	-
0001	20100000	919900	ALOC-NON-GF	-	-	(1,579,301)	(1,579,301)
20100000-TOTAL				207,297	396,062	(278,177)	(185,357)
0001-20110000 PW - STREET MAINTENANCE							
0001	20110000	420001	STREET BANNER PERMITS	(1,300)	(1,500)	(1,400)	(1,400)
0001	20110000	570125	SUBROGATION REIMBURSEMENT	(32,272)	-	-	-
0001	20110000	570350	TRANSFERS - DEBT SERVICE	77,775	82,001	86,423	91,049
0001	20110000	701000	REGULAR EMPLOYEES	531,246	698,840	775,590	775,590
0001	20110000	701300	PART-TIME EMPLOYEES	19,204	30,000	50,000	50,000
0001	20110000	701500	OVERTIME	8,513	8,000	8,000	8,000
0001	20110000	701800	INCENTIVE PAY	5,318	10,250	10,800	10,800
0001	20110000	702300	DIFFERENTIAL	1,082	1,000	1,100	1,100
0001	20110000	702700	VACATION PAYOUT	5,432	-	6,000	6,000
0001	20110000	703400	CELL PHONE ALLOWANCE	1,200	1,200	1,650	1,650
0001	20110000	703600	CAR ALLOWANCE	-	-	1,500	1,500
0001	20110000	707110	RETIREMENT	74,941	85,640	157,000	171,830
0001	20110000	707149	OTHER PERSONNEL BENEFITS	9,718	22,000	18,980	18,980

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	20110000	707160	RETIREMENT-DEF COMP	12,810	13,690	20,290	20,290
0001	20110000	707169	WORKERS' COMP INSURANCE	52,249	45,759	70,779	70,779
0001	20110000	708601	INSURANCE-MEDICAL	50,672	82,950	61,610	61,610
0001	20110000	708602	INSURANCE-DENTAL	2,048	8,520	4,560	4,560
0001	20110000	708603	INSURANCE-VISION	569	1,150	960	960
0001	20110000	708604	INSURANCE-LIFE	738	2,870	3,030	3,030
0001	20110000	730000	UNIFORM EXPENSE	7,056	6,000	6,000	6,000
0001	20110000	732000	COMMUNICATIONS	15,506	15,750	16,000	16,000
0001	20110000	733000	LIABILITY INSURANCE	-	-	28,357	28,357
0001	20110000	740000	FLEET MAINTENANCE	196,859	190,390	197,138	197,138
0001	20110000	741000	FLEET REPLACEMENT RESERVE	164,348	163,770	228,648	228,648
0001	20110000	742000	BUILDING MTCE OVERHEAD	11,053	9,970	15,187	15,187
0001	20110000	742100	BLDG CPTL/EQPT REPL RSRVE	1,683	-	1,162	1,162
0001	20110000	743100	COMPUTER REPLACEMNT RSRV	665	660	1,774	1,774
0001	20110000	743200	IT SERVICES	8,817	5,240	13,914	13,914
0001	20110000	744000	OFFICE EXPENSE MISC	-	500	500	500
0001	20110000	745000	PUBLICATIONS AND DUES	340	200	350	350
0001	20110000	749500	PROF AND SPEC SERVICES	2,426	5,000	3,500	3,500
0001	20110000	749600	GRP INSUR ADM EXPENSE	(14,462)	8,980	18,345	18,345
0001	20110000	755000	OTHER CONTRACTUAL SERVICE	-	17,000	8,700	8,700
0001	20110000	758000	RENTS AND LEASES-EQUIP	-	6,000	6,000	3,000
0001	20110000	760000	SPECIAL DEPARTMENTAL EXP	58,983	70,000	65,000	75,000
0001	20110000	772000	STREET CONST & MAINT MTRL	149,457	300,000	190,000	190,000
0001	20110000	773000	EMPLOYEE RECOGNITION	307	-	-	-
0001	20110000	777000	TRAINING/TRAVEL/MEETING	3,341	3,000	5,000	4,500
0001	20110000	778000	UTILITIES-ELECTRICITY	640,239	550,000	650,000	650,000
0001	20110000	799500	OPERATIONAL CAPITAL OUTLAY	36,864	10,000	10,000	10,000
0001	20110000	800181	MISC EQUIP-PW	46,170	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0001	20110000	913400	ALOC-GAS TAX	(425,000)	(425,000)	-	-
0001	20110000	915800	ALOC-REFUSE	(50,000)	-	-	-
0001	20110000	916700	ALOC-STREET CLEANING	-	(50,000)	-	-
0001	20110000	919900	ALOC-NON-GF	-	-	(425,000)	(425,000)
0001	20110000	941500	SUBROGATION EXPENSE	75,810	-	-	-
0001	20110000	945000	TRANSFERS OUT	9,187	9,187	9,187	9,187
		20110000-TOTAL		1,759,592	1,989,017	2,326,634	2,352,590

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0002-GENERAL FUND CONT RESERVE							
0002	0002	440000	INTEREST INCOME	(1,898)	(44,000)	(2,000)	(2,000)
0002	0002	440001	GAIN/LOSS INVST FAIR VALU	261	-	-	-
0002	0002	570200	TRANSFERS IN	-	-	(11,063)	(254,367)
0002	0002	751300	BANKING/INVESTMENT FEES	38	4,400	40	40
0002-TOTA				(1,598)	(39,600)	(13,023)	(256,327)
0004-ACCUM CAPITAL OUTLAY							
0004	0004	440000	INTEREST INCOME	(39,718)	(22,000)	(40,000)	(40,000)
0004	0004	440001	GAIN/LOSS INVST FAIR VALU	(48,457)	-	-	-
0004	0004	751300	BANKING/INVESTMENT FEES	846	2,200	850	850
0004	0004	789000	PRIOR YEAR EXPENSES	9,291	-	-	-
0004-TOTA				(78,040)	(19,800)	(39,150)	(39,150)
0004-21040000 ACCUM CAPITAL OUTLAY							
0004	21040000	496300	BUILDING ABATEMENT ASSMNT	-	(50,000)	-	-
0004	21040000	820634	CITY HALL SECURITY PROJECT	10,116	-	-	-
0004	21040000	821647	USE 14500200 PAL PARKING LOT	23,409	-	-	-
0004	21040000	822018	PARK&FAC-CAMERAS & SOLAR LIGHT	5,758	-	-	-
0004	21040000	823601	FIRE STA 1 CONCRETE REPL	4,152	-	-	-
0004	21040000	823606	CIVIC AUD ACOUSTIC CEILNG REPL	396,255	-	-	-
0004	21040000	823611	EARL F JOHNSON PARK RENO	235,017	-	-	-
0004	21040000	823648	STATION 2 SHOWER REPAIR	18,295	-	-	-
21040000-				693,001	(50,000)	-	-
0005-DOWNTOWN RE-INVESTMENT FUND							
0005	0005	440000	INTEREST INCOME	(5,188)	(1,000)	(5,000)	(5,000)
0005	0005	440001	GAIN/LOSS INVST FAIR VALU	(4,617)	-	-	-
0005	0005	440300	INT INCOME-CAPITALIZED	2,947	-	-	-
0005	0005	751300	BANKING/INVESTMENT FEES	105	100	100	100

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0005-TOTA				(6,752)	(900)	(4,900)	(4,900)
0005-21050000 DOWNTOWN RE-INVESTMENT							
0005	21050000	440100	INTEREST INCOME-LOANS	-	(300)	(300)	(300)
0005	21050000	548000	PRINCIPAL PMT RECEIVED	-	(2,500)	(2,500)	(2,500)
21050000-				-	(2,800)	(2,800)	(2,800)
0010-MEASURE H OPERATIONS							
0010	0010	412000	SALES TAX	-	-	(18,514,670)	(18,523,670)
0010-TOTA				-	-	(18,514,670)	(18,523,670)
0010-14120001 MEAS H CODE COMPLIANCE							
0010	14120001	701000	REGULAR EMPLOYEES	-	-	149,140	149,140
0010	14120001	701800	INCENTIVE PAY	-	-	7,460	7,460
0010	14120001	703300	UNIFORM ALLOWANCE	-	-	800	800
0010	14120001	707110	RETIREMENT	-	-	22,200	22,200
0010	14120001	707149	OTHER PERSONNEL BENEFITS	-	-	1,200	1,200
0010	14120001	707160	RETIREMENT-DEF COMP	-	-	1,960	1,960
0010	14120001	708601	INSURANCE-MEDICAL	-	-	20,040	20,040
0010	14120001	708602	INSURANCE-DENTAL	-	-	1,110	1,110
0010	14120001	708603	INSURANCE-VISION	-	-	150	150
0010	14120001	708604	INSURANCE-LIFE	-	-	2,420	2,420
0010	14120001	760000	SPECIAL DEPT EXPENSE	-	-	8,000	1,000
14120001-				-	-	214,480	207,480
0010-15121001 MEAS H PD RECORDS							
0010	15121001	701000	REGULAR EMPLOYEES	-	-	102,540	102,540
0010	15121001	701800	INCENTIVE PAY	-	-	5,130	5,130
0010	15121001	703300	UNIFORM ALLOWANCE	-	-	800	800
0010	15121001	703400	CELL PHONE ALLOWANCE	-	-	1,200	1,200
0010	15121001	707110	RETIREMENT	-	-	15,130	15,130

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0010	15121001	707149	OTHER PERSONNEL BENEFITS	-	-	5,840	5,840
0010	15121001	707160	RETIREMENT-DEF COMP	-	-	1,960	1,960
0010	15121001	708601	INSURANCE-MEDICAL	-	-	20,040	20,040
0010	15121001	708602	INSURANCE-DENTAL	-	-	1,110	1,110
0010	15121001	708603	INSURANCE-VISION	-	-	150	150
0010	15121001	708604	INSURANCE-LIFE	-	-	260	260
0010	15121001	760000	SPECIAL DEPT EXPENSE	-	-	6,000	1,000
	15121001-			-	-	160,160	155,160
0010-15130001 MEAS H PD OPERATIONS							
0010	15130001	701000	REGULAR EMPLOYEES	-	-	513,800	513,800
0010	15130001	701500	OVERTIME	-	-	40,200	40,200
0010	15130001	701800	INCENTIVE PAY	-	-	55,840	55,840
0010	15130001	703300	UNIFORM ALLOWANCE	-	-	2,000	2,000
0010	15130001	707110	RETIREMENT	-	-	203,830	203,830
0010	15130001	707149	OTHER PERSONNEL BENEFITS	-	-	9,850	9,850
0010	15130001	707160	RETIREMENT-DEF COMP	-	-	3,910	3,910
0010	15130001	708601	INSURANCE-MEDICAL	-	-	40,080	40,080
0010	15130001	708602	INSURANCE-DENTAL	-	-	2,210	2,210
0010	15130001	708603	INSURANCE-VISION	-	-	300	300
0010	15130001	708604	INSURANCE-LIFE	-	-	520	520
0010	15130001	760000	SPECIAL DEPT EXPENSE	-	-	80,000	12,000
	15130001-			-	-	952,540	884,540
0010-15190001 MEAS H PD HART							
0010	15190001	701000	REGULAR EMPLOYEES	-	-	424,150	424,150
0010	15190001	701500	OVERTIME	-	-	42,420	42,420
0010	15190001	701800	INCENTIVE PAY	-	-	53,020	53,020
0010	15190001	703300	UNIFORM ALLOWANCE	-	-	2,400	2,400

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0010	15190001	707110	RETIREMENT	-	-	197,800	197,800
0010	15190001	707149	OTHER PERSONNEL BENEFITS	-	-	8,550	8,550
0010	15190001	707160	RETIREMENT-DEF COMP	-	-	3,910	3,910
0010	15190001	708601	INSURANCE-MEDICAL	-	-	40,080	40,080
0010	15190001	708602	INSURANCE-DENTAL	-	-	2,210	2,210
0010	15190001	708603	INSURANCE-VISION	-	-	300	300
0010	15190001	708604	INSURANCE-LIFE	-	-	520	520
0010	15190001	760000	SPECIAL DEPT EXPENSE	-	-	64,000	10,000
	15190001-			-	-	839,360	785,360
0010-16100001 MEAS H FIRE ADMIN/SUPPRESSION							
0010	16100001	701000	REGULAR EMPLOYEES	-	-	330,760	330,760
0010	16100001	701800	INCENTIVE PAY	-	-	48,470	48,470
0010	16100001	703300	UNIFORM ALLOWANCE	-	-	2,000	2,000
0010	16100001	703400	CELL PHONE ALLOWANCE	-	-	1,200	1,200
0010	16100001	707110	RETIREMENT	-	-	134,350	134,350
0010	16100001	707149	OTHER PERSONNEL BENEFITS	-	-	9,630	9,630
0010	16100001	707160	RETIREMENT-DEF COMP	-	-	3,910	3,910
0010	16100001	708601	INSURANCE-MEDICAL	-	-	40,080	40,080
0010	16100001	708602	INSURANCE-DENTAL	-	-	2,210	2,210
0010	16100001	708603	INSURANCE-VISION	-	-	300	300
0010	16100001	708604	INSURANCE-LIFE	-	-	260	260
0010	16100001	760000	SPECIAL DEPT EXPENSE	-	-	24,000	12,000
	16100001-			-	-	597,170	585,170
0010-17190001 MEAS H P&CS YOUTH/ADULT							
0010	17190001	701000	REGULAR EMPLOYEES	-	-	68,870	68,870
0010	17190001	701800	INCENTIVE PAY	-	-	3,440	3,440
0010	17190001	707110	RETIREMENT	-	-	10,250	10,250

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0010	17190001	707149	OTHER PERSONNEL BENEFITS	-	-	2,200	2,200
0010	17190001	707160	RETIREMENT-DEF COMP	-	-	1,960	1,960
0010	17190001	708601	INSURANCE-MEDICAL	-	-	20,040	20,040
0010	17190001	708602	INSURANCE-DENTAL	-	-	1,110	1,110
0010	17190001	708603	INSURANCE-VISION	-	-	150	150
0010	17190001	708604	INSURANCE-LIFE	-	-	260	260
0010	17190001	760000	SPECIAL DEPT EXPENSE	-	-	3,000	1,000
	17190001-			-	-	111,280	109,280
0010-17220001 MEAS H P&CS PARKS							
0010	17220001	701000	REGULAR EMPLOYEES	-	-	119,810	119,810
0010	17220001	701800	INCENTIVE PAY	-	-	10,780	10,780
0010	17220001	703300	UNIFORM ALLOWANCE	-	-	800	800
0010	17220001	707110	RETIREMENT	-	-	17,830	17,830
0010	17220001	707149	OTHER PERSONNEL BENEFITS	-	-	2,940	2,940
0010	17220001	707160	RETIREMENT-DEF COMP	-	-	1,960	1,960
0010	17220001	708601	INSURANCE-MEDICAL	-	-	20,040	20,040
0010	17220001	708602	INSURANCE-DENTAL	-	-	1,110	1,110
0010	17220001	708603	INSURANCE-VISION	-	-	150	150
0010	17220001	708604	INSURANCE-LIFE	-	-	260	260
0010	17220001	760000	SPECIAL DEPT EXPENSE	-	-	6,000	2,000
	17220001-			-	-	181,680	177,680
0020-PARKING FUND							
0020	0020	440000	INTEREST INCOME	(16,060)	(1,100)	(16,000)	(16,000)
0020	0020	440001	GAIN/LOSS INVST FAIR VALU	(14,416)	-	-	-
0020	0020	476122	LEASE & OTHER FIN PROCEEDS	-	(19,496)	-	-
0020	0020	751300	BANKING/INVESTMENT FEES	325	150	300	300
	0020-TOTA			(30,151)	(20,446)	(15,700)	(15,700)

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0020-21200000 PARKING							
0020	21200000	570200	TRANSFERS IN	(45,000)	-	-	-
		21200000-		(45,000)	-	-	-
0023-11102014 SPECIAL AVIATION							
0023	11102014	474105	FAA GRNT FUNDING	(18,536)	-	-	-
		11102014-		(18,536)	-	-	-
0025-CENTRAL PARKING AND IMPROV							
0025	0025	440000	INTEREST INCOME	(6,898)	(1,000)	(6,800)	(6,800)
0025	0025	440001	GAIN/LOSS INVST FAIR VALU	(7,683)	-	-	-
0025	0025	751300	BANKING/INVESTMENT FEES	143	100	140	140
		0025-TOTA		(14,439)	(900)	(6,660)	(6,660)
0025-14310000 CENTRL PKG & IMPRV OPER							
0025	14310000	410000	BUSINESS LICENSE TAX	(79,574)	(70,000)	(75,000)	(75,000)
0025	14310000	410100	IMPROVEMENT ASSESSMENT	(37,698)	(35,000)	(35,000)	(35,000)
0025	14310000	749500	PROF AND SPEC SERVICES	9,640	15,000	-	-
0025	14310000	790400	CITY CONTRIBUTIONS TO	81,090	81,090	110,000	110,000
0025	14310000	823653	DOWNTOWN STRATEGIES PARTNERSHI	45,000	-	-	-
0025	14310000	945000	TRANSFERS OUT	45,000	-	-	-
		14310000-		63,459	(8,910)	-	-
0044-GAS TAX - 2103							
0044	0044	440000	INTEREST INCOME	(34,770)	(4,800)	(34,000)	(34,000)
0044	0044	440001	GAIN/LOSS INVST FAIR VALU	(42,170)	-	-	-
0044	0044	751300	BANKING/INVESTMENT FEES	675	500	675	675
		0044-TOTA		(76,266)	(4,300)	(33,325)	(33,325)
0044-26650000 GAS TAX - 2103							
0044	26650000	470000	ST HIGHWAY USE TAX-2106	(162,781)	(167,600)	(165,000)	(165,000)
0044	26650000	470100	ST HIGHWAY USE TAX-2105	(357,272)	(386,400)	(360,000)	(360,000)

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0044	26650000	470200	ST HIGHWAY USE TAX-2107	(483,598)	(464,100)	(487,500)	(487,500)
0044	26650000	470300	ST HIGHWAY USE TAX-2107.5	(7,500)	(7,500)	(7,500)	(7,500)
0044	26650000	470600	ST HIGHWAY USE TAX-2103	(535,728)	(583,600)	(580,000)	(580,000)
0044	26650000	753000	CITY SERVICES ALLOCATION	-	-	425,000	425,000
0044	26650000	823614	NEW SIDEWALK/ADA IMPROVEMENTS	49,124	-	-	-
0044	26650000	823615	STREET DIVISION MAINTENANCE	425,000	425,000		
0044	26650000	823618	PAVEMENT RESURFACING TREATMENT	493,390	-	-	-
	26650000-			(579,365)	(1,184,200)	(1,175,000)	(1,175,000)
0045-GAS TAX- RMRA FUND							
0045	0045	440000	INTEREST INCOME	(115,910)	(9,000)	(115,000)	(115,000)
0045	0045	440001	GAIN/LOSS INVST FAIR VALU	(57,163)	-	-	-
0045	0045	751300	BANKING/INVESTMENT FEES	2,234	900	2,200	2,200
	0045-TOTA			(170,839)	(8,100)	(112,800)	(112,800)
0045-26660000 GAS TAX - ROAD MTC REHAB							
0045	26660000	470002	ST RMRA CLAIM REIMB	(1,519,796)	(1,441,000)	(1,400,000)	(1,400,000)
	26660000-TOTAL			(1,519,796)	(1,441,000)	(1,400,000)	(1,400,000)
0050-TDA TRANSPORTATION FUND							
0050	0050	440000	INTEREST INCOME	(278,257)	(39,000)	(278,000)	(278,000)
0050	0050	440001	GAIN/LOSS INVST FAIR VALU	(210,372)	-	-	-
0050	0050	751300	BANKING/INVESTMENT FEES	5,554	4,000	5,000	5,000
	0050-TOTA			(483,076)	(35,000)	(273,000)	(273,000)
0050-26670000 T.D.A. - TRANSPORTATION							
0050	26670000	412000	SALES TAX	(1,213,113)	(821,000)	(1,200,000)	(1,200,000)
0050	26670000	749500	PROF AND SPEC SERVICES	36,035	-	-	-
0050	26670000	823613	SIDEWALK/MISC CONCRETE REPAIRS	20,722	-	-	-
0050	26670000	823618	PAVEMENT RESURFACING TREATMENT	218,353	-	-	-
	26670000-			(938,003)	(821,000)	(1,200,000)	(1,200,000)

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0052-REGIONAL STP EXCH FUND							
0052	0052	440000	INTEREST INCOME	(93,582)	(11,000)	(93,000)	(93,000)
0052	0052	440001	GAIN/LOSS INVST FAIR VALU	(83,665)	-	-	-
0052	0052	751300	BANKING/INVESTMENT FEES	1,894	1,200	1,800	1,800
		0052-TOTA		(175,353)	(9,800)	(91,200)	(91,200)
0052-26690000 REGIONAL STP EXCH FUND							
0052	26690000	470900	RSTP FUNDS	(515,465)	(360,000)	(520,000)	(520,000)
		26690000-		(515,465)	(360,000)	(520,000)	(520,000)
0055-CMAQ FUND							
0055	0055	945000	TRANSFERS OUT	2,473	-	-	-
		0055-TOTA		2,473	-	-	-
0055-26720000 CMAQ							
0055	26720000	475000	CMAQ GRNT FUNDING	(168,025)	839	(204,684)	(305,011)
0055	26720000	822645	9TH AVE & LACEY SIGNAL	5,313	-	-	-
0055	26720000	823619	LACEY WIDEN/RECON/10TH-SIERRA	200,517	-	-	-
		26720000-		37,805	839	(204,684)	(305,011)
0058-ARPA							
0058	0058	945000	TRANSFERS OUT	833,334	-	-	-
		0058-TOTA		833,334	-	-	-
0058-00580000 ARPA							
0058	00580000	474108	ARPA FUNDING	(1,267,331)	-	-	-
0058	00580000	792500	ARPA WTR CONSERVATION	50,000	-	-	-
0058	00580000	821611	YAC CONCESSION BLDG RESTORATN	21,869	-	-	-
0058	00580000	823646	ARPA DOWNTOWN	336,358	-	-	-
0058	00580000	823647	ARPA HV PARK CO	25,770	-	-	-
		00580000-		(833,334)	-	-	-
0100-CDBG CDBG PROGRAM INCOME							

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0100	0100	440000	INTEREST INCOME	(13,637)	(2,300)	(13,000)	(13,000)
0100	0100	440001	GAIN/LOSS INVST FAIR VALU	(12,261)	-	-	-
0100	0100	440300	INT INCOME-CAPITALIZED	(826)	-	-	-
0100	0100	751300	BANKING/INVESTMENT FEES	256	250	250	250
0100-TOTA				(26,466)	(2,050)	(12,750)	(12,750)
0100-14500100 CDBG PROGRAM INCOME							
0100	14500100	440100	INTEREST INCOME-LOANS	(14,339)	(10,000)	(5,000)	(5,000)
0100	14500100	540300	MISCELLANEOUS REVENUE	(908)	-	-	-
0100	14500100	548000	PRINCIPAL PMT RECEIVED	-	(40,000)	(20,000)	(20,000)
0100	14500100	792300	GRANT PROGRAM EXPENSES	95,934	-	-	-
0100	14500100	794500	LOANS-HSGN/CDBG	-	105,000	105,000	105,000
0100	14500100	945000	TRANSFERS OUT	1,159	40,000	5,000	5,000
14500100-				81,845	95,000	85,000	85,000
0101-CITY HOUSING REUSE UNEMCUMB							
0101	0101	440000	INTEREST INCOME	(20,877)	(3,600)	(20,000)	(20,000)
0101	0101	440001	GAIN/LOSS INVST FAIR VALU	(17,747)	-	-	-
0101	0101	440300	INT INCOME-CAPITALIZED	(11,783)	-	-	-
0101	0101	751300	BANKING/INVESTMENT FEES	420	400	450	450
0101-TOTA				(49,987)	(3,200)	(19,550)	(19,550)
0101-14510000 CITY HOUSING REUSE UNEMCUMB							
0101	14510000	440100	INTEREST INCOME-LOANS	(1,952)	-	-	-
0101	14510000	540300	MISCELLANEOUS REVENUE	(2,177)	-	-	-
0101	14510000	548000	PRINCIPAL PMT RECEIVED	-	(10,000)	(10,000)	(10,000)
0101	14510000	749500	PROF AND SPEC SERVICES	1,145	-	-	-
0101	14510000	792309	HOUSING REHABILITATION	811	-	-	-
0101	14510000	792310	FORECLOSED PROPERTIES	2,300	-	-	-
0101	14510000	794500	LOANS-HSGN/CDBG	-	20,000	10,000	10,000

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0101	14510000	945000	TRANSFERS OUT	-	10,000	-	-
	14510000-			127	20,000	-	-
0114-CDBG HOUSING REHAB FUND							
0114	0114	440000	INTEREST INCOME	(6,085)	(1,100)	(6,000)	(6,000)
0114	0114	440001	GAIN/LOSS INVST FAIR VALU	(5,412)	-	-	-
0114	0114	440300	INT INCOME-CAPITALIZED	(6,953)	-	-	-
0114	0114	751300	BANKING/INVESTMENT FEES	123	150	150	150
	0114-TOTA			(18,327)	(950)	(5,850)	(5,850)
0115-CAL HOME LOAN PROG REUSE							
0115	0115	440000	INTEREST INCOME	(1,487)	(300)	(1,400)	(1,400)
0115	0115	440001	GAIN/LOSS INVST FAIR VALU	(1,275)	-	-	-
0115	0115	440300	INT INCOME-CAPITALIZED	(687)	-	-	-
0115	0115	751300	BANKING/INVESTMENT FEES	30	30	30	30
	0115-TOTA			(3,420)	(270)	(1,370)	(1,370)
0116-CAL HOME LOAN PROGRAM FUND							
0116	0116	440000	INTEREST INCOME	(1,740)	(300)	(1,700)	(1,700)
0116	0116	440001	GAIN/LOSS INVST FAIR VALU	(1,531)	-	-	-
0116	0116	440300	INT INCOME-CAPITALIZED	6,075	-	-	-
0116	0116	751300	BANKING/INVESTMENT FEES	35	40	40	40
	0116-TOTA			2,840	(260)	(1,660)	(1,660)
0116-14590100 CAL HOME LOAN PROGRAM FUND							
0116	14590100	440100	INTEREST INCOME-LOANS	(798)	-	-	-
	14590100-			(798)	-	-	-
0120-HOME GRANT REVOLVING REUSE							
0120	0120	440000	INTEREST INCOME	(51,944)	(6,300)	(51,000)	(51,000)
0120	0120	440001	GAIN/LOSS INVST FAIR VALU	(41,397)	-	-	-
0120	0120	440300	INT INCOME-CAPITALIZED	635,885	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0120	0120	751300	BANKING/INVESTMENT FEES	1,035	650	1,050	1,050
		0120-TOTA		543,580	(5,650)	(49,950)	(49,950)
		0120-14600000 HOME GRNT REVOLVING REUSE					
0120	14600000	440100	INTEREST INCOME-LOANS	(23,637)	(60,000)	(35,000)	(35,000)
0120	14600000	540300	MISCELLANEOUS REVENUE	(285)	-	-	-
0120	14600000	548000	PRINCIPAL PMT RECEIVED	-	(350,000)	(70,000)	(70,000)
0120	14600000	749500	PROF AND SPEC SERVICES	40	-	-	-
0120	14600000	794500	LOANS-HSGN/CDBG	(16,305)	150,000	105,000	105,000
0120	14600000	945000	TRANSFERS OUT	14,895	350,000	10,500	10,500
		14600000-		(25,292)	90,000	10,500	10,500
		0121-HOME GRANT RECAPTURE REUSE					
0121	0121	440000	INTEREST INCOME	(5,777)	(2,100)	(5,000)	(5,000)
0121	0121	440001	GAIN/LOSS INVST FAIR VALU	(5,143)	-	-	-
0121	0121	440300	INT INCOME-CAPITALIZED	(5,206)	-	-	-
0121	0121	751300	BANKING/INVESTMENT FEES	117	250	150	150
		0121-TOTA		(16,008)	(1,850)	(4,850)	(4,850)
		0121-14600200 HOME GRNT RECAPTURE REUSE					
0121	14600200	440100	INTEREST INCOME-LOANS	-	(100)	(100)	(100)
0121	14600200	548000	PRINCIPAL PMT RECEIVED	-	(10,000)	(10,000)	(10,000)
0121	14600200	794500	LOANS-HSGN/CDBG	-	75,000	75,000	75,000
0121	14600200	945000	TRANSFERS OUT	-	10,000	1,010	1,010
		14600200-		-	74,900	65,910	65,910
		0122-HOME GRANT ADMIN REUSE					
0122	0122	440000	INTEREST INCOME	(2,081)	(350)	(2,000)	(2,000)
0122	0122	440001	GAIN/LOSS INVST FAIR VALU	(1,778)	-	-	-
0122	0122	751300	BANKING/INVESTMENT FEES	42	40	40	40
		0122-TOTA		(3,817)	(310)	(1,960)	(1,960)

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0122-14600300 HOME GRNT ADMIN REUSE							
0122	14600300	541000	ADMINISTRATIVE REVENUE	(2,624)	(5,000)	(5,000)	(5,000)
	14600300-			(2,624)	(5,000)	(5,000)	(5,000)
0129-HOME GRANT PROGRAM FUND							
0129	0129	440000	INTEREST INCOME	(7,280)	(900)	(7,000)	(7,000)
0129	0129	440001	GAIN/LOSS INVST FAIR VALU	(6,479)	-	-	-
0129	0129	440300	INT INCOME-CAPITALIZED	(107,556)	-	-	-
0129	0129	751300	BANKING/INVESTMENT FEES	147	100	150	150
	0129-TOTA			(121,166)	(800)	(6,850)	(6,850)
0129-14640000 HOME GRANT PROGRAM							
0129	14640000	478500	CDBG/CALHM/HMGRNT	-	(500,000)	(500,000)	(500,000)
0129	14640000	753100	ADMINISTRATIVE EXPENSES	-	50,000	50,000	50,000
0129	14640000	794500	LOANS-HSGN/CDBG	-	450,000	450,000	450,000
	14640000-			-	-	-	-
0131-CDBG ENTITLEMENT FUND							
0131	0131	440000	INTEREST INCOME	(2,628)	-	(2,600)	(2,600)
0131	0131	440001	GAIN/LOSS INVST FAIR VALU	(7,326)	-	-	-
0131	0131	440300	INT INCOME-CAPITALIZED	(10,669)	-	-	-
0131	0131	751300	BANKING/INVESTMENT FEES	73	-	100	100
0131	0131	789000	PRIOR YEAR EXPENSES	15,012	-	-	-
	0131-TOTA			(5,538)	-	(2,500)	(2,500)
0131-14500200 CDBG ENTITLEMENT							
0131	14500200	478500	CDBG/CALHM/HMGRNT	(623,118)	(550,000)	(544,484)	(550,000)
0131	14500200	792300	GRANT PROGRAM EXPENSES	334,228	550,000	544,484	550,000
0131	14500200	792301	KINGS/TULARE CONTNUUM OF CARE	8,268	-	-	-
0131	14500200	792303	KINGS COMM ON AGING	68,255	-	-	-
0131	14500200	792307	FAIR HOUSING	10,191	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0131	14500200	792309	HOUSING REHABILITATION	166,070	-	-	-
0131	14500200	794500	LOANS-HSGN/CDBG	(17,500)	-	-	-
0131	14500200	945000	TRANSFERS OUT	139,587	-	-	-
	14500200-			85,981	-	-	-
013L-CDBG LOCAL PROG (LA) FUND							
013L	013L	440000	INTEREST INCOME	(346)	-	-	-
013L	013L	440001	GAIN/LOSS INVST FAIR VALU	(308)	-	-	-
013L	013L	440300	INT INCOME-CAPITALIZED	(6,540)	-	-	-
013L	013L	751300	BANKING/INVESTMENT FEES	7	-	-	-
	013L-TOTA			(7,186)	-	-	-
0160-9TH AVE SEWER BENEFIT AD							
0160	0160	440000	INTEREST INCOME	(7,794)	(1,200)	(7,000)	(7,000)
0160	0160	440001	GAIN/LOSS INVST FAIR VALU	(6,937)	-	-	-
0160	0160	751300	BANKING/INVESTMENT FEES	158	120	175	175
	0160-TOTA			(14,573)	(1,080)	(6,825)	(6,825)
0160-01602160 9TH AVE SEWER BENEFIT AD							
0160	01602160	549400	PROPERTY ASSESSMENTS	(42,587)	(52,000)	(43,000)	(43,000)
	01602160-			(42,587)	(52,000)	(43,000)	(43,000)
0161-12TH AVE SEWER BENEFIT AD							
0161	0161	440000	INTEREST INCOME	(62,616)	(12,000)	(62,000)	(62,000)
0161	0161	440001	GAIN/LOSS INVST FAIR VALU	(54,531)	-	-	-
0161	0161	751300	BANKING/INVESTMENT FEES	1,264	1,200	1,300	1,300
	0161-TOTA			(115,883)	(10,800)	(60,700)	(60,700)
0161-01612161 12TH AVE SEWER BENEFIT AD							
0161	01612161	549400	PROPERTY ASSESSMENTS	(42,374)	(30,000)	(43,000)	(43,000)
	01612161-			(42,374)	(30,000)	(43,000)	(43,000)
0180-PARKS FACILITY IMPACT FEE							

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0180	0180	440000	INTEREST INCOME	(227,282)	(38,000)	(227,000)	(227,000)
0180	0180	440001	GAIN/LOSS INVST FAIR VALU	(205,318)	-	-	-
0180	0180	751300	BANKING/INVESTMENT FEES	4,657	3,800	5,000	5,000
0180-TOTA				(427,943)	(34,200)	(222,000)	(222,000)
0180-21800000 PARKS FACILITY IMPACT FEE							
0180	21800000	550000	PARKS FACILTY IMPACT FEES	(1,073,613)	(750,000)	(1,200,000)	(1,200,000)
0180	21800000	823609	PARK DEV OVERSIZING REQUIREMNT	672,608	-	-	-
0180	21800000	824613	T929 U1 PARK LAND ACQ&IMP	546,798	-	-	-
0180	21800000	824615	T929 U#1 PARK LIGHT+D FOUNTAIN	12,210	-	-	-
21800000-				158,003	(750,000)	(1,200,000)	(1,200,000)
0181-TRANSPORTATION FACILITY IMPACT FEE							
0181	0181	440000	INTEREST INCOME	(304,571)	(41,000)	(300,000)	(300,000)
0181	0181	440001	GAIN/LOSS INVST FAIR VALU	(240,562)	-	-	-
0181	0181	570200	TRANSFERS IN	(2,473)	-	-	-
0181	0181	751300	BANKING/INVESTMENT FEES	6,061	4,100	6,200	6,200
0181-TOTA				(541,544)	(36,900)	(293,800)	(293,800)
0181-21810000 TRANSPORTN FACLTY IMP FEE							
0181	21810000	550100	TRANSPORTATION IMPACT FEE	(2,114,724)	(1,430,000)	(1,900,000)	(1,900,000)
0181	21810000	820644	TRAF SIGNAL/12TH AV TO HUME	2,506	-	-	-
0181	21810000	822645	9TH AVE & LACEY SIGNAL	1,718	-	-	-
0181	21810000	823619	LACEY WIDEN/RECON/10TH-SIERRA	3,521	-	-	-
0181	21810000	824614	T929 U1 RIGHT OF WAY & ST IMP	91,689	-	-	-
21810000-				(2,015,289)	(1,430,000)	(1,900,000)	(1,900,000)
0182-FIRE PROTECTION IMPACT FEE							
0182	0182	440000	INTEREST INCOME	(33,850)	(3,400)	(33,000)	(33,000)
0182	0182	440001	GAIN/LOSS INVST FAIR VALU	(25,457)	-	-	-
0182	0182	751300	BANKING/INVESTMENT FEES	671	350	700	700

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Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0182-TOTA				(58,637)	(3,050)	(32,300)	(32,300)
0182-21820000 FIRE PROTECTION IMP FEE							
0182	21820000	540300	MISCELLANEOUS REVENUE	(161,608)	-	-	-
0182	21820000	550200	FIRE PROTECTION IMP FEE	(191,390)	(170,000)	(200,000)	(200,000)
0182	21820000	824601	FIRE STATION 5 LAND ACQ	232,800	-	-	-
21820000-				(120,197)	(170,000)	(200,000)	(200,000)
0183-POLICE PROTECTION IMPACT FEE							
0183	0183	440000	INTEREST INCOME	-	(1,000)	-	-
0183	0183	440001	GAIN/LOSS INVST FAIR VALU	7,535	-	-	-
0183	0183	751300	BANKING/INVESTMENT FEES	-	80	-	-
0183-TOTA				7,535	(920)	-	-
0183-21830000 POLICE PROTECTION IMP FEE							
0183	21830000	540300	MISCELLANEOUS REVENUE	(144,379)	-	-	-
0183	21830000	550300	POLICE PROTECTION IMP FEE	(106,885)	(103,000)	(110,000)	(110,000)
0183	21830000	822639	POLICE DEPT PARKING LOT EXPNSN	47,140	-	-	-
21830000-				(204,124)	(103,000)	(110,000)	(110,000)
0184-STORM DRAIN IMPACT FEE							
0184	0184	440000	INTEREST INCOME	(26,090)	(5,000)	(26,000)	(26,000)
0184	0184	440001	GAIN/LOSS INVST FAIR VALU	(17,471)	-	-	-
0184	0184	751300	BANKING/INVESTMENT FEES	512	500	600	600
0184-TOTA				(43,048)	(4,500)	(25,400)	(25,400)
0184-21840000 STORM DRAINAGE IMPACT FEE							
0184	21840000	550400	STORM WATER IMPACT FEE	(238,849)	(90,000)	(500,000)	(500,000)
21840000-				(238,849)	(90,000)	(500,000)	(500,000)
0185-WATER SYSTEM IMPACT FEE							
0185	0185	440000	INTEREST INCOME	(119,503)	(25,000)	(119,000)	(119,000)
0185	0185	440001	GAIN/LOSS INVST FAIR VALU	(129,658)	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0185	0185	751300	BANKING/INVESTMENT FEES	2,420	2,500	2,500	2,500
		0185-TOTA		(246,741)	(22,500)	(116,500)	(116,500)
		0185-21850000 WATER SYSTEM IMPACT FEE					
0185	21850000	550500	WATER SYSTEM IMPACT FEE	(991,301)	(790,000)	(1,100,000)	(1,100,000)
0185	21850000	800000	CAPITALIZED CY ASSETS	(159,741)	-	-	-
0185	21850000	823637	NEW WATER SUPPLY WELL	159,741	-	-	-
0185	21850000	945000	TRANSFERS OUT	159,741	-	-	-
		21850000-		(831,561)	(790,000)	(1,100,000)	(1,100,000)
		0186 WASTEWATER SYSTEM IMPACT FEE					
0186	0186	440000	INTEREST INCOME	(158,384)	(20,000)	(158,000)	(158,000)
0186	0186	440001	GAIN/LOSS INVST FAIR VALU	(121,969)	-	-	-
0186	0186	751300	BANKING/INVESTMENT FEES	3,148	1,900	3,200	3,200
		0186-TOTA		(277,204)	(18,100)	(154,800)	(154,800)
		0186-21860000 WASTEWATER SYS IMPACT FEE					
0186	21860000	550600	WASTEWATER SYSTEM IMP FEE	(851,634)	(670,000)	(1,000,000)	(1,000,000)
		21860000-		(851,634)	(670,000)	(1,000,000)	(1,000,000)
		0187-REFUSE/RECYCLE IMPACT FEE					
0187	0187	440000	INTEREST INCOME	(10,254)	(800)	(10,000)	(10,000)
0187	0187	440001	GAIN/LOSS INVST FAIR VALU	(4,694)	-	-	-
0187	0187	751300	BANKING/INVESTMENT FEES	194	75	200	200
		0187-TOTA		(14,754)	(725)	(9,800)	(9,800)
		0187-21870000 REFUSE/RECYCLE IMPACT FEE					
0187	21870000	550700	REFUSE/RECYCLE IMPACT FEE	(207,191)	(135,000)	(220,000)	(220,000)
0187	21870000	800000	CAPITALIZED CY ASSETS	(11,860)	-	-	-
0187	21870000	823007	COMMERCIAL/RECYCLE DUMPSTER	11,860	-	-	-
0187	21870000	823008	AUTOMATED REFUSE CONTAINERS	(3,498)	-	-	-
0187	21870000	945000	TRANSFERS OUT	11,860	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
21870000-				(198,829)	(135,000)	(220,000)	(220,000)
0200-CANNABIS OPERATIONS							
0200	0200	440000	INTEREST INCOME	-	(2,700)	-	-
0200	0200	751300	BANKING/INVESTMENT FEES	-	300	-	-
0200-TOTA				-	(2,400)	-	-
0200-14140000 CANNABIS OPER							
0200	14140000	412200	CANNABIS TAX	(913,584)	(1,250,000)	(780,000)	(825,000)
0200	14140000	420500	CANNABIS PERMIT FEE	(128,000)	(96,000)	(96,000)	(96,000)
0200	14140000	430600	CANNABIS FINES	(8,069)	-	-	-
0200	14140000	440000	INTEREST INCOME	(888)	-	-	-
0200	14140000	743200	IT SERVICES	-	-	58	58
0200	14140000	749500	PROF AND SPEC SERVICES	25,000	-	-	-
0200	14140000	753000	CITY SERVICES ALLOCATION	-	-	511	511
0200	14140000	945000	TRANSFERS OUT	954,190	1,346,000	875,431	920,431
14140000-				(71,351)	-	-	-
0240-LAD 90-1 T606 PINECASTLE							
0240	0240	440000	INTEREST INCOME	(1,904)	(260)	(1,900)	(1,900)
0240	0240	440001	GAIN/LOSS INVST FAIR VALU	(1,949)	-	-	-
0240	0240	549400	PROPERTY ASSESSMENTS	(48,447)	(50,573)	(49,000)	(49,000)
0240	0240	743200	IT SERVICES	-	-	86	86
0240	0240	751300	BANKING/INVESTMENT FEES	38	30	40	40
0240	0240	753000	CITY SERVICES ALLOCATION	3,842	8,340	4,282	4,282
0240	0240	755000	OTHER CONTRACTUAL SERVICE	21,278	23,928	34,442	34,442
0240	0240	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0240	0240	778000	UTILITIES-ELECTRICITY	274	850	500	500
0240	0240	778800	UTILITIES-WATER	11,379	10,500	11,500	11,500
0240-TOTA				(15,490)	(7,135)	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0241-LAD 90-2 T610 PARK MONTEREY							
0241	0241	440000	INTEREST INCOME	(243)	-	(240)	(240)
0241	0241	440001	GAIN/LOSS INVST FAIR VALU	(239)	-	-	-
0241	0241	549400	PROPERTY ASSESSMENTS	(4,349)	(4,580)	(4,536)	(4,536)
0241	0241	743200	IT SERVICES	-	-	7	7
0241	0241	751300	BANKING/INVESTMENT FEES	5	-	5	5
0241	0241	753000	CITY SERVICES ALLOCATION	518	690	544	544
0241	0241	755000	OTHER CONTRACTUAL SERVICE	1,325	1,442	2,770	2,770
0241	0241	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0241	0241	778000	UTILITIES-ELECTRICITY	28	400	100	100
0241	0241	778800	UTILITIES-WATER	1,189	1,300	1,300	1,300
0241-TOTA				(1,766)	(698)	-	-
0242-LAD 90-3 T595 MANSIONETTE 7/8							
0242	0242	440001	GAIN/LOSS INVST FAIR VALU	18	-	-	-
0242	0242	549400	PROPERTY ASSESSMENTS	(4,040)	(4,245)	(4,069)	(4,069)
0242	0242	743200	IT SERVICES	-	-	9	9
0242	0242	753000	CITY SERVICES ALLOCATION	928	1,200	928	928
0242	0242	755000	OTHER CONTRACTUAL SERVICE	1,368	1,340	1,432	1,432
0242	0242	778000	UTILITIES-ELECTRICITY	51	175	100	100
0242	0242	778800	UTILITIES-WATER	1,476	1,350	1,600	1,600
0242-TOTA				(200)	(180)	-	-
0243-LAD 90-4 T619 HYDE PARK							
0243	0243	440000	INTEREST INCOME	(19)	-	(20)	(20)
0243	0243	440001	GAIN/LOSS INVST FAIR VALU	(31)	-	-	-
0243	0243	549400	PROPERTY ASSESSMENTS	(858)	(896)	(858)	(858)
0243	0243	743200	IT SERVICES	-	-	3	3
0243	0243	753000	CITY SERVICES ALLOCATION	104	150	129	129

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0243	0243	755000	OTHER CONTRACTUAL SERVICE	1,032	245	321	321
0243	0243	760000	SPECIAL DEPARTMENTAL EXP	-	25	25	25
0243	0243	778000	UTILITIES-ELECTRICITY	54	170	100	100
0243	0243	778800	UTILITIES-WATER	254	240	300	300
0243-TOTA				535	(66)	-	-
0244-LAD 91-1 T641 SIERRA VISTA							
0244	0244	440000	INTEREST INCOME	(1)	-	-	-
0244	0244	440001	GAIN/LOSS INVST FAIR VALU	(25)	-	-	-
0244	0244	549400	PROPERTY ASSESSMENTS	(4,916)	(5,377)	(4,950)	(4,950)
0244	0244	743200	IT SERVICES	-	-	10	10
0244	0244	753000	CITY SERVICES ALLOCATION	1,510	1,400	1,585	1,585
0244	0244	755000	OTHER CONTRACTUAL SERVICE	1,521	1,311	1,605	1,605
0244	0244	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0244	0244	778000	UTILITIES-ELECTRICITY	219	750	400	400
0244	0244	778800	UTILITIES-WATER	1,107	1,340	1,300	1,300
0244-TOTA				(585)	(526)	-	-
0245-LAD 92-1 PORTOFINO							
0245	0245	440001	GAIN/LOSS INVST FAIR VALU	173	-	-	-
0245	0245	549400	PROPERTY ASSESSMENTS	(3,757)	(4,080)	(3,967)	(3,967)
0245	0245	743200	IT SERVICES	-	-	10	10
0245	0245	753000	CITY SERVICES ALLOCATION	1,012	1,320	1,000	1,000
0245	0245	755000	OTHER CONTRACTUAL SERVICE	2,700	1,900	2,357	2,357
0245	0245	778000	UTILITIES-ELECTRICITY	48	160	100	100
0245	0245	778800	UTILITIES-WATER	330	500	500	500
0245-TOTA				506	(200)	-	-
0246-LAD 92-2 CIELO EN TIERRA							
0246	0246	440001	GAIN/LOSS INVST FAIR VALU	(4)	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0246	0246	549400	PROPERTY ASSESSMENTS	(2,720)	(2,894)	(2,790)	(2,790)
0246	0246	743200	IT SERVICES	-	-	8	8
0246	0246	753000	CITY SERVICES ALLOCATION	796	900	818	818
0246	0246	755000	OTHER CONTRACTUAL SERVICE	880	861	136	136
0246	0246	778000	UTILITIES-ELECTRICITY	(10)	110	110	110
0246	0246	778800	UTILITIES-WATER	1,633	850	1,718	1,718
0246-TOTAL				575	(173)	-	-
0247-LAD 93-1 T634 VINTAGE ESTATES							
0247	0247	440000	INTEREST INCOME	(304)	-	(300)	(300)
0247	0247	440001	GAIN/LOSS INVST FAIR VALU	(321)	-	-	-
0247	0247	549400	PROPERTY ASSESSMENTS	(4,774)	(4,594)	(4,774)	(4,774)
0247	0247	743200	IT SERVICES	-	-	7	7
0247	0247	751300	BANKING/INVESTMENT FEES	6	-	10	10
0247	0247	753000	CITY SERVICES ALLOCATION	752	710	723	723
0247	0247	755000	OTHER CONTRACTUAL SERVICE	1,504	1,685	3,184	3,184
0247	0247	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0247	0247	778000	UTILITIES-ELECTRICITY	201	430	300	300
0247	0247	778800	UTILITIES-WATER	517	650	800	800
0247-TOTA				(2,420)	(1,069)	-	-
0248-LAD 93-2 T673 WALNUT FOREST							
0248	0248	440001	GAIN/LOSS INVST FAIR VALU	93	-	-	-
0248	0248	549400	PROPERTY ASSESSMENTS	(7,791)	(7,490)	(7,791)	(7,791)
0248	0248	743200	IT SERVICES	-	-	13	13
0248	0248	753000	CITY SERVICES ALLOCATION	1,253	1,280	1,305	1,305
0248	0248	755000	OTHER CONTRACTUAL SERVICE	3,244	3,471	3,494	3,494
0248	0248	760000	SPECIAL DEPARTMENTAL EXP	-	-	1,579	1,579
0248	0248	778000	UTILITIES-ELECTRICITY	95	325	200	200

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0248	0248	778800	UTILITIES-WATER	1,059	1,100	1,200	1,200
		0248-TOTA		(2,047)	(1,314)	-	-
0249-LAD 94-1 T712 GATEWAY ESTATES							
0249	0249	440001	GAIN/LOSS INVST FAIR VALU	286	-	-	-
0249	0249	549400	PROPERTY ASSESSMENTS	(2,850)	(3,070)	(2,926)	(2,926)
0249	0249	743200	IT SERVICES	-	-	14	14
0249	0249	753000	CITY SERVICES ALLOCATION	717	740	818	818
0249	0249	755000	OTHER CONTRACTUAL SERVICE	2,563	1,020	444	444
0249	0249	778000	UTILITIES-ELECTRICITY	102	250	150	150
0249	0249	778800	UTILITIES-WATER	2,624	950	1,500	1,500
		0249-TOTA		3,442	(110)	-	-
0250-LAD 94-2 T708 STONECREST							
0250	0250	440001	GAIN/LOSS INVST FAIR VALU	(145)	-	-	-
0250	0250	549400	PROPERTY ASSESSMENTS	(44,849)	(47,370)	(46,297)	(46,297)
0250	0250	743200	IT SERVICES	-	-	99	99
0250	0250	753000	CITY SERVICES ALLOCATION	4,521	8,420	5,114	5,114
0250	0250	755000	OTHER CONTRACTUAL SERVICE	30,018	28,150	28,684	28,684
0250	0250	760000	SPECIAL DEPARTMENTAL EXP	177	-	-	-
0250	0250	778000	UTILITIES-ELECTRICITY	228	1,000	400	400
0250	0250	778800	UTILITIES-WATER	7,559	8,500	12,000	12,000
		0250-TOTA		(2,491)	(1,300)	-	-
0251-LAD 94-3 T696 QUAIL RUN							
0251	0251	440001	GAIN/LOSS INVST FAIR VALU	917	-	-	-
0251	0251	549400	PROPERTY ASSESSMENTS	(15,926)	(16,532)	(15,968)	(15,968)
0251	0251	743200	IT SERVICES	-	-	55	55
0251	0251	753000	CITY SERVICES ALLOCATION	2,576	1,840	2,873	2,873
0251	0251	755000	OTHER CONTRACTUAL SERVICE	15,913	9,300	9,974	9,974

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0251	0251	778000	UTILITIES-ELECTRICITY	72	200	150	150
0251	0251	778800	UTILITIES-WATER	5,041	4,900	2,916	2,916
0251-TOTA				8,592	(292)	-	-
0252-LAD 97-1 T711 ROSEWOOD ESTATES							
0252	0252	440000	INTEREST INCOME	(25)	-	-	-
0252	0252	440001	GAIN/LOSS INVST FAIR VALU	(31)	-	-	-
0252	0252	549400	PROPERTY ASSESSMENTS	(2,162)	(2,328)	(2,162)	(2,162)
0252	0252	743200	IT SERVICES	-	-	3	3
0252	0252	753000	CITY SERVICES ALLOCATION	397	490	401	401
0252	0252	755000	OTHER CONTRACTUAL SERVICE	596	618	1,123	1,123
0252	0252	760000	SPECIAL DEPARTMENTAL EXP	-	25	25	25
0252	0252	778000	UTILITIES-ELECTRICITY	59	175	100	100
0252	0252	778800	UTILITIES-WATER	445	510	510	510
0252-TOTA				(722)	(510)	-	-
0253-LAD 97-2 T742 SUMMERFIELD							
0253	0253	440001	GAIN/LOSS INVST FAIR VALU	43	-	-	-
0253	0253	549400	PROPERTY ASSESSMENTS	(1,251)	(1,318)	(1,282)	(1,282)
0253	0253	743200	IT SERVICES	-	-	3	3
0253	0253	753000	CITY SERVICES ALLOCATION	284	360	294	294
0253	0253	755000	OTHER CONTRACTUAL SERVICE	732	400	435	435
0253	0253	778000	UTILITIES-ELECTRICITY	50	170	100	100
0253	0253	778800	UTILITIES-WATER	346	340	450	450
0253-TOTA				204	(48)	-	-
0254-LAD 97-3 T743 COUNTRY CROSSING							
0254	0254	440001	GAIN/LOSS INVST FAIR VALU	469	-	-	-
0254	0254	549400	PROPERTY ASSESSMENTS	(15,300)	(16,212)	(15,581)	(15,581)
0254	0254	743200	IT SERVICES	-	-	41	41

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0254	0254	753000	CITY SERVICES ALLOCATION	2,665	3,330	2,810	2,810
0254	0254	755000	OTHER CONTRACTUAL SERVICE	8,060	5,100	5,330	5,330
0254	0254	778000	UTILITIES-ELECTRICITY	158	500	200	200
0254	0254	778800	UTILITIES-WATER	6,648	6,800	7,200	7,200
0254-TOTA				2,701	(482)	-	-
0255-LAD 98-1 T747 CRYSTAL SPRINGS							
0255	0255	440001	GAIN/LOSS INVST FAIR VALU	124	-	-	-
0255	0255	549400	PROPERTY ASSESSMENTS	(4,624)	(4,934)	(4,738)	(4,738)
0255	0255	743200	IT SERVICES	-	-	15	15
0255	0255	753000	CITY SERVICES ALLOCATION	999	1,100	1,077	1,077
0255	0255	755000	OTHER CONTRACTUAL SERVICE	4,136	2,400	2,196	2,196
0255	0255	778000	UTILITIES-ELECTRICITY	50	150	100	100
0255	0255	778800	UTILITIES-WATER	1,268	1,100	1,350	1,350
0255-TOTA				1,954	(184)	-	-
0256-LAD 98-2 T759 MOUNTAIN VIEW							
0256	0256	440000	INTEREST INCOME	(770)	-	(750)	(750)
0256	0256	440001	GAIN/LOSS INVST FAIR VALU	(735)	-	-	-
0256	0256	549400	PROPERTY ASSESSMENTS	(14,034)	(14,853)	(14,768)	(14,768)
0256	0256	743200	IT SERVICES	-	-	23	23
0256	0256	751300	BANKING/INVESTMENT FEES	15	-	20	20
0256	0256	753000	CITY SERVICES ALLOCATION	1,760	2,210	1,819	1,819
0256	0256	755000	OTHER CONTRACTUAL SERVICE	5,712	6,319	11,156	11,156
0256	0256	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0256	0256	778000	UTILITIES-ELECTRICITY	100	360	150	150
0256	0256	778800	UTILITIES-WATER	2,216	2,200	2,300	2,300
0256-TOTA				(5,735)	(3,714)	-	-
0257-LAD 01-1 T680 PACIFIC GROVE							

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0257	0257	440000	INTEREST INCOME	(685)	(130)	(650)	(650)
0257	0257	440001	GAIN/LOSS INVST FAIR VALU	(664)	-	-	-
0257	0257	549400	PROPERTY ASSESSMENTS	(4,929)	(6,623)	(6,260)	(6,260)
0257	0257	743200	IT SERVICES	-	-	11	11
0257	0257	751300	BANKING/INVESTMENT FEES	14	-	20	20
0257	0257	753000	CITY SERVICES ALLOCATION	990	600	1,051	1,051
0257	0257	755000	OTHER CONTRACTUAL SERVICE	1,863	1,915	3,638	3,638
0257	0257	760000	SPECIAL DEPARTMENTAL EXP	-	40	40	40
0257	0257	778000	UTILITIES-ELECTRICITY	100	325	150	150
0257	0257	778800	UTILITIES-WATER	1,818	1,560	2,000	2,000
0257-TOTA				(1,492)	(2,313)	-	-
0258-LAD 01-2 T770 CAMBRIDGE HOMES							
0258	0258	440000	INTEREST INCOME	(130)	-	(130)	(130)
0258	0258	440001	GAIN/LOSS INVST FAIR VALU	(180)	-	-	-
0258	0258	549400	PROPERTY ASSESSMENTS	(9,246)	(8,817)	(9,246)	(9,246)
0258	0258	743200	IT SERVICES	-	-	18	18
0258	0258	751300	BANKING/INVESTMENT FEES	3	-	5	5
0258	0258	753000	CITY SERVICES ALLOCATION	2,056	1,280	2,054	2,054
0258	0258	755000	OTHER CONTRACTUAL SERVICE	4,990	5,433	6,299	6,299
0258	0258	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0258	0258	778000	UTILITIES-ELECTRICITY	(44)	480	200	200
0258	0258	778800	UTILITIES-WATER	665	625	750	750
0258-TOTA				(1,885)	(949)	-	-
0259-LAD 01-3 T771 POPPY HILL							
0259	0259	440000	INTEREST INCOME	(794)	-	(750)	(750)
0259	0259	440001	GAIN/LOSS INVST FAIR VALU	(720)	-	-	-
0259	0259	549400	PROPERTY ASSESSMENTS	(3,679)	(5,397)	(5,038)	(5,038)

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0259	0259	743200	IT SERVICES	-	-	7	7
0259	0259	751300	BANKING/INVESTMENT FEES	16	-	20	20
0259	0259	753000	CITY SERVICES ALLOCATION	756	470	767	767
0259	0259	755000	OTHER CONTRACTUAL SERVICE	1,758	1,889	4,244	4,244
0259	0259	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0259	0259	778000	UTILITIES-ELECTRICITY	75	200	100	100
0259	0259	778800	UTILITIES-WATER	313	1,020	600	600
0259-TOTA				(2,275)	(1,768)	-	-
0260-LAD 01-4 T769 SILVER OAKS							
0260	0260	440000	INTEREST INCOME	(682)	-	(650)	(650)
0260	0260	440001	GAIN/LOSS INVST FAIR VALU	(821)	-	-	-
0260	0260	549400	PROPERTY ASSESSMENTS	(35,966)	(34,710)	(35,966)	(35,966)
0260	0260	743200	IT SERVICES	-	-	64	64
0260	0260	751300	BANKING/INVESTMENT FEES	14	-	20	20
0260	0260	753000	CITY SERVICES ALLOCATION	5,394	3,360	5,510	5,510
0260	0260	755000	OTHER CONTRACTUAL SERVICE	14,549	15,978	22,612	22,612
0260	0260	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0260	0260	778000	UTILITIES-ELECTRICITY	295	1,000	350	350
0260	0260	778800	UTILITIES-WATER	7,081	8,010	8,010	8,010
0260-TOTA				(10,136)	(6,312)	-	-
0261-LAD 02-1 T776 ASHTON PARK							
0261	0261	440000	INTEREST INCOME	(401)	-	(400)	(400)
0261	0261	440001	GAIN/LOSS INVST FAIR VALU	(449)	-	-	-
0261	0261	549400	PROPERTY ASSESSMENTS	(22,491)	(21,865)	(22,491)	(22,491)
0261	0261	743200	IT SERVICES	-	-	37	37
0261	0261	751300	BANKING/INVESTMENT FEES	8	-	10	10
0261	0261	753000	CITY SERVICES ALLOCATION	3,091	1,990	3,088	3,088

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0261	0261	755000	OTHER CONTRACTUAL SERVICE	10,912	12,268	17,556	17,556
0261	0261	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0261	0261	778000	UTILITIES-ELECTRICITY	96	360	150	150
0261	0261	778800	UTILITIES-WATER	1,675	4,620	2,000	2,000
0261-TOTA				(7,559)	(2,577)	-	-
0262-LAD 03-1 T789 LE PARC/RR							
0262	0262	440000	INTEREST INCOME	(1,305)	(230)	(1,300)	(1,300)
0262	0262	440001	GAIN/LOSS INVST FAIR VALU	(1,245)	-	-	-
0262	0262	549400	PROPERTY ASSESSMENTS	(8,534)	(9,703)	(9,278)	(9,278)
0262	0262	743200	IT SERVICES	-	-	17	17
0262	0262	751300	BANKING/INVESTMENT FEES	26	-	30	30
0262	0262	753000	CITY SERVICES ALLOCATION	1,617	1,020	1,623	1,623
0262	0262	755000	OTHER CONTRACTUAL SERVICE	4,356	4,813	6,708	6,708
0262	0262	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0262	0262	778000	UTILITIES-ELECTRICITY	(11)	200	150	150
0262	0262	778800	UTILITIES-WATER	1,493	1,200	2,000	2,000
0262-TOTA				(3,602)	(2,650)	-	-
0263-LAD 04-1 T810 SIDONIA I & II							
0263	0263	440000	INTEREST INCOME	(2,051)	(390)	(2,000)	(2,000)
0263	0263	440001	GAIN/LOSS INVST FAIR VALU	(1,926)	-	-	-
0263	0263	549400	PROPERTY ASSESSMENTS	(8,013)	(10,073)	(9,398)	(9,398)
0263	0263	743200	IT SERVICES	-	-	20	20
0263	0263	751300	BANKING/INVESTMENT FEES	42	-	50	50
0263	0263	753000	CITY SERVICES ALLOCATION	1,653	930	1,755	1,755
0263	0263	755000	OTHER CONTRACTUAL SERVICE	4,553	4,877	6,373	6,373
0263	0263	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0263	0263	778000	UTILITIES-ELECTRICITY	91	350	150	150

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0263	0263	778800	UTILITIES-WATER	2,353	2,020	3,000	3,000
		0263-TOTA		(3,297)	(2,236)	-	-
0264-LAD 04-2 T799 CAMBRIDGE/PINNAC							
0264	0264	440000	INTEREST INCOME	(1,566)	(280)	(1,500)	(1,500)
0264	0264	440001	GAIN/LOSS INVST FAIR VALU	(1,585)	-	-	-
0264	0264	549400	PROPERTY ASSESSMENTS	(20,028)	(18,540)	(20,028)	(20,028)
0264	0264	743200	IT SERVICES	-	-	41	41
0264	0264	751300	BANKING/INVESTMENT FEES	32	-	45	45
0264	0264	753000	CITY SERVICES ALLOCATION	2,708	1,950	2,714	2,714
0264	0264	755000	OTHER CONTRACTUAL SERVICE	9,964	11,344	13,453	13,453
0264	0264	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0264	0264	778000	UTILITIES-ELECTRICITY	202	700	225	225
0264	0264	778800	UTILITIES-WATER	4,446	4,300	5,000	5,000
		0264-TOTA		(5,826)	(476)	-	-
0265-LAD 04-3 T795 CAMBRIDGE/VINEYA							
0265	0265	440000	INTEREST INCOME	(2,114)	-	(2,100)	(2,100)
0265	0265	440001	GAIN/LOSS INVST FAIR VALU	(1,961)	-	-	-
0265	0265	549400	PROPERTY ASSESSMENTS	(66,145)	(64,805)	(66,145)	(66,145)
0265	0265	743200	IT SERVICES	-	-	107	107
0265	0265	751300	BANKING/INVESTMENT FEES	42	-	50	50
0265	0265	753000	CITY SERVICES ALLOCATION	5,308	5,230	5,787	5,787
0265	0265	755000	OTHER CONTRACTUAL SERVICE	31,277	25,173	51,651	51,651
0265	0265	760000	SPECIAL DEPARTMENTAL EXP	177	50	50	50
0265	0265	778000	UTILITIES-ELECTRICITY	1,690	2,800	2,100	2,100
0265	0265	778800	UTILITIES-WATER	7,411	11,180	8,500	8,500
		0265-TOTA		(24,316)	(20,372)	-	-
0266-LAD 04-4 T802 SIERRA HEIGHTS							

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0266	0266	440000	INTEREST INCOME	(978)	(160)	(950)	(950)
0266	0266	440001	GAIN/LOSS INVST FAIR VALU	(948)	-	-	-
0266	0266	549400	PROPERTY ASSESSMENTS	(7,509)	(7,828)	(9,488)	(9,488)
0266	0266	743200	IT SERVICES	-	-	17	17
0266	0266	751300	BANKING/INVESTMENT FEES	20	-	30	30
0266	0266	753000	CITY SERVICES ALLOCATION	686	530	748	748
0266	0266	755000	OTHER CONTRACTUAL SERVICE	5,194	5,488	7,733	7,733
0266	0266	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0266	0266	778000	UTILITIES-ELECTRICITY	158	500	250	250
0266	0266	778800	UTILITIES-WATER	1,329	1,610	1,610	1,610
0266-TOTA				(2,048)	190	-	-
0267-LAD 05-1 MISSION PARK/BASIN							
0267	0267	440000	INTEREST INCOME	(628)	(110)	(600)	(600)
0267	0267	440001	GAIN/LOSS INVST FAIR VALU	(572)	-	-	-
0267	0267	549400	PROPERTY ASSESSMENTS	(3,052)	(5,078)	(4,878)	(4,878)
0267	0267	743200	IT SERVICES	-	-	6	6
0267	0267	751300	BANKING/INVESTMENT FEES	13	-	20	20
0267	0267	753000	CITY SERVICES ALLOCATION	350	270	380	380
0267	0267	755000	OTHER CONTRACTUAL SERVICE	1,568	1,742	4,222	4,222
0267	0267	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0267	0267	778000	UTILITIES-ELECTRICITY	59	200	100	100
0267	0267	778800	UTILITIES-WATER	679	650	700	700
0267-TOTA				(1,584)	(2,276)	-	-
0268-LAD 05-2 T835 COPPER VALLEY							
0268	0268	440000	INTEREST INCOME	(1,152)	(240)	(1,100)	(1,100)
0268	0268	440001	GAIN/LOSS INVST FAIR VALU	(1,126)	-	-	-
0268	0268	549400	PROPERTY ASSESSMENTS	(12,198)	(16,614)	(15,901)	(15,901)

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0268	0268	743200	IT SERVICES	-	-	26	26
0268	0268	751300	BANKING/INVESTMENT FEES	23	-	45	45
0268	0268	753000	CITY SERVICES ALLOCATION	2,219	1,430	2,224	2,224
0268	0268	755000	OTHER CONTRACTUAL SERVICE	6,205	6,905	11,556	11,556
0268	0268	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0268	0268	778000	UTILITIES-ELECTRICITY	145	400	200	200
0268	0268	778800	UTILITIES-WATER	2,361	2,900	2,900	2,900
0268-TOTA				(3,522)	(5,169)	-	-
0269-LAD 06-1 T794 QUAIL PARK							
0269	0269	440000	INTEREST INCOME	(39)	-	(35)	(35)
0269	0269	440001	GAIN/LOSS INVST FAIR VALU	(229)	-	-	-
0269	0269	549400	PROPERTY ASSESSMENTS	(31,406)	(30,110)	(31,406)	(31,406)
0269	0269	743200	IT SERVICES	-	-	60	60
0269	0269	751300	BANKING/INVESTMENT FEES	1	-	-	-
0269	0269	753000	CITY SERVICES ALLOCATION	3,842	4,130	3,906	3,906
0269	0269	755000	OTHER CONTRACTUAL SERVICE	15,284	17,100	13,475	13,475
0269	0269	778000	UTILITIES-ELECTRICITY	1,562	1,600	2,000	2,000
0269	0269	778800	UTILITIES-WATER	5,216	6,000	12,000	12,000
0269-TOTA				(5,770)	(1,280)	-	-
0270-LAD 09-1 T877 VICTORY ESTATES							
0270	0270	440000	INTEREST INCOME	(518)	-	(500)	(500)
0270	0270	440001	GAIN/LOSS INVST FAIR VALU	(475)	-	-	-
0270	0270	549400	PROPERTY ASSESSMENTS	(2,129)	(3,667)	(3,475)	(3,475)
0270	0270	743200	IT SERVICES	-	-	4	4
0270	0270	751300	BANKING/INVESTMENT FEES	10	-	15	15
0270	0270	753000	CITY SERVICES ALLOCATION	320	240	320	320
0270	0270	755000	OTHER CONTRACTUAL SERVICE	978	1,103	2,936	2,936

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0270	0270	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0270	0270	778000	UTILITIES-ELECTRICITY	(10)	290	150	150
0270	0270	778800	UTILITIES-WATER	473	500	500	500
0270-TOTAL				(1,351)	(1,484)	-	-
0271-LAD 09-2 T843 INDEP/LENNAR							
0271	0271	440000	INTEREST INCOME	(1,738)	-	(1,700)	(1,700)
0271	0271	440001	GAIN/LOSS INVST FAIR VALU	(1,666)	-	-	-
0271	0271	549400	PROPERTY ASSESSMENTS	(25,168)	(25,420)	(25,327)	(25,327)
0271	0271	743200	IT SERVICES	-	-	42	42
0271	0271	751300	BANKING/INVESTMENT FEES	35	-	45	45
0271	0271	753000	CITY SERVICES ALLOCATION	2,580	1,750	2,658	2,658
0271	0271	755000	OTHER CONTRACTUAL SERVICE	9,085	10,261	16,982	16,982
0271	0271	760000	SPECIAL DEPARTMENTAL EXP	177	50	50	50
0271	0271	778000	UTILITIES-ELECTRICITY	229	1,600	250	250
0271	0271	778800	UTILITIES-WATER	6,026	5,000	7,000	7,000
0271-TOTA				(10,439)	(6,759)	-	-
0272-LAD 07-2 T811 S GATE/GREENBRIE							
0272	0272	440000	INTEREST INCOME	(2,742)	(620)	(2,700)	(2,700)
0272	0272	440001	GAIN/LOSS INVST FAIR VALU	(2,879)	-	-	-
0272	0272	549400	PROPERTY ASSESSMENTS	(7,089)	(18,046)	(16,959)	(16,959)
0272	0272	743200	IT SERVICES	-	-	57	57
0272	0272	751300	BANKING/INVESTMENT FEES	57	-	65	65
0272	0272	753000	CITY SERVICES ALLOCATION	1,166	4,730	1,686	1,686
0272	0272	755000	OTHER CONTRACTUAL SERVICE	22,640	24,705	16,901	16,901
0272	0272	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0272	0272	778000	UTILITIES-ELECTRICITY	56	2,400	100	100
0272	0272	778800	UTILITIES-WATER	484	1,330	800	800

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0272-TOTA				11,693	14,549	-	-
0273-LAD 14-1 T843 INDEP III & IV							
0273	0273	440000	INTEREST INCOME	(2,795)	(430)	(2,700)	(2,700)
0273	0273	440001	GAIN/LOSS INVST FAIR VALU	(2,725)	-	-	-
0273	0273	549400	PROPERTY ASSESSMENTS	(35,273)	(42,055)	(40,556)	(40,556)
0273	0273	743200	IT SERVICES	-	-	69	69
0273	0273	751300	BANKING/INVESTMENT FEES	57	-	65	65
0273	0273	753000	CITY SERVICES ALLOCATION	5,336	2,330	5,274	5,274
0273	0273	755000	OTHER CONTRACTUAL SERVICE	18,885	21,449	32,048	32,048
0273	0273	760000	SPECIAL DEPARTMENTAL EXP	-	100	100	100
0273	0273	778000	UTILITIES-ELECTRICITY	164	1,000	200	200
0273	0273	778800	UTILITIES-WATER	5,097	5,410	5,500	5,500
0273-TOTA				(11,255)	(12,196)	-	-
0274-LAD 15-1 T887 SI +402K							
0274	0274	440000	INTEREST INCOME	(13,681)	(815)	(13,500)	(13,500)
0274	0274	440001	GAIN/LOSS INVST FAIR VALU	(11,132)	-	-	-
0274	0274	549400	PROPERTY ASSESSMENTS	(194,325)	(217,000)	(217,210)	(217,210)
0274	0274	743200	IT SERVICES	-	-	130	130
0274	0274	751300	BANKING/INVESTMENT FEES	269	-	300	300
0274	0274	753000	CITY SERVICES ALLOCATION	7,127	11,420	7,549	7,549
0274	0274	755000	OTHER CONTRACTUAL SERVICE	40,525	32,036	213,231	213,231
0274	0274	760000	SPECIAL DEPARTMENTAL EXP	-	1,000	1,000	1,000
0274	0274	778000	UTILITIES-ELECTRICITY	131	1,200	500	500
0274	0274	778800	UTILITIES-WATER	7,608	8,000	8,000	8,000
0274-TOTA				(163,477)	(164,159)	-	-
0275-LAD 15-2 T823 GREENS II							
0275	0275	440000	INTEREST INCOME	(342)	-	(300)	(300)

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0275	0275	440001	GAIN/LOSS INVST FAIR VALU	(390)	-	-	-
0275	0275	549400	PROPERTY ASSESSMENTS	(8,344)	(8,060)	(8,344)	(8,344)
0275	0275	743200	IT SERVICES	-	-	19	19
0275	0275	751300	BANKING/INVESTMENT FEES	7	-	10	10
0275	0275	753000	CITY SERVICES ALLOCATION	749	500	829	829
0275	0275	755000	OTHER CONTRACTUAL SERVICE	6,201	7,078	6,336	6,336
0275	0275	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0275	0275	778000	UTILITIES-ELECTRICITY	51	280	100	100
0275	0275	778800	UTILITIES-WATER	1,145	800	1,300	1,300
0275-TOTA				(924)	648	-	-
0276-LAD 16-1 T917 WOODSIDE							
0276	0276	440000	INTEREST INCOME	(348)	-	(340)	(340)
0276	0276	440001	GAIN/LOSS INVST FAIR VALU	(369)	-	-	-
0276	0276	549400	PROPERTY ASSESSMENTS	(11,801)	(11,390)	(11,801)	(11,801)
0276	0276	743200	IT SERVICES	-	-	22	22
0276	0276	751300	BANKING/INVESTMENT FEES	7	-	10	10
0276	0276	753000	CITY SERVICES ALLOCATION	828	770	938	938
0276	0276	755000	OTHER CONTRACTUAL SERVICE	7,859	8,955	9,921	9,921
0276	0276	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0276	0276	778000	UTILITIES-ELECTRICITY	50	210	100	100
0276	0276	778800	UTILITIES-WATER	717	1,430	1,100	1,100
0276-TOTA				(3,057)	25	-	-
0277-LAD 16-2 T914 MYNDERUP							
0277	0277	440000	INTEREST INCOME	(1,299)	(160)	(1,200)	(1,200)
0277	0277	440001	GAIN/LOSS INVST FAIR VALU	(1,314)	-	-	-
0277	0277	549400	PROPERTY ASSESSMENTS	(9,675)	(18,300)	(19,836)	(19,836)
0277	0277	743200	IT SERVICES	-	-	27	27

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0277	0277	751300	BANKING/INVESTMENT FEES	27	-	30	30
0277	0277	753000	CITY SERVICES ALLOCATION	2,733	1,000	2,642	2,642
0277	0277	755000	OTHER CONTRACTUAL SERVICE	4,786	5,330	14,487	14,487
0277	0277	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0277	0277	778000	UTILITIES-ELECTRICITY	2,129	1,900	1,900	1,900
0277	0277	778800	UTILITIES-WATER	1,686	1,840	1,900	1,900
0277-TOTA				(928)	(8,340)	-	-
0278-LAD 18-1 T918-9 156k							
0278	0278	440000	INTEREST INCOME	(6,570)	(680)	(6,500)	(6,500)
0278	0278	440001	GAIN/LOSS INVST FAIR VALU	(7,043)	-	-	-
0278	0278	549400	PROPERTY ASSESSMENTS	(93,199)	(131,525)	(130,966)	(130,966)
0278	0278	743200	IT SERVICES	-	-	240	240
0278	0278	751300	BANKING/INVESTMENT FEES	135	-	150	150
0278	0278	753000	CITY SERVICES ALLOCATION	14,374	5,230	14,535	14,535
0278	0278	755000	OTHER CONTRACTUAL SERVICE	79,011	86,299	114,191	114,191
0278	0278	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0278	0278	778000	UTILITIES-ELECTRICITY	484	1,100	800	800
0278	0278	778800	UTILITIES-WATER	8,851	7,300	7,500	7,500
0278-TOTA				(3,957)	(32,226)	-	-
0279-LAD 19-1 T916 PACIFIC GROVE II							
0279	0279	440000	INTEREST INCOME	(860)	-	(800)	(800)
0279	0279	440001	GAIN/LOSS INVST FAIR VALU	(761)	-	-	-
0279	0279	549400	PROPERTY ASSESSMENTS	(12,205)	(11,725)	(12,205)	(12,205)
0279	0279	743200	IT SERVICES	-	-	13	13
0279	0279	751300	BANKING/INVESTMENT FEES	17	-	25	25
0279	0279	753000	CITY SERVICES ALLOCATION	544	370	593	593
0279	0279	755000	OTHER CONTRACTUAL SERVICE	3,844	3,243	10,624	10,624

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0279	0279	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0279	0279	778000	UTILITIES-ELECTRICITY	-	1,110	100	100
0279	0279	778800	UTILITIES-WATER	1,226	1,200	1,600	1,600
0279-TOTA				(8,194)	(5,752)	-	-
0280-LAD 19-2 T915 ENCLAVE							
0280	0280	440000	INTEREST INCOME	(786)	-	(750)	(750)
0280	0280	440001	GAIN/LOSS INVST FAIR VALU	(276)	-	-	-
0280	0280	549400	PROPERTY ASSESSMENTS	(11,643)	(11,030)	(11,643)	(11,643)
0280	0280	751300	BANKING/INVESTMENT FEES	15	-	20	20
0280	0280	753000	CITY SERVICES ALLOCATION	-	530	99	99
0280	0280	755000	OTHER CONTRACTUAL SERVICE	35	4,940	10,184	10,184
0280	0280	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0280	0280	778000	UTILITIES-ELECTRICITY	-	360	360	360
0280	0280	778800	UTILITIES-WATER	-	1,680	1,680	1,680
0280-TOTA				(12,655)	(3,470)	-	-
0281-LAD 20-1 T929 WOODSIDE							
0281	0281	440000	INTEREST INCOME	(4,288)	-	(4,200)	(4,200)
0281	0281	440001	GAIN/LOSS INVST FAIR VALU	(2,925)	-	-	-
0281	0281	549400	PROPERTY ASSESSMENTS	(53,815)	(50,580)	(53,815)	(53,815)
0281	0281	743200	IT SERVICES	-	-	7	7
0281	0281	751300	BANKING/INVESTMENT FEES	83	-	100	100
0281	0281	753000	CITY SERVICES ALLOCATION	1,269	3,870	5,030	5,030
0281	0281	755000	OTHER CONTRACTUAL SERVICE	1,629	36,000	47,488	47,488
0281	0281	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0281	0281	778000	UTILITIES-ELECTRICITY	-	4,080	4,080	4,080
0281	0281	778800	UTILITIES-WATER	-	1,260	1,260	1,260
0281-TOTA				(58,046)	(5,320)	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0282-LAD 21-1 T928 SAN JOAQUIN VALL							
0282	0282	440000	INTEREST INCOME	(4,445)	(135)	(4,400)	(4,400)
0282	0282	440001	GAIN/LOSS INVST FAIR VALU	(3,362)	-	-	-
0282	0282	549400	PROPERTY ASSESSMENTS	(54,925)	(58,400)	(57,821)	(57,821)
0282	0282	743200	IT SERVICES	-	-	2	2
0282	0282	751300	BANKING/INVESTMENT FEES	87	-	100	100
0282	0282	753000	CITY SERVICES ALLOCATION	1,682	3,620	6,586	6,586
0282	0282	755000	OTHER CONTRACTUAL SERVICE	70	37,200	46,123	46,123
0282	0282	760000	SPECIAL DEPARTMENTAL EXP	-	50	50	50
0282	0282	778000	UTILITIES-ELECTRICITY	-	3,960	3,960	3,960
0282	0282	778800	UTILITIES-WATER	-	5,400	5,400	5,400
0282	0282	795500	TAXES	(1,110)	-	-	-
0282-TOTA				(62,004)	(8,305)	-	-
0283-CFD 22-1 LIVE OAK							
0283	0283	440000	INTEREST INCOME	(3,297)	-	(3,200)	(3,200)
0283	0283	440001	GAIN/LOSS INVST FAIR VALU	903	-	-	-
0283	0283	549400	PROPERTY ASSESSMENTS	(201,159)	-	(201,159)	(201,159)
0283	0283	743200	IT SERVICES	-	-	45	45
0283	0283	749000	CONTRACTED LEGAL SERVICES	1,534	-	-	-
0283	0283	751300	BANKING/INVESTMENT FEES	50	-	80	80
0283	0283	753000	CITY SERVICES ALLOCATION	-	-	11,057	11,057
0283	0283	755000	OTHER CONTRACTUAL SERVICE	17,721	-	193,177	193,177
0283-TOTA				(184,249)	-	-	-
0300-AIRPORT OPERATIONS							
0300	0300	440000	INTEREST INCOME	(7,519)	(1,200)	(7,500)	(7,500)
0300	0300	440001	GAIN/LOSS INVST FAIR VALU	(3,952)	-	-	-
0300	0300	751300	BANKING/INVESTMENT FEES	142	(150)	150	150

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0300-TOTA				(11,329)	(1,350)	(7,350)	(7,350)
0300-11102020 AIRPORT OPERATIONS							
0300	11102020	474101	STATE GRNT FUNDING	(10,000)	-	-	-
0300	11102020	474102	FEDERAL GRNT FUNDING	(75,000)	-	-	-
0300	11102020	540300	MISCELLANEOUS REVENUE	(2,481)	-	-	-
0300	11102020	545100	AIRPRT HANGAR RENTS	(60,509)	(63,000)	(63,000)	(63,000)
0300	11102020	545400	AIRPRT TIEDOWNS RENT	(507)	(1,000)	(1,000)	(1,000)
0300	11102020	546000	AIRPRT LAND LEASES	(62,692)	(77,000)	(77,000)	(77,000)
0300	11102020	546200	AIRPRT FARMLAND LEASE	(31,769)	(31,770)	(54,000)	(54,000)
0300	11102020	546300	OTHER AIRPORT REVENUE	(1,560)	(600)	(600)	(600)
0300	11102020	546400	AIRPRT SALE OF FUEL	(225,809)	(200,000)	(200,000)	(200,000)
0300	11102020	570350	TRANSFERS - DEBT SERVICE	4,482	4,726	4,981	5,248
0300	11102020	701300	PART-TIME EMPLOYEES	30,969	48,250	48,250	48,250
0300	11102020	701500	OVERTIME	75	-	-	-
0300	11102020	703400	CELL PHONE ALLOWANCE	525	-	-	-
0300	11102020	707110	RETIREMENT	4,438	11,844	11,844	11,844
0300	11102020	707149	OTHER PERSONNEL BENEFITS	853	616	616	616
0300	11102020	707169	WORKERS' COMP INSURANCE	968	847	898	898
0300	11102020	708601	INSURANCE-MEDICAL	8,225	5,000	5,000	5,000
0300	11102020	708602	INSURANCE-DENTAL	286	400	400	400
0300	11102020	708603	INSURANCE-VISION	87	100	100	100
0300	11102020	732000	COMMUNICATIONS	1,577	2,200	1,700	1,800
0300	11102020	733000	LIABILITY INSURANCE	19,708	30,540	12,571	12,571
0300	11102020	740000	FLEET MAINTENANCE	889	860	890	890
0300	11102020	741000	FLEET REPLACEMENT RESERVE	1,064	1,060	2,562	2,562
0300	11102020	742000	BUILDING MTCE OVERHEAD	-	-	42,168	42,168
0300	11102020	743200	IT SERVICES	-	-	1,327	1,327
0300	11102020	743300	FUEL AND LUBE MAINTENANCE	215,044	165,000	165,000	165,000

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0300	11102020	744000	OFFICE EXPENSE MISC	-	250	250	250
0300	11102020	745000	PUBLICATIONS AND DUES	334	100	300	300
0300	11102020	749500	PROF AND SPEC SERVICES	8,265	10,000	11,000	11,000
0300	11102020	749600	GRP INSUR ADM EXPENSE	(1,607)	1,000	-	-
0300	11102020	753000	CITY SERVICES ALLOCATION	(71,284)	33,385	121,135	121,135
0300	11102020	760000	SPECIAL DEPARTMENTAL EXP	508	5,000	5,000	5,000
0300	11102020	777000	TRAINING/TRAVEL/MEETING	1,410	1,500	1,500	1,500
0300	11102020	778000	UTILITIES-ELECTRICITY	21,796	25,000	25,000	25,000
0300	11102020	778500	UTILITIES-GAS	526	1,200	1,200	1,200
0300	11102020	778800	UTILITIES-WATER	3,994	3,400	3,400	3,400
0300	11102020	788000	DEPRECIATION EXPENSE	319,509	421,000	421,000	421,000
0300	11102020	800000	CAPITALIZED CY ASSETS	(66,231)	-	-	-
0300	11102020	824611	AIRPORT FBO BLDG ROOF PRJCT	66,231	-	-	-
0300	11102020	945000	TRANSFERS OUT	529	529	529	529
	11102020-			102,844	400,437	493,021	493,388
0306-REFUSE OPERATIONS FUND							
0306	0306	440001	GAIN/LOSS INVST FAIR VALU	42,603	-	-	-
0306	0306	570200	TRANSFERS IN	(214,865)	-	-	-
0306	0306	751300	BANKING/INVESTMENT FEES	143	-	9,000	9,000
0306	0306	754500	OPEB EXPENSE	45,609	-	-	-
0306	0306	793000	PRINCIPAL PAYMENT	-	-	95,913	95,368
0306	0306	796000	INTEREST EXPENSE	71,152	66,855	62,659	58,448
	0306-TOTA			(55,358)	66,855	167,572	162,816
0306-20310000 REFUSE OPERATIONS							
0306	20310000	474101	STATE GRNT FUNDING	(15,072)	(15,000)	(15,000)	(15,000)
0306	20310000	490300	REFUSE SERVICE CHARGES	(9,914,542)	(9,604,395)	(10,300,000)	(10,700,000)
0306	20310000	540200	PENALTIES-LATE PYMT CHGS	-	(20,000)	(175,000)	(175,000)

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0306	20310000	540300	MISCELLANEOUS REVENUE	(12,013)	(2,000)	(30,000)	(30,000)
0306	20310000	541200	SALE OF SURPLUS PROPERTY	(55,400)	-	-	-
0306	20310000	542500	COLLECTIONS-BAD DEBTS	(705)	(8,000)	(1,000)	(1,000)
0306	20310000	570200	TRANSFERS IN	(2,015,098)	-	-	-
0306	20310000	701000	REGULAR EMPLOYEES	1,578,609	1,762,970	1,873,760	1,873,760
0306	20310000	701300	PART-TIME EMPLOYEES	71,172	83,200	83,000	83,000
0306	20310000	701500	OVERTIME	100,772	81,000	95,000	100,000
0306	20310000	701800	INCENTIVE PAY	28,599	23,200	48,120	48,120
0306	20310000	702000	HOLIDAY-IN-LIEU	-	5,000	-	-
0306	20310000	702300	DIFFERENTIAL	654	-	1,000	1,000
0306	20310000	702700	VACATION PAYOUT	3,367	10,000	10,000	10,000
0306	20310000	703400	CELL PHONE ALLOWANCE	1,992	1,990	2,620	2,620
0306	20310000	703600	CAR ALLOWANCE	440	-	3,060	3,060
0306	20310000	707110	RETIREMENT	18,831	291,955	400,720	441,870
0306	20310000	707149	OTHER PERSONNEL BENEFITS	27,803	34,250	48,220	48,220
0306	20310000	707160	RETIREMENT-DEF COMP	26,849	35,510	36,540	36,540
0306	20310000	707169	WORKERS' COMP INSURANCE	224,478	196,595	305,637	305,637
0306	20310000	708601	INSURANCE-MEDICAL	224,759	225,130	325,920	325,920
0306	20310000	708602	INSURANCE-DENTAL	14,375	23,660	28,960	28,960
0306	20310000	708603	INSURANCE-VISION	2,594	3,330	3,990	3,990
0306	20310000	708604	INSURANCE-LIFE	2,187	7,600	7,570	7,570
0306	20310000	730000	UNIFORM EXPENSE	15,960	14,960	16,500	18,000
0306	20310000	732000	COMMUNICATIONS	7,771	3,000	10,000	10,000
0306	20310000	733000	LIABILITY INSURANCE	197,095	305,420	732,020	732,020
0306	20310000	740000	FLEET MAINTENANCE	1,340,731	1,296,670	1,052,646	1,052,646
0306	20310000	741000	FLEET REPLACEMENT RESERVE	632,856	630,630	1,052,646	1,052,646
0306	20310000	741200	EQUIPMENT MAINTENANCE	16,560	31,350	25,000	25,000
0306	20310000	742000	BUILDING MTCE OVERHEAD	8,904	8,030	20,756	20,756

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0306	20310000	742100	BLDG CPTL/EQPT REPL RSRVE	1,356	1,348	1,588	1,588
0306	20310000	743100	COMPUTER REPLACEMNT RSRV	1,561	1,550	5,323	5,323
0306	20310000	743200	IT SERVICES	26,445	15,710	53,954	53,954
0306	20310000	744000	OFFICE EXPENSE MISC	207	1,200	1,100	1,100
0306	20310000	745000	PUBLICATIONS AND DUES	755	5,000	1,000	1,000
0306	20310000	747000	PRINTING	6,264	15,000	10,500	10,500
0306	20310000	749500	PROF AND SPEC SERVICES	11,393	45,000	1,349,000	1,325,000
0306	20310000	749600	GRP INSUR ADM EXPENSE	(48,208)	29,940	58,703	58,703
0306	20310000	753000	CITY SERVICES ALLOCATION	1,536,632	1,641,348	659,335	659,335
0306	20310000	755000	OTHER CONTRACTUAL SERVICE	2,727,607	2,562,400	3,000,000	3,300,000
0306	20310000	756000	ADVERTISING & PUBLIC REL	20,451	15,000	15,000	15,000
0306	20310000	760000	SPECIAL DEPARTMENTAL EXP	20,019	15,000	16,000	17,000
0306	20310000	777000	TRAINING/TRAVEL/MEETING	430	1,000	800	800
0306	20310000	788000	DEPRECIATION EXPENSE	723,599	680,000	730,000	730,000
0306	20310000	798000	BAD DEBT EXPENSE	1,208	11,000	5,000	5,000
0306	20310000	800000	CAPITALIZED CY ASSETS	(419,783)	-	-	-
0306	20310000	823007	COMMERCIAL/RECYCLE DUMPSTER	45,463	-	-	-
0306	20310000	823008	AUTOMATED REFUSE CONTAINERS	(717)	-	-	-
0306	20310000	824001	COMMERCIAL/RECYCLE DUMPSTERS	150,037	-	-	-
0306	20310000	824002	AUTOMATED REFUSE CONTAINERS	225,000	-	-	-
	20310000-			(2,435,754)	466,551	1,569,988	1,494,638
0306-20320000 REFUSE STREET CLEANING							
0306	20320000	541200	SALE OF SURPLUS PROPERTY	(30,000)	-	-	-
0306	20320000	701000	REGULAR EMPLOYEES	49,864	235,820	-	-
0306	20320000	701500	OVERTIME	213	1,421	-	-
0306	20320000	702000	HOLIDAY-IN-LIEU	-	290	-	-
0306	20320000	702300	DIFFERENTIAL	548	2,110	-	-
0306	20320000	707110	RETIREMENT	632	33,110	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0306	20320000	707149	OTHER PERSONNEL BENEFITS	817	3,420	-	-
0306	20320000	707160	RETIREMENT-DEF COMP	520	3,910	-	-
0306	20320000	707169	WORKERS' COMP INSURANCE	23,222	20,337	-	-
0306	20320000	708601	INSURANCE-MEDICAL	2,465	12,070	-	-
0306	20320000	708602	INSURANCE-DENTAL	117	1,890	-	-
0306	20320000	708603	INSURANCE-VISION	35	260	-	-
0306	20320000	708604	INSURANCE-LIFE	74	1,040	-	-
0306	20320000	730000	UNIFORM EXPENSE	1,537	1,800	-	-
0306	20320000	740000	FLEET MAINTENANCE	254,473	246,110	-	-
0306	20320000	741000	FLEET REPLACEMENT RESERVE	147,830	147,310	-	-
0306	20320000	742000	BUILDING MTCE OVERHEAD	6,202	5,600	-	-
0306	20320000	742100	BLDG CPTL/EQPT REPL RSRVE	944	939	-	-
0306	20320000	749500	PROF AND SPEC SERVICES	778,315	-	-	-
0306	20320000	749600	GRP INSUR ADM EXPENSE	(6,428)	3,990	-	-
0306	20320000	760000	SPECIAL DEPARTMENTAL EXP	-	150	-	-
0306	20320000	773000	EMPLOYEE RECOGNITION	74	-	-	-
0306	20320000	778800	UTILITIES-WATER	56	650	-	-
	20320000-			1,231,512	722,227	-	-
0307-REFUSE CAPITAL & RESERVE FUND							
0307	0307	440000	INTEREST INCOME	(29,801)	(6,000)	(29,000)	(29,000)
0307	0307	440001	GAIN/LOSS INVST FAIR VALU	(48,673)	-	-	-
0307	0307	751300	BANKING/INVESTMENT FEES	670	600	700	700
0307	0307	945000	TRANSFERS OUT	214,865	-	-	-
	0307-TOTA			137,061	(5,400)	(28,300)	(28,300)
0307-20370000 REFUSE CAPITAL & RESERVES							
0307	20370000	570200	TRANSFERS IN	(688,489)	-	-	-
0307	20370000	822301	REFUSE REAR LOADER/REPL 342	127,716	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0307	20370000	822606	REFUSE OFFICE BREAKROOM	7,816	-	-	-
0307	20370000	824001	COMMERCIAL/RECYCLE DUMPSTERS	192,173	-	-	-
0307	20370000	824002	COMMERCIAL/RECYCLE DUMPSTERS	7,373	-	-	-
0307	20370000	824004	DIESEL EXHAUST FLUID DISPENSER	10,236	-	-	-
0307	20370000	824309	REFUSE FRONT LOAD TRUCK#1	457,669	-	-	-
0307	20370000	824310	REFUSE FRONT LOAD TRUCK#2	457,669	-	-	-
0307	20370000	824311	REFUSE FRONT LOAD TRUCK#3	457,669	-	-	-
0307	20370000	824602	ASPHALT BIN AREA	38,564	-	-	-
	20370000-			1,068,397	-	-	-
0310-14130000 CITY HFD PUBLIC HSG AUTH							
0310	14130000	476122	LEASE & OTHER FIN PROCEEDS	-	(3,844)	-	-
0310	14130000	540300	MISCELLANEOUS REVENUE	(415)	-	-	-
0310	14130000	570200	TRANSFERS IN	(156,274)	(145,647)	(183,195)	(187,635)
0310	14130000	701000	REGULAR EMPLOYEES	143,652	154,900	154,960	154,960
0310	14130000	701300	PART-TIME EMPLOYEES	51	-	-	-
0310	14130000	701500	OVERTIME	87	-	-	-
0310	14130000	701800	INCENTIVE PAY	8,568	12,170	8,740	8,740
0310	14130000	702500	OUT OF CLASS	231	-	-	-
0310	14130000	702700	VACATION PAYOUT	2,637	1,000	3,000	3,000
0310	14130000	703400	CELL PHONE ALLOWANCE	1,200	1,200	1,200	1,200
0310	14130000	707110	RETIREMENT	21,347	26,515	35,650	39,590
0310	14130000	707149	OTHER PERSONNEL BENEFITS	5,926	6,650	7,340	7,340
0310	14130000	707160	RETIREMENT-DEF COMP	3,750	3,910	3,910	3,910
0310	14130000	707169	WORKERS' COMP INSURANCE	3,870	3,390	7,656	7,656
0310	14130000	708601	INSURANCE-MEDICAL	23,539	31,300	29,540	29,540
0310	14130000	708602	INSURANCE-DENTAL	1,215	1,890	2,210	2,210
0310	14130000	708603	INSURANCE-VISION	207	260	300	300
0310	14130000	708604	INSURANCE-LIFE	210	520	520	520

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0310	14130000	732000	COMMUNICATIONS	553	600	600	600
0310	14130000	733000	LIABILITY INSURANCE	-	-	4,249	4,249
0310	14130000	742000	BUILDING MTCE OVERHEAD	10,452	9,430	10,802	10,802
0310	14130000	742100	BLDG CPTL/EQPT REPL RSRVE	6,838	6,799	6,076	6,076
0310	14130000	743100	COMPUTER REPLACEMNT RSRV	826	820	2,661	2,661
0310	14130000	743200	IT SERVICES	13,226	7,850	6,138	6,138
0310	14130000	744000	OFFICE EXPENSE MISC	3,014	2,000	1,300	1,300
0310	14130000	745000	PUBLICATIONS AND DUES	3,132	2,000	1,500	2,000
0310	14130000	745500	POSTAGE AND FREIGHT	669	350	500	500
0310	14130000	747000	PRINTING	5,013	2,000	2,000	2,000
0310	14130000	749500	PROF AND SPEC SERVICES	37,048	6,000	4,600	4,600
0310	14130000	749600	GRP INSUR ADM EXPENSE	(3,214)	2,000	3,669	3,669
0310	14130000	753000	CITY SERVICES ALLOCATION	17,756	17,752	39,074	39,074
0310	14130000	760000	SPECIAL DEPT EXPENSE	-	-	500	500
0310	14130000	773000	EMPLOYEE RECOGNITION	(25)	-	-	-
0310	14130000	777000	TRAINING/TRAVEL/MEETING	550	1,000	500	500
0310	14130000	793000	PRINCIPAL PAYMENT	-	836	-	-
0310	14130000	796000	INTEREST EXPENSE	-	6	-	-
0310	14130000	915600	ALOC-CDBG REUSE	(34,894)	(26,580)	(35,000)	(35,000)
0310	14130000	915700	ALOC-HOME GRANT	(14,895)	(26,580)	(15,000)	(15,000)
0310	14130000	916000	ALOC-CDBG ENTITLEMENT	(105,851)	(104,341)	(106,000)	(106,000)
	14130000-			-	(3,844)	-	-
0320-INTERMODAL FACILITY OPERATIONS							
0320	0320	440000	INTEREST INCOME	(2,033)	(200)	(2,000)	(2,000)
0320	0320	440001	GAIN/LOSS INVST FAIR VALU	(1,065)	-	-	-
0320	0320	476122	LEASE & OTHER FIN PROCEEDS	-	(78,705)	-	-
0320	0320	751300	BANKING/INVESTMENT FEES	41	20	50	50
	0320-TOTA			(3,056)	(78,885)	(1,950)	(1,950)

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0320-17502091 INTERMODAL FACILITY OPER							
0320	17502091	440000	INTEREST INCOME	(808)	-	-	-
0320	17502091	444000	LEASE REVENUE	(39,356)	-	-	-
0320	17502091	445000	RENTS AND LEASES	(706)	(40,000)	(40,000)	(40,000)
0320	17502091	540300	MISCELLANEOUS REVENUE	(1,024)	-	-	-
0320	17502091	742000	BUILDING MTCE OVERHEAD	-	-	91,673	91,673
0320	17502091	743200	IT SERVICES	-	-	131	131
0320	17502091	753000	CITY SERVICES ALLOCATION	-	-	1,148	1,148
0320	17502091	755000	OTHER CONTRACTUAL SERVICE	22,895	20,000	22,000	22,000
0320	17502091	760000	SPECIAL DEPARTMENTAL EXP	556	500	500	500
0320	17502091	778000	UTILITIES-ELECTRICITY	5,132	6,745	6,800	6,800
0320	17502091	778500	UTILITIES-GAS	181	650	500	500
0320	17502091	778800	UTILITIES-WATER	1,329	1,540	1,500	1,500
0320	17502091	788000	DEPRECIATION EXPENSE	26,117	26,000	26,000	26,000
		17502091-		14,316	15,435	110,252	110,252
0330-COURTHOUSE SQUARE FACILITY FUND							
0330	0330	440001	GAIN/LOSS INVST FAIR VALU	6,202	-	-	-
		0330-TOTA		6,202	-	-	-
0330-17502131 COURTHOUSE SQUARE FACIL							
0330	17502131	445000	RENTS AND LEASES	(48,463)	(40,000)	-	-
0330	17502131	447220	FM-FACILITIES-OTHER RENTS	(6,553)	(5,000)	-	-
0330	17502131	540300	MISCELLANEOUS REVENUE	(6)	-	-	-
0330	17502131	749500	PROF AND SPEC SERVICES	35,719	19,475	9,000	-
0330	17502131	760000	SPECIAL DEPARTMENTAL EXP	5,727	2,000	1,000	-
0330	17502131	778000	UTILITIES-ELECTRICITY	55,976	48,000	20,000	-
0330	17502131	778500	UTILITIES-GAS	1,089	1,500	750	-
0330	17502131	778800	UTILITIES-WATER	13,857	15,000	3,500	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
17502131-				57,346	40,975	34,250	-
0340-BUILDING SAFETY							
0340	0340	440000	INTEREST INCOME	(7,759)	-	(7,000)	(7,000)
0340	0340	440001	GAIN/LOSS INVST FAIR VALU	3,037	-	-	-
0340	0340	751300	BANKING/INVESTMENT FEES	113	-	150	150
0340-TOTA				(4,609)	-	(6,850)	(6,850)
0340-03401340 BUILDING SAFETY							
0340	03401340	421000	CONSTRUCTION PERMITS	(1,738,777)	(1,000,000)	(1,800,000)	(1,800,000)
0340	03401340	474101	STATE GRNT FUNDING	-	(140,000)	-	-
0340	03401340	474103	LOCAL GRANT FUNDING	(80,000)	-	-	-
0340	03401340	493100	PLAN CHECKING FEES	(541,950)	(300,000)	(550,000)	(550,000)
0340	03401340	493102	ELEC SYS REPL FEES	(18,215)	(15,000)	(19,000)	(19,000)
0340	03401340	493400	ADMIN FEE-SCH IMPACT/SMIP	(49,244)	(2,200)	(63,000)	(63,000)
0340	03401340	540300	MISCELLANEOUS REVENUE	(1,557)	(3,000)	-	-
0340	03401340	540400	DEVLPR IMPR/CONTR CAPITAL	(17,306)	-	-	-
0340	03401340	542700	COST REIMBURSEMENT	(1,125)	-	-	-
0340	03401340	701000	REGULAR EMPLOYEES	584,036	552,800	890,490	890,490
0340	03401340	701500	OVERTIME	739	1,000	1,000	1,000
0340	03401340	701800	INCENTIVE PAY	16,906	14,020	26,070	26,070
0340	03401340	702700	VACATION PAYOUT	1,061	10,000	2,000	2,000
0340	03401340	703300	UNIFORM ALLOWANCE	4,000	3,200	4,000	4,000
0340	03401340	707110	RETIREMENT	78,951	91,510	179,670	195,790
0340	03401340	707149	OTHER PERSONNEL BENEFITS	12,683	11,710	29,630	29,630
0340	03401340	707160	RETIREMENT-DEF COMP	11,529	11,730	17,600	17,600
0340	03401340	707169	WORKERS' COMP INSURANCE	13,546	11,864	28,829	28,829
0340	03401340	708601	INSURANCE-MEDICAL	74,163	59,020	134,040	134,040
0340	03401340	708602	INSURANCE-DENTAL	5,388	5,680	12,170	12,170

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0340	03401340	708603	INSURANCE-VISION	786	770	1,650	1,650
0340	03401340	708604	INSURANCE-LIFE	653	1,830	2,870	2,870
0340	03401340	730000	UNIFORM EXPENSE	1,111	800	800	800
0340	03401340	731000	CASH SHORT/OVER	1	-	-	-
0340	03401340	732000	COMMUNICATIONS	5,731	9,000	9,000	9,000
0340	03401340	733000	LIABILITY INSURANCE	-	-	16,996	16,996
0340	03401340	740000	FLEET MAINTENANCE	18,519	17,910	18,545	18,545
0340	03401340	741000	FLEET REPLACEMENT RESERVE	10,838	10,800	42,574	42,574
0340	03401340	741400	BUILDING MTCE INTERNAL COSTS	1,150	7,500	7,500	7,500
0340	03401340	742000	BUILDING MTCE OVERHEAD	20,080	18,110	20,753	20,753
0340	03401340	742100	BLDG CPTL/EQPT REPL RSRVE	13,138	13,062	5,837	5,837
0340	03401340	743100	COMPUTER REPLACEMNT RSRV	8,198	8,140	11,533	11,533
0340	03401340	743200	IT SERVICES	57,305	34,040	26,914	26,914
0340	03401340	744000	OFFICE EXPENSE MISC	3,182	2,550	4,000	4,000
0340	03401340	745000	PUBLICATIONS AND DUES	2,117	3,000	10,000	3,000
0340	03401340	745500	POSTAGE AND FREIGHT	2,653	1,000	1,000	1,000
0340	03401340	747000	PRINTING	2,891	4,000	4,000	4,000
0340	03401340	749500	PROF AND SPEC SERVICES	267,742	240,000	320,000	320,000
0340	03401340	749600	GRP INSUR ADM EXPENSE	(11,248)	6,980	14,676	14,676
0340	03401340	753000	CITY SERVICES ALLOCATION	370,752	370,753	279,122	279,122
0340	03401340	756000	ADVERTISING & PUBLIC REL	-	500	500	500
0340	03401340	760000	SPECIAL DEPARTMENTAL EXP	3,587	10,000	10,000	10,000
0340	03401340	760124	PLNG-ELEC SYS FEE EXP	9,600	5,000	5,000	5,000
0340	03401340	777000	TRAINING/TRAVEL/MEETING	7,733	5,000	10,000	5,000
0340	03401340	788000	DEPRECIATION EXPENSE	24,898	-	-	-
0340	03401340	792300	GRANT PROGRAM EXPENSES	80,000	-	-	-
0340	03401340	793000	PRINCIPAL PAYMENT	-	836	-	-
0340	03401340	796000	INTEREST EXPENSE	-	6	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0340	03401340	800000	CAPITALIZED CY ASSETS	(266,820)	-	-	-
0340	03401340	824305	INSPECTOR ELECTRIC VAN#1	53,107	-	-	-
0340	03401340	824306	INSPECTOR ELECTRIC VAN#2	52,900	-	-	-
0340	03401340	824307	INSPECTOR ELECTRIC VAN#3	53,084	-	-	-
0340	03401340	824308	INSPECTOR ELECTRIC VAN#4	52,870	-	-	-
03401340-TOTAL				(798,618)	83,921	(283,231)	(279,111)
0358-STORM DRAINAGE OPERATIONS							
0358	0358	440000	INTEREST INCOME	(190,874)	(43,000)	(190,000)	(190,000)
0358	0358	440001	GAIN/LOSS INVST FAIR VALU	(199,384)	-	-	-
0358	0358	751300	BANKING/INVESTMENT FEES	3,902	4,300	9,000	9,000
0358	0358	793000	PRINCIPAL PAYMENT	-	-	19,268	19,158
0358	0358	796000	INTEREST EXPENSE	14,294	13,430	12,587	11,742
0358	0358	945000	TRANSFERS OUT	56,419	-	-	-
0358-TOTA				(315,643)	(25,270)	(149,145)	(150,100)
0358-20610000 STORM DRAINAGE OPERATIONS							
0358	20610000	490200	STORM DRAIN SERVICE FEES	(1,445,331)	(1,595,000)	(1,450,000)	(1,450,000)
0358	20610000	540200	PENALTIES-LATE PYMT CHGS	-	(5,000)	(25,000)	(25,000)
0358	20610000	540400	DEVLPR IMPR/CONTR CAPITAL	(1,015,237)	-	-	-
0358	20610000	542500	COLLECTIONS-BAD DEBTS	(120)	(1,000)	(500)	(500)
0358	20610000	570200	TRANSFERS IN	(23,220)	-	-	-
0358	20610000	701000	REGULAR EMPLOYEES	434,295	349,220	577,140	577,140
0358	20610000	701300	PART-TIME EMPLOYEES	-	30,000	-	-
0358	20610000	701500	OVERTIME	11,586	5,000	7,000	7,000
0358	20610000	701800	INCENTIVE PAY	3,158	3,310	5,490	5,490
0358	20610000	702300	DIFFERENTIAL	24	-	-	-
0358	20610000	702700	VACATION PAYOUT	7,576	-	2,000	2,000
0358	20610000	703000	STANDBY	6,485	2,540	8,000	8,000

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0358	20610000	703400	CELL PHONE ALLOWANCE	348	50	1,010	1,010
0358	20610000	703600	CAR ALLOWANCE	110	-	1,440	1,440
0358	20610000	707110	RETIREMENT	109,644	49,490	117,580	128,940
0358	20610000	707149	OTHER PERSONNEL BENEFITS	8,050	6,240	12,940	12,940
0358	20610000	707160	RETIREMENT-DEF COMP	4,947	5,940	8,880	8,880
0358	20610000	707169	WORKERS' COMP INSURANCE	29,027	25,422	42,148	42,148
0358	20610000	708601	INSURANCE-MEDICAL	49,625	55,230	78,980	78,980
0358	20610000	708602	INSURANCE-DENTAL	3,474	4,730	8,080	8,080
0358	20610000	708603	INSURANCE-VISION	601	640	1,100	1,100
0358	20610000	708604	INSURANCE-LIFE	565	1,570	2,230	2,230
0358	20610000	730000	UNIFORM EXPENSE	3,480	3,660	6,000	6,000
0358	20610000	732000	COMMUNICATIONS	450	1,170	600	600
0358	20610000	733000	LIABILITY INSURANCE	39,416	61,080	40,120	40,120
0358	20610000	740000	FLEET MAINTENANCE	93,100	90,040	93,231	93,231
0358	20610000	741000	FLEET REPLACEMENT RESERVE	120,795	120,370	116,412	116,412
0358	20610000	741200	EQUIPMENT MAINTENANCE	44,860	27,000	25,000	25,000
0358	20610000	743200	IT SERVICES	-	-	8,862	8,862
0358	20610000	744000	OFFICE EXPENSE MISC	-	800	800	800
0358	20610000	745000	PUBLICATIONS AND DUES	26,498	27,000	28,000	28,000
0358	20610000	745500	POSTAGE AND FREIGHT	4,424	-	-	-
0358	20610000	747000	PRINTING	2,609	-	-	-
0358	20610000	749000	CONTRACTED LEGAL SERVICES	9,958	-	-	-
0358	20610000	749500	PROF AND SPEC SERVICES	40,929	16,000	16,000	16,000
0358	20610000	749600	GRP INSUR ADM EXPENSE	(8,035)	4,990	12,841	12,841
0358	20610000	753000	CITY SERVICES ALLOCATION	324,920	380,760	429,621	429,261
0358	20610000	755000	OTHER CONTRACTUAL SERVICE	37,560	50,000	50,000	50,000
0358	20610000	756000	ADVERTISING & PUBLIC REL	-	5,500	5,500	5,500
0358	20610000	760000	SPECIAL DEPARTMENTAL EXP	11,555	21,000	15,000	15,000

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0358	20610000	765000	CHEMICAL AND CHEMICAL SUPP	-	-	5,000	5,000
0358	20610000	778000	UTILITIES-ELECTRICITY	62,143	50,000	65,000	65,000
0358	20610000	778800	UTILITIES-WATER	390	500	500	500
0358	20610000	788000	DEPRECIATION EXPENSE	379,462	335,000	380,000	380,000
0358	20610000	795500	TAXES	-	500	500	500
0358	20610000	798000	BAD DEBT EXPENSE	105	1,200	1,000	1,000
0358	20610000	800000	CAPITALIZED CY ASSETS	(18,549)	-	-	-
0358	20610000	820648	PUMP INSTALL/MUSSEL SLOU-LAURA	18,549	-	-	-
	20610000-			(619,776)	134,952	698,505	709,505
0359-STORM DRAINAGE CAP FUND							
0359	0359	440001	GAIN/LOSS INVST FAIR VALU	28,743	-	-	-
0359	0359	570200	TRANSFERS IN	(56,419)	-	-	-
	0359-TOTA			(27,676)	-	-	-
0359-20620000 STORM DRAINAGE CAPITAL							
0359	20620000	800000	CAPITALIZED CY ASSETS	(23,220)	-	-	-
0359	20620000	822621	TREE TRIM/REMOVAL PROGRAM	6,450	-	-	-
0359	20620000	823620	CURB AND GUTTER INSTALL	23,220	-	-	-
0359	20620000	823621	INCR FLOW CAP/PEOPLE DITCH	3,033	-	-	-
0359	20620000	824619	UTILITY PAYMENT KIOSK (2)	16,792	-	-	-
0359	20620000	945000	TRANSFERS OUT	23,220	-	-	-
	20620000-			49,494	-	-	-
0361-WASTEWATER OPERATIONS							
0361	0361	440000	INTEREST INCOME	-	(1,900)	-	-
0361	0361	440001	GAIN/LOSS INVST FAIR VALU	(27,609)	-	-	-
0361	0361	476122	LEASE & OTHER FIN PROCEEDS	-	(623,887)	-	-
0361	0361	570200	TRANSFERS IN	(1,403,432)	-	-	-
0361	0361	751300	BANKING/INVESTMENT FEES	78	200	9,000	9,000

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0361	0361	754500	OPEB EXPENSE	27,366	-	-	-
0361	0361	789000	PRIOR YEAR EXPENSES	83,555	-	-	-
0361	0361	793000	PRINCIPAL PAYMENT	-	-	52,348	52,051
0361	0361	796000	INTEREST EXPENSE	38,834	36,489	34,198	31,900
0361-TOTA				(1,281,208)	(589,098)	95,546	92,951
0361-20710000 WASTEWATER OPERATIONS							
0361	20710000	433001	PENALTIES	(15,608)	(5,000)	(15,000)	(15,000)
0361	20710000	440000	INTEREST INCOME	(11,349)	-	-	-
0361	20710000	444000	LEASE REVENUE	(71,810)	-	-	-
0361	20710000	446200	SEWER FARM RENT	(121,400)	-	(167,200)	(167,200)
0361	20710000	476100	WWTP SOLAR ENERGY REBATE	(49,312)	-	-	-
0361	20710000	490110	SEWER SERVICE CHARGES	(6,515,290)	(6,400,000)	(9,000,000)	(9,800,000)
0361	20710000	540200	PENALTIES-LATE PYMT CHGS	-	(50,000)	(120,000)	(120,000)
0361	20710000	540400	DEVLPR IMPR/CONTR CAPITAL	(1,233,324)	-	-	-
0361	20710000	542500	COLLECTIONS-BAD DEBTS	(327)	(3,500)	(500)	(500)
0361	20710000	570200	TRANSFERS IN	(182,210)	-	-	-
0361	20710000	570350	TRANSFERS - DEBT SERVICE	1,126,635	2,124,194	2,164,784	2,183,606
0361	20710000	701000	REGULAR EMPLOYEES	763,277	752,400	957,580	957,580
0361	20710000	701500	OVERTIME	6,414	10,000	10,000	10,000
0361	20710000	701800	INCENTIVE PAY	27,424	19,610	30,090	30,090
0361	20710000	702000	HOLIDAY-IN-LIEU	-	4,270	-	-
0361	20710000	702700	VACATION PAYOUT	2,702	-	-	-
0361	20710000	703000	STANDBY	16,833	17,200	17,500	17,500
0361	20710000	703400	CELL PHONE ALLOWANCE	2,134	1,880	4,730	4,730
0361	20710000	703600	CAR ALLOWANCE	193	-	1,920	1,920
0361	20710000	707110	RETIREMENT	28,075	138,210	205,720	226,810
0361	20710000	707149	OTHER PERSONNEL BENEFITS	17,428	20,510	31,760	31,760
0361	20710000	707160	RETIREMENT-DEF COMP	10,337	11,870	15,050	15,050

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0361	20710000	707169	WORKERS' COMP INSURANCE	50,314	44,064	72,119	72,119
0361	20710000	708601	INSURANCE-MEDICAL	80,976	84,970	118,600	118,600
0361	20710000	708602	INSURANCE-DENTAL	4,148	7,570	8,160	8,160
0361	20710000	708603	INSURANCE-VISION	740	1,150	1,260	1,260
0361	20710000	708604	INSURANCE-LIFE	948	2,630	3,050	3,050
0361	20710000	730000	UNIFORM EXPENSE	5,589	6,000	6,000	6,000
0361	20710000	732000	COMMUNICATIONS	5,197	5,500	5,500	5,500
0361	20710000	733000	LIABILITY INSURANCE	68,985	106,900	80,295	80,295
0361	20710000	740000	FLEET MAINTENANCE	60,157	58,180	60,625	60,625
0361	20710000	741000	FLEET REPLACEMENT RESERVE	5,419	5,400	51,170	51,170
0361	20710000	741200	EQUIPMENT MAINTENANCE	222,175	345,755	250,000	250,000
0361	20710000	743100	COMPUTER REPLACEMENT RSRV	1,239	1,230	4,205	4,205
0361	20710000	743200	IT SERVICES	22,036	13,090	29,877	29,877
0361	20710000	744000	OFFICE EXPENSE MISC	845	800	1,000	1,000
0361	20710000	745000	PUBLICATIONS AND DUES	62,157	70,000	75,000	80,000
0361	20710000	745500	POSTAGE AND FREIGHT	4,424	-	-	-
0361	20710000	747000	PRINTING	5,344	5,000	5,000	5,000
0361	20710000	749500	PROF AND SPEC SERVICES	169,283	110,000	166,000	134,000
0361	20710000	749502	TUITION	198	-	-	-
0361	20710000	749600	GRP INSUR ADM EXPENSE	(16,069)	9,980	20,895	20,895
0361	20710000	753000	CITY SERVICES ALLOCATION	308,476	368,753	564,244	564,244
0361	20710000	755000	OTHER CONTRACTUAL SERVICE	62,690	82,590	83,000	83,000
0361	20710000	755100	WWTP EFFLUENT DISPOSAL	101,490	96,000	106,000	117,000
0361	20710000	757000	RENTS-WELL IMPROVEMENTS	118,600	-	69,000	69,000
0361	20710000	760000	SPECIAL DEPARTMENTAL EXP	22,872	30,000	30,000	30,000
0361	20710000	765000	CHEMICAL AND CHEMICAL SUPP	524,187	435,000	557,000	585,000
0361	20710000	777000	TRAINING/TRAVEL/MEETING	1,797	500	3,500	3,500
0361	20710000	778000	UTILITIES-ELECTRICITY	654,738	470,000	670,000	680,000

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0361	20710000	778500	UTILITIES-GAS	20,686	35,000	35,000	35,000
0361	20710000	778800	UTILITIES-WATER	2,882	6,120	6,500	6,500
0361	20710000	788000	DEPRECIATION EXPENSE	1,818,715	1,711,400	1,820,000	1,820,000
0361	20710000	795500	TAXES	52,626	47,500	69,000	69,000
0361	20710000	798000	BAD DEBT EXPENSE	1,738	-	-	-
0361	20710000	800121	COMPUTER/MDT/MONITOR	1,748	-	-	-
0361	20710000	945000	TRANSFERS OUT	1,686	1,686	1,686	1,686
	20710000-			(1,750,141)	804,412	(889,880)	(1,627,968)
0361-20720000 SANITARY SEWER COLLECTION							
0361	20720000	701000	REGULAR EMPLOYEES	353,581	339,310	515,740	515,740
0361	20720000	701500	OVERTIME	19,144	12,185	18,000	18,000
0361	20720000	701800	INCENTIVE PAY	4,076	4,160	12,200	12,200
0361	20720000	702000	HOLIDAY-IN-LIEU	-	1,100	-	-
0361	20720000	702700	VACATION PAYOUT	2,980	-	3,000	3,000
0361	20720000	703000	STANDBY	19,122	18,190	18,000	18,000
0361	20720000	707110	RETIREMENT	12,703	48,220	103,750	113,230
0361	20720000	707149	OTHER PERSONNEL BENEFITS	11,279	7,480	12,440	12,440
0361	20720000	707160	RETIREMENT-DEF COMP	5,980	7,820	9,780	9,780
0361	20720000	707169	WORKERS' COMP INSURANCE	29,027	25,422	38,833	38,833
0361	20720000	708601	INSURANCE-MEDICAL	49,378	49,410	93,960	93,960
0361	20720000	708602	INSURANCE-DENTAL	2,582	4,730	7,740	7,740
0361	20720000	708603	INSURANCE-VISION	519	640	1,050	1,050
0361	20720000	708604	INSURANCE-LIFE	525	1,560	2,090	2,090
0361	20720000	730000	UNIFORM EXPENSE	3,465	2,000	3,500	3,500
0361	20720000	732000	COMMUNICATIONS	3,388	3,300	3,300	3,300
0361	20720000	740000	FLEET MAINTENANCE	108,010	104,460	107,779	107,779
0361	20720000	741000	FLEET REPLACEMENT RESERVE	90,177	89,860	89,532	89,532
0361	20720000	741200	EQUIPMENT MAINTENANCE	20,345	74,800	50,000	50,000

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0361	20720000	742000	BUILDING MTCE OVERHEAD	2,401	2,170	3,299	3,299
0361	20720000	742100	BLDG CPTL/EQPT REPL RSRVE	-	-	252	252
0361	20720000	743100	COMPUTER REPLACEMNT RSRV	332	330	1,118	1,118
0361	20720000	743200	IT SERVICES	4,409	2,620	5,691	5,691
0361	20720000	744000	OFFICE EXPENSE MISC	450	700	700	700
0361	20720000	745000	PUBLICATIONS AND DUES	221	2,500	2,500	2,500
0361	20720000	749000	CONTRACTED LEGAL SERVICES	665	-	-	-
0361	20720000	749500	PROF AND SPEC SERVICES	27,103	15,800	15,000	15,000
0361	20720000	749600	GRP INSUR ADM EXPENSE	(8,035)	4,990	10,291	10,291
0361	20720000	753000	CITY SERVICES ALLOCATION	688,012	747,893	452,585	452,585
0361	20720000	755000	OTHER CONTRACTUAL SERVICE	-	10,000	-	-
0361	20720000	758000	RENTS AND LEASES-EQUIP	-	2,500	2,500	2,500
0361	20720000	758500	RENTS AND LEASES-SI&G	4,928	6,500	6,500	6,500
0361	20720000	760000	SPECIAL DEPARTMENTAL EXP	3,686	5,000	5,000	5,000
0361	20720000	765000	CHEMICAL AND CHEMICAL SUPP	21,015	25,000	30,000	30,000
0361	20720000	777000	TRAINING/TRAVEL/MEETING	2,340	1,600	1,600	1,600
0361	20720000	778000	UTILITIES-ELECTRICITY	68,157	62,000	70,000	70,000
0361	20720000	778800	UTILITIES-WATER	3,390	6,200	6,500	6,500
	20720000-			1,555,356	1,690,450	1,704,230	1,713,710
0362-WASTEWATER CAPITAL & RESERVE FUND							
0362	0362	440000	INTEREST INCOME	(80,364)	(1,800)	(80,000)	(80,000)
0362	0362	440001	GAIN/LOSS INVST FAIR VALU	(82,856)	-	-	-
0362	0362	751300	BANKING/INVESTMENT FEES	1,578	180	1,500	1,500
0362	0362	945000	TRANSFERS OUT	1,403,432	-	-	-
	0362-TOTA			1,241,790	(1,620)	(78,500)	(78,500)
0362-20730000 WASTEWATER CAPITAL & RESV							
0362	20730000	800000	CAPITALIZED CY ASSETS	(194,372)	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0362	20730000	820640	12TH AV WID/SPRINGCREST-SW	5,890	-	-	-
0362	20730000	822300	STREETS WATER TRK/REPL 129,190	12,162	-	-	-
0362	20730000	823627	SEWER SYSTEM VIDEO INSP	3,175	-	-	-
0362	20730000	823629	MANHOLE REPR/COATING PROJECT	118,764	-	-	-
0362	20730000	824004	DIESEL EXHAUST FLUID DISPENSER	4,094	-	-	-
0362	20730000	824302	WW PICKUP TRUCK (NEW)	53,462	-	-	-
0362	20730000	824608	VALLEY ALARM ACCESS CNTRL WWTP	6,373	-	-	-
0362	20730000	824612	SPARE PUMPS	37,240	-	-	-
0362	20730000	945000	TRANSFERS OUT	194,372	-	-	-
		20730000-		241,160	-	-	-
0374-WW 02 CIEDB DS FUND							
0374	0374	440001	GAIN/LOSS INVST FAIR VALU	23,222	-	-	-
0374	0374	570200	TRANSFERS IN	(571,677)	(570,177)	(571,159)	(570,887)
0374	0374	749500	PROF AND SPEC SERVICES	12,918	-	-	-
0374	0374	751300	BANKING/INVESTMENT FEES	-	11,673	12,918	12,918
0374	0374	793000	PRINCIPAL PAYMENT	-	429,847	444,892	460,463
0374	0374	796000	INTEREST EXPENSE	137,391	128,657	113,349	97,506
		0374-TOTA		(398,146)	-	-	-
0375-BOFA LEASE PURCH AGMT FUND							
0375	0375	440001	GAIN/LOSS INVST FAIR VALU	24,947	-	-	-
0375	0375	570200	TRANSFERS IN	(316,887)	(335,926)	(355,756)	(376,488)
0375	0375	793000	PRINCIPAL PAYMENT	-	302,640	332,549	364,355
0375	0375	796000	INTEREST EXPENSE	33,481	33,286	23,207	12,133
		0375-TOTA		(258,459)	-	-	-
0376-2012 RFD SWR RVBD FUND							
0376	0376	440000	INTEREST INCOME	(2,552)	(1,400)	-	-
0376	0376	440001	GAIN/LOSS INVST FAIR VALU	6,166	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0376	0376	751300	BANKING/INVESTMENT FEES	84	150	-	-
0376	0376	753100	ADMINISTRATIVE EXPENSES	1,987	-	-	-
0376-TOTA				5,685	(1,250)	-	-
0376-37500100 2012 RFD SWR REV BD							
0376	37500100	570200	TRANSFERS IN	(171,604)	(909,063)	(927,965)	(927,153)
0376	37500100	751300	BANKING/INVESTMENT FEES	1,590	1,590	1,590	1,590
0376	37500100	788500	AMORTIZATION EXP-BD FEES	(17,202)	(17,202)	(17,202)	(17,202)
0376	37500100	793000	PRINCIPAL PAYMENT	-	695,000	725,000	750,000
0376	37500100	796000	INTEREST EXPENSE	262,212	214,063	201,375	175,563
37500100-				74,997	(15,612)	(17,202)	(17,202)
0377-2015 RFD SWR REV BD FUND							
0377	0377	440000	INTEREST INCOME	(834)	(420)	-	-
0377	0377	440001	GAIN/LOSS INVST FAIR VALU	2,169	-	-	-
0377	0377	751300	BANKING/INVESTMENT FEES	28	45	-	-
0377	0377	753100	ADMINISTRATIVE EXPENSES	621	-	-	-
0377-TOTA				1,984	(375)	-	-
0377-37500200 2015 RFD SWR REV BD							
0377	37500200	570200	TRANSFERS IN	(52,191)	(293,975)	(294,040)	(292,365)
0377	37500200	749500	PROF AND SPEC SERVICES	1,590	-	-	-
0377	37500200	751300	BANKING/INVESTMENT FEES	-	1,590	1,590	1,590
0377	37500200	788500	AMORTIZATION EXP-BD FEES	(14,909)	(14,909)	(14,909)	(14,909)
0377	37500200	793000	PRINCIPAL PAYMENT	-	215,000	220,000	225,000
0377	37500200	796000	INTEREST EXPENSE	83,737	78,975	72,450	65,775
37500200-				18,227	(13,319)	(14,909)	(14,909)
0379-2013 WATER REF REV BD FUND							
0379	0379	440001	GAIN/LOSS INVST FAIR VALU	45,765	-	-	-
0379	0379	753100	ADMINISTRATIVE EXPENSES	2,135	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0379-TOTA				47,900	-	-	-
0379-39400500 2013 WATER REF REV BD							
0379	39400500	570200	TRANSFERS IN	(1,129,236)	(1,127,425)	(1,131,665)	(1,125,190)
0379	39400500	751300	BANKING/INVESTMENT FEES	1,590	1,500	1,590	1,590
0379	39400500	788500	AMORTIZATION EXP-BD FEES	(34,314)	(34,314)	(34,314)	(34,314)
0379	39400500	793000	PRINCIPAL PAYMENT	-	970,000	1,015,000	1,055,000
0379	39400500	796000	INTEREST EXPENSE	186,025	157,425	115,075	68,600
39400500-				(975,935)	(32,814)	(34,314)	(34,314)
0380-BOFA SOLAR LEASE PUR AGT							
0380	0380	440001	GAIN/LOSS INVST FAIR VALU	31,884	-	-	-
0380-TOTA				31,884	-	-	-
0380-39400600 BOFA SOLAR LEASE PUR AGT							
0380	39400600	570200	TRANSFERS IN	(928,083)	(973,192)	(1,020,384)	(1,069,755)
0380	39400600	570350	TRANSFERS DEBT SERVICE	15,934	-	-	-
0380	39400600	793000	PRINCIPAL PAYMENT	-	725,344	798,858	877,195
0380	39400600	796000	INTEREST EXPENSE	169,431	149,803	123,481	94,514
39400600-				(742,718)	(98,045)	(98,045)	(98,046)
0390-WATER OPERATIONS							
0390	0390	440000	INTEREST INCOME	(401,261)	(39,000)	(401,000)	(401,000)
0390	0390	440001	GAIN/LOSS INVST FAIR VALU	(318,476)	-	-	-
0390	0390	751300	BANKING/INVESTMENT FEES	7,944	3,900	9,000	9,000
0390	0390	754500	OPEB EXPENSE	27,366	-	-	-
0390	0390	793000	PRINCIPAL PAYMENT	-	-	84,791	84,309
0390	0390	796000	INTEREST EXPENSE	62,901	59,102	55,393	51,670
0390-TOTA				(621,526)	24,002	(251,816)	(256,021)
0390-12100000 FINANCE-UTILITY BILLING							
0390	12100000	540201	WATER-DELINQUENT FEE	(165)	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0390	12100000	540300	MISCELLANEOUS REVENUE	(10,501)	(22,000)	(25,000)	(25,000)
0390	12100000	701000	REGULAR EMPLOYEES	352,851	456,620	476,840	476,840
0390	12100000	701300	PART-TIME EMPLOYEES	36,626	18,000	21,000	22,000
0390	12100000	701500	OVERTIME	10,366	4,000	6,000	6,000
0390	12100000	701800	INCENTIVE PAY	5,399	8,500	9,540	9,540
0390	12100000	702500	OUT OF CLASS	2,019	2,695	2,000	2,000
0390	12100000	702700	VACATION PAYOUT	9,413	1,000	1,000	1,000
0390	12100000	703400	CELL PHONE ALLOWANCE	1,100	-	1,200	1,200
0390	12100000	707110	RETIREMENT	(23,653)	65,300	92,840	100,780
0390	12100000	707149	OTHER PERSONNEL BENEFITS	9,815	10,800	11,560	11,560
0390	12100000	707160	RETIREMENT-DEF COMP	4,875	7,820	11,730	11,730
0390	12100000	707169	WORKERS' COMP INSURANCE	28,060	24,574	42,880	42,880
0390	12100000	708601	INSURANCE-MEDICAL	24,828	23,930	58,050	58,050
0390	12100000	708602	INSURANCE-DENTAL	2,520	4,730	6,640	6,640
0390	12100000	708603	INSURANCE-VISION	524	900	1,050	1,050
0390	12100000	708604	INSURANCE-LIFE	555	2,090	2,090	2,090
0390	12100000	730000	UNIFORM EXPENSE	1,072	1,350	1,400	1,400
0390	12100000	731000	CASH SHORT/OVER	252	-	-	-
0390	12100000	732000	COMMUNICATIONS	5,645	3,250	6,000	6,000
0390	12100000	733000	LIABILITY INSURANCE	-	-	16,866	16,866
0390	12100000	740000	FLEET MAINTENANCE	20,235	19,570	19,105	19,105
0390	12100000	741000	FLEET REPLACEMENT RESERVE	10,206	10,170	10,168	10,168
0390	12100000	741200	EQUIPMENT MAINTENANCE	-	2,000	-	-
0390	12100000	742000	BUILDING MTCE OVERHEAD	47,688	43,020	45,049	45,049
0390	12100000	742100	BLDG CPTL/EQPT REPL RSRVE	31,202	31,022	27,725	27,725
0390	12100000	743100	COMPUTER REPLACEMNT RSRV	2,790	2,770	12,420	12,420
0390	12100000	743200	IT SERVICES	61,707	36,660	43,211	43,211
0390	12100000	744000	OFFICE EXPENSE MISC	6,435	5,000	5,000	5,000

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0390	12100000	745500	POSTAGE AND FREIGHT	149,787	140,000	145,000	145,000
0390	12100000	747000	PRINTING	33,695	44,000	41,000	41,000
0390	12100000	749500	PROF AND SPEC SERVICES	52,873	20,000	55,000	55,000
0390	12100000	749600	GRP INSUR ADM EXPENSE	(14,462)	8,980	14,564	14,564
0390	12100000	753000	CITY SERVICES ALLOCATION	-	-	1,045,041	1,045,041
0390	12100000	760000	SPECIAL DEPARTMENTAL EXP	22,411	20,000	25,000	25,000
0390	12100000	773000	EMPLOYEE RECOGNITION	317	-	-	-
0390	12100000	777000	TRAINING/TRAVEL/MEETING	3,818	3,000	5,000	6,000
0390	12100000	788300	AMORTIZATION EXPENSE LEASES	5,260	-	-	-
0390	12100000	793000	PRINCIPAL PAYMENT	4,985	-	-	-
0390	12100000	796000	INTEREST EXPENSE	1,110	-	-	-
0390	12100000	910000	ALOC-TRANSFERS/REIMB	-	-	(1,166,611)	(1,166,611)
0390	12100000	915800	ALOC-REFUSE	(733,500)	(733,500)	-	-
0390	12100000	916100	ALOC-SANITARY SEWER COLL	(487,312)	(487,312)	-	-
0390	12100000	916400	ALOC-STORM DRAINAGE	(127,272)	(127,273)	-	-
	12100000-			(446,428)	(348,334)	1,070,358	1,080,298
0390-20810000 WATER OPERATIONS							
0390	20810000	490010	METER SVC CHG-RESIDENTAL	(8,046,958)	(7,940,000)	(11,700,000)	(12,200,000)
0390	20810000	490020	METER SVC CHG-BUSINESS	(1,536,837)	(1,680,000)	(2,100,000)	(2,200,000)
0390	20810000	490030	METER SVC CHG-INDUSTRIAL	(226,304)	(214,000)	(365,000)	(380,000)
0390	20810000	490040	METER SVC CHG-PUBLIC AUTH	(1,016,718)	(1,100,000)	(1,600,000)	(1,700,000)
0390	20810000	490070	OTHER SERVICE CHARGES	(5,900)	-	-	-
0390	20810000	490080	FLAT TO METER CONVERSION	3,002	-	-	-
0390	20810000	490800	KINGS CO DEBT SVC FEE	890	-	-	-
0390	20810000	491700	FIRE PROTECTION-PRIVATE	(2,238)	(1,000)	(1,000)	(1,000)
0390	20810000	491800	SERVICE ORDERS/JOB ORDERS	(151,616)	(90,000)	(150,000)	(150,000)
0390	20810000	491900	INDIRECT CHARGE	(16,679)	-	-	-
0390	20810000	540200	PENALTIES-LATE PYMT CHGS	(521,153)	(40,000)	(200,000)	(200,000)

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0390	20810000	540300	MISCELLANEOUS REVENUE	149,769	(100,000)	(50,000)	(50,000)
0390	20810000	540400	DEVLPR IMPR/CONTR CAPITAL	(2,090,441)	-	-	-
0390	20810000	542500	COLLECTIONS-BAD DEBTS	(101)	(7,000)	(5,000)	(5,000)
0390	20810000	570200	TRANSFERS IN	(403,621)	-	(15,934)	(15,934)
0390	20810000	570350	TRANSFERS - DEBT SERVICE	1,733,088	1,764,094	1,802,667	1,832,109
0390	20810000	701000	REGULAR EMPLOYEES	1,023,549	1,319,410	1,315,750	1,315,750
0390	20810000	701300	PART-TIME EMPLOYEES	-	20,000	20,000	20,000
0390	20810000	701500	OVERTIME	38,070	30,000	40,000	40,000
0390	20810000	701800	INCENTIVE PAY	28,661	38,640	47,670	47,670
0390	20810000	702300	DIFFERENTIAL	72	6,490	-	-
0390	20810000	702700	VACATION PAYOUT	10,928	4,000	5,000	5,000
0390	20810000	703000	STANDBY	28,628	18,190	20,000	20,000
0390	20810000	703400	CELL PHONE ALLOWANCE	1,320	1,320	1,770	1,770
0390	20810000	703600	CAR ALLOWANCE	275	-	2,100	2,100
0390	20810000	707110	RETIREMENT	(67,708)	245,785	261,970	284,730
0390	20810000	707149	OTHER PERSONNEL BENEFITS	22,508	31,540	33,630	33,630
0390	20810000	707160	RETIREMENT-DEF COMP	21,735	27,570	32,700	32,700
0390	20810000	707169	WORKERS' COMP INSURANCE	104,498	91,518	137,672	137,672
0390	20810000	708601	INSURANCE-MEDICAL	115,398	139,720	180,810	180,810
0390	20810000	708602	INSURANCE-DENTAL	9,410	14,200	15,900	15,900
0390	20810000	708603	INSURANCE-VISION	1,672	2,300	2,460	2,460
0390	20810000	708604	INSURANCE-LIFE	1,293	4,980	4,880	4,880
0390	20810000	730000	UNIFORM EXPENSE	9,817	8,750	10,000	10,000
0390	20810000	732000	COMMUNICATIONS	4,937	5,500	5,500	5,500
0390	20810000	733000	LIABILITY INSURANCE	68,985	106,900	83,866	83,866
0390	20810000	740000	FLEET MAINTENANCE	221,375	214,100	222,517	222,517
0390	20810000	741000	FLEET REPLACEMENT RESERVE	100,945	100,590	104,228	104,228
0390	20810000	741200	EQUIPMENT MAINTENANCE	108,109	200,000	150,000	150,000

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0390	20810000	742000	BUILDING MTCE OVERHEAD	20,227	18,250	27,793	27,793
0390	20810000	742100	BLDG CPTL/EQPT REPL RSRVE	3,079	3,062	2,127	2,127
0390	20810000	743100	COMPUTER REPLACEMNT RSRV	1,944	1,930	6,210	6,210
0390	20810000	743200	IT SERVICES	30,853	18,330	20,940	20,940
0390	20810000	743300	FUEL AND LUBE MAINTENANCE	5,461	-	7,000	7,000
0390	20810000	744000	OFFICE EXPENSE MISC	3,171	4,500	4,500	4,500
0390	20810000	745000	PUBLICATIONS AND DUES	85,208	90,000	100,000	100,000
0390	20810000	745500	POSTAGE AND FREIGHT	4,424	-	-	-
0390	20810000	747000	PRINTING	2,620	-	-	-
0390	20810000	749500	PROF AND SPEC SERVICES	114,368	45,000	205,000	140,000
0390	20810000	749600	GRP INSUR ADM EXPENSE	(28,925)	17,960	33,020	33,020
0390	20810000	753000	CITY SERVICES ALLOCATION	945,524	1,064,803	1,183,025	1,183,025
0390	20810000	755000	OTHER CONTRACTUAL SERVICE	8,114	168,000	50,000	50,000
0390	20810000	756000	ADVERTISING & PUBLIC REL	33,997	30,000	30,000	30,000
0390	20810000	758000	RENTS AND LEASES-EQUIP	15,705	15,000	15,000	15,000
0390	20810000	760000	SPECIAL DEPARTMENTAL EXP	14,517	7,000	15,000	15,000
0390	20810000	760100	SYS REPR/NON-INVENT ITEMS	8,692	80,000	-	-
0390	20810000	765000	CHEMICAL AND CHEMICAL SUPP	447,587	300,000	450,000	470,000
0390	20810000	773000	EMPLOYEE RECOGNITION	1,166	-	-	-
0390	20810000	777000	TRAINING/TRAVEL/MEETING	3,695	5,000	5,000	5,000
0390	20810000	778000	UTILITIES-ELECTRICITY	1,327,242	1,634,000	1,630,000	1,630,000
0390	20810000	778500	UTILITIES-GAS	3,609	8,000	5,000	5,000
0390	20810000	778800	UTILITIES-WATER	3,804	3,000	5,000	5,000
0390	20810000	788000	DEPRECIATION EXPENSE	2,317,855	2,313,805	2,320,000	2,320,000
0390	20810000	798000	BAD DEBT EXPENSE	4,787	20,000	10,000	10,000
0390	20810000	799000	MATERIALS/SUPP'S/INVENTORY	167,535	350,000	200,000	200,000
0390	20810000	799500	OPERATIONAL CAPITAL OUTLAY	-	3,000	-	-
0390	20810000	800000	CAPITALIZED CY ASSETS	10,187	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0390	20810000	824616	WELL 50 MEDIA FILTRATION	244,241	-	-	-
0390	20810000	945000	TRANSFERS OUT	71,328	71,328	71,328	71,328
	20810000-			(4,405,323)	(504,435)	(5,289,901)	(5,997,699)
0391-WATER CAPITAL & RESERVE							
0391	0391	440000	INTEREST INCOME	(412,788)	(97,000)	(412,000)	(412,000)
0391	0391	440001	GAIN/LOSS INVST FAIR VALU	(385,142)	-	-	-
0391	0391	751300	BANKING/INVESTMENT FEES	8,391	9,700	8,500	8,500
0391	0391	789000	PRIOR YEAR EXPENSES	44,970	-	-	-
	0391-TOTA			(744,569)	(87,300)	(403,500)	(403,500)
0391-29100000 WATER CAPITAL & RESERVE							
0391	29100000	800000	CAPITALIZED CY ASSETS	(227,946)	-	-	-
0391	29100000	820640	12TH AV WID/SPRINGCREST-SW	10,110	-	-	-
0391	29100000	821645	TANK 4 CHLORINATION	7,563	-	-	-
0391	29100000	823633	UNSCH MAIN EXTEN/REPL-WATER	4,048	-	-	-
0391	29100000	823637	NEW WATER SUPPLY WELL	57,383	-	-	-
0391	29100000	823651	AUTOMATED METER ZENNER EQ REPR	16,324	-	-	-
0391	29100000	823655	WELL 35 REHAB	160,453	-	-	-
0391	29100000	945000	TRANSFERS OUT	227,946	-	-	-
	29100000-			255,881	-	-	-
0400-CITY PAYROLL REVOL FUND							
0400	0400	440000	INTEREST INCOME	(26,202)	(5,100)	-	-
0400	0400	440001	GAIN/LOSS INVST FAIR VALU	(41,640)	-	-	-
0400	0400	751300	BANKING/INVESTMENT FEES	573	510	-	-
	0400-TOTA			(67,268)	(4,590)	-	-
0405-MEDICAL FUND							
0405	0405	440000	INTEREST INCOME	(44,454)	(3,300)	(44,000)	(44,000)
0405	0405	440001	GAIN/LOSS INVST FAIR VALU	(37,202)	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0405	0405	542700	COST REIMBURSEMENT	(4,078)	-	-	-
0405	0405	575701	INSUR-P/R DED MEDICAL	(2,967,041)	(2,877,660)	(3,000,000)	(3,000,000)
0405	0405	575702	INSUR-P/R DED DENTAL	(237,379)	(245,340)	(240,000)	(240,000)
0405	0405	575703	INSUR-P/R DED VISION	(35,427)	(37,420)	(36,000)	(36,000)
0405	0405	719603	SELF INS MEDICAL	1,260,415	2,678,310	1,450,000	1,450,000
0405	0405	719604	SELF INS PRESCRIPTIONS	564,339	742,660	600,000	600,000
0405	0405	719605	SELF INS DENTAL	182,960	153,000	200,000	200,000
0405	0405	719606	SELF INS STOP-LOSS REIM	(77,135)	(522,950)	(400,000)	(400,000)
0405	0405	719607	PRESCRIPTION REBATES	(264,889)	(556,260)	(250,000)	(250,000)
0405	0405	719608	SELF INS VISION	35,728	35,000	35,000	35,000
0405	0405	743200	IT SERVICES	-	-	1,243	1,243
0405	0405	749503	WELLNESS	-	-	300,000	300,000
0405	0405	749600	GRP INSUR ADM EXPENSE	996,156	997,390	1,000,000	1,000,000
0405	0405	751300	BANKING/INVESTMENT FEES	887	-	1,000	1,000
0405	0405	753000	CITY SERVICES ALLOCATION	-	-	11,159	11,159
0405	0405	910300	ALOC-GROUP HEALTH INSURANCE	546,352	(358,230)	(558,753)	(558,753)
0405-TOTA				(80,770)	5,200	(930,351)	(930,351)
0409-LIABILITY INSURANCE FUND							
0409	0409	440000	INTEREST INCOME	(58,612)	(10,400)	(58,000)	(58,000)
0409	0409	440001	GAIN/LOSS INVST FAIR VALU	(60,978)	-	-	-
0409	0409	751300	BANKING/INVESTMENT FEES	1,132	1,100	1,200	1,200
0409-TOTA				(118,458)	(9,300)	(56,800)	(56,800)
0409-13090000 LIABILITY INSURANCE							
0409	13090000	540300	MISCELLANEOUS REVENUE	(886,844)	-	-	-
0409	13090000	542700	COST REIMBURSEMENT	-	-	(500,000)	(500,000)
0409	13090000	733000	LIABILITY INSURANCE	1,613,910	900,000	1,700,000	1,700,000
0409	13090000	733300	INSUR-LIABILITY DEDUCT	-	20,000	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0409	13090000	733400	BUILDING,PROPERTY,VESSEL	-	161,000	-	-
0409	13090000	733700	INSURANCE-BONDS	-	9,180	-	-
0409	13090000	733800	SPECIAL-LITIGATION EXPENS	239,462	450,000	800,000	800,000
0409	13090000	733900	EMPLYMNT RISK MNGMNT AUTH	7,575	7,000	7,600	7,600
0409	13090000	743200	IT SERVICES	-	-	4,238	4,238
0409	13090000	753000	CITY SERVICES ALLOCATION	-	-	38,034	38,034
0409	13090000	910000	ALOC-TRANSFERS/REIMB	(985,532)	(1,527,180)	(1,903,218)	(1,903,218)
0409	13090000	945000	TRANSFERS OUT	11,428	-	-	-
	13090000-			(0)	20,000	146,654	146,654
0410-WORKER'S COMP FUND							
0410	0410	440000	INTEREST INCOME	(189,702)	(36,000)	(189,000)	(189,000)
0410	0410	440001	GAIN/LOSS INVST FAIR VALU	(158,665)	-	-	-
0410	0410	751300	BANKING/INVESTMENT FEES	3,768	3,600	4,000	4,000
	0410-TOTA			(344,599)	(32,400)	(185,000)	(185,000)
0410-13100000 WORKERS' COMPENSATION							
0410	13100000	540300	MISCELLANEOUS REVENUE	(36,133)	-	-	-
0410	13100000	542700	COST REIMBURSEMENT	(3,963)	-	-	-
0410	13100000	707169	WORKERS' COMP INSURANCE	1,420,319	1,750,000	1,800,000	1,800,000
0410	13100000	733000	LIABILITY INSURANCE	885,000	-	-	-
0410	13100000	743200	IT SERVICES	-	-	5,276	5,276
0410	13100000	753000	CITY SERVICES ALLOCATION	-	-	47,356	47,356
0410	13100000	771000	SAFETY AWARENESS	424	10,000	5,000	5,000
0410	13100000	771200	ERGONOMIC RELATED EXPENSE	8,729	10,000	10,000	10,000
0410	13100000	910000	ALOC-TRANSFERS/REIMB	(2,274,375)	(1,686,312)	(2,367,102)	(2,367,102)
	13100000-			-	83,688	(499,470)	(499,470)
0414-COMPUTER REPL RESERVE							
0414	0414	440000	INTEREST INCOME	(12,777)	(2,950)	(12,000)	(12,000)

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0414	0414	440001	GAIN/LOSS INVST FAIR VALU	(9,708)	-	-	-
0414	0414	751300	BANKING/INVESTMENT FEES	252	300	400	400
0414-TOTA				(22,233)	(2,650)	(11,600)	(11,600)
0414-13140000 COMPUTER REPL RESERVE							
0414	13140000	570200	TRANSFERS IN	(54,646)	-	-	-
0414	13140000	788000	DEPRECIATION EXPENSE	243,687	233,000	245,000	245,000
0414	13140000	800121	COMPUTER/MDT/MONITOR	38,714	17,000	-	-
0414	13140000	910000	ALOC-TRANSFERS/REIMB	(114,490)	(114,490)	(243,960)	(243,960)
13140000-				113,265	135,510	1,040	1,040
0415-INFORMATION TECH SERV FUND							
0415	0415	751300	BANKING/INVESTMENT FEES	14	-	20	20
0415	0415	793000	PRINCIPAL PAYMENT	-	-	9,421	9,368
0415	0415	796000	INTEREST EXPENSE	6,989	6,567	6,155	5,741
0415-TOTA				7,003	6,567	15,596	15,129
0415-13150000 I T S INFORMATIONAL TECH SERV							
0415	13150000	701000	REGULAR EMPLOYEES	278,123	296,260	306,450	306,450
0415	13150000	701800	INCENTIVE PAY	6,122	5,950	5,950	5,950
0415	13150000	703400	CELL PHONE ALLOWANCE	3,000	3,000	2,400	2,400
0415	13150000	707110	RETIREMENT	47,357	42,430	67,370	74,700
0415	13150000	707149	OTHER PERSONNEL BENEFITS	12,972	13,410	15,070	15,070
0415	13150000	707160	RETIREMENT-DEF COMP	3,550	5,870	5,870	5,870
0415	13150000	707169	WORKERS' COMP INSURANCE	3,813	5,084	5,829	5,829
0415	13150000	708601	INSURANCE-MEDICAL	17,532	21,690	25,380	25,380
0415	13150000	708602	INSURANCE-DENTAL	896	1,890	2,210	2,210
0415	13150000	708603	INSURANCE-VISION	254	380	450	450
0415	13150000	708604	INSURANCE-LIFE	432	780	780	780
0415	13150000	732000	COMMUNICATIONS	922	950	950	950

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0415	13150000	733000	LIABILITY INSURANCE	-	-	6,373	6,373
0415	13150000	741000	FLEET REPLACEMENT RESERVE	-	-	1,788	1,788
0415	13150000	743000	COMPUTER MAINTENANCE	11,119	12,500	14,000	14,000
0415	13150000	743200	IT SERVICES	-	-	3,969	3,969
0415	13150000	744000	OFFICE EXPENSE MISC	247	300	300	300
0415	13150000	745000	PUBLICATIONS AND DUES	500	500	500	500
0415	13150000	745500	POSTAGE AND FREIGHT	86	100	250	250
0415	13150000	749500	PROF AND SPEC SERVICES	397,994	298,297	510,000	512,000
0415	13150000	749600	GRP INSUR ADM EXPENSE	-	2,990	5,503	5,503
0415	13150000	753000	CITY SERVICES ALLOCATION	-	-	43,664	43,664
0415	13150000	760000	SPECIAL DEPARTMENTAL EXP	3,424	-	-	-
0415	13150000	777000	TRAINING/TRAVEL/MEETING	5,112	5,000	6,000	7,000
0415	13150000	778000	UTILITIES-ELECTRICITY	2,655	2,200	3,000	3,000
0415	13150000	778500	UTILITIES-GAS	128	450	450	450
0415	13150000	788300	AMORTIZATION EXPENSE LEASES	59,467	-	-	-
0415	13150000	796000	INTEREST EXPENSE	3,105	-	-	-
0415	13150000	800000	CAPITALIZED CY ASSETS	(129,873)	-	-	-
0415	13150000	800121	COMPUTER/MDT/MONITOR	35	-	-	-
0415	13150000	800123	SOFTWARE/LICENSES	70,237	-	-	-
0415	13150000	823025	TRAINING ROOM TECH UPGRADE	16,522	-	-	-
0415	13150000	910000	ALOC-TRANSFERS/REIMB	(1,199,335)	(720,031)	(757,211)	(757,211)
0415	13150000	945000	TRANSFERS OUT	54,646	-	-	-
	13150000-			(328,957)	-	277,295	287,625
0416-BUILDING MAINTENANCE FUND							
0416	0416	440000	INTEREST INCOME	-	(3,200)	-	-
0416	0416	751300	BANKING/INVESTMENT FEES	33	320	50	50
0416	0416	793000	PRINCIPAL PAYMENT	-	-	22,369	22,242
0416	0416	796000	INTEREST EXPENSE	16,594	15,592	14,613	13,631

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0416-TOTA				16,628	12,712	37,032	35,923
0416-17502100 BUILDING MAINTENANCE							
0416	17502100	446150	CIVIC CENTER RENTS	(913)	-	-	-
0416	17502100	446170	218 N DOUTY RENT	0	(63,890)	-	-
0416	17502100	540300	MISCELLANEOUS REVENUE	(273)	-	(280)	(280)
0416	17502100	570350	TRANSFERS - DEBT SERVICE	44,739	47,170	49,714	52,375
0416	17502100	701000	REGULAR EMPLOYEES	407,061	420,170	477,210	477,210
0416	17502100	701300	PART-TIME EMPLOYEES	-	24,000	30,000	30,000
0416	17502100	701500	OVERTIME	668	-	1,000	1,000
0416	17502100	701800	INCENTIVE PAY	8,999	9,240	12,670	12,670
0416	17502100	702300	DIFFERENTIAL	8	-	-	-
0416	17502100	702700	VACATION PAYOUT	2,580	-	4,000	4,000
0416	17502100	703400	CELL PHONE ALLOWANCE	-	-	360	360
0416	17502100	703600	CAR ALLOWANCE	-	-	1,200	1,200
0416	17502100	707110	RETIREMENT	81,968	60,290	101,660	112,010
0416	17502100	707149	OTHER PERSONNEL BENEFITS	10,233	8,950	16,170	16,170
0416	17502100	707160	RETIREMENT-DEF COMP	5,460	5,870	8,410	8,410
0416	17502100	707169	WORKERS' COMP INSURANCE	26,693	35,591	13,600	13,600
0416	17502100	708601	INSURANCE-MEDICAL	51,029	45,830	70,400	70,400
0416	17502100	708602	INSURANCE-DENTAL	2,895	4,730	6,750	6,750
0416	17502100	708603	INSURANCE-VISION	687	770	1,100	1,100
0416	17502100	708604	INSURANCE-LIFE	576	1,830	1,960	1,960
0416	17502100	730000	UNIFORM EXPENSE	3,153	3,110	3,500	3,500
0416	17502100	732000	COMMUNICATIONS	7,775	6,377	8,000	8,000
0416	17502100	733000	LIABILITY INSURANCE	-	-	14,871	14,871
0416	17502100	740000	FLEET MAINTENANCE	8,730	11,640	12,053	12,053
0416	17502100	741000	FLEET REPLACEMENT RESERVE	5,790	7,720	9,383	9,383
0416	17502100	742000	BUILDING MTCE OVERHEAD	-	-	14	14

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0416	17502100	743100	COMPUTER REPLACEMNT RSRV	548	730	3,549	3,549
0416	17502100	743200	IT SERVICES	14,212	10,470	12,119	12,119
0416	17502100	744000	OFFICE EXPENSE MISC	170	400	400	400
0416	17502100	749600	GRP INSUR ADM EXPENSE	-	6,980	12,841	12,841
0416	17502100	753000	CITY SERVICES ALLOCATION	-	-	77,566	77,566
0416	17502100	755000	OTHER CONTRACTUAL SERVICE	138,356	143,993	145,000	145,000
0416	17502100	758000	RENTS AND LEASES-EQUIP	-	500	1,200	1,200
0416	17502100	760000	SPECIAL DEPARTMENTAL EXP	67,213	55,000	80,000	65,000
0416	17502100	773000	EMPLOYEE RECOGNITION	41	-	-	-
0416	17502100	777000	TRAINING/TRAVEL/MEETING	130	500	1,000	1,000
0416	17502100	778000	UTILITIES-ELECTRICITY	108,764	141,000	141,000	141,000
0416	17502100	778500	UTILITIES-GAS	12,999	27,000	20,000	20,000
0416	17502100	778800	UTILITIES-WATER	26,533	19,500	27,000	27,000
0416	17502100	779000	UTILITIES-OTHER	1,552	4,500	2,000	2,000
0416	17502100	799500	OPERATIONAL CAPITAL OUTLAY	-	-	10,000	10,000
0416	17502100	910000	ALOC-TRANSFERS/REIMB	-	-	(1,085,586)	(1,085,586)
0416	17502100	911900	ALOC-BUILDING RENTAL	(1,001,276)	(920,792)	-	-
0416	17502100	945000	TRANSFERS OUT	5,285	5,285	5,285	5,285
	17502100-			42,384	124,464	297,119	295,130
0417-BLDG (CITY) RESERVE							
0417	0417	440000	INTEREST INCOME	(37,314)	(5,600)	(37,000)	(37,000)
0417	0417	440001	GAIN/LOSS INVST FAIR VALU	(26,224)	-	-	-
0417	0417	751300	BANKING/INVESTMENT FEES	738	570	1,000	1,000
	0417-TOTA			(62,800)	(5,030)	(36,000)	(36,000)
0417-17502102 BLDG (CITY) RESERVES							
0417	17502102	788000	DEPRECIATION EXPENSE	73,728	50,000	75,000	75,000
0417	17502102	800000	CAPITALIZED CY ASSETS	(152,733)	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0417	17502102	800112	HVAC/FURNACE/COOLING	23,151	25,000	-	-
0417	17502102	800200	CAPITAL IMPRV PROJECTS	-	25,000	-	-
0417	17502102	823606	CIVIC AUD ACOUSTIC CEILING REPL	152,733	-	-	-
0417	17502102	824603	CARNEGIE BLDG ROOF UNDERLAYMNT	575	-	-	-
0417	17502102	910000	ALOC-TRANSFERS/REIMB	(403,169)	(403,169)	(327,126)	(327,126)
	17502102-			(305,715)	(303,169)	(252,126)	(252,126)
0418-BLDG (OTHER) OPERATIONS							
0418	0418	440000	INTEREST INCOME	(6,139)	(1,200)	(6,100)	(6,100)
0418	0418	440001	GAIN/LOSS INVST FAIR VALU	(5,463)	-	-	-
0418	0418	751300	BANKING/INVESTMENT FEES	124	120	200	200
	0418-TOTA			(11,478)	(1,080)	(5,900)	(5,900)
0447-FLEET MAINT OPER FUND							
0447	0447	440000	INTEREST INCOME	-	(1,400)	-	-
0447	0447	751300	BANKING/INVESTMENT FEES	47	140	100	100
0447	0447	793000	PRINCIPAL PAYMENT	-	-	31,673	31,493
0447	0447	796000	INTEREST EXPENSE	23,496	22,077	20,691	19,301
	0447-TOTA			23,543	20,817	52,464	50,894
0447-20400000 FLEET MAINTENANCE OPER							
0447	20400000	540300	MISCELLANEOUS REVENUE	(4,682)	-	-	-
0447	20400000	570125	SUBROGATION REIMBURSEMENT	(13,444)	-	-	-
0447	20400000	701000	REGULAR EMPLOYEES	598,663	701,370	767,440	767,440
0447	20400000	701500	OVERTIME	106	3,072	3,000	3,000
0447	20400000	701800	INCENTIVE PAY	13,140	17,300	17,890	17,890
0447	20400000	702700	VACATION PAYOUT	2,933	-	3,000	3,000
0447	20400000	703400	CELL PHONE ALLOWANCE	2,000	1,200	2,760	2,760
0447	20400000	703600	CAR ALLOWANCE	-	-	1,200	1,200
0447	20400000	707110	RETIREMENT	59,745	100,900	161,220	177,310

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0447	20400000	707132	TOOLS ALLOWANCE	5,500	7,000	7,000	7,000
0447	20400000	707149	OTHER PERSONNEL BENEFITS	11,007	18,350	21,610	21,610
0447	20400000	707160	RETIREMENT-DEF COMP	12,806	15,640	18,180	18,180
0447	20400000	707169	WORKERS' COMP INSURANCE	34,319	45,759	19,429	19,429
0447	20400000	708601	INSURANCE-MEDICAL	78,646	74,670	113,720	113,720
0447	20400000	708602	INSURANCE-DENTAL	4,326	5,680	8,960	8,960
0447	20400000	708603	INSURANCE-VISION	801	1,150	1,400	1,400
0447	20400000	708604	INSURANCE-LIFE	646	2,610	2,740	2,740
0447	20400000	730000	UNIFORM EXPENSE	6,342	5,200	6,000	6,000
0447	20400000	732000	COMMUNICATIONS	431	500	500	500
0447	20400000	733000	LIABILITY INSURANCE	-	-	21,245	21,245
0447	20400000	740000	FLEET MAINTENANCE	37,883	50,510	49,311	49,311
0447	20400000	741000	FLEET REPLACEMENT RESERVE	11,805	15,740	30,709	30,709
0447	20400000	741100	RADIO MAINTENANCE	125	2,000	1,000	1,000
0447	20400000	741200	EQUIPMENT MAINTENANCE	14,904	5,200	7,000	7,000
0447	20400000	742000	BUILDING MTCE OVERHEAD	40,743	54,320	75,893	75,893
0447	20400000	742100	BLDG CPTL/EQPT REPL RSRVE	6,837	9,115	6,333	6,333
0447	20400000	743100	COMPUTER REPLACEMNT RSRV	1,830	2,440	9,758	9,758
0447	20400000	743200	IT SERVICES	39,075	28,800	30,099	30,099
0447	20400000	743300	FUEL AND LUBE MAINTENANCE	1,056,593	1,060,000	1,280,000	1,280,000
0447	20400000	743400	TIRES AND TUBES	272,803	275,000	310,000	310,000
0447	20400000	744000	OFFICE EXPENSE MISC	748	500	800	800
0447	20400000	745000	PUBLICATIONS AND DUES	72,361	80,000	75,000	75,000
0447	20400000	747000	PRINTING	306	500	500	500
0447	20400000	749500	PROF AND SPEC SERVICES	196,853	174,450	210,000	210,000
0447	20400000	749600	GRP INSUR ADM EXPENSE	-	8,980	18,345	18,345
0447	20400000	753000	CITY SERVICES ALLOCATION	-	-	158,900	158,900
0447	20400000	760000	SPECIAL DEPARTMENTAL EXP	598,762	632,400	675,000	675,000

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0447	20400000	773000	EMPLOYEE RECOGNITION	778	-	-	-
0447	20400000	777000	TRAINING/TRAVEL/MEETING	452	1,500	10,000	7,000
0447	20400000	778000	UTILITIES-ELECTRICITY	33,419	64,000	70,000	70,000
0447	20400000	778500	UTILITIES-GAS	14,786	26,000	20,000	20,000
0447	20400000	778800	UTILITIES-WATER	4,961	4,860	7,500	7,500
0447	20400000	788000	DEPRECIATION EXPENSE	-	6,640	6,640	6,640
0447	20400000	799000	MATERIALS/SUPP'S/INVENTORY	(2,330)	-	-	-
0447	20400000	799500	OPERATIONAL CAPITAL OUTLAY	12,657	-	-	-
0447	20400000	910000	ALOC-TRANSFERS/REIMB	(3,527,630)	(3,428,770)	(3,545,596)	(3,545,596)
0447	20400000	941500	SUBROGATION EXPENSE	43,478	-	-	-
	20400000-			(254,518)	74,586	684,486	697,576
0448-FLEET REPLACEMENT RESERVE							
0448	0448	440000	INTEREST INCOME	(654,392)	(92,000)	(654,000)	(654,000)
0448	0448	440001	GAIN/LOSS INVST FAIR VALU	(591,688)	-	-	-
0448	0448	751300	BANKING/INVESTMENT FEES	13,222	9,300	14,000	14,000
	0448-TOTA			(1,232,858)	(82,700)	(640,000)	(640,000)
0448-20500000 FLEET REPLACEMENT RESERVE							
0448	20500000	542200	GAIN/LOSS ON SALE ASSETS	483,364	-	-	-
0448	20500000	570200	TRANSFERS IN	(992,504)	-	-	-
0448	20500000	788000	DEPRECIATION EXPENSE	709,816	849,000	849,000	849,000
0448	20500000	800000	CAPITALIZED CY ASSETS	562,128	-	-	-
0448	20500000	822300	STREETS WATER TRK/REPL 129,190	132,380	-	-	-
0448	20500000	822301	REFUSE REAR LOADER/REPL 342	246,350	-	-	-
0448	20500000	823310	FIRE CHEVY TAHOE	36,972	-	-	-
0448	20500000	824301	FIRE ENGINE PUMPER/REPL 161	1,008,656	-	-	-
0448	20500000	910000	ALOC-TRANSFERS/REIMB	(2,235,710)	(2,419,380)	(2,419,380)	(2,419,380)
0448	20500000	945000	TRANSFERS OUT	953,373	-	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
20500000-				904,825	(1,570,380)	(1,570,380)	(1,570,380)
0450-16100100 FIRE CAP/EQUIP REPL RES							
0450	16100100	788000	DEPRECIATION EXPENSE	70,441	77,500	-	-
16100100-				70,441	77,500	-	-
0451-POLICE CAP/EQ REP RESV FUND							
0451	0451	440000	INTEREST INCOME	(1,061)	(200)	-	-
0451	0451	440001	GAIN/LOSS INVST FAIR VALU	(944)	-	-	-
0451	0451	751300	BANKING/INVESTMENT FEES	21	20	-	-
0451-TOTA				(1,984)	(180)	-	-
0452-AQUATICS CAP/EQ RR FUND							
0452	0452	440000	INTEREST INCOME	(7,302)	(1,500)	-	-
0452	0452	440001	GAIN/LOSS INVST FAIR VALU	(6,503)	-	-	-
0452	0452	751300	BANKING/INVESTMENT FEES	148	160	-	-
0452-TOTA				(13,657)	(1,340)	-	-
0452-17140100 AQUATICS CAP/EQ REPL RES							
0452	17140100	800199	MISC-NON CATAGORIZED EQUIP	730	10,000	-	-
17140100-				730	10,000	-	-
0506-RDA PROJECT OPERATIONS							
0506	0506	440000	INTEREST INCOME	(9,629)	(1,800)	(9,600)	(9,600)
0506	0506	440001	GAIN/LOSS INVST FAIR VALU	(8,569)	-	-	-
0506	0506	751300	BANKING/INVESTMENT FEES	195	185	250	250
0506	0506	789000	PRIOR YEAR EXPENSES	97,072	-	-	-
0506-TOTA				79,069	(1,615)	(9,350)	(9,350)
0511-MISC CASH DEP TRUST FUND							
0511	0511	440000	INTEREST INCOME	-	(46,000)	-	-
0511	0511	751300	BANKING/INVESTMENT FEES	-	4,700	-	-
0511-TOTA				-	(41,300)	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0514-POLICE-TRUST/EVD/SUBP FUND							
0514	0514	440000	INTEREST INCOME	-	(300)	-	-
0514	0514	751300	BANKING/INVESTMENT FEES	-	40	-	-
0514	0514	796000	INTEREST EXPENSE	32	-	-	-
		0514-TOTA		32	(260)	-	-
0515-POLICE DEPT GRANTS							
0515	0515	440000	INTEREST INCOME	-	(160)	-	-
0515	0515	751300	BANKING/INVESTMENT FEES	-	20	-	-
0515	0515	789000	PRIOR YEAR EXPENSES	25,649	-	-	-
		0515-TOTA		25,649	(140)	-	-
0518-COPS							
0518	0518	440000	INTEREST INCOME	(25,186)	-	(25,000)	(25,000)
0518	0518	440001	GAIN/LOSS INVST FAIR VALU	3,760	-	-	-
0518	0518	751300	BANKING/INVESTMENT FEES	473	-	600	600
		0518-TOTA		(20,953)	-	(24,400)	(24,400)
0518-05181500 COPS							
0518	05181500	474101	STATE GRNT FUNDING	(881,848)	-	(882,000)	(882,000)
0518	05181500	701000	REGULAR EMPLOYEES	121,078	-	201,010	201,010
0518	05181500	701500	OVERTIME	18,553	-	-	-
0518	05181500	701800	INCENTIVE PAY	1,167	-	5,030	5,030
0518	05181500	702000	HOLIDAY-IN-LIEU	3,851	-	3,500	3,500
0518	05181500	702700	VACATION PAYOUT	1,481	-	1,000	1,000
0518	05181500	703300	UNIFORM ALLOWANCE	1,000	-	2,400	2,400
0518	05181500	707110	RETIREMENT	17,305	-	32,290	32,760
0518	05181500	707149	OTHER PERSONNEL BENEFITS	2,681	-	4,110	4,110
0518	05181500	707160	RETIREMENT-DEF COMP	2,255	-	3,910	3,910
0518	05181500	708601	INSURANCE-MEDICAL	6,457	-	9,500	9,500

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0518	05181500	708602	INSURANCE-DENTAL	251	-	2,210	2,210
0518	05181500	708603	INSURANCE-VISION	76	-	150	150
0518	05181500	708604	INSURANCE-LIFE	105	-	520	520
0518	05181500	743200	IT SERVICES	-	-	413	413
0518	05181500	753000	CITY SERVICES ALLOCATION	-	-	8,625	8,625
0518	05181500	759000	RENTS AND LEASES - VEHICLES	-	-	90,000	17,000
0518-TOTA				(705,588)	-	(517,332)	(589,862)
0519-SUBDIVISION DEP TR FUND							
0519	0519	440000	INTEREST INCOME	-	(640)	-	-
0519	0519	751300	BANKING/INVESTMENT FEES	-	70	-	-
0519-TOTA				-	(570)	-	-
0520-TRAFFIC SAFETY FUND							
0520	0520	430000	VEHICLE CODE FINES	(23,037)	(5,000)	(15,000)	(15,000)
0520	0520	430100	PC REALIGNMENT	(3,266)	(10,000)	(4,000)	(4,000)
0520	0520	430200	PC LITTER FEES	(39)	-	-	-
0520	0520	430300	PC1463.12 RAILROAD	(111)	-	(110)	(110)
0520	0520	430501	PARKING FINES-HANFORD	(11,239)	(14,000)	(14,000)	(14,000)
0520	0520	432400	STOP SIGN VIOLATOR FEE	(2,830)	(4,200)	(3,000)	(3,000)
0520	0520	432500	TRAFFIC VIOLATORS SCHOOL	-	(3,000)	-	-
0520	0520	440000	INTEREST INCOME	(5,043)	(300)	(5,000)	(5,000)
0520	0520	440001	GAIN/LOSS INVST FAIR VALU	(3,413)	-	-	-
0520	0520	751300	BANKING/INVESTMENT FEES	99	30	100	100
0520-TOTA				(48,879)	(36,470)	(41,010)	(41,010)
0901-LT DEBT FUND							
0901	0901	476122	LEASE & OTHER FIN PROCEEDS	-	89,571	-	-
0901	0901	788000	DEPRECIATION EXPENSE	-	22,250	-	-
0901	0901	793000	PRINCIPAL PAYMENT	-	(22,193)	-	-

Budget Detail for FY26 & 27

Fund	Org	Acct	Acct Description	FY24 Actuals	FY25 Original Budget	FY26 Proposed Budget	FY27 Proposed Budget
0523-TOTA				-	89,628	-	-
0999-INVEST CLEARING- TRS FUND							
0999	0999	741300	SOFTWARE MAINTENANCE	-	3,780	-	-
0999	0999	789000	PRIOR YEAR EXPENSES	7,138	-	-	-
0999-TOTA				7,138	3,780	-	-

CITY OF HANFORD
Capital Improvement Program Fiscal Years 2026-2030

Funding Source	Project Number	Request Title	Project Total	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
0001 General Fund		Beginning Fund (estimated) balance available			\$0.00	-\$913,110.00	-\$1,610,450.00	-\$4,323,282.83	-\$6,207,157.83	-\$6,344,692.83	
		Capital requests			-\$2,096,084.00	-\$4,111,140.00	-\$15,123,882.83	-\$17,573,625.00	-\$137,535.00	-\$1,391,280.00	
		Grant funding			\$1,182,974.00	\$3,413,800.00	\$12,411,050.00	\$15,689,750.00	\$0.00	\$1,391,280.00	
		Estimated reserve contribution required			-\$913,110.00	-\$1,610,450.00	-\$4,323,282.83	-\$6,207,157.83	-\$6,344,692.83	-\$6,344,692.83	
0001 General Fund	NEW	REPLACE DOWNTOWN BANNER POLES-CONTINGENT ON GRANT FUNDING	\$1,391,280.00						\$0.00	\$1,391,280.00	\$1,391,280.00
	NEW	GENERATOR - CIVIC AUDITORIUM (PUBLIC SAFETY RADIOS)	\$20,000.00		\$20,000.00						\$20,000.00
	NEW	GENERATOR - PAL BUILDING DISASTER RECOVERY	\$20,000.00			\$20,000.00					\$20,000.00
	NEW	REGISTRATION SOFTWARE FOR PARKS AND REC DEPARTMENT	\$45,718.00				\$39,648.00	\$3,035.00	\$3,035.00		\$45,718.00
	822649	HEROES PARK **822649 - GF GRANT FUNDED	\$11,947,892.00	\$3,747,892.00			\$4,000,000.00	\$4,200,000.00			\$11,947,892.00
	NEW	EQUIPMENT FOR CONSTRUCTION INSPECTORS AND USA POSITION (MULTI-FUNDED)	\$3,000.00		\$3,000.00						\$3,000.00
	NEW	UTILITY TRUCK FOR USA POSITION (MULTI-FUNDED)	\$10,750.00		\$10,750.00						\$10,750.00
	NEW	PUBLIC WORKS BUILDING REMODEL (MULTI FUNDED)	\$48,000.00		\$5,500.00	\$42,500.00					\$48,000.00
	NEW	HARRIS BALL PARK / BROWN STREET PARKING LOT	\$425,000.00				\$425,000.00				\$425,000.00
	825607	INDOOR MULTI-GENERATIONAL FACILITY (MULTI-FUNDED) **825607	\$600,000.00				\$25,000.00	\$575,000.00			\$600,000.00
	NEW	PEREGRINE DATA SYSTEM	\$100,000.00				\$50,000.00	\$50,000.00			\$100,000.00
	NEW	PARKS DEPT. TRUCK/ RPL 65 (MULTI-FUNDED)	\$35,589.00				\$35,589.00				\$35,589.00
	NEW	PARKS DEPT. TRUCK/ RPL 68 (MULTI-FUNDED)	\$36,499.00				\$36,499.00				\$36,499.00
	NEW	PARKS DEPT. TRUCK/ RPL 64 (MULTI-FUNDED)	\$36,259.00				\$36,259.00				\$36,259.00
	NEW	BUILDING DEPT. TRUCK (EV)/ RPL 88 (MULTI-FUNDED)	\$40,526.00				\$40,526.00				\$40,526.00
	NEW	PLANNING DEPT. TRUCK (EV)/ RPL 221	\$58,366.00				\$58,366.00				\$58,366.00
	NEW	STREETS DEPT. TRUCK/ RPL 136 (MULTI-FUNDED)	\$31,959.00				\$31,959.00				\$31,959.00
	NEW	PARKS DEPT. TRUCK/ RPL 62 (MULTI-FUNDED)	\$36,499.00				\$36,499.00				\$36,499.00
	NEW	CITY HALL GENERATOR/ RPL 379, SUPPORTS EOC (MULTI-FUNDED)	\$200,000.00			\$200,000.00					\$200,000.00
	NEW	PD GENERATOR/ RPL 224 (MULTI-FUNDED)	\$155,323.00				\$155,323.00				\$155,323.00
	NEW	PARKS DEPT. TRUCK (EV) / RPL 107	\$58,366.00				\$58,366.00				\$58,366.00
	NEW	FIRE VEHICLE/ RPL 112 (MULTI-FUNDED)	\$3,865.00				\$3,865.00				\$3,865.00
	NEW	PD VEHICLE/ RPL 611	\$46,625.00				\$46,625.00				\$46,625.00
	NEW	PD VEHICLE/ RPL 11	\$36,835.00				\$36,835.00				\$36,835.00
	NEW	COMMUNITY DEVELOPMENT REMODEL (MULTI-FUNDED)	\$150,000.00		\$150,000.00						\$150,000.00
	823602	VETERANS BUILDING REHAB (MULTI-FUNDED)-CONTINGENT ON GRANT FUNDING **823602	\$709,530.00		\$58,530.00	\$651,000.00					\$709,530.00
	825603	COURTHOUSE PARKING LOT RECONSTRUCTION **825603	\$949,000.00					\$949,000.00			\$949,000.00
	NEW	REPLACE THE DRIVEWAY APPROACH AT THE GOLDEN ONE CREDIT UNION PUBLIC PARKING LOT	\$35,000.00				\$35,000.00				\$35,000.00
	NEW	12TH AVE AT HAYDEN AVE-CONTINGENT ON GRANT FUNDING (MULTI-FUNDED)	\$821,364.00		\$107,664.00	\$713,700.00					\$821,364.00
	NEW	GRANGEVILLE BLVD AT 9TH AVE ROUNDABOUT-CONTINGENT ON GRANT FUNDING (MULTI-FUNDED)	\$5,181,880.00		\$340,780.00	\$386,100.00	\$4,455,000.00				\$5,181,880.00
	NEW	FAST TRACK HANFORD: HIGH SPEED RAIL CONNECTIVITY AND HISTORIC DOWNTOWN IMPROVEMENT PROJECT-CONTINGENT ON GRANT FUNDING	\$15,523,000.00			\$500,000.00	\$3,533,250.00	\$11,489,750.00			\$15,523,000.00
	NEW	GRADE SEPARATION DESIGN-CONTINGENT ON GRANT FUNDING (MULTI-FUNDED)	\$1,656,000.00		\$676,000.00	\$980,000.00					\$1,656,000.00
	NEW	ITS PLAN-CONTINGENT ON GRANT FUNDING	\$183,000.00			\$183,000.00					\$183,000.00
	NEW	CARNEGIE BUILDING REHAB-CONTINGENT ON GRANT FUNDING (MULTI-FUNDED)	\$422,800.00				\$422,800.00				\$422,800.00
	NEW	AGRICULTURAL MITIGATION PROGRAM DEVELOPMENT	\$200,000.00		\$200,000.00						\$200,000.00
	NEW	SEPARATE ELECTRIC SERVICE FROM COURTHOUSE TO BASTILLE (DUE TO SALE)	\$80,000.00		\$80,000.00						\$80,000.00
	NEW	REPLACE DRIVEWAY APPROACH AT CITY PARKING LOT #4	\$49,500.00				\$49,500.00				\$49,500.00
	NEW	REPLACE DRIVEWAY APPROACH AT CITY HALL PARKING LOT	\$57,680.00				\$57,680.00				\$57,680.00
	824605	CITY REFUSE ENCLOSURES REBUILD (13) LOCATIONS (MULTI-FUNDED) **824605	\$684,793.83				\$684,793.83				\$684,793.83
	NEW	PUBLIC WORKS ENCLOSED WAREHOUSE (MULTI-FUNDED)	\$250,000.00				\$250,000.00				\$250,000.00
	NEW	EXPLOSIVE BREACHING KIT	\$16,000.00				\$16,000.00				\$16,000.00
	NEW	ROMEO X SIGHTS	\$29,560.00		\$29,560.00						\$29,560.00
	NEW	SNIPER NIGHT VISION	\$18,800.00		\$18,800.00						\$18,800.00
	NEW	DRONE PROGRAM EXPANSION	\$69,000.00			\$19,000.00	\$50,000.00				\$69,000.00
	NEW	EVIDENCE 3D SCANNING MACHINE	\$75,000.00		\$75,000.00						\$75,000.00
	NEW	IN CAR CAMERAS	\$241,680.00			\$120,840.00		\$120,840.00			\$241,680.00
	NEW	LESS LETHAL SHOTGUNS	\$16,000.00		\$16,000.00						\$16,000.00
	NEW	CRITICAL INCIDENT RESPONSE MONITORING SYSTEM	\$36,000.00				\$36,000.00				\$36,000.00
	NEW	AUTO EXTRICATION EQUIPMENT REPLACEMENT	\$270,000.00		\$90,000.00		\$90,000.00		\$90,000.00		\$270,000.00
	NEW	NEW FIRE ENGINE 42 EQUIPMENT PURCHASE	\$170,000.00		\$170,000.00						\$170,000.00
	NEW	NEW FIRE ENGINE 41 EQUIPMENT PURCHASE	\$170,000.00			\$170,000.00					\$170,000.00
	NEW	FLOCK CAMERAS (12)	\$79,000.00				\$43,000.00	\$36,000.00			\$79,000.00
	NEW	RIFLE REPLACEMENT	\$125,000.00			\$125,000.00					\$125,000.00

CITY OF HANFORD
Capital Improvement Program Fiscal Years 2026-2030

Funding Source	Project Number	Request Title	Project Total	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
	NEW	REPLACE F-250 BATTALION CHIEF PICK UP WITH BUILD-UP/ RPL 168	\$90,000.00				\$90,000.00				\$90,000.00
	NEW	CENTENNIAL AND COE PARK BASKETBALL RENOVATION	\$300,000.00				\$150,000.00	\$150,000.00			\$300,000.00
	NEW	ADA PARKS/RECREATION MODIFICATIONS	\$133,500.00		\$44,500.00		\$44,500.00		\$44,500.00		\$133,500.00
Total 0001 General Fund			\$44,181,438.83	\$3,747,892.00	\$2,096,084.00	\$4,111,140.00	\$15,123,882.83	\$17,573,625.00	\$137,535.00	\$1,391,280.00	\$44,181,438.83
0004 Accumulated Capital Outlay		Beginning Fund (estimated) balance available			\$187,033.00	\$187,033.00	\$187,033.00	\$187,033.00	\$187,033.00	\$187,033.00	
		Capital requests			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		Estimated ending Fund balance available			\$187,033.00	\$187,033.00	\$187,033.00	\$187,033.00	\$187,033.00	\$187,033.00	
0004 Accumulated Capital Outlay	821611/822609	YAC CONCESSION BLDG RESTORATION **821611/822609	\$305,541.00	\$305,541.00	\$0.00						\$305,541.00
	820634	CITY HALL SECURITY PROJECT **820634	\$46,495.00	\$46,495.00	\$0.00						\$46,495.00
Total 0004 Accumulated Capital Outlay			\$352,036.00	\$352,036.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$352,036.00
0011 Measure H		Beginning Fund (estimated) balance available			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		Capital requests			-\$15,458,000.00	-\$15,619,000.00	-\$17,950,000.00	-\$13,725,000.00	-\$15,557,000.00	-\$27,925,000.00	
		Estimated revenue			\$15,458,000.00	\$15,619,000.00	\$17,950,000.00	\$13,725,000.00	\$15,557,000.00	\$27,925,000.00	
		Estimated ending Fund balance available			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0011 Measure H	NEW	MEASURE H: EXISTING PARKS ADDITIONAL MAINTENANCE	\$970,000.00		\$160,000.00	\$162,000.00	\$162,000.00	\$162,000.00	\$162,000.00	\$162,000.00	\$970,000.00
	NEW	MEASURE H: FIRE LADDER TRUCK	\$2,400,000.00						\$2,400,000.00		\$2,400,000.00
	NEW	MEASURE H: FIRE ENGINE	\$1,200,000.00			\$1,200,000.00					\$1,200,000.00
	NEW	MEASURE H: COMMUNITY CLEANUP AND ABATEMENT FOR CODE COMPLIANCE	\$600,000.00		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$600,000.00
	NEW	MEASURE H: CITY OWNED BUILDING MAINTENANCE IMPROVEMENT PROJECT	\$1,650,000.00		\$151,000.00	\$299,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$1,650,000.00
	NEW	MEASURE H: EXISTING PARKS ADDITIONAL IMPROVEMENTS	\$1,695,000.00		\$280,000.00	\$283,000.00	\$283,000.00	\$283,000.00	\$283,000.00	\$283,000.00	\$1,695,000.00
	NEW	MEASURE H: FIRE STATION IMPROVEMENTS/EQUIPMENT	\$600,000.00		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$600,000.00
	NEW	MEASURE H: TWO (2) PARK MAINTENANCE VEHICLES	\$120,000.00		\$120,000.00						\$120,000.00
	NEW	MEASURE H: TWO (2) CODE ENFORCEMENT VEHICLES	\$120,000.00		\$120,000.00						\$120,000.00
	NEW	MEASURE H: FIRE COMMUNICATIONS UPDATE PROJECT	\$849,000.00		\$849,000.00						\$849,000.00
	NEW	MEASURE H: ROAD REHABILITATION AND PAVEMENT PRESERVATION	\$36,900,000.00		\$6,000,000.00	\$6,180,000.00	\$6,180,000.00	\$6,180,000.00	\$6,180,000.00	\$6,180,000.00	\$36,900,000.00
	NEW	MEASURE H: FIRE STATION #4	\$8,720,000.00		\$600,000.00	\$295,000.00	\$7,825,000.00				\$8,720,000.00
	NEW	MEASURE H: PUBLIC SAFETY BUILDING	\$48,000,000.00		\$6,000,000.00	\$7,000,000.00	\$3,000,000.00	\$6,600,000.00	\$4,600,000.00	\$20,800,000.00	\$48,000,000.00
	NEW	MEASURE H: TWO (2) COMMUNITY ENHANCEMENT OFFICER VEHICLES	\$290,000.00		\$130,000.00				\$160,000.00		\$290,000.00
	NEW	MEASURE H: EIGHT (8) NEW POLICE VEHICLES AND UPFITTING FOR NEW SWORN STAFF	\$2,120,000.00		\$848,000.00				\$1,272,000.00		\$2,120,000.00
Total 0011 Measure H			\$106,234,000.00	\$0.00	\$15,458,000.00	\$15,619,000.00	\$17,950,000.00	\$13,725,000.00	\$15,557,000.00	\$27,925,000.00	\$106,234,000.00
0044 Gas Tax		Beginning Fund (estimated) balance available			-\$711,093.00	-\$3,773.00	\$990,302.00	\$935,901.00	\$1,654,180.00	\$1,561,180.00	
		Capital requests			-\$892,680.00	-\$605,925.00	-\$1,654,401.00	-\$881,721.00	-\$1,693,000.00	-\$638,000.00	
		Estimated revenue			\$1,600,000.00	\$1,600,000.00	\$1,600,000.00	\$1,600,000.00	\$1,600,000.00	\$1,600,000.00	
		Estimated ending Fund balance available			-\$3,773.00	\$990,302.00	\$935,901.00	\$1,654,180.00	\$1,561,180.00	\$2,523,180.00	
0044 Gas Tax	NEW	STREETS DEPT. TILT TRAILER	\$30,000.00			\$30,000.00					\$30,000.00
	NEW	LACEY BLVD WIDEN/RECONST MAGNA CARTA TO 13TH (MULTI-FUNDED)	\$1,000,000.00						\$1,000,000.00		\$1,000,000.00
	823644	GRADE SEP FEASBLTY/GRGVL (MATCHING FUNDS) **823644	\$302,801.00	\$302,801.00	\$0.00						\$302,801.00
	823618	PAVEMENT RESURFACING TREATMENT **823618	\$1,135,617.00	\$1,135,617.00							\$1,135,617.00
	823615	STREET DIVISION MAINTENANCE **823615	\$3,187,500.00	\$637,500.00	\$425,000.00	\$425,000.00	\$425,000.00	\$425,000.00	\$425,000.00	\$425,000.00	\$3,187,500.00
	823614	NEW SIDEWALK/ADA IMPROVEMENTS **823614	\$410,968.00	\$50,968.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$410,968.00
	NEW	ANNUAL INTERSECTION UPGRADES	\$612,000.00		\$153,000.00		\$153,000.00		\$153,000.00	\$153,000.00	\$612,000.00
	NEW	PLACE LANDSCAPE BARK IN CENTER MEDIANS	\$165,000.00		\$55,000.00		\$55,000.00		\$55,000.00		\$165,000.00
	NEW	HAROLD ST WIDENING & RECONSTRUCTION	\$496,721.00				\$100,000.00	\$396,721.00			\$496,721.00
	NEW	CENTER MEDIAN ON HANFORD ARMONA WEST OF 11TH AVE - DMV	\$206,861.00			\$40,000.00	\$166,861.00				\$206,861.00
	NEW	HARRIS STREET ABANDONMENT AT COE PARK (MULTI-FUNDED)	\$95,925.00		\$45,000.00	\$50,925.00					\$95,925.00
	825604	CITY STANDARD PLANS AND SPECS UPDATE **825604	\$40,000.00	\$40,000.00	\$0.00						\$40,000.00
	825606	GRANGEVILLE MEDIAN AND CROSSWALKS FROM HARRIS TO KENSINGTON **825606	\$674,540.00				\$674,540.00				\$674,540.00

CITY OF HANFORD
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Funding Source	Project Number	Request Title	Project Total	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
	825605	RECONSTRUCTION-GARNER AVE FROM LACEY TO GOLETA WAY (MULTI-FUNDED)	\$100,000.00	\$100,000.00	\$0.00						\$100,000.00
	NEW	GLENN AVE FROM PLEASANT TO GRANGEVILLE ABANDONMENT	\$20,000.00				\$20,000.00				\$20,000.00
	NEW	STREETS DEPT. ROLLER/ RPL 182 (MULTI-FUNDED)	\$23,473.00		\$23,473.00						\$23,473.00
	NEW	STREETS DEPT ASPHALT PATCH TRUCK /RPL 135 (MULTI-FUNDED)	\$131,207.00		\$131,207.00						\$131,207.00
Total 0044 Gas Tax			\$8,632,613.00	\$2,266,886.00	\$892,680.00	\$605,925.00	\$1,654,401.00	\$881,721.00	\$1,693,000.00	\$638,000.00	\$8,632,613.00
0045 RMRA		Beginning Fund (estimated) balance available			\$1,782,307.00	\$3,182,307.00	\$4,582,307.00	\$5,982,307.00	\$7,382,307.00	\$8,782,307.00	
		Capital requests			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Estimated revenue			\$1,400,000.00	\$1,400,000.00	\$1,400,000.00	\$1,400,000.00	\$1,400,000.00	\$1,400,000.00	
		Estimated ending Fund balance available			\$3,182,307.00	\$4,582,307.00	\$5,982,307.00	\$7,382,307.00	\$8,782,307.00	\$10,182,307.00	
0045 RMRA	824620	LACEY WIDEN/RECON/10TH-SIERRA P#2 **824620	\$750,000.00	\$750,000.00	\$0.00						\$750,000.00
	823619	LACEY WIDEN/RECON/10TH-SIERRA **823619	\$2,196,500.00	\$2,196,500.00							\$2,196,500.00
Total 0045 RMRA			\$2,946,500.00	\$2,946,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,946,500.00
0050 T D A - Transportation		Beginning Fund (estimated) balance available			\$7,027,266.00	\$4,686,850.00	\$182,221.00	-\$3,619,230.00	-\$6,217,672.00	-\$7,504,827.00	
		Capital requests			-\$3,540,416.00	-\$5,704,629.00	-\$5,001,451.00	-\$5,148,442.00	-\$10,587,155.00	-\$9,202,000.00	
		Estimated revenue			\$1,200,000.00	\$1,200,000.00	\$1,200,000.00	\$1,200,000.00	\$1,200,000.00	\$1,200,000.00	
		Estimated HSR revenue					\$1,350,000.00	\$8,100,000.00	\$8,125,000.00		
		Estimated ending Fund balance available			\$4,686,850.00	\$182,221.00	-\$3,619,230.00	-\$6,217,672.00	-\$7,504,827.00	-\$7,381,827.00	
0050 T D A - Transportation	NEW	INTERSECTION AND ROADWAY UPGRADES - IMPACTED BY HSR	\$17,575,000.00					\$1,350,000.00	\$8,100,000.00	\$8,125,000.00	\$17,575,000.00
	823619	LACEY WIDEN/RECON/10TH-SIERRA **823619	\$1,356,500.00	\$1,356,500.00	\$0.00						\$1,356,500.00
	NEW	RFB CROSSWALKS/SIGNS	\$137,000.00		\$68,500.00	\$68,500.00					\$137,000.00
	NEW	RADAR FEEDBACK SIGNS (22)	\$99,000.00		\$99,000.00						\$99,000.00
	NEW	SIGN MANUFACTURING PROGRAM	\$50,000.00			\$50,000.00					\$50,000.00
	NEW	INTERNALLY ILLUMINATED STREET SIGNS (16)	\$111,200.00		\$111,200.00						\$111,200.00
	NEW	VIDEO DETECTION DEVICES (30)	\$690,000.00		\$690,000.00						\$690,000.00
	NEW	ZINC BLUE BACKUPS (50)	\$730,000.00		\$365,000.00	\$365,000.00					\$730,000.00
	NEW	COBALT CONTROLLERS (31)	\$131,750.00		\$131,750.00						\$131,750.00
	NEW	12TH AVE AT HAYDEN AVE-CONTINGENT ON GRANT FUNDING (MULTI-FUNDED)	\$205,341.00		\$26,916.00	\$178,425.00					\$205,341.00
	NEW	GRANGEVILLE BLVD. FROM MUSTANG TO WELL TANK 6	\$477,004.00		\$47,582.00	\$55,332.00	\$374,090.00				\$477,004.00
	NEW	GRADE SEPARATION DESIGN-CONTINGENT ON GRANT FUNDING (MULTI-FUNDED)	\$414,000.00		\$169,000.00	\$245,000.00					\$414,000.00
	823618	PAVEMENT RESURFACING TREATMENT **823618	\$4,875,000.00			\$975,000.00	\$975,000.00	\$975,000.00	\$975,000.00	\$975,000.00	\$4,875,000.00
	823613	SIDEWALK/MISC CONCRETE REPAIRS **823613	\$376,408.00	\$76,408.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00		\$376,408.00
	NEW	MALL DR CIR FROM 12TH AVE TO LACEY BLVD.	\$1,794,277.00		\$300,000.00	\$1,494,277.00					\$1,794,277.00
	NEW	INSTALL STAMPED CONCRETE IN MEDIANS (TURN POCKETS)	\$725,340.00				\$120,890.00	\$604,450.00			\$725,340.00
	NEW	HUME AVE. CIR FROM 11TH AVE TO BUTTERNUT DR.	\$974,660.00				\$162,443.00	\$812,217.00			\$974,660.00
	NEW	GREENFIELD AVE CIR FROM ELM ST. TO CAMPUS DR.	\$883,416.00					\$147,236.00	\$736,180.00		\$883,416.00
	NEW	GRANGEVILLE BLVD CIR FROM 10TH AVE TO DOUTY ST	\$859,170.00					\$143,195.00	\$715,975.00		\$859,170.00
	NEW	REPLACE AC SIDEWALK ON FLINT AVE BETWEEN 11TH AVE AND JOSHUA ST	\$253,701.00		\$253,701.00						\$253,701.00
	NEW	CENTENNIAL DR CIR FROM LACEY BLVD TO MARRIT ST	\$1,071,160.00		\$178,527.00	\$892,633.00					\$1,071,160.00
	NEW	CAMPUS DR. CIR FROM LACEY BLVD TO 6TH ST	\$582,116.00		\$97,019.00	\$485,097.00					\$582,116.00
	NEW	RRFB CROSSWALKS RADAR SIGNS AT MULTIPLE LOCATIONS	\$352,481.00		\$352,481.00						\$352,481.00
	NEW	RODGERS RD AT 11TH AVE TRAFFIC SIGNAL UPGRADE	\$179,133.00			\$179,133.00					\$179,133.00
	NEW	RECONSTRUCTION NORTHSTAR DR FROM 11TH AVE TO ASPEN ST	\$1,036,344.00				\$180,000.00	\$856,344.00			\$1,036,344.00
	825606	GRANGEVILLE MEDIAN AND CROSSWALKS FROM HARRIS TO KENSINGTON **825606	\$592,794.00		\$95,201.00	\$497,593.00					\$592,794.00
	825605	RECONSTRUCTION-GARNER AVE FROM LACEY TO GOLETA WAY (MULTI-FUNDED)	\$515,647.00	\$515,647.00							\$515,647.00
	NEW	9TH AVE ST FRONTAGE AT HEROES PARK (MULTI-FUNDED)	\$2,618,306.00		\$90,639.00	\$158,639.00	\$2,369,028.00				\$2,618,306.00
	NEW	SPEED STUDY UPDATE (EVERY 5 YEARS)	\$187,000.00		\$85,000.00					\$102,000.00	\$187,000.00
	NEW	FEASIBILITY STUDY - PROTECTED BIKE LANES ON DOUTY ST	\$160,000.00		\$85,000.00		\$75,000.00				\$160,000.00
	NEW	E BIKE CHARGING STATIONS - DOWNTOWN	\$325,000.00		\$55,000.00		\$270,000.00				\$325,000.00
	NEW	FIRE STATION 3 SIGNAL PREEMTION DESIGN AND CONSTRUCTION	\$685,000.00		\$70,000.00		\$415,000.00	\$200,000.00			\$685,000.00
	824607	GRANGEVILLE BLVD. - COMPLETE SIDEWALK BETWEEN DOUTY STREET AND HARRIS STREET **824607	\$108,900.00		\$108,900.00						\$108,900.00

CITY OF HANFORD
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Funding Source	Project Number	Request Title	Project Total	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
Total 0050 T D A - Transportation			\$41,132,648.00	\$1,948,555.00	\$3,540,416.00	\$5,704,629.00	\$5,001,451.00	\$5,148,442.00	\$10,587,155.00	\$9,202,000.00	\$41,132,648.00
0055 CMAQ		Beginning Fund (estimated) balance available			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		Capital requests			-\$204,684.00	-\$305,011.00	-\$334,887.00	\$0.00	\$0.00	\$0.00	
		Estimated revenue			\$204,684.00	\$305,011.00	\$334,887.00	\$0.00	\$0.00	\$0.00	
		Estimated ending Fund balance available			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0055 CMAQ	823619	LACEY WIDEN/RECON/10TH-SIERRA **823619	\$568,912.00	\$568,912.00	\$0.00						\$568,912.00
	820644	TRAF SIGNAL/12TH AV TO HUME **820644	\$357,000.00	\$357,000.00	\$0.00						\$357,000.00
	822645	9TH AVE & LACEY SIGNAL **822645	\$148,832.00	\$23,332.00	\$125,500.00						\$148,832.00
	NEW	ANNUAL INTERSECTION SIGNALIZATION PROJECT (MULTI-FUNDED)-CONTINGENT ON GRANT FUNDING	\$303,807.00		\$43,807.00	\$260,000.00					\$303,807.00
	NEW	12TH AT HOUSTON SIGNAL AND 12TH FROM BUTTERFIELD TO HOUSTON (MULTI-FUNDED)-CONTINGENT ON GRANT FUNDING	\$415,275.00		\$35,377.00	\$45,011.00	\$334,887.00				\$415,275.00
Total 0055 CMAQ			\$1,793,826.00	\$949,244.00	\$204,684.00	\$305,011.00	\$334,887.00	\$0.00	\$0.00	\$0.00	\$1,793,826.00
0058 ARPA		Beginning Fund (estimated) balance available			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		Capital requests			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		Estimated ending Fund balance available			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0058 ARPA	821611/822609	YAC CONCESSION BLDG RESTORATION **821611/822609	\$1,282,446.00	\$1,282,446.00							\$1,282,446.00
	823647	ARPA HIDDEN VALLEY PARK CONCEPTUAL PLAN **823647	\$69,400.00	\$69,400.00							\$69,400.00
Total 0058 ARPA			\$1,351,846.00	\$1,351,846.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,351,846.00
0161 12th Ave Sewer Benefit AD		Beginning Fund (estimated) balance available			\$1,493,942.00	\$1,493,942.00	\$1,493,942.00	\$1,493,942.00	\$1,493,942.00	\$1,493,942.00	
		Capital requests			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		Estimated ending Fund balance available			\$1,493,942.00	\$1,493,942.00	\$1,493,942.00	\$1,493,942.00	\$1,493,942.00	\$1,493,942.00	
0161 12th Ave Sewer Benefit AD	823628	12TH AVE SEWER TRUNK MAIN OVERSIZING **823628	\$203,911.00	\$203,911.00	\$0.00						\$203,911.00
Total 0161 12th Ave Sewer Benefit AD			\$203,911.00	\$203,911.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$203,911.00
0180 Parks Facility Impact Fees		Beginning Fund (estimated) balance available			\$4,760,100.00	\$4,744,100.00	\$3,743,175.00	\$2,643,175.00	-\$3,806,825.00	-\$4,606,825.00	
		Capital requests			-\$216,000.00	-\$1,200,925.00	-\$1,300,000.00	-\$6,650,000.00	-\$1,000,000.00	-\$1,000,000.00	
		Estimated revenue			\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	
		Estimated ending Fund balance available			\$4,744,100.00	\$3,743,175.00	\$2,643,175.00	-\$3,806,825.00	-\$4,606,825.00	-\$5,406,825.00	
0180 Parks Facility Impact Fees	NEW	DEVELOPER REIMBURSEMENT (MULTI-FUNDED)	\$5,021,000.00		\$21,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$5,021,000.00
	822649	HEROES PARK **822649 - GF GRANT FUNDED	\$1,788,858.00	\$1,788,858.00							\$1,788,858.00
	825607	INDOOR MULTI-GENERATIONAL FACILITY (MULTI-FUNDED)**825607	\$5,853,610.00	\$53,610.00			\$150,000.00	\$5,650,000.00			\$5,853,610.00
	NEW	HARRIS STREET ABANDONMENT AT COE PARK (MULTI-FUNDED)	\$95,925.00		\$45,000.00	\$50,925.00					\$95,925.00
	825612	CITY'S DEV IMPACT FEES UPDATE (MULTI-FUNDED) **825612	\$13,200.00	\$13,200.00							\$13,200.00
	823609	PARK DEV OVERSIZING REQUIREMNT **823609	\$600,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00				\$600,000.00
Total 0180 Parks Facility Impact Fees			\$13,372,593.00	\$2,005,668.00	\$216,000.00	\$1,200,925.00	\$1,300,000.00	\$6,650,000.00	\$1,000,000.00	\$1,000,000.00	\$13,372,593.00
0181 Transportation Impact Fees		Beginning Fund (estimated) balance available			\$4,177,431.00	\$2,534,750.00	\$740,593.00	-\$16,957,984.00	-\$26,586,424.00	-\$26,386,424.00	
		Capital requests			-\$2,642,681.00	-\$2,794,157.00	-\$18,698,577.00	-\$10,628,440.00	-\$800,000.00	-\$800,000.00	
		Estimated revenue			\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	
		Estimated ending Fund balance available			\$2,534,750.00	\$740,593.00	-\$16,957,984.00	-\$26,586,424.00	-\$26,386,424.00	-\$26,186,424.00	

CITY OF HANFORD
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Funding Source	Project Number	Request Title	Project Total	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
0181 Transportation Impact Fees	NEW	CONSTRUCT 9TH AVE. ACROSS UPRR WITH RAILROAD CROSSING	\$2,374,546.00		\$421,146.00	\$82,100.00	\$1,871,300.00				\$2,374,546.00
	NEW	CONSTRUCT FLORINDA STREET FROM 9 1/4 AVE TO 9TH AVE	\$8,913,556.00			\$754,134.00	\$1,060,982.00	\$7,098,440.00			\$8,913,556.00
	NEW	DEVELOPER REIMBURSEMENT (MULTI-FUNDED)	\$5,000,000.00		\$1,000,000.00	\$800,000.00	\$800,000.00	\$800,000.00	\$800,000.00	\$800,000.00	\$5,000,000.00
	NEW	LACEY BLVD WIDEN/RECONST MAGNA CARTA TO 13TH (MULTI-FUNDED)	\$3,355,000.00				\$625,000.00	\$2,730,000.00			\$3,355,000.00
	823619	LACEY WIDEN/RECON/10TH-SIERRA **823619	\$2,356,438.00	\$2,356,438.00	\$0.00						\$2,356,438.00
	820644	TRAF SIGNAL/12TH AV TO HUME **820644	\$1,487,269.00	\$1,487,269.00	\$0.00						\$1,487,269.00
	822645	9TH AVE & LACEY SIGNAL **822645	\$998,197.00	\$998,197.00							\$998,197.00
	NEW	GRANGEVILLE BLVD AT 9TH AVE ROUNDABOUT-CONTINGENT ON GRANT FUNDING (MULTI-FUNDED)	\$706,620.00		\$46,470.00	\$52,650.00	\$607,500.00				\$706,620.00
	823616	UNSCH ARTERIAL UPGR/TRAF SIGNL **823616	\$1,800,000.00	\$450,000.00	\$450,000.00	\$450,000.00	\$450,000.00				\$1,800,000.00
	NEW	ANNUAL INTERSECTION SIGNALIZATION PROJECT (MULTI-FUNDED)-CONTINGENT ON GRANT FUNDING	\$1,215,228.00			\$175,228.00	\$1,040,000.00				\$1,215,228.00
	NEW	CONSTRUCTION OF 9TH AVE BETWEEN E. LACEY AND GRANGEVILLE	\$11,433,162.00		\$328,916.00	\$250,000.00	\$10,854,246.00				\$11,433,162.00
	NEW	9TH AVE. N OF LELAND WAY ALIGNMENT STUDY	\$120,000.00		\$120,000.00						\$120,000.00
	825604	CITY STANDARD PLANS AND SPECS UPDATE **825604	\$80,000.00	\$80,000.00	\$0.00						\$80,000.00
	820640	12TH AVE SPRINGCREST TO HUME **820640	\$606,700.00	\$472,057.00	\$134,643.00						\$606,700.00
	NEW	12TH AT HOUSTON SIGNAL AND 12TH FROM BUTTERFIELD TO HOUSTON (MULTI-FUNDED)-CONTINGENT ON GRANT FUNDING	\$1,661,100.00		\$141,506.00	\$180,045.00	\$1,339,549.00				\$1,661,100.00
	825612	CITY'S DEV IMPACT FEES UPDATE (MULTI-FUNDED) **825612	\$13,200.00	\$13,200.00							\$13,200.00
	NEW	PRELIMINARY ENGINEERING (MULTI-FUNDED)	\$100,000.00			\$50,000.00	\$50,000.00				\$100,000.00
Total 0181 Transportation Impact Fees			\$42,221,016.00	\$5,857,161.00	\$2,642,681.00	\$2,794,157.00	\$18,698,577.00	\$10,628,440.00	\$800,000.00	\$800,000.00	\$42,221,016.00
0182 Fire Protection Impact Fee		Beginning Fund (estimated) balance available			\$1,040,936.00	\$1,140,936.00	\$1,240,936.00	\$1,340,936.00	\$1,440,936.00	\$1,540,936.00	
		Capital requests			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		Estimated revenue			\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	
		Estimated ending Fund balance available			\$1,140,936.00	\$1,240,936.00	\$1,340,936.00	\$1,440,936.00	\$1,540,936.00	\$1,640,936.00	
0182 Fire Protection Impact Fee	825612	CITY'S DEV IMPACT FEES UPDATE (MULTI-FUNDED) **825612	\$13,200.00	\$13,200.00	\$0.00						\$13,200.00
Total 0182 Fire Protection Impact Fee			\$13,200.00	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00
0183 Police Protection Impact Fee		Beginning Fund (estimated) balance available			\$86,105.00	\$186,105.00	\$286,105.00	\$386,105.00	\$486,105.00	\$586,105.00	
		Capital requests			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		Estimated revenue			\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	
		Estimated ending Fund balance available			\$186,105.00	\$286,105.00	\$386,105.00	\$486,105.00	\$586,105.00	\$686,105.00	
0183 Police Protection Impact Fee	825612	CITY'S DEV IMPACT FEES UPDATE (MULTI-FUNDED) **825612	\$13,200.00	\$13,200.00	\$0.00						\$13,200.00
Total 0183 Police Protection Impact Fee			\$13,200.00	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00
0184 Storm Drain Impact Fee		Beginning Fund (estimated) balance available			\$687,179.00	\$674,579.00	\$1,039,279.00	-\$6,572,731.00	-\$12,015,406.00	-\$11,515,406.00	
		Capital requests			-\$512,600.00	-\$135,300.00	-\$8,112,010.00	-\$5,942,675.00	\$0.00	\$0.00	
		Estimated revenue			\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	
		Estimated ending Fund balance available			\$674,579.00	\$1,039,279.00	-\$6,572,731.00	-\$12,015,406.00	-\$11,515,406.00	-\$11,015,406.00	
0184 Storm Drain Impact Fee	NEW	RELOCATION OF MALL OR HANSEN BASIN	\$4,983,000.00		\$30,000.00		\$953,000.00	\$4,000,000.00			\$4,983,000.00
	NEW	REGIONAL BASIN S88	\$2,500,000.00				\$2,500,000.00				\$2,500,000.00
	825611	UTILITY MASTER PLAN UPDATE **825611	\$339,474.00	\$339,474.00	\$0.00						\$339,474.00
	NEW	HAYDEN ST. EAST OF 12TH AVE. - REGIONAL BASIN	\$2,532,975.00		\$148,200.00	\$46,200.00	\$1,192,100.00	\$1,146,475.00			\$2,532,975.00
	NEW	ACQUISITION AND CONSTRUCTION OF REGIONAL STORM BASIN AT GRAGEVILLE AT SH43	\$2,709,410.00		\$126,200.00		\$1,787,010.00	\$796,200.00			\$2,709,410.00
	NEW	10 1/2 AVE AND HOUSTON AVE SD PIPE TO HOUSTON	\$1,877,200.00		\$208,200.00	\$39,100.00	\$1,629,900.00				\$1,877,200.00
	825612	CITY'S DEV IMPACT FEES UPDATE (MULTI-FUNDED) **825612	\$13,200.00	\$13,200.00							\$13,200.00
	824604	CENTENNIAL DR STORM DRAIN IMPROVEMENTS SOUTH OF BERKSHIRE LN **824604	\$24,000.00	\$24,000.00	\$0.00						\$24,000.00
	823624	HOUSTON AV PIPELIN/SAND SLOUGH **823624	\$50,377.00	\$50,377.00	\$0.00						\$50,377.00
	NEW	PRELIMINARY ENGINEERING (MULTI-FUNDED)	\$100,000.00			\$50,000.00	\$50,000.00				\$100,000.00
Total 0184 Storm Drain Impact Fee			\$15,129,636.00	\$427,051.00	\$512,600.00	\$135,300.00	\$8,112,010.00	\$5,942,675.00	\$0.00	\$0.00	\$15,129,636.00
0185 Water System Impact Fee		Beginning Fund (estimated) balance available			\$2,784,081.00	\$1,648,906.00	\$1,696,747.00	-\$22,591,522.00	-\$31,771,796.00	-\$34,734,646.00	
		Capital requests			-\$2,235,175.00	-\$1,052,159.00	-\$25,388,269.00	-\$10,280,274.00	-\$4,062,850.00	-\$7,658,448.00	
		Estimated revenue			\$1,100,000.00	\$1,100,000.00	\$1,100,000.00	\$1,100,000.00	\$1,100,000.00	\$1,100,000.00	

CITY OF HANFORD
Capital Improvement Program Fiscal Years 2026-2030

Funding Source	Project Number	Request Title	Project Total	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
		Estimated ending Fund balance available			\$1,648,906.00	\$1,696,747.00	-\$22,591,522.00	-\$31,771,796.00	-\$34,734,646.00	-\$41,293,094.00	
0185 Water System Impact Fee	NEW	CONSTRUCT FLORINDA STREET FROM 9 1/4 AVE TO 9TH AVE	\$1,451,044.00			\$122,766.00	\$172,718.00	\$1,155,560.00			\$1,451,044.00
	NEW	DEVELOPER REIMBURSEMENT (MULTI-FUNDED)	\$3,240,000.00		\$740,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$3,240,000.00
	NEW	DESIGN AND CONSTRUCTION OF SEWER AND WATER TRUNKLINE UTILITIES IN 9TH AVENUE BETWEEN E. LACEY AND GRANGEVILLE (MULTI-FUNDED)	\$3,000,997.00		\$149,475.00		\$2,851,522.00				\$3,000,997.00
	825611	UTILITY MASTER PLAN UPDATE **825611	\$210,433.00	\$210,433.00	\$0.00						\$210,433.00
	NEW	ANNUAL WATER MASTER PLAN CIP PROJECT	\$6,275,140.00			\$217,793.00	\$2,552,729.00	\$253,320.00	\$2,969,150.00	\$282,148.00	\$6,275,140.00
	NEW	3RD AND HANFORD MARKET PLACE WATER MAIN & WELL	\$4,131,800.00		\$387,300.00	\$161,600.00	\$3,582,900.00				\$4,131,800.00
	825612	CITY'S DEV IMPACT FEES UPDATE (MULTI-FUNDED) **825612	\$13,200.00	\$13,200.00							\$13,200.00
	NEW	NEW GROUNDWATER WELLS (W5, W9, W1)	\$26,878,000.00		\$708,400.00		\$12,178,400.00	\$6,521,200.00	\$593,700.00	\$6,876,300.00	\$26,878,000.00
	NEW	NEW WATER TANK RESERVOIR #6B (MULTI-FUNDED)	\$3,750,000.00		\$250,000.00		\$3,500,000.00				\$3,750,000.00
	823640	INDUSTRIAL PARK WATER STORAGE **823640 (MULTI-FUNDED)	\$1,850,194.00					\$1,850,194.00			\$1,850,194.00
	NEW	PRELIMINARY ENGINEERING (MULTI-FUNDED)	\$100,000.00			\$50,000.00	\$50,000.00				\$100,000.00
Total 0185 Water System Impact Fee			\$50,900,808.00	\$223,633.00	\$2,235,175.00	\$1,052,159.00	\$25,388,269.00	\$10,280,274.00	\$4,062,850.00	\$7,658,448.00	\$50,900,808.00
0186 Wastewater Impact Fee		Beginning Fund (estimated) balance available			\$3,628,942.00	\$3,722,698.00	\$4,372,698.00	-\$4,996,880.00	-\$6,878,027.00	-\$11,908,576.00	
		Capital requests			-\$906,244.00	-\$350,000.00	-\$10,369,578.00	-\$2,881,147.00	-\$6,030,549.00	-\$3,032,567.00	
		Estimated revenue			\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	
		Estimated ending Fund balance available			\$3,722,698.00	\$4,372,698.00	-\$4,996,880.00	-\$6,878,027.00	-\$11,908,576.00	-\$13,941,143.00	
0186 Wastewater Impact Fee	NEW	WTF EXPANSION	\$9,000,000.00				\$2,250,000.00	\$2,250,000.00	\$2,250,000.00	\$2,250,000.00	\$9,000,000.00
	NEW	DEVELOPER REIMBURSEMENT (MULTI-FUNDED)	\$1,800,000.00		\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$1,800,000.00
	NEW	DESIGN AND CONSTRUCTION OF SEWER AND WATER TRUNKLINE UTILITIES IN 9TH AVENUE BETWEEN E. LACEY AND GRANGEVILLE (MULTI-FUNDED)	\$4,267,219.00		\$212,543.00		\$4,054,676.00				\$4,267,219.00
	825611	UTILITY MASTER PLAN UPDATE **825611	\$240,883.00	\$240,883.00	\$0.00						\$240,883.00
	NEW	ANNUAL SEWER MASTER PLAN CIP PROJECT	\$8,352,866.00		\$343,701.00		\$3,714,902.00	\$331,147.00	\$3,480,549.00	\$482,567.00	\$8,352,866.00
	825612	CITY'S DEV IMPACT FEES UPDATE (MULTI-FUNDED) **825612	\$13,200.00	\$13,200.00	\$0.00						\$13,200.00
	825609	WWTP3RD INTERNAL LIFT ADDITION **825609	\$1,433,209.00	\$1,383,209.00	\$50,000.00						\$1,433,209.00
	NEW	PRELIMINARY ENGINEERING (MULTI-FUNDED)	\$100,000.00			\$50,000.00	\$50,000.00				\$100,000.00
Total 0186 Wastewater Impact Fee			\$25,207,377.00	\$1,637,292.00	\$906,244.00	\$350,000.00	\$10,369,578.00	\$2,881,147.00	\$6,030,549.00	\$3,032,567.00	\$25,207,377.00
0187 Refuse/Recycle Impact Fee		Beginning Fund (estimated) balance available			\$516,683.00	\$716,683.00	\$916,683.00	\$1,116,683.00	\$1,316,683.00	\$1,516,683.00	
		Capital requests			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		Estimated revenue			\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	
		Estimated ending Fund balance available			\$716,683.00	\$916,683.00	\$1,116,683.00	\$1,316,683.00	\$1,516,683.00	\$1,716,683.00	
0187 Refuse/Recycle Impact Fee	825612	CITY'S DEV IMPACT FEES UPDATE (MULTI-FUNDED) **825612	\$13,200.00	\$13,200.00	\$0.00						\$13,200.00
Total 0187 Refuse/Recycle Impact Fee			\$13,200.00	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00
0250 Landscape Assessment District (LAD)		Beginning Fund (estimated) balance available			-\$4,980.00	-\$4,980.00	-\$4,980.00	-\$54,980.00	-\$54,980.00	-\$54,980.00	
		Capital requests			\$0.00	\$0.00	-\$50,000.00	\$0.00	\$0.00	\$0.00	
		Estimated ending Fund balance available			-\$4,980.00	-\$4,980.00	-\$54,980.00	-\$54,980.00	-\$54,980.00	-\$54,980.00	
0250 Landscape Assessment District (LAD)	NEW	GLACIER PLAY EQUIPMENT-LAD	\$50,000.00				\$50,000.00				\$50,000.00
Total 0250 Landscape Assessment District (LAD)			\$50,000.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$50,000.00
0301 Airport Capital		Beginning Fund (estimated) balance available			\$0.00	-\$56,752.00	-\$56,752.00	-\$56,752.00	-\$56,752.00	-\$56,752.00	
		Capital requests			-\$56,752.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		Estimated ending Fund balance available			-\$56,752.00	-\$56,752.00	-\$56,752.00	-\$56,752.00	-\$56,752.00	-\$56,752.00	
0301 Airport Capital	NEW	REPLACE 70 FT OF SEWER LINE AT THE AIRPORT FBO BUILDING	\$16,386.00		\$16,386.00						\$16,386.00
	NEW	AIRPORT TRUCK (EV)/ RPL 63 (MULTI-FUNDED)	\$40,366.00		\$40,366.00						\$40,366.00
Total 0301 Airport Capital			\$56,752.00	\$0.00	\$56,752.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$56,752.00

Funding Source	Project Number	Request Title	Project Total	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
0307 Refuse		Beginning Fund (estimated) balance available			-\$3,784,528.00	-\$4,498,360.70	-\$5,224,521.20	-\$9,614,218.34	-\$10,064,218.34	-\$10,064,218.34	
		Capital requests			-\$729,832.70	-\$742,160.50	-\$4,405,697.14	-\$466,000.00	-\$16,000.00	-\$16,000.00	
		Estimated revenue			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		Grant funding			\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	
		Estimated ending Fund balance available			-\$4,498,360.70	-\$5,224,521.20	-\$9,614,218.34	-\$10,064,218.34	-\$10,064,218.34	-\$10,064,218.34	
0307 Refuse	NEW	PUBLIC WORKS BUILDING REMODEL (MULTI FUNDED)	\$15,993.20		\$1,832.70	\$14,160.50					\$15,993.20
	NEW	REFUSE DEPT. TRUCK 1-TON/ RPL 60	\$74,627.00				\$74,627.00				\$74,627.00
	NEW	REFUSE DEPT. AUTOMATED TRUCK/ RPL 141	\$442,418.00				\$442,418.00				\$442,418.00
	NEW	REFUSE DEPT. REAR LOAD TRUCK/ RPL 157 (MULTI-FUNDED)	\$173,714.00				\$173,714.00				\$173,714.00
	NEW	REFUSE DEPT. REAR LOAD TRUCK/ RPL 154 (MULTI-FUNDED)	\$224,896.00				\$224,896.00				\$224,896.00
	NEW	REFUSE DEPT. REAR LOAD TRUCK/ RPL 153 (MULTI-FUNDED)	\$228,926.00				\$228,926.00				\$228,926.00
	NEW	REFUSE DEPT. AUTOMATED TRUCK/ RPL 146	\$442,418.00				\$442,418.00				\$442,418.00
	NEW	REFUSE DEPT. AUTOMATED TRUCK/ RPL 144	\$442,418.00				\$442,418.00				\$442,418.00
	NEW	REFUSE DEPT. AUTOMATED TRUCK/ RPL 142	\$442,418.00				\$442,418.00				\$442,418.00
	NEW	REFUSE DEPT. REAR LOAD TRUCK/ RPL 343	\$470,896.00				\$470,896.00				\$470,896.00
	824303	REFUSE SERVICE TRUCK (NEW) **824303	\$75,000.00	\$75,000.00	\$0.00						\$75,000.00
	825303	FRONT LOAD REFUSE TRUCK (NEW) **825303	\$450,000.00	\$450,000.00	\$0.00						\$450,000.00
	NEW	FORKLIFT (NEW)	\$150,000.00				\$150,000.00				\$150,000.00
	NEW	REFUSE SERVICE TRUCK (NEW)	\$85,000.00				\$85,000.00				\$85,000.00
	NEW	AUTOMATED REFUSE TRUCK (NEW)	\$900,000.00				\$450,000.00	\$450,000.00			\$900,000.00
	823307	FRONT LOAD REFUSE TRUCK (NEW) **823307	\$370,080.00	\$370,080.00	\$0.00						\$370,080.00
	824605	CITY REFUSE ENCLOSURES REBUILD (13) LOCATIONS (MULTI-FUNDED) **824605	\$586,966.14	\$75,000.00			\$511,966.14				\$586,966.14
	NEW	PUBLIC WORKS ENCLOSED WAREHOUSE (MULTI-FUNDED)	\$101,000.00				\$101,000.00				\$101,000.00
	825604	CITY STANDARD PLANS AND SPECS UPDATE **825604	\$10,000.00	\$10,000.00							\$10,000.00
	823308	REFUSE SCALES/NEW **823308	\$160,000.00	\$125,000.00			\$35,000.00				\$160,000.00
	NEW	REFUSE TRAILER FOR RESIDENTIAL CANS	\$15,000.00				\$15,000.00				\$15,000.00
	825001	REFUSE SOLAR COMPACTORS (GRANT FUNDED) **825001	\$96,000.00		\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$96,000.00
	825008	REFUSE CAMERA SYSTEM **825008	\$149,000.00	\$50,000.00			\$99,000.00				\$149,000.00
	824002	AUTOMATED REFUSE CONTAINERS **824002	\$647,340.00	\$103,340.00	\$272,000.00	\$272,000.00					\$647,340.00
	822606	REFUSE OFFICE BREAKROOM **822606	\$223,504.00	\$223,504.00	\$0.00						\$223,504.00
	824001	COMMERCIAL/RECYCLE/ORG DUMPSTERS **824001	\$1,144,119.00	\$264,119.00	\$440,000.00	\$440,000.00					\$1,144,119.00
Total 0307 Refuse			\$8,121,733.34	\$1,746,043.00	\$729,832.70	\$742,160.50	\$4,405,697.14	\$466,000.00	\$16,000.00	\$16,000.00	\$8,121,733.34
0340 Building Safety		Beginning Fund (estimated) balance available			\$972,900.00	\$788,500.00	\$1,188,500.00	\$1,588,500.00	\$1,988,500.00	\$2,388,500.00	
		Capital requests			-\$584,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		Estimated revenue			\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	
		Estimated ending Fund balance available			\$788,500.00	\$1,188,500.00	\$1,588,500.00	\$1,988,500.00	\$2,388,500.00	\$2,788,500.00	
0340 Building Safety	NEW	COMMUNITY DEVELOPMENT REMODEL (MULTI-FUNDED)	\$460,000.00		\$460,000.00						\$460,000.00
	NEW	ELECTRIC VAN FOR SENIOR BUILDING INSPECTOR	\$62,200.00		\$62,200.00						\$62,200.00
	NEW	ELECTRIC VAN FOR BUILDING INSPECTOR	\$62,200.00		\$62,200.00						\$62,200.00
Total 0340 Building Safety			\$584,400.00	\$0.00	\$584,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$584,400.00
0359 Storm Drain		Beginning Fund (estimated) balance available			\$2,629,889.00	\$1,781,216.30	\$953,162.80	-\$6,019,315.20	-\$10,034,812.20	-\$11,949,324.20	
		Capital requests			-\$864,672.70	-\$844,053.50	-\$6,988,478.00	-\$4,031,497.00	-\$1,930,512.00	-\$318,681.00	
		Estimated revenue			\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	
		Estimated ending Fund balance available			\$1,781,216.30	\$953,162.80	-\$6,019,315.20	-\$10,034,812.20	-\$11,949,324.20	-\$12,252,005.20	
0359 Storm Drain	NEW	LIFT STATION 31 UPGRADE	\$5,945,000.00			\$215,000.00	\$2,565,000.00	\$3,165,000.00			\$5,945,000.00
	NEW	ANNUAL STORM DRAIN IMP PROJECT	\$4,068,700.00		\$168,800.00		\$1,663,000.00	\$194,100.00	\$1,829,300.00	\$213,500.00	\$4,068,700.00
	NEW	BASIN 55 LAND ACQUISITION	\$450,000.00		\$450,000.00						\$450,000.00
	NEW	EQUIPMENT FOR CONSTRUCTION INSPECTORS AND USA POSITION (MULTI-FUNDED)	\$7,500.00		\$7,500.00						\$7,500.00

CITY OF HANFORD
Capital Improvement Program Fiscal Years 2026-2030

Funding Source	Project Number	Request Title	Project Total	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
	NEW	UTILITY TRUCK FOR USA POSITION (MULTI-FUNDED)	\$10,750.00		\$10,750.00						\$10,750.00
	NEW	PUBLIC WORKS BUILDING REMODEL (MULTI FUNDED)	\$16,003.20		\$1,833.70	\$14,169.50					\$16,003.20
	NEW	CHINA ALLEY - UTILITY REPLACEMENT /RECONSTRUCTION (MULTI-FUNDED)	\$187,500.00			\$15,000.00	\$172,500.00				\$187,500.00
	825602	DOWNTOWN FLOOD CONTROL IMPROVEMENTS **825602	\$1,312,650.00	\$488,400.00			\$824,250.00				\$1,312,650.00
	NEW	LACEY BLVD WIDEN/RECONST MAGNA CARTA TO 13TH (MULTI-FUNDED)	\$500,000.00					\$500,000.00			\$500,000.00
	NEW	LIFT STATION REHAB	\$100,000.00		\$50,000.00		\$50,000.00				\$100,000.00
	823619	LACEY WIDEN/RECON/10TH-SIERRA **823619	\$792,230.00	\$792,230.00	\$0.00						\$792,230.00
	NEW	PUBLIC WORKS ENCLOSED WAREHOUSE (MULTI-FUNDED)	\$75,000.00				\$75,000.00				\$75,000.00
	825604	CITY STANDARD PLANS AND SPECS UPDATE **825604	\$30,000.00	\$30,000.00							\$30,000.00
	NEW	PLEASANT SOUTH OF GREENFIELD - STORMDRAIN	\$425,473.00		\$55,789.00	\$369,684.00					\$425,473.00
	NEW	MS4 PERMIT - ANNUAL PROJECT	\$487,718.00			\$90,200.00	\$93,728.00	\$97,397.00	\$101,212.00	\$105,181.00	\$487,718.00
	NEW	EIGHTH ST AT IRWIN ST STORM DRAIN	\$1,445,000.00			\$20,000.00	\$1,425,000.00				\$1,445,000.00
	823624	HOUSTON AV PIPELIN/SAND SLOUGH **823624	\$463,852.00	\$463,852.00	\$0.00						\$463,852.00
	825301	VACUUM TRUCK (REPL 174) **825301	\$453,880.00	\$453,880.00	\$0.00						\$453,880.00
	822621	TREE TRIM/REMOVAL PROGRAM **822621	\$373,400.00	\$73,400.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00			\$373,400.00
	823621	INCR FLOW CAP/PEOPLE DITCH **823621	\$60,704.00	\$60,704.00	\$0.00						\$60,704.00
	823620	CURB AND GUTTER INSTALL **823620	\$157,682.00	\$22,682.00	\$45,000.00	\$45,000.00	\$45,000.00				\$157,682.00
Total 0359 Storm Drain			\$17,363,042.20	\$2,385,148.00	\$864,672.70	\$844,053.50	\$6,988,478.00	\$4,031,497.00	\$1,930,512.00	\$318,681.00	\$17,363,042.20
0362 WWTP/Sewer		Beginning Fund (estimated) balance available			\$1,273,728.00	\$988,882.00	\$107,282.00	-\$5,279,320.00	-\$9,171,810.00	-\$13,461,626.00	
		Capital requests			-\$884,846.00	-\$1,481,600.00	-\$5,986,602.00	-\$4,492,490.00	-\$4,889,816.00	-\$4,187,538.00	
		Estimated revenue			\$600,000.00	\$600,000.00	\$600,000.00	\$600,000.00	\$600,000.00	\$600,000.00	
		Estimated ending Fund balance available			\$988,882.00	\$107,282.00	-\$5,279,320.00	-\$9,171,810.00	-\$13,461,626.00	-\$17,049,164.00	
0362 WWTP/Sewer	825019	WWTF SWITCHGEAR **825019	\$400,000.00	\$400,000.00	\$0.00						\$400,000.00
	NEW	WTTF EXPANSION	\$6,000,000.00				\$1,500,000.00	\$1,500,000.00	\$1,500,000.00	\$1,500,000.00	\$6,000,000.00
	NEW	EQUIPMENT FOR CONSTRUCTION INSPECTORS AND USA POSITION (MULTI-FUNDED)	\$7,500.00		\$7,500.00						\$7,500.00
	NEW	UTILITY TRUCK FOR USA POSITION (MULTI-FUNDED)	\$10,750.00		\$10,750.00						\$10,750.00
	NEW	CHINA ALLEY - UTILITY REPLACEMENT /RECONSTRUCTION (MULTI-FUNDED)	\$375,000.00			\$30,000.00	\$345,000.00				\$375,000.00
	NEW	WWTP TRUCK 1-TON/ RPL 108 (MULTI-FUNDED)	\$62,525.00					\$62,525.00			\$62,525.00
	NEW	WWTP TRUCK (EV)/ RPL 333 (MULTI-FUNDED)	\$44,346.00				\$44,346.00				\$44,346.00
	NEW	WWTP TRUCK (EV)/ RPL 334 (MULTI-FUNDED)	\$40,546.00		\$40,546.00						\$40,546.00
	NEW	WWTP LOADER/ RPL 258	\$165,581.00						\$165,581.00		\$165,581.00
	NEW	LACEY BLVD WIDEN/RECONST MAGNA CARTA TO 13TH (MULTI-FUNDED)	\$400,000.00					\$400,000.00			\$400,000.00
	823619	LACEY WIDEN/RECON/10TH-SIERRA **823619	\$399,280.00	\$399,280.00	\$0.00						\$399,280.00
	NEW	ANNUAL SEWER MAINT. IMPROVEMENT PROJECT	\$4,551,188.00		\$223,300.00		\$1,876,700.00	\$234,465.00	\$1,970,535.00	\$246,188.00	\$4,551,188.00
	NEW	PUBLIC WORKS ENCLOSED WAREHOUSE (MULTI-FUNDED)	\$101,000.00				\$101,000.00				\$101,000.00
	825604	CITY STANDARD PLANS AND SPECS UPDATE **825604	\$20,000.00	\$20,000.00							\$20,000.00
	NEW	COLLECTION PORTABLE INSPECTION CAMERA	\$15,000.00		\$15,000.00						\$15,000.00
	NEW	CHLORINE INJECTION MANIFOLD REBUILD	\$25,000.00		\$25,000.00						\$25,000.00
	NEW	SANITARY SEWER MANHOLE ROACH CONTROL	\$170,050.00		\$25,000.00	\$26,250.00	\$27,500.00	\$28,900.00	\$30,400.00	\$32,000.00	\$170,050.00
	NEW	WASTEWATER FACILITY INLET MANHOLE COATING	\$60,000.00						\$60,000.00		\$60,000.00
	NEW	WASTEWATER FACILITY BUILDING ROOF REPAIR	\$300,000.00				\$300,000.00				\$300,000.00
	NEW	VACUUM TRUCK	\$1,040,000.00						\$0.00	\$1,040,000.00	\$1,040,000.00
	NEW	TRACTOR WITH LOADER BUCKET/ RPL 185	\$250,000.00				\$250,000.00				\$250,000.00
	NEW	TAILING DRYING BED RAMP	\$46,000.00				\$46,000.00				\$46,000.00
	NEW	STORAGE POND FENCING	\$40,250.00		\$40,250.00						\$40,250.00
	NEW	STANDARDIZE LIFT STATION GENERATOR HOOK-UPS	\$15,000.00				\$15,000.00				\$15,000.00
	NEW	SLUDGE DRYING BED LINNING	\$2,850,400.00				\$661,500.00	\$695,500.00	\$728,900.00	\$764,500.00	\$2,850,400.00
	NEW	SANITARY SEWER MANHOLE RECOATING	\$679,500.00		\$100,000.00	\$105,000.00	\$110,000.00	\$115,500.00	\$121,500.00	\$127,500.00	\$679,500.00
	NEW	PLANT HEADWORKS MCC ROOM A/C REPLACEMENT	\$35,000.00		\$35,000.00						\$35,000.00
	NEW	WASTEWATER OPERATIONS STORAGE UNIT	\$10,000.00				\$10,000.00				\$10,000.00
	NEW	LIFT STATION REHABILITATION	\$1,120,150.00		\$165,000.00	\$173,250.00	\$181,500.00	\$190,600.00	\$200,000.00	\$209,800.00	\$1,120,150.00
	NEW	INTERNAL LIFT PUMP TUBE #2	\$1,157,600.00					\$1,157,600.00			\$1,157,600.00
	NEW	INTERNAL LIFT PUMP TUBE #1	\$1,050,000.00			\$1,050,000.00					\$1,050,000.00
	NEW	SLUDGE LAGOON DREDGE PUMP REPLACEMENT	\$40,000.00		\$40,000.00						\$40,000.00
	NEW	FACILITY PICKUP TRUCK (EV)/ RPL 338 (MULTI-FUNDED)	\$41,056.00				\$41,056.00				\$41,056.00

CITY OF HANFORD
Capital Improvement Program Fiscal Years 2026-2030

Funding Source	Project Number	Request Title	Project Total	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
	NEW	EFFLUENT PUMP STATION VALVE REHAB	\$15,000.00		\$15,000.00						\$15,000.00
	NEW	COLLECTION STORAGE UNIT	\$10,000.00		\$10,000.00						\$10,000.00
	NEW	COLLECTION SERVICE TRUCK	\$148,750.00						\$0.00	\$148,750.00	\$148,750.00
	NEW	COLLECTION PORTABLE FLOW METER	\$15,000.00				\$15,000.00				\$15,000.00
	NEW	COLLECTION MAINTENANCE TRUCK	\$80,000.00				\$80,000.00				\$80,000.00
	NEW	COLLECTION LIFT STATION PUMP REPLACEMENT	\$222,500.00		\$32,500.00	\$34,100.00	\$35,800.00	\$37,900.00	\$40,000.00	\$42,200.00	\$222,500.00
	NEW	CHLORINE CONTACT CHAMBER VALVE REPLACEMENT	\$40,000.00				\$40,000.00				\$40,000.00
	NEW	CCTV INSPECTION SERVICES	\$408,200.00		\$60,000.00	\$63,000.00	\$66,200.00	\$69,500.00	\$72,900.00	\$76,600.00	\$408,200.00
	NEW	(2) SECONDARY SEDIMENTATION BASIN COATING	\$240,000.00				\$240,000.00				\$240,000.00
	824621	DESIGN & CONST OF SCE-OWNED FACILITY	\$13,038.00	\$13,038.00	\$0.00						\$13,038.00
	823627	SEWER SYSTEM VIDEO INSP **823627	\$10,953.00	\$10,953.00	\$0.00						\$10,953.00
	NEW	SPARE BARSCREEN MOTOR	\$40,000.00		\$40,000.00						\$40,000.00
	825011	SPARE MOTOR SCREW PUMP **825011	\$40,000.00	\$40,000.00	\$0.00						\$40,000.00
	824302	PICKUP TRUCK (NEW) UNIT 109 **824302	\$64,855.00	\$64,855.00	\$0.00						\$64,855.00
	825304	PICKUP TRUCK (NEW) **825304	\$65,000.00	\$65,000.00		\$0.00					\$65,000.00
	822627	PROTECTIVE GRATING **822627	\$27,142.00	\$27,142.00	\$0.00						\$27,142.00
Total 0362 WWTP/Sewer			\$22,963,160.00	\$1,040,268.00	\$884,846.00	\$1,481,600.00	\$5,986,602.00	\$4,492,490.00	\$4,889,816.00	\$4,187,538.00	\$22,963,160.00
0391 Water					-\$758,777.00	\$2,368,310.30	\$3,384,480.80	\$3,332,823.80	\$4,343,976.80	\$8,617,176.80	
		Beginning Fund (estimated) balance available									
		Capital requests			-\$2,479,464.70	-\$8,555,271.50	-\$5,051,657.00	-\$3,988,847.00	-\$726,800.00	-\$3,173,600.00	
		Estimated revenue			\$5,000,000.00	\$5,000,000.00	\$5,000,000.00	\$5,000,000.00	\$5,000,000.00	\$5,000,000.00	
		Grant funding			\$606,552.00	\$4,571,442.00					
		Estimated ending Fund balance available			\$2,368,310.30	\$3,384,480.80	\$3,332,823.80	\$4,343,976.80	\$8,617,176.80	\$10,443,576.80	
0391 Water											
	NEW	EQUIPMENT FOR CONSTRUCTION INSPECTORS AND USA POSITION (MULTI-FUNDED)	\$7,500.00		\$7,500.00						\$7,500.00
	NEW	UTILITY TRUCK FOR USA POSITION (MULTI-FUNDED)	\$10,750.00		\$10,750.00						\$10,750.00
	NEW	PUBLIC WORKS BUILDING REMODEL (MULTI FUNDED)	\$16,003.20		\$1,833.70	\$14,169.50					\$16,003.20
	NEW	CHINA ALLEY - UTILITY REPLACEMENT /RECONSTRUCTION (MULTI-FUNDED)	\$375,000.00			\$30,000.00	\$345,000.00				\$375,000.00
	NEW	WATER DEPT. TRUCK 1-TON/ RPL 97 (MULTI-FUNDED)	\$40,781.00		\$40,781.00						\$40,781.00
	NEW	WATER DEPT. TRUCK/ RPL 58	\$64,329.00		\$64,329.00						\$64,329.00
	NEW	WATER DEPT. TRUCK (EV)/ RPL 75	\$58,366.00		\$58,366.00						\$58,366.00
	NEW	WATER DEPT. TRUCK (EV)/ RPL 69	\$58,366.00		\$58,366.00						\$58,366.00
	NEW	LACEY BLVD WIDEN/RECONST MAGNA CARTA TO 13TH (MULTI-FUNDED)	\$500,000.00					\$500,000.00			\$500,000.00
	822635	WATER MAIN REPL PROGRAM **822635	\$1,400,000.00		\$700,000.00		\$700,000.00				\$1,400,000.00
	823619	LACEY WIDEN/RECON/10TH-SIERRA **823619	\$950,660.00	\$950,660.00	\$0.00						\$950,660.00
	NEW	INDUSTRIAL PARK WATER MAIN LOOP AND 500K GAL TANK-CONTINGENT ON GRANT FUNDING	\$5,177,994.00		\$606,552.00	\$4,571,442.00					\$5,177,994.00
	NEW	ANNUAL WATER INFRASTRUCTURE MAINT IMPROVEMENT PROJECT	\$9,774,600.00		\$236,600.00	\$2,864,000.00	\$248,400.00	\$3,007,200.00	\$260,800.00	\$3,157,600.00	\$9,774,600.00
	NEW	PUBLIC WORKS ENCLOSED WAREHOUSE (MULTI-FUNDED)	\$200,000.00				\$200,000.00				\$200,000.00
	825604	CITY STANDARD PLANS AND SPECS UPDATE **825604	\$20,000.00	\$20,000.00							\$20,000.00
	NEW	9TH AVE ST FRONTAGE AT HEROES PARK (MULTI-FUNDED)	\$654,577.00		\$22,660.00	\$39,660.00	\$592,257.00				\$654,577.00
	NEW	REPLACE GENERATOR TO WELL #35 AT FIRE STATION NO.1 / RPL 323 (MULTI-FUNDED)	\$25,727.00		\$25,727.00						\$25,727.00
	NEW	TANK 4 BOOSTER PUMP(S) UPGRADE	\$50,000.00		\$50,000.00						\$50,000.00
	NEW	ANNUAL WELL INSPECTION	\$96,000.00		\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$96,000.00
	NEW	NEW WATER TANK RESERVOIR #6B (MULTI-FUNDED)	\$15,647.00					\$15,647.00			\$15,647.00
	NEW	PURCHASE TWO REPLACEMENT WELL MOTORS	\$60,000.00		\$60,000.00						\$60,000.00
	NEW	REPLACE CHLORINE PUMPS CITYWIDE	\$140,000.00		\$70,000.00	\$70,000.00					\$140,000.00
	NEW	WELL 45 ARSENIC TREATMENT	\$3,000,000.00			\$500,000.00	\$2,500,000.00				\$3,000,000.00
	825608	WELL MEDIA FILTRATION **825608	\$1,500,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00		\$1,500,000.00
	822634	WATER SYS SECURITY UPGRADES **822634	\$615,740.00	\$615,740.00	\$0.00						\$615,740.00
	823640	INDUSTRIAL PARK WATER STORAGE **823640 (MULTI-FUNDED)	\$7,595,846.00	\$7,595,846.00	\$0.00						\$7,595,846.00
	824609	WELL PUMP REHAB/WELL 42 AND WELL 38 **824609	\$220,000.00	\$120,000.00	\$100,000.00						\$220,000.00
	823637	NEW WATER SUPPLY WELL 51 & 52 **823637	\$3,194,504.00	\$3,194,504.00	\$0.00						\$3,194,504.00
	825600	BADGER METER REPLACEMENT **825600	\$16,526,600.00	\$16,526,600.00	\$0.00						\$16,526,600.00
	823635	METER REPAIR/REPLACEMENT PROGRAM **823635	\$1,019,585.00	\$119,585.00	\$100,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00		\$1,019,585.00
Total 0391 Water			\$53,368,575.20	\$29,392,935.00	\$2,479,464.70	\$8,555,271.50	\$5,051,657.00	\$3,988,847.00	\$726,800.00	\$3,173,600.00	\$53,368,575.20

Funding Source	Project Number	Request Title	Project Total	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
0414 Computer Replacement Reserve		Beginning Fund (estimated) balance available			\$406,698.00	\$113,698.00	\$72,698.00	\$72,698.00	\$72,698.00	\$72,698.00	
		Capital requests			-\$293,000.00	-\$41,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
		Estimated ending Fund balance available			\$113,698.00	\$72,698.00	\$72,698.00	\$72,698.00	\$72,698.00	\$72,698.00	
0414 Computer Replacement Reserve	NEW	VXRAIL SERVERS REPLACEMENT AND GENERATOR PURCHASE	\$250,000.00		\$250,000.00						\$250,000.00
	800121	FY COMPUTER REPLACEMENTS **800121	\$117,180.00	\$33,180.00	\$43,000.00	\$41,000.00					\$117,180.00
Total 0414 Computer Replacement Reserve			\$367,180.00	\$33,180.00	\$293,000.00	\$41,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$367,180.00
0415 Information Technology		Beginning Fund (estimated) balance available			\$0.00	\$0.00	\$0.00	-\$36,835.00	-\$36,835.00	-\$36,835.00	
		Capital requests			\$0.00	\$0.00	-\$36,835.00	\$0.00	\$0.00	\$0.00	
		Estimated revenue			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		Estimated ending Fund balance available			\$0.00	\$0.00	-\$36,835.00	-\$36,835.00	-\$36,835.00	-\$36,835.00	
0415 Information Technology	NEW	IT DEPT. VEHICLE/ RPL 105	\$36,835.00				\$36,835.00				\$36,835.00
Total 0415 Information Technology			\$36,835.00	\$0.00	\$0.00	\$0.00	\$36,835.00	\$0.00	\$0.00	\$0.00	\$36,835.00
0416 Bldg Maint		Beginning Fund (estimated) balance available			\$153,547.00	\$72,013.00	\$2,939.00	-\$38,147.00	-\$38,147.00	-\$38,147.00	
		Capital requests			-\$81,534.00	-\$69,074.00	-\$41,086.00	\$0.00	\$0.00	\$0.00	
		Estimated revenue			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		Estimated ending Fund balance available			\$72,013.00	\$2,939.00	-\$38,147.00	-\$38,147.00	-\$38,147.00	-\$38,147.00	
0416 Bldg Maint	NEW	BUILDING MAINT. TRUCK/ RPL 94	\$64,329.00		\$64,329.00						\$64,329.00
	NEW	BUILDING MAINT. TRUCK (EV)/ RPL 303	\$58,366.00			\$58,366.00					\$58,366.00
	NEW	BUILDING MAINT. TRUCK (EV)/ RPL 120 (MULTI-FUNDED)	\$41,086.00				\$41,086.00				\$41,086.00
	NEW	(33) 8FT LONG FOLDING TABLES FOR CIVIC	\$10,708.00			\$10,708.00					\$10,708.00
	NEW	(32) 8FT FOLDING TABLES (18) ROUND TABLES FOR CIVIC	\$17,205.00		\$17,205.00						\$17,205.00
Total 0416 Building Maint			\$191,694.00	\$0.00	\$81,534.00	\$69,074.00	\$41,086.00	\$0.00	\$0.00	\$0.00	\$191,694.00
0417 Building Reserves		Beginning Fund (estimated) balance available			\$1,064,643.00	\$772,742.00	\$60,951.00	-\$247,874.00	-\$388,481.00	-\$534,713.00	
		Capital requests			-\$291,901.00	-\$711,791.00	-\$308,825.00	-\$140,607.00	-\$146,232.00	-\$152,081.00	
		Estimated ending Fund balance available			\$772,742.00	\$60,951.00	-\$247,874.00	-\$388,481.00	-\$534,713.00	-\$686,794.00	
0417 Building Reserves	823602	VETERANS BUILDING REHAB (MULTI-FUNDED)-CONTINGENT ON GRANT FUNDING **823602	\$28,350.00	\$28,350.00							\$28,350.00
	NEW	PD - REPAINT INTERIOR	\$52,150.00				\$52,150.00				\$52,150.00
	NEW	PD - REPAINT EXTERIOR	\$45,675.00				\$45,675.00				\$45,675.00
	NEW	CITY HALL - REPAINT EXTERIOR AND REFINISH DOORS	\$32,791.00			\$32,791.00					\$32,791.00
	NEW	COE PARK - REPAINT EXTERIOR (MULTI-FUNDED)	\$8,745.00		\$8,745.00						\$8,745.00
	NEW	LONGFIELD CENTER - REPAINT EXTERIOR (MULTI-FUNDED)	\$65,160.00		\$65,160.00						\$65,160.00
	NEW	CIVIC AUD - REPLACE CARPET IN EAST WING (MULTI-FUNDED)	\$18,416.00		\$18,416.00						\$18,416.00
	NEW	CIVIC AUD - REPLACE RAMP DOORS (2 SETS) (MULTI-FUNDED)	\$19,080.00		\$19,080.00						\$19,080.00
	NEW	CARNEGIE BUILDING REHAB-CONTINGENT ON GRANT FUNDING (MULTI-FUNDED)	\$422,800.00		\$15,500.00	\$331,500.00	\$75,800.00				\$422,800.00
	NEW	TRANSFER ALL CITY FACILITIES TO VALLEY ALARM BURGLAR	\$17,500.00			\$17,500.00					\$17,500.00
	NEW	TRANSFER ALL CITY FACILITIES TO VALLEY ALARM FIRE	\$30,000.00			\$30,000.00					\$30,000.00
	NEW	FACILITIES MASTER PLAN	\$310,000.00		\$140,000.00	\$170,000.00					\$310,000.00
	NEW	ANNUAL FACILITY ADA IMPROVEMENTS	\$729,120.00		\$25,000.00	\$130,000.00	\$135,200.00	\$140,607.00	\$146,232.00	\$152,081.00	\$729,120.00
	824603	CARNEGIE BUILDING ROOF UNDERLAYMENT REPLACEMENT **824603	\$45,425.00	\$45,425.00	\$0.00						\$45,425.00
Total 0417 Building Reserves			\$1,825,212.00	\$73,775.00	\$291,901.00	\$711,791.00	\$308,825.00	\$140,607.00	\$146,232.00	\$152,081.00	\$1,825,212.00

Funding Source	Project Number	Request Title	Project Total	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
0447 Fleet Operations		Beginning Fund (estimated) balance available			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		Capital requests			-\$184,491.00	-\$36,835.00	-\$1,715,442.00	\$0.00	\$0.00	\$0.00	
		Estimated revenue			\$184,491.00	\$36,835.00	\$1,715,442.00	\$0.00	\$0.00	\$0.00	
		Estimated ending Fund balance available			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0447 Fleet Operations	NEW	FLEET DEPT. VEHICLE/ RPL 329	\$36,835.00			\$36,835.00					\$36,835.00
	NEW	FLEET - FUEL DISPENSING CARD READER	\$150,000.00		\$150,000.00						\$150,000.00
	NEW	FLEET SHOP EQUIPMENT	\$34,491.00		\$34,491.00						\$34,491.00
	NEW	FLEET SHOP EXPANSION	\$1,715,442.00				\$1,715,442.00				\$1,715,442.00
Total 0447 Fleet Operations			\$1,936,768.00	\$0.00	\$184,491.00	\$36,835.00	\$1,715,442.00	\$0.00	\$0.00	\$0.00	\$1,936,768.00
0448 Fleet Reserve		Beginning Fund (estimated) balance available			\$18,397,857.00	\$18,068,069.00	\$18,055,199.00	\$16,944,837.00	\$16,912,937.00	\$16,912,937.00	
		Capital requests			-\$329,788.00	-\$12,870.00	-\$1,110,362.00	-\$31,900.00	\$0.00	-\$46,250.00	
		Estimated ending Fund balance available			\$18,068,069.00	\$18,055,199.00	\$16,944,837.00	\$16,912,937.00	\$16,912,937.00	\$16,866,687.00	
0448 Fleet Reserve	NEW	CITY HALL GENERATOR/ RPL 379, SUPPORTS EOC (MULTI-FUNDED)	\$12,870.00			\$12,870.00					\$12,870.00
	NEW	PD GENERATOR/ RPL 224 (MULTI-FUNDED)	\$49,950.00				\$49,950.00				\$49,950.00
	NEW	REPLACE GENERATOR TO WELL #35 AT FIRE STATION NO.1 / RPL 323 (MULTI-FUNDED)	\$23,949.00		\$23,949.00						\$23,949.00
	NEW	WWTP TRUCK 1-TON/ RPL 108 (MULTI-FUNDED)	\$31,900.00					\$31,900.00			\$31,900.00
	NEW	WATER DEPT. TRUCK 1-TON/ RPL 97 (MULTI-FUNDED)	\$41,846.00		\$41,846.00						\$41,846.00
	NEW	WWTP TRUCK (EV)/ RPL 333 (MULTI-FUNDED)	\$14,020.00				\$14,020.00				\$14,020.00
	NEW	BUILDING MAINT. TRUCK (EV)/ RPL 120 (MULTI-FUNDED)	\$17,280.00				\$17,280.00				\$17,280.00
	NEW	PARKS DEPT. TRUCK/ RPL 65 (MULTI-FUNDED)	\$28,740.00				\$28,740.00				\$28,740.00
	NEW	PARKS DEPT. TRUCK/ RPL 68 (MULTI-FUNDED)	\$27,830.00				\$27,830.00				\$27,830.00
	NEW	PARKS DEPT. TRUCK/ RPL 64 (MULTI-FUNDED)	\$28,070.00				\$28,070.00				\$28,070.00
	NEW	BUILDING DEPT. TRUCK (EV)/ RPL 88 (MULTI-FUNDED)	\$17,840.00				\$17,840.00				\$17,840.00
	NEW	AIRPORT TRUCK (EV)/ RPL 63 (MULTI-FUNDED)	\$18,000.00		\$18,000.00						\$18,000.00
	NEW	PD MOTORCYCLE/ RPL 38	\$31,000.00				\$31,000.00				\$31,000.00
	NEW	STREETS DEPT. TRUCK/ RPL 136 (MULTI-FUNDED)	\$32,370.00				\$32,370.00				\$32,370.00
	NEW	PARKS DEPT. TRUCK/ RPL 62 (MULTI-FUNDED)	\$27,830.00				\$27,830.00				\$27,830.00
	NEW	REFUSE DEPT. REAR LOAD TRUCK/ RPL 157 (MULTI-FUNDED)	\$297,182.00				\$297,182.00				\$297,182.00
	NEW	REFUSE DEPT. REAR LOAD TRUCK/ RPL 154 (MULTI-FUNDED)	\$246,000.00				\$246,000.00				\$246,000.00
	NEW	REFUSE DEPT. REAR LOAD TRUCK/ RPL 153 (MULTI-FUNDED)	\$241,970.00				\$241,970.00				\$241,970.00
	NEW	WWTP TRUCK (EV)/ RPL 334 (MULTI-FUNDED)	\$17,820.00		\$17,820.00						\$17,820.00
	NEW	FIRE VEHICLE/ RPL 112 (MULTI-FUNDED)	\$32,970.00				\$32,970.00				\$32,970.00
	NEW	STREETS DEPT. ROLLER/ RPL 182 (MULTI-FUNDED)	\$56,300.00		\$56,300.00						\$56,300.00
	NEW	STREETS DEPT ASPHALT PATCH TRUCK /RPL 135 (MULTI-FUNDED)	\$168,890.00		\$168,890.00						\$168,890.00
	823304	WATER TRENCH WKR/REPL 320 **823304	\$5,500.00	\$2,517.00	\$2,983.00						\$5,500.00
	824301	FIRE ENGINE PUMPER/REPL 161 **824301	\$41,344.00	\$41,344.00	\$0.00						\$41,344.00
	825300	BATTALION CHIEF PICKUP (NEW) **825300	\$80,000.00	\$80,000.00	\$0.00						\$80,000.00
	NEW	FACILITY PICKUP TRUCK (EV)/ RPL 338 (MULTI-FUNDED)	\$17,310.00				\$17,310.00				\$17,310.00
	NEW	COLLECTION SERVICE TRUCK	\$46,250.00						\$0.00	\$46,250.00	\$46,250.00
	825301	VACUUM TRUCK (REPL 174) **825301	\$346,120.00	\$346,120.00	\$0.00						\$346,120.00
Total 0448 Fleet Reserve			\$2,001,151.00	\$469,981.00	\$329,788.00	\$12,870.00	\$1,110,362.00	\$31,900.00	\$0.00	\$46,250.00	\$2,001,151.00
0452 Aquatics Cap/Eq Repl Res		Beginning Fund (estimated) balance available			\$193,887.00	\$18,887.00	\$13,887.00	\$8,887.00	\$8,887.00	\$8,887.00	
		Capital requests			-\$175,000.00	-\$5,000.00	-\$5,000.00	\$0.00	\$0.00	\$0.00	
		Estimated ending Fund balance available			\$18,887.00	\$13,887.00	\$8,887.00	\$8,887.00	\$8,887.00	\$8,887.00	
0452 Aquatics Cap/Eq Repl Res	824617	PLUNGE WATER SLIDE REPAIR **824617	\$185,000.00		\$175,000.00	\$5,000.00	\$5,000.00				\$185,000.00
Total 0452 Aquatics Cap/Eq Repl Res			\$185,000.00	\$0.00	\$175,000.00	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$185,000.00

CITY OF HANFORD
Capital Improvement Program Fiscal Years 2026-2030

Funding Source	Project Number	Request Title	Project Total	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
Total Funding Sources			\$462,751,351.57	\$59,098,605.00	\$35,660,246.10	\$44,377,901.50	\$129,633,039.97	\$86,862,665.00	\$47,577,449.00	\$59,541,445.00	\$462,751,351.57



AGENDA STAFF REPORT

MEETING DATE: 5/6/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of a letter of support, on behalf of the City of Hanford, for the proposed Strike Fighter Center of Excellence Pacific for NAS Lemoore.

RECOMMENDATION:

Recommendation: That the City Council, by motion, approve a letter of support, on behalf of the City of Hanford, for the proposed Strike Fighter Center of Excellence Pacific for NAS Lemoore.

BACKGROUND:

The City of Hanford has received a request for the proposed Strike Fighter Center of Excellence Pacific for NAS Lemoore from Congressman Fong's office, through the Kings County Economic Development Corporation.

The proposed Center if approved and funded, would allow the construction of a secure building for the Strike Fighter Weapons School Pacific (SFWSP) and establish a joint information environment space for assigned and supported units. This investment is essential to ensuring the U.S. Navy's premier Strike Fighter squadrons have the necessary resources to maintain combat readiness and operational superiority.

The Strike Fighter Center of Excellence Pacific will provide the best possible training in mission planning, tactics, weapon systems, and ordnance handling. This facility will create a simulated environment that enables eighteen squadrons—representing 60 percent of the Navy's Strike Fighter capability—to train in the handling and loading of ordnance onto Strike Fighter aircraft proficiently and effectively in tactical scenarios. Additionally, the project will provide modernized and secure communications and briefing rooms for mission-essential planning among both onsite personnel and geographically distributed squadrons. As the Navy's only West Coast Master Jet Base, NAS Lemoore is a vital hub for naval aviation, yet it suffers from a facility asset shortfall across all instructional facility requirements.

The project is eligible for Congressional funding and authorization and the goal is to have the four cities and the county sign on as well as the Kings EDC.

FISCAL IMPACT:

No fiscal impact to the City of Hanford as a result of supporting this Center.

ATTACHMENTS:

1. NAS Lemoore -- Support Letter for Strike Fighter Weapons School Pacific (March 2025)

2. REACH Coalition Support Letter (February 2025)

April 10, 2025

The Honorable Mike Rogers
Chairman
House Committee on Armed Services
2216 Rayburn House Office Building
Washington, D.C. 20515

The Honorable Adam Smith
Ranking Member
House Committee on Armed Services
2216 Rayburn House Office Building
Washington, D.C. 20515

Dear Chairman Rogers and Ranking Member Smith:

We would like to express our support for the Navy's proposal to build the Strike Fighter Center of Excellence Pacific at Naval Air Station (NAS) Lemoore. If approved and funded, this would allow the construction of a secure building for the Strike Fighter Weapons School Pacific (SFWSP) and establish a joint information environment space for assigned and supported units. This investment is essential to ensuring the U.S. Navy's premier Strike Fighter squadrons have the necessary resources to maintain combat readiness and operational superiority.

The Strike Fighter Center of Excellence Pacific will provide the best possible training in mission planning, tactics, weapon systems, and ordnance handling. This facility will create a simulated environment that enables eighteen squadrons—representing 60 percent of the Navy's Strike Fighter capability—to train in the handling and loading of ordnance onto Strike Fighter aircraft proficiently and effectively in tactical scenarios. Additionally, the project will provide modernized and secure communications and briefing rooms for mission-essential planning among both onsite personnel and geographically distributed squadrons. As the Navy's only West Coast Master Jet Base, NAS Lemoore is a vital hub for naval aviation, yet it suffers from a facility asset shortfall across all instructional facility requirements.

We firmly support the Navy's proposal to construct the Strike Fighter Center of Excellence Pacific at NAS Lemoore. This funding aligns with the Department of Defense's strategic objectives by ensuring that our naval aviators have access to cutting-edge training resources, thereby strengthening national security and reinforcing the technological edge of the U.S. Navy's Strike Fighter community.

Thank you for your attention to this important matter.

Sincerely,

April 10, 2025

The Honorable Tom Cole
Chairman
House Appropriations Committee
H-307, The U.S. Capitol
Washington, D.C. 20515

The Honorable Rosa DeLauro
Ranking Member
House Appropriations Committee
1036 Longworth House Office Building
Washington, D.C. 20515

Dear Chairman Cole and Ranking Member DeLauro:

We would like to express our support for the Navy's proposal to build the Strike Fighter Center of Excellence Pacific at Naval Air Station (NAS) Lemoore. If approved and funded, this would allow the construction of a secure building for the Strike Fighter Weapons School Pacific (SFWSP) and establish a joint information environment space for assigned and supported units. This investment is essential to ensuring the U.S. Navy's premier Strike Fighter squadrons have the necessary resources to maintain combat readiness and operational superiority.

The Strike Fighter Center of Excellence Pacific will provide the best possible training in mission planning, tactics, weapon systems, and ordnance handling. This facility will create a simulated environment that enables eighteen squadrons—representing 60 percent of the Navy's Strike Fighter capability—to train in the handling and loading of ordnance onto Strike Fighter aircraft proficiently and effectively in tactical scenarios. Additionally, the project will provide modernized and secure communications and briefing rooms for mission-essential planning among both onsite personnel and geographically distributed squadrons. As the Navy's only West Coast Master Jet Base, NAS Lemoore is a vital hub for naval aviation, yet it suffers from a facility asset shortfall across all instructional facility requirements.

We firmly support the Navy's proposal to construct the Strike Fighter Center of Excellence Pacific at NAS Lemoore. This funding aligns with the Department of Defense's strategic objectives by ensuring that our naval aviators have access to cutting-edge training resources, thereby strengthening national security and reinforcing the technological edge of the U.S. Navy's Strike Fighter community.

Thank you for your attention to this important matter.

Sincerely,



February 14, 2025

The Honorable Mike Rogers
Chairman
House Committee on Armed Services
2216 Rayburn House Office Building
Washington, D.C. 20515

The Honorable Adam Smith
Ranking Member
House Committee on Armed Services
2216 Rayburn House Office Building
Washington, D.C. 20515

RE: ROCKET ENGINEERING, ANALYSIS AND COLLABORATION HUB (REACH) AT EDWARDS AIR FORCE BASE. PROGRAM ELEMENT 91211F. CATEGORY CODE 319-442. PROJECT NUMBER FSPM163502. SUPPORT

Dear Chairman Rogers and Ranking Member Smith,

We write to you today to express our **SUPPORT** for \$211 million for the proposed Rocket Engineering, Analysis, and Collaboration Hub (REACH) at Edwards Air Force Base (Edwards AFB) (Program Element 91211F, Category Code 319-442, Project Number FSPM163502). This innovative facility will address the vital need for additional and improved space for Air Force Research Laboratory (AFRL)'s rocket propulsion programs, help advance critical technologies for national defense and support quality job creation and economic dynamism in Kern County and the Antelope Valley.

For more than half a century, AFRL Rocket Propulsion Division (AFRL/RQR) at Edwards AFB has made significant and pioneering contributions to our national security through testing materials, fuels and propulsion devices, such as the engines of every US ICBM system and technologies in "new space" vehicles. Despite this storied history, there has been insufficient investment in facilities to keep pace with requirements for research,

development, test and evaluation. Today, AFRL/RQR Branch functions and personnel are scattered across eleven facilities, ranging in age from 40+ to 60+ years, long past the end of their useful lifespans.

AFRL and the United States Space Force need properly sized and configured facilities to support existing research activities, secure space and advanced rocket modeling and simulation capabilities and enable new collaboration with academia and industry in distribution A work areas. REACH will address the critical need for supporting multiple classification levels, collaboration space for the surge in public-private partnerships and expanding AFRL/RQR's ability to work with space industry entrepreneurs, academia and international partners.

In 2020, B3K Prosperity, a regional economic collaborative serving Kern County, Calif., together with partners spanning the public, private and civic sectors, identified aerospace and defense as an opportunity industry with the capacity to fuel economic growth in the region and create quality jobs for local residents. A significant factor contributing to the potential of our region's aerospace and defense sector is our unmatched concentration of Department of Defense and federal innovation assets, including AFRL/RQR, Edwards AFB, NASA Armstrong Flight Research Center and the Naval Air Warfare Center Weapons Division (NAWCWD). However, despite the presence of these incredible assets, our region has largely failed to unlock the potential of existing Department of Defense (DoD) and federal innovation to drive economic dynamism. Since 2021, B3K Prosperity has collaborated with partners within the region and across the state to nurture an innovation ecosystem through accelerating tech transfer and transition, developing K-16 career pathways and building a skilled workforce aligned to industry and Department of Defense needs, supporting the growth of private sector employers in the industry and advocating for infrastructure investments to enable a thriving and self-sustaining ecosystem.

Concurrently, aerospace, space and defense have emerged as a priority sector for other regions across California, namely the Central Coast and Los Angeles County, and a statewide network of aerospace, space and defense stakeholders has emerged to collaborate and support efforts that address the needs and priorities of this vital sector across city and county lines.

REACH will provide a centralized, modern and secure facility, replacing woefully outdated buildings and fragmented workspaces and providing much needed space to expand collaborative innovation among DoD, academia, entrepreneurs and industry. In doing so, REACH will not only advance national security priorities but also help unlock the potential of AFRL/RQR as a catalyst for economic growth and job creation, both within the region and across the broader California aerospace, space and defense ecosystem.

For these reasons and more, we urge your support for \$211 million for REACH.

Sincerely,

Georgia Petropoulos
President & CEO
B3K Prosperity

Senator Shannon Grove
California State Senate, District 12

Assemblyman Tom Lackey
California State Assembly, District 34

Supervisor Leticia Perez, Chair
Kern County Board of Supervisors

Derek Kirk
Senior Advisor for Economic Policy
Governor's Office of Business and Economic
Development (GO-Biz)
State of California

Mayor Richard J. Loa
City of Palmdale

Mayor Marquette Hawkins
City of California City

Zachary C. Krevor, Ph.D.
Chief Executive Officer and President
Stratolaunch

Richard Chapman
President & CEO
Kern Economic Development Corporation

Joshua Boswell
Vice President of Policy & Economic
Development
REACH Central Coast

Ronald Strand
City Manager
City of Ridgecrest

Greg Garrett
City Manager
City of Tehachapi

Janelle Capra
President & CEO
Greater Bakersfield Chamber

Scott O'Neil
Executive Director
Indian Wells Valley EDC

Stephen Farmer
Executive Director
China Lake Alliance

Drew Mercy
Executive Director
AV EDGE

Rebecca McCourt
Executive Director
Ridgecrest Chamber of Commerce

George Hodgkinson
President
Mojave Chamber of Commerce

cc: Rep. Vince Fong
Rep. Jay Obernolte
Rep. George Whitesides



AGENDA STAFF REPORT

MEETING DATE: 5/6/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Authorization for the City Manager to Establish and Maintain a List of On-Call Appeal Hearing Officers for Code Enforcement Citations, Consistent with Hanford Municipal Code Chapter 17.94.

RECOMMENDATION:

Recommended Motion: That the City Council, by motion, Authorize the City Manager to select and maintain a list of at least two (2) qualified individuals to serve as on-call appeal hearing officers for administrative citations issued under Chapter 17.94 of the Hanford Municipal Code

BACKGROUND:

Under Chapter 17.94 of the Hanford Municipal Code, the City provides an administrative enforcement process for violations of zoning and land use regulations, including the issuance of administrative citations by designated Code Enforcement Officers. Section 17.94.110 of the Code specifically allows recipients of administrative citations to appeal the citation through a formal hearing process. This section requires that the City Council designate or appoint an independent hearing officer to preside over such appeals and make a final determination.

To enhance the efficiency and consistency of the City's code enforcement process, staff recommends formalizing the authority of the City Manager to select and maintain a list of qualified, on-call appeal hearing officers. These individuals would be retained on an as-needed rotating basis ensuring that appeals are handled promptly, impartially, and in full compliance with Chapter 17.94.

Given the complex nature of land use law and due process requirements, staff recommends that only individuals with a legal background and relevant experience in municipal governance be eligible for this role. This ensures that the hearings are conducted fairly and efficiently and that the resulting decisions are consistent with the Hanford Municipal Code.

The proposed list will include at least two individuals at all times to ensure availability and prevent conflicts of interest. The City Manager will have discretion to evaluate and select candidates who meet the City's criteria and to update the list as necessary to ensure adequate coverage.

FISCAL IMPACT:

Hearing officers will be compensated for their time and services at an established hourly rate or per-hearing fee. Funding for these services will be allocated from the Community Development Department's code enforcement budget.

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 5/6/2025	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of Mural No. 0002-25, a request by the Kings Art Center to finish painting a mural on the exterior walls of an existing building. The property is located at 605 N. Douty Street (APN 010-221-021).

STAFF RECOMMENDATION

That the City Council, by motion, adopt Resolution 25-25-R approving Mural No. 0002-25.

RECOMMENDED MOTION

I move to adopt Resolution 25-25-R approving Mural No. 0002-25.

PROJECT DESCRIPTION

The project is a request by the Kings Art Center to finish painting a mural on the exterior walls of an existing building. A mural shall be defined as the following:

“Wall mural” or “mural” means an art form consisting of paint applied to a wall surface depicting a scene, personal experience or observation. A wall mural is to be public art, not for the purpose of identifying, advertising or drawing attention to a particular business, service or economic activity. For the purpose of regulation, hand painted signs on walls that contain commercial speech are considered signs and are not considered murals. Wall painting that has not been approved through a mural permit is considered graffiti.

As shown in **Attachment 1**, the mural depicts a woman and a flower being drawn onto a portion of the west-facing wall along Douty Street, and hands painting a sun with mountains and the phrase "Let's Create Something Beautiful!" onto the south-facing wall along Eleventh Street. The proposed mural is a continuation of the existing mural facing Douty Street, which depicts a variety of art tools. An exterior latex paint (a mix of Sherwin Williams, Behr, and Valspar paints) will be used for the mural. The existing mural was approved by City Council under Resolution No. 23-22-R (see **Attachment 2**).

In accordance with Hanford Municipal Code Section 17.56.230, no person shall paint a wall mural on the exterior of any structure or change any existing mural on the exterior of any structure prior to the issuance of a wall mural permit issued by the City Council. City Council had approved an amended

mural ordinance per Ordinance No. 24-02 which directed the approval of mural applications at staff level. Due to a technicality, the amended mural ordinance was replaced with the previous version of the mural ordinance upon the adoption of Ordinance No. 24-11, which approved a comprehensive update of the Hanford Zoning Ordinance. Therefore, the previous provisions of the mural ordinance currently apply.

Mural Description

The mural addition along Douty Street is approximately 12 feet x 11 feet in size and will be located at the Douty Street and Eleventh Street corner. The design consists of a woman's face, outlined in orange, painted blue with orange vines and leaves extending from the top of her head, facing a red flower with green leaves. A blue and orange hand is shown to be drawing the woman's face with a blue pen, while a tan hand is shown to be drawing the flower with a red pen. The colors of the addition blend together with the existing mural.

The portion of the mural along Eleventh Street is approximately 9 feet x 50 feet in size and will be located at the Douty Street and Eleventh Street corner. The design consists of a sun in front of a mountainous background with the phrase "Let's Create Something Beautiful!" painted in white over the sun. The sun will be painted various shades of yellow, orange, and red, with mountains and the sky being painted various shades of blue. Six different hands are shown to be working on the mural; five hands are drawing the painting with pens and a brush, and one hand is about to cut with scissors.

Wall murals shall satisfy the following design criteria of Section 17.56.230(I) of the Hanford Municipal Code.

1. Have a plan for painting the mural that ensures the safety of painters and the public, and that does not impede public access. In the event that the safety plan submitted is not being adhered to, and the City has identified a safety risk to either the artist and/or the public, the City has the right to stop work until such time that safety issues or concerns are addressed by the artist.

ANALYSIS: The artist shall use a boom lift and ladders to safely access any area on the building out of reach. The applicant will also use caution tape to secure the work area to prevent passersby from disturbing the work area. The area of work is set back from the right-of-way. However, if necessary, any use of the public right-of-way, including the public sidewalk, will require approval of an encroachment permit issued by the Public Works Department.

2. To the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating.

ANALYSIS: A condition of approval shall be that to the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating. The applicant plans to use MuralShield and an anti-graffiti coating from World's Best Graffiti Removal System to protect the mural.

All enforceable design criteria for wall murals stated in Section 17.56.230(I) are satisfied.

FINDINGS FOR APPROVAL

In accordance with Section 17.56.230 of the Hanford Municipal Code, staff recommends approval of Mural No. 0002-25 and that the following findings are made:

1. That the proposal is consistent with the intent of development standards for wall murals.
2. That the proposal is consistent with the General Plan, specifically Policy E8 to support local arts and cultural activities that can contribute to the local economy, enrich residents' lives, and strengthen a sense of community.
3. That the mural preserves and enhances the visual attractiveness of the City for residents, businesses, and visitors.
4. That the request will not adversely affect the public health, safety, and general welfare of the citizens of Hanford.

RECOMMENDATION – CONDITIONS OF APPROVAL

The City Council shall identify conditions of approval for the issuance of a wall mural permit.

Staff recommends that the City Council adopt Resolution 25-24-R approve Mural No. 0002-25, subject to the following conditions:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That the alterations to the exterior be completed in accordance with the proposed design. Minor changes may be approved by the Community Development Director.
3. That to the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating.
4. That the applicant, the owner of the structure, and the artist shall agree pursuant to language prepared by the City to indemnify, defend, and hold the City of Hanford its officials, officers, employees and agents harmless from and against any and all damages or liabilities of whatever nature arising out of or in connection with the wall mural.
5. That any use of the public right-of-way, including the public sidewalk, will require approval of an encroachment permit issued by the Public Works Department.

Property Owner:

Kings Art Center
605 N. Douty St.
Hanford, CA 93230

ATTACHMENTS:

1. Resolution No. 25-25-R
2. Mural Design
3. Resolution No. 23-22-R

RESOLUTION 25-25-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING MURAL NO. 0002-25, A REQUEST BY THE KINGS ART CENTER TO FINISH PAINTING A MURAL ON THE EXTERIOR WALLS OF AN EXISTING BUILDING. THE PROPERTY IS LOCATED AT 605 N. DOUTY STREET. (APN 010-221-021).

At a regular meeting of the City Council of the City of Hanford duly called and held on May 6, 2025, at 7:00 p.m. in the Council Chambers of the Civic Auditorium, it was moved by Council Member _____, and seconded by Council Member _____, and duly carried, that the following resolution be adopted:

WHEREAS, an application, filed by Jennifer Butts on behalf of the Kings Art Center for Mural No. 0002-25, as shown in **Exhibit A**, was presented to the City Council; and

WHEREAS, the proposed project is located at 605 N. Douty Street. (APN 010-221-021); and

WHEREAS, the City Council of the City of Hanford, at a regular meeting on May 6, 2025, reviewed the request for Mural No. 0002-25; and

WHEREAS, Section 15301 of the California Environmental Quality Act Guidelines categorically exempts “Existing Facilities” from Environmental Review; and

WHEREAS, the City Council of the City of Hanford reviewed the application for Mural No. 0002-25 and found that the application is consistent with Section 17.56.230 of the Hanford Municipal Code and that the following findings are made:

1. That the proposal is consistent with the intent of development standards for wall murals.
2. That the proposal is consistent with the General Plan, specifically Policy E8 to support local arts and cultural activities that can contribute to the local economy, enrich residents’ lives, and strengthen a sense of community.
3. That the mural preserves and enhances the visual attractiveness of the City for residents, businesses, and visitors.
4. That the request will not adversely affect the public health, safety, and general welfare of the citizens of Hanford.

THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford hereby approves Mural No. 0002-25, subject to the following conditions:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That the alterations to the exterior be completed in accordance with the proposed design. Minor changes may be approved by the Community Development Director.
3. That to the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating.
4. That the applicant, the owner of the structure, and the artist shall agree pursuant to language prepared by the City to indemnify, defend, and hold the City of Hanford its officials, officers, employees and agents harmless from and against any and all damages or liabilities of whatever nature arising out of or in connection with the wall mural.
5. That any use of the public right-of-way, including the public sidewalk, will require approval of an encroachment permit issued by the Public Works Department.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Hanford hereby approves Mural No. 0002-25. Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on May 6, 2025, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED: _____

LOU MARTINEZ
MAYOR of the City of Hanford

ATTEST: _____

NATALIE CORRAL
CITY CLERK

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

I, **NATALIE CORRAL**, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 6th day of May, 2025.

Date: _____

NATALIE CORRAL
CITY CLERK

Exhibit A
Approved Design





RESOLUTION 23-22-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
APPROVING MURAL NO. 0001-23, A REQUEST TO PAINT A MURAL ONTO
THE EXTERIOR WALL OF AN EXISTING BUILDING. THE PROPERTY IS
LOCATED AT 605 N. DOUTY STREET. (APN 010-221-021).**

At a regular meeting of the City Council of the City of Hanford duly called and held on July 18, 2023, at 7:00 p.m. in the Council Chambers of the Civic Auditorium, it was moved by Council Member Sharp, and seconded by Council Member Morron, and duly carried, that the following resolution be adopted:

WHEREAS, an application, filed by the Kings Art Center for Mural No. 0001-23, as shown in **Exhibit A**, was presented to the City Council; and

WHEREAS, the proposed project is located at 605 N. Douty Street. (APN 010-221-021); and

WHEREAS, the City Council of the City of Hanford, at a regular meeting on July 18, 2023, reviewed the request for Mural No. 0001-23; and

WHEREAS, Section 15301 of the California Environmental Quality Act Guidelines categorically exempts "Existing Facilities" from Environmental Review; and

WHEREAS, the City Council of the City of Hanford reviewed the application for Mural No. 0001-23 and found that the application is consistent with Section 17.56.230 of the Hanford Municipal Code and that the following findings are made:

1. That the proposal is consistent with the intent of development standards for wall murals.
2. That the mural preserves and enhances the visual attractiveness of the City for residents, businesses, and visitors.
3. That the request will not adversely affect the public health, safety, and general welfare of the citizens of Hanford.

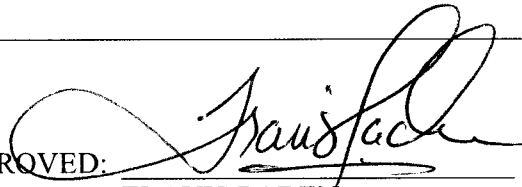
THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford hereby approves Mural No. 0001-23, subject to the following conditions:

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

3. That to the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating.
4. That the applicant, the owner of the structure, and the artist shall agree pursuant to language prepared by the City to indemnify, defend, and hold the City of Hanford its officials, officers, employees and agents harmless from and against any and all damages or liabilities of whatever nature arising out of or in connection with the wall mural.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Hanford hereby approves Mural No. 0001-23. Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on July 18, 2023, by the following vote:

AYES: Paden, Sharp, Morrow, Martinez
NOES: 0
ABSTAIN: 0
ABSENT: Kainis

APPROVED: 
TRAVIS PADEN
MAYOR of the City of Hanford

ATTEST: 
NATALIE CORRAL
CITY CLERK

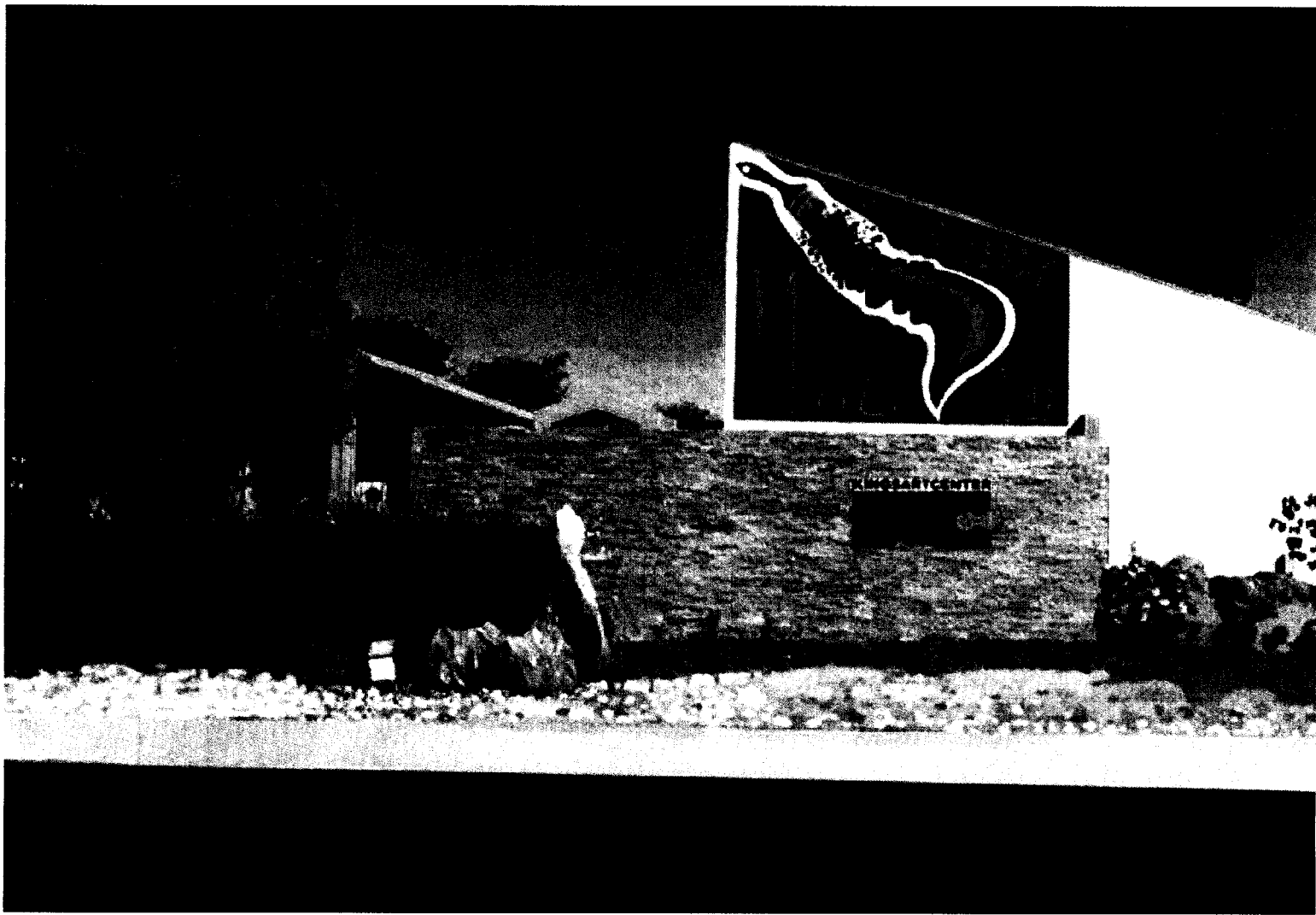
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, **NATALIE CORRAL**, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 18th day of July, 2023.

Date: 7-18-23


NATALIE CORRAL
CITY CLERK

Exhibit A
Approved Design





AGENDA STAFF REPORT

MEETING DATE: 5/6/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of Mural No. 0003-25, a request by Main Street Hanford to paint a mural onto the exterior wall of an existing building. The property is located at 114-116 N. Irwin Street (APN 012-055-009).

STAFF RECOMMENDATION

That the City Council, by motion, adopt Resolution 25-26-R approving Mural No. 0003-25.

RECOMMENDED MOTION

I move to adopt Resolution 25-26-R approving Mural No. 0003-25.

PROJECT DESCRIPTION

The project is a request by Main Street Hanford to paint a mural onto the exterior wall of an existing building. A mural shall be defined as the following:

“Wall mural” or “mural” means an art form consisting of paint applied to a wall surface depicting a scene, personal experience or observation. A wall mural is to be public art, not for the purpose of identifying, advertising or drawing attention to a particular business, service or economic activity. For the purpose of regulation, hand painted signs on walls that contain commercial speech are considered signs and are not considered murals. Wall painting that has not been approved through a mural permit is considered graffiti.

As shown in **Attachment 1**, the mural depicts a celebration of historical landmarks and aspects of Hanford welcoming tourists and guests, painted directly onto the south-facing stucco wall of 114-116 N. Irwin Street. Sherwin Williams exterior paint colors will be used for the mural. There is no existing mural on site.

In accordance with Hanford Municipal Code Section 17.56.230, no person shall paint a wall mural on the exterior of any structure or change any existing mural on the exterior of any structure prior to the issuance of a wall mural permit issued by the City Council. City Council had approved an amended mural ordinance per Ordinance No. 24-02 which directed the approval of mural applications at staff level. Due to a technicality, the amended mural ordinance was replaced with the previous version of the mural ordinance upon the adoption of Ordinance No. 24-11, which approved a comprehensive update of the Hanford Zoning Ordinance. Therefore, the previous provisions of the mural ordinance

currently apply.

Mural Description

The proposed mural, 60 feet in width x 17 feet in height, states the phrase “Greetings from DOWNTOWN HANFORD” outlined in shades of black and gray, which is set against a mountainous background including a blue sky with scattered clouds. Each letter of the word Hanford contains various notable landmarks and aspects of Hanford, including the Fox Theater, a BNSF train to represent the extension of the railroad which supported Hanford’s initial growth, a dragon to represent China Alley, a sign for the restaurant Imperial Dynasty, a bowl of ice cream from Superior Dairy, the Art Deco carousel in Civic Park, a jet from the Lemoore Naval Air Station, and an agricultural field with two cows and a tractor. A palm tree is placed behind the word Hanford. The entire mural is outlined by a black border. The mural will not extend onto any neighboring building or property.

Wall murals shall satisfy the following design criteria of Section 17.56.230(I) of the Hanford Municipal Code.

1. Have a plan for painting the mural that ensures the safety of painters and the public, and that does not impede public access. In the event that the safety plan submitted is not being adhered to, and the City has identified a safety risk to either the artist and/or the public, the City has the right to stop work until such time that safety issues or concerns are addressed by the artist.

ANALYSIS: The artist shall use a boom lift and ladders to safely access any area on the building out of reach. The applicant will also use caution tape to secure the work area to prevent passersby from disturbing the work area. Any use of the public right-of-way, including the public sidewalk or alley, will require approval of an encroachment permit issued by the Public Works Department.

2. To the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating.

ANALYSIS: A condition of approval shall be that to the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating. The applicant plans to use MuralShield to protect the mural.

All enforceable design criteria for wall murals stated in Section 17.56.230(I) are satisfied.

FINDINGS FOR APPROVAL

In accordance with Section 17.56.230 of the Hanford Municipal Code, staff recommends approval of Mural No. 0003-25 and that the following findings are made:

1. That the proposal is consistent with the intent of development standards for wall murals.
2. That the proposal is consistent with the General Plan, specifically Policy E8 to support local arts and cultural activities that can contribute to the local economy, enrich residents’ lives, and strengthen a sense of community.
3. That the mural preserves and enhances the visual attractiveness of the City for residents,

businesses, and visitors.

4. That the request will not adversely affect the public health, safety, and general welfare of the citizens of Hanford.

RECOMMENDATION – CONDITIONS OF APPROVAL

The City Council shall identify conditions of approval for the issuance of a wall mural permit.

Staff recommends that the City Council adopt Resolution 25-25-R approve Mural No. 0003-25, subject to the following conditions:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That the alterations to the exterior be completed in accordance with the proposed design. Minor changes may be approved by the Community Development Director.
3. That to the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating.
4. That the applicant, the owner of the structure, and the artist shall agree pursuant to language prepared by the City to indemnify, defend, and hold the City of Hanford its officials, officers, employees and agents harmless from and against any and all damages or liabilities of whatever nature arising out of or in connection with the wall mural.
5. That any use of the public right-of-way, including the public sidewalk or alley, will require approval of an encroachment permit issued by the Public Works Department.

Applicant:

Main Street Hanford
219 W. Lacey Blvd.
Hanford, CA 93230

Property Owner:

Dennis Fausone
1316 N. 10th Ave.
Hanford, CA 93230

ATTACHMENTS:

1. Resolution No. 25-26-R
2. Mural Design

RESOLUTION 25-26-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING MURAL NO. 0003-25, A REQUEST BY MAIN STREET HANFORD TO PAINT A MURAL ON THE EXTERIOR WALL OF AN EXISTING BUILDING. THE PROPERTY IS LOCATED AT 114-116 N. IRWIN STREET. (APN 012-055-009).

At a regular meeting of the City Council of the City of Hanford duly called and held on May 6, 2025, at 7:00 p.m. in the Council Chambers of the Civic Auditorium, it was moved by Council Member _____, and seconded by Council Member _____, and duly carried, that the following resolution be adopted:

WHEREAS, an application, filed by Michelle Brown on behalf of Main Street Hanford for Mural No. 0003-25, as shown in **Exhibit A**, was presented to the City Council; and

WHEREAS, the proposed project is located at 114-116 N. Irwin Street (APN 012-055-009); and

WHEREAS, the City Council of the City of Hanford, at a regular meeting on May 6, 2025, reviewed the request for Mural No. 0003-25; and

WHEREAS, Section 15301 of the California Environmental Quality Act Guidelines categorically exempts “Existing Facilities” from Environmental Review; and

WHEREAS, the City Council of the City of Hanford reviewed the application for Mural No. 0003-25 and found that the application is consistent with Section 17.56.230 of the Hanford Municipal Code and that the following findings are made:

1. That the proposal is consistent with the intent of development standards for wall murals.
2. That the proposal is consistent with the General Plan, specifically Policy E8 to support local arts and cultural activities that can contribute to the local economy, enrich residents’ lives, and strengthen a sense of community.
3. That the mural preserves and enhances the visual attractiveness of the City for residents, businesses, and visitors.
4. That the request will not adversely affect the public health, safety, and general welfare of the citizens of Hanford.

THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford hereby approves Mural No. 0003-25, subject to the following conditions:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That the alterations to the exterior be completed in accordance with the proposed design. Minor changes may be approved by the Community Development Director.
3. That to the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating.
4. That the applicant, the owner of the structure, and the artist shall agree pursuant to language prepared by the City to indemnify, defend, and hold the City of Hanford its officials, officers, employees and agents harmless from and against any and all damages or liabilities of whatever nature arising out of or in connection with the wall mural.
5. That any use of the public right-of-way, including the public sidewalk or alley, will require approval of an encroachment permit issued by the Public Works Department.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Hanford hereby approves Mural No. 0003-25. Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on May 6, 2025, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED: _____

LOU MARTINEZ
MAYOR of the City of Hanford

ATTEST: _____

NATALIE CORRAL
CITY CLERK

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

I, **NATALIE CORRAL**, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 6th day of May, 2025.

Date: _____

NATALIE CORRAL
CITY CLERK

Exhibit A
Approved Design

Greetings from
DOWNTOWN

HANFORD



Greetings from
DOWNTOWN

HANFORD





AGENDA STAFF REPORT

MEETING DATE: 5/6/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of Mural No. 0004-25, a request by City of Hanford, Parks & Community Services Department to paint a mural onto the exterior walls of an existing fence at The Plunge. The property is located at 415 Ford St. (APN 010-253-004).

RECOMMENDATION:

That the City Council, by motion, adopt Resolution 25-27-R approving Mural No. 0004-25.

RECOMMENDED MOTION:

I move to adopt Resolution 25-27-R approving Mural No. 0004-25.

PROJECT DESCRIPTION

The project is a request by the City of Hanford, Parks & Community Services Department to paint a mural onto the exterior walls of an existing fence at The Plunge. A mural shall be defined as the following:

“Wall mural” or “mural” means an art form consisting of paint applied to a wall surface depicting a scene, personal experience or observation. A wall mural is to be public art, not for the purpose of identifying, advertising or drawing attention to a particular business, service or economic activity. For the purpose of regulation, hand painted signs on walls that contain commercial speech are considered signs and are not considered murals. Wall painting that has not been approved through a mural permit is considered graffiti.

As shown in **Attachment 1**, the mural depicts the word “Plunge” spelled out on each wall section, bracketed on either side by the City’s logo, painted directly onto the walls facing West Lacey Boulevard. The mural will be painted by the Boys and Girls Club, supervised by City staff.

In accordance with Hanford Municipal Code Section 17.56.230, no person shall paint a wall mural on the exterior of any structure or change any existing mural on the exterior of any structure prior to the issuance of a wall mural permit issued by the City Council. City Council had approved an amended mural ordinance per Ordinance No. 24-02 which directed the approval of mural applications at staff level. Due to a technicality, the amended mural ordinance was replaced with the previous version of the mural ordinance upon the adoption of Ordinance No. 24-11, which approved a comprehensive update of the Hanford Zoning Ordinance. Therefore, the previous provisions of the mural ordinance currently apply.

Mural Description

The proposed mural will occupy nine (9) wall sections of 10' in length x 6' 8' in height. The lettering will be 48" in height and states the word "Plunge" in white letters outlined in dark blue against a solid light blue background. Each letter of the word is painted onto a separate wall along the fence, and the City of Hanford's logo is painted in Hanford's brand color of burgundy against a white background on either side of the word. On the right side of the mural, the Plunge's hours will be painted in white against a background the same color as the dark blue outline used for the word "Plunge". The mural will not extend onto any neighboring building or property.

Wall murals shall satisfy the following design criteria of Section 17.56.230(I) of the Hanford Municipal Code.

1. Have a plan for painting the mural that ensures the safety of painters and the public, and that does not impede public access. In the event that the safety plan submitted is not being adhered to, and the City has identified a safety risk to either the artist and/or the public, the City has the right to stop work until such time that safety issues or concerns are addressed by the artist.

ANALYSIS: The applicant shall close the sidewalk with traffic control signage and complete an encroachment permit through the Public Works Department required for work within the right-of-way.

2. To the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating.

ANALYSIS: A condition of approval shall be that to the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating. The applicant plans to use Dupont's Tedlar clear protection, which provides outdoor durability and UV protection.

All enforceable design criteria for wall murals stated in Section 17.56.230(I) are satisfied.

FINDINGS FOR APPROVAL

In accordance with Section 17.56.230 of the Hanford Municipal Code, staff recommends approval of Mural No. 0004-25 and that the following findings are made:

1. That the proposal is consistent with the intent of development standards for wall murals.
2. That the proposal is consistent with the General Plan, specifically Policy E8 to support local arts and cultural activities that can contribute to the local economy, enrich residents' lives, and strengthen a sense of community.
3. That the mural preserves and enhances the visual attractiveness of the City for residents, businesses, and visitors.

4. That the request will not adversely affect the public health, safety, and general welfare of the citizens of Hanford.

RECOMMENDATION – CONDITIONS OF APPROVAL

The City Council shall identify conditions of approval for the issuance of a wall mural permit.

Staff recommends that the City Council adopt Resolution 25-26-R approve Mural No. 0004-25, subject to the following conditions:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That the alterations to the exterior be completed in accordance with the proposed design. Minor changes may be approved by the Community Development Director.
3. That to the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating.
4. That the applicant, the owner of the structure, and the artist shall agree pursuant to language prepared by the City to indemnify, defend, and hold the City of Hanford its officials, officers, employees and agents harmless from and against any and all damages or liabilities of whatever nature arising out of or in connection with the wall mural.
5. That any use of the public right-of-way, including the public sidewalk or alley, will require approval of an encroachment permit issued by the Public Works Department.

Applicant/Property Owner:

City of Hanford
315-321 North Douty Street
Hanford, CA 93230

ATTACHMENTS:

1. Resolution No. 25-27-R

2. Approved Design

RESOLUTION 25-27-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING MURAL NO. 0004-25, A REQUEST BY THE CITY OF HANFORD, PARKS & COMMUNITY SERVICES DEPARTMENT TO PAINT A MURAL ONTO THE EXTERIOR WALLS OF AN EXISTING FENCE AT THE PLUNGE. THE PROPERTY IS LOCATED AT 415 FORD STREET (APN 010-253-004).

At a regular meeting of the City Council of the City of Hanford duly called and held on May 6, 2025, at 7:00 p.m. in the Council Chambers of the Civic Auditorium, it was moved by Council Member _____, and seconded by Council Member _____, and duly carried, that the following resolution be adopted:

WHEREAS, an application, filed by Brad Albert on behalf of the City of Hanford, Parks & Community Services Department for Mural No. 0004-25, as shown in **Exhibit A**, was presented to the City Council; and

WHEREAS, the proposed project is located at 415 Ford St. (APN 010-253-004); and

WHEREAS, the City Council of the City of Hanford, at a regular meeting on May 6, 2025, reviewed the request for Mural No. 0004-25; and

WHEREAS, Section 15301 of the California Environmental Quality Act Guidelines categorically exempts “Existing Facilities” from Environmental Review; and

WHEREAS, the City Council of the City of Hanford reviewed the application for Mural No. 0004-25 and found that the application is consistent with Section 17.56.230 of the Hanford Municipal Code and that the following findings are made:

1. That the proposal is consistent with the intent of development standards for wall murals.
2. That the proposal is consistent with the General Plan, specifically Policy E8 to support local arts and cultural activities that can contribute to the local economy, enrich residents’ lives, and strengthen a sense of community.
3. That the mural preserves and enhances the visual attractiveness of the City for residents, businesses, and visitors.
4. That the request will not adversely affect the public health, safety, and general welfare of the citizens of Hanford.

THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford hereby approves Mural No. 0004-25, subject to the following conditions:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That the alterations to the exterior be completed in accordance with the proposed design. Minor changes may be approved by the Community Development Director.
3. That to the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating.
4. That the applicant, the owner of the structure, and the artist shall agree pursuant to language prepared by the City to indemnify, defend, and hold the City of Hanford its officials, officers, employees and agents harmless from and against any and all damages or liabilities of whatever nature arising out of or in connection with the wall mural.
5. That any use of the public right-of-way, including the public sidewalk or alley, will require approval of an encroachment permit issued by the Public Works Department.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Hanford hereby approves Mural No. 0004-25. Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on May 6, 2025, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED: _____

LOU MARTINEZ
MAYOR of the City of Hanford

ATTEST: _____

NATALIE CORRAL
CITY CLERK

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

I, **NATALIE CORRAL**, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 6th day of May, 2025.

Date: _____

NATALIE CORRAL
CITY CLERK

Exhibit A
Approved Design







AGENDA STAFF REPORT

MEETING DATE: 5/6/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of an amendment to the purchase order with BSK & Associates, INC. to complete water testing through the end of the current Fiscal Year as mandated by the California State Water Resources Control Board and additional water testing to meet water sampling requirements for the Federal Environmental Protection Agency (EPA), and approve an appropriation of \$48,000 to fund these costs from the Water Fund (0390).

RECOMMENDATION:

Recommendation:

Staff recommends that the City Council

1. Authorize the City Manager to amend the purchase order with BSK & Associates to increase the purchase order by \$48,000 to complete water sampling through the end of the current fiscal year and for additional water sampling due to the Federal EPA; and
2. Authorize an appropriation of \$48,000 from Fund 0390 (Water Fund) which includes a 15% contingency of \$6,259 for additional sampling needs now through FY2025.

Recommended Motion:

1. I move to authorize the City Manager to amend the purchase order with BSK & Associates to increase the purchase order by \$48,000 to complete water sampling through the end of the current fiscal year and for additional water sampling to meet Federal EPA requirements; and
2. Authorize an appropriation of \$48,000 from Fund 0390 (Water Funds) to account number 20810000-749500 (Water Professional and Special Services).

BACKGROUND:

The Water Division requests an increase to the current Purchase Order with B.S.K. & Associates, Inc. to complete the water sampling requirements mandated by the State Water Resources Control Board for the remainder of this fiscal year and additional water sampling to meet Federal EPA requirements.

This year, the City of Hanford conducted water sampling that exceeded the estimated sampling budget requiring additional budget to complete the required sampling for this year. Estimated costs

to complete the regular required sampling through the end of the fiscal year is approximately \$7,000.

The EPA is also requiring the City to conduct sampling different than the State Water Resources Control Board in accordance with the EPA's Unregulated Contaminant Monitoring Rule (UCMR5). The Safe Drinking Water Act (SDWA) requires the EPA to establish criteria for a program to monitor unregulated contaminants in drinking water and to identify contaminants to be monitored. The UCRM5 Sampling is to gather monitoring data for PFAS and Lithium contaminants. The monitoring data on PFAS and lithium will help the EPA make determinations about future actions to protect public health under the Safe Drinking Water Act. The UCRM5 sampling is due this May and November 2025. The cost for the UCRM5 sampling is \$34,730.

The City continuously conducts sampling citywide; performed at 11-well sites, Four reservoir tanks, and 34-sample points throughout the city. Each sampling location has its own sampling frequency as prescribed by the Water Board. Sampling is done to test the presence of a variety of chemicals and/or contaminants. The results of the sampling are submitted monthly to the Water Board. The results are also published as the City's Consumer Confidence Report and mailed out once a year in everyone's water bill.

BSK & Associate performs all water sampling for the City of Hanford and is the only authorized laboratory in the valley capable of conducting all required State Water Board and EPA testing.

FISCAL IMPACT:

Water sampling costs are paid through the Water Utility's Professional and Special Services Fund No. 0390 20810000-749500. The estimated sum of the regular and UCRM5 sampling is \$41,730, which exceeds BSK's purchase order amount.

Staff also recommends a 15% contingency of \$6,259 for any unexpected additional sampling that may be required.

Therefore, a total appropriation from the Water Fund (039) in the amount of \$48,000 is recommended to complete the required work.

ATTACHMENTS:

1. BSK (UCMR5) BID 04 22 2025



Analytical Services Quotation

UCMR5

Accounts Payable
City of Hanford
900 S. 10th Avenue
Hanford, CA 93230

Printed: 04/22/2025
Effective: 04/22/2025
Expires: 04/22/2026

Pricing Summary

Parameter	Method	Quantity	TAT (Days)	Unit Price	Extended Price
Water					
Lithium by ICP	EPA 200.7	32	15	\$50.00	\$1,600.00
UCMR5 EPA 533	EPA 533	32	15	\$367.50	\$11,760.00
UCMR5 EPA 533 Field Blank	EPA 533	32	15	\$367.50	\$11,760.00
UCMR5 EPA 537.1	EPA 537.1	32	15	\$300.00	\$9,600.00
UCMR5 EPA 537.1 Field Blank	EPA 537.1	32	15	\$0.00	\$0.00
Additional Items					
Certification, Material and Disposal Fee-WorkOrder	Standard	1		\$10.00	\$10.00
				Bid Total:	\$34,730.00

Notes

For analyses with seven or more days of holding time, additional surcharges will be applied if samples are received with three days or less of the holding time remaining. For large bottle orders, charges will also be applied for bottles returned unused. BSK will not be responsible for return shipping charges of unused bottles.

Quotation Prepared by...

Heather S. Johnson
Project Manager



Analytical Services Quotation

UCMR5

Accounts Payable
City of Hanford
900 S. 10th Avenue
Hanford, CA 93230

Printed: 04/22/2025
Effective: 04/22/2025
Expires: 04/22/2026

Sample Collection / Hold Time Info

Metals

<i>Matrix</i>	<i>Container</i>	<i>Preservation</i>	<i>Amount Required</i>	<i>Hold Time</i>
Lithium by ICP (EPA 200.7)				
<i>Water</i>	<i>500mL P / HNO3</i>	<i>Add HNO3 to pH<2; Store ambient</i>	<i>500mL</i>	<i>45 days</i>

Semi-volatile Organics

<i>Matrix</i>	<i>Container</i>	<i>Preservation</i>	<i>Amount Required</i>	<i>Hold Time</i>
UCMR5 EPA 533 (EPA 533)				
<i>Water</i>	<i>250mL P / Ammonium Acetate</i>	<i>Refrigerate</i>	<i>750mL</i>	<i>28 days</i>
UCMR5 EPA 533 Field Blank (EPA 533)				
<i>Water</i>	<i>250mL P / Ammonium Acetate</i>	<i>Refrigerate</i>	<i>750mL</i>	<i>28 days</i>
UCMR5 EPA 537.1 (EPA 537.1)				
<i>Water</i>	<i>250mL P / Trizma</i>	<i>Refrigerate</i>	<i>750mL</i>	<i>14 days</i>
UCMR5 EPA 537.1 Field Blank (EPA 537.1)				
<i>Water</i>	<i>250mL P / Trizma</i>	<i>Refrigerate</i>	<i>500mL</i>	<i>14 days</i>



Analytical Services Quotation

UCMR5

Accounts Payable
City of Hanford
900 S. 10th Avenue
Hanford, CA 93230

Printed: 04/22/2025
Effective: 04/22/2025
Expires: 04/22/2026

Analysis Details / Quality Control Limits

Analyte	Reporting Limit	Surr %R	BlankSpike/LCS %R RPD	Matrix Spike %R RPD	Dup RPD
Metals					
Lithium by ICP in Water (EPA 200.7)					
Lithium	9.00 ug/L		50 - 150	70 - 130	20
Yttrium	ug/L				

Semi-volatile Organics

UCMR5 EPA 533 Field Blank in Water (EPA 533)

11CI-PF3OUdS	0.0017 ug/L		50 - 150	70 - 130	30
13C2-PFOA	ug/L				
13C3PFBA	ug/L				
13C4-PFOS	ug/L				
4:2 FTS	0.0010 ug/L		50 - 150	70 - 130	30
6:2 FTS	0.0017 ug/L		50 - 150	70 - 130	30
8:2 FTS	0.0017 ug/L		50 - 150	70 - 130	30
9CI-PF3ONS	0.00070 ug/L		50 - 150	70 - 130	30
ADONA	0.0010 ug/L		50 - 150	70 - 130	30
HFPO-DA	0.0017 ug/L		50 - 150	70 - 130	30
NFDHA	0.0067 ug/L		50 - 150	70 - 130	30
PFBA	0.0017 ug/L		50 - 150	70 - 130	30
PFBS	0.0010 ug/L		50 - 150	70 - 130	30
PFDA	0.0010 ug/L		50 - 150	70 - 130	30
PFDaA	0.0010 ug/L		50 - 150	70 - 130	30
PFEESA	0.0010 ug/L		50 - 150	70 - 130	30
PFHpA	0.0010 ug/L		50 - 150	70 - 130	30
PFHpS	0.0010 ug/L		50 - 150	70 - 130	30
PFHxA	0.0010 ug/L		50 - 150	70 - 130	30
PFHxS	0.0010 ug/L		50 - 150	70 - 130	30
PFMBA	0.0010 ug/L		50 - 150	70 - 130	30
PFMPA	0.0013 ug/L		50 - 150	70 - 130	30
PFNA	0.0013 ug/L		50 - 150	70 - 130	30
PFOA	0.0013 ug/L		50 - 150	70 - 130	30
PFOS	0.0013 ug/L		50 - 150	70 - 130	30
PFPeA	0.0010 ug/L		50 - 150	70 - 130	30
PFPeS	0.0013 ug/L		50 - 150	70 - 130	30
PFUnDA	0.00070 ug/L		50 - 150	70 - 130	30
surr: S-13C2-4:2FTS		50 - 200			
surr: S-13C2-6:2FTS		50 - 200			



Analytical Services Quotation

UCMR5

Accounts Payable
City of Hanford
900 S. 10th Avenue
Hanford, CA 93230

Printed: 04/22/2025
Effective: 04/22/2025
Expires: 04/22/2026

Analysis Details / Quality Control Limits

Analyte	Reporting Limit	Surr %R	BlankSpike/LCS %R	RPD	Matrix Spike %R	RPD	Dup RPD
Semi-volatile Organics							
UCMR5 EPA 533 Field Blank in Water (EPA 533)							
surr: S-13C2-8:2FTS		50 - 200					
surr: S-13C2PFDoA		50 - 200					
surr: S-13C3-HFPO-DA		50 - 200					
surr: S-13C3-PFBS		50 - 200					
surr: S-13C3-PFHxS		50 - 200					
surr: S-13C4-PFBA		50 - 200					
surr: S-13C4PFHpA		50 - 200					
surr: S-13C5PFHxA		50 - 200					
surr: S-13C5PFPeA		50 - 200					
surr: S-13C6PFDA		50 - 200					
surr: S-13C7-PFUnDA		50 - 200					
surr: S-13C8PFOA		50 - 200					
surr: S-13C8-PFOS		50 - 200					
surr: S-13C9PFNA		50 - 200					



Analytical Services Quotation

UCMR5

Accounts Payable
City of Hanford
900 S. 10th Avenue
Hanford, CA 93230

Printed: 04/22/2025
Effective: 04/22/2025
Expires: 04/22/2026

Analysis Details / Quality Control Limits

Analyte	Reporting Limit	Surr %R	BlankSpike/LCS %R RPD	Matrix Spike %R RPD	Dup RPD
Semi-volatile Organics					
UCMR5 EPA 533 in Water (EPA 533)					
11CI-PF3OUdS	0.0050 ug/L		50 - 150	70 - 130	30
13C2-PFOA	ug/L				
13C3PFBA	ug/L				
13C4-PFOS	ug/L				
4:2 FTS	0.0030 ug/L		50 - 150	70 - 130	30
6:2 FTS	0.0050 ug/L		50 - 150	70 - 130	30
8:2 FTS	0.0050 ug/L		50 - 150	70 - 130	30
9CI-PF3ONS	0.0020 ug/L		50 - 150	70 - 130	30
ADONA	0.0030 ug/L		50 - 150	70 - 130	30
HFPO-DA	0.0050 ug/L		50 - 150	70 - 130	30
NFDHA	0.020 ug/L		50 - 150	70 - 130	30
PFBA	0.0050 ug/L		50 - 150	70 - 130	30
PFBS	0.0030 ug/L		50 - 150	70 - 130	30
PFDA	0.0030 ug/L		50 - 150	70 - 130	30
PFDaA	0.0030 ug/L		50 - 150	70 - 130	30
PFEESA	0.0030 ug/L		50 - 150	70 - 130	30
PFHpA	0.0030 ug/L		50 - 150	70 - 130	30
PFHpS	0.0030 ug/L		50 - 150	70 - 130	30
PFHxA	0.0030 ug/L		50 - 150	70 - 130	30
PFHxS	0.0030 ug/L		50 - 150	70 - 130	30
PFMBA	0.0030 ug/L		50 - 150	70 - 130	30
PFMPA	0.0040 ug/L		50 - 150	70 - 130	30
PFNA	0.0040 ug/L		50 - 150	70 - 130	30
PFOA	0.0040 ug/L		50 - 150	70 - 130	30
PFOS	0.0040 ug/L		50 - 150	70 - 130	30
PFPeA	0.0030 ug/L		50 - 150	70 - 130	30
PFPeS	0.0040 ug/L		50 - 150	70 - 130	30
PFUnDA	0.0020 ug/L		50 - 150	70 - 130	30
surr: S-13C2-4:2FTS		50 - 200			
surr: S-13C2-6:2FTS		50 - 200			
surr: S-13C2-8:2FTS		50 - 200			
surr: S-13C2PFDoA		50 - 200			
surr: S-13C3-HFPO-DA		50 - 200			
surr: S-13C3-PFBS		50 - 200			
surr: S-13C3-PFHxS		50 - 200			
surr: S-13C4-PFBA		50 - 200			



Analytical Services Quotation

UCMR5

Accounts Payable
City of Hanford
900 S. 10th Avenue
Hanford, CA 93230

Printed: 04/22/2025
Effective: 04/22/2025
Expires: 04/22/2026

Analysis Details / Quality Control Limits

Analyte	Reporting Limit	Surr %R	BlankSpike/LCS %R	RPD	Matrix Spike %R	RPD	Dup RPD
Semi-volatile Organics							
UCMR5 EPA 533 in Water (EPA 533)							
surr: S-13C4PFHpA		50 - 200					
surr: S-13C5PFHxA		50 - 200					
surr: S-13C5PFPeA		50 - 200					
surr: S-13C6PFDA		50 - 200					
surr: S-13C7-PFUnDA		50 - 200					
surr: S-13C8PFOA		50 - 200					
surr: S-13C8-PFOS		50 - 200					
surr: S-13C9PFNA		50 - 200					
UCMR5 EPA 537.1 Field Blank in Water (EPA 537.1)							
13C2-PFOA	ug/L						
13C4-PFOS	ug/L						
d3-NMeFOSAA	ug/L						
NEtFOSAA	0.0017 ug/L		50 - 150		70 - 130	30	
NMeFOSAA	0.0020 ug/L		50 - 150		70 - 130	30	
PFTDA	0.0027 ug/L		50 - 150		70 - 130	30	
PFTTrDA	0.0023 ug/L		50 - 150		70 - 130	30	
surr: 13C2-PFDA		70 - 130					
surr: 13C2-PFHxA		70 - 130					
surr: 13C3-HFPO-DA		70 - 130					
surr: d5-NEtFOSAA		70 - 130					
UCMR5 EPA 537.1 in Water (EPA 537.1)							
13C2-PFOA	ug/L						
13C4-PFOS	ug/L						
d3-NMeFOSAA	ug/L						
NEtFOSAA	0.0050 ug/L		50 - 150		70 - 130	30	
NMeFOSAA	0.0060 ug/L		50 - 150		70 - 130	30	
PFTDA	0.0080 ug/L		50 - 150		70 - 130	30	
PFTTrDA	0.0070 ug/L		50 - 150		70 - 130	30	
surr: 13C2-PFDA		70 - 130					
surr: 13C2-PFHxA		70 - 130					
surr: 13C3-HFPO-DA		70 - 130					
surr: d5-NEtFOSAA		70 - 130					



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BSK Associates Laboratory Services Standard Terms and Conditions

1) PRICES AND TAXES

- a. Prices are exclusive of federal, state, and local taxes, fees or charges now in force or enacted in the future.

2) SHIPMENT

- a. BSK Associates (LABORATORY) will deliver completed reports by one of more of the following means: U.S. First Class mail, standard ground service carrier (i.e. UPS Ground, FedEx Ground, etc.), electronic mail (via Adobe PDF®), or post to the LABORATORY data portal. Shipping charges, where applicable, will be included with all sample prices. LABORATORY will expedite mailing of hardcopy deliverables at CLIENT's request and at CLIENT's expense.

3) TERMS OF PAYMENT

- a. Terms are net thirty (30) days. Amounts past due will be subject to a monthly charge at the rate of one and one half percent (1.5%) per month to cover the costs of servicing these accounts.
- b. Orders from customers with invoices that are sixty (60) days or more overdue (i.e., not paid within 60 days of invoice date) will be accepted only on a C.O.D., cash or credit card with order basis until credit can be re-established to LABORATORY's satisfaction. LABORATORY reserves the right to withhold reports, if currently under progress, if a CLIENT fails to pay on any invoice beyond 60 days. Unpaid invoices more than ninety (90) days overdue may be subject to collections at the sole discretion of the LABORATORY.

4) DELIVERY OF SERVICES

- a. Completion of any services purchased is subject to LABORATORY availability schedule. LABORATORY shall make every reasonable effort to meet any completion date(s) quoted or acknowledged. However, LABORATORY will not in any way be liable for damages caused by its failure to meet such date(s).
- b. Standard turnaround (TAT) for laboratory services is 10 business days. All TAT schedules may not be available for all test methods. Please contact the laboratory if you have specific turnaround requirements. Results are considered due out of the lab by closed of business on that day. Unless arranged otherwise with the laboratory, samples for 2 or less day turnaround must be received by noon for the lab to include the day received in determination of the due date.
- c. LABORATORY will use, where applicable, standard testing procedures that conform to published analytical methodologies. LABORATORY reserves the right to make changes or alter these methodologies if necessary due to composition or nature of the sample or based upon the reasonable judgment of the LABORATORY. Such deviations will be made on the basis consistent with either industry standards or according to the LABORATORY's Standard Operating Procedures.
- d. Verbal and/or preliminary results may be given in advance to the final written report of results. Such verbal or preliminary results are tentative results only and are subject to change or confirmation based upon LABORATORY quality assurance review procedures. LABORATORY shall not be liable in any way for damages incurred by CLIENT as a result of CLIENT's reliance on such verbal or preliminary results.
- e. LABORATORY reserves the right to subcontract services ordered by the CLIENT if it is in the CLIENT's best interest to do so in a manner consistent with our Subcontract Policy (see below). LABORATORY shall not be liable in any way for subcontracted services except as stated in section 4a, above, and 5a, following, unless other arrangements have been made in writing with LABORATORY prior to sample delivery.
- f. All results provided by LABORATORY are strictly for the use of the CLIENT and LABORATORY is in no way responsible for use of such results by the CLIENT or third parties. All results should be considered in their entirety and LABORATORY is not responsible for the detachment, separation or other use of any portion of the results. Unless otherwise agreed in writing, all documents and information prepared by LABORATORY or obtained by LABORATORY from any third party in connection with the performance of the Services are the property of LABORATORY.
- g. The CLIENT represents and warrants that any sample delivered to LABORATORY will be preceded by or accompanied by complete written disclosure of the existence of any Title 22 CAC listed hazardous substances known or suspected by the CLIENT. The CLIENT further warrants that any sample known to contain any hazardous substance(s) that is to be delivered to LABORATORY will be packaged, labeled, transported and delivered properly and in accordance with applicable laws.
- h. LABORATORY will retain pertinent records relating to the services performed for a period consistent with the Laboratory's record retention policy. During this period the records will be made available to CLIENT for listed archive retrieval fees at reasonable times.
- i. LABORATORY liability is specifically limited as stated in Section 5. LABORATORY shall not be responsible nor liable in any way for the following:
 - i. The method or methods by which samples are collected or obtained, transported, labeled or delivered by CLIENT or CLIENT's agents.
 - ii. The evaluation, reporting, or use by CLIENT or any third party, or the interpretation of any data, reports or findings given by LABORATORY to CLIENT.
 - iii. The retention, return and/or preservation or disposal of any sample after the analysis is completed.

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BSK Standard Terms and Conditions continued...**5) ALLOCATION OF RISK**

- a. *Limitation of Liability.* The total cumulative liability of LABORATORY, its subcontractors, and all of their respective shareholders, directors, officers, employees and agents (collectively "LABORATORY Entities") to CLIENT arising from Services under this Agreement, including attorney's fees due under this Agreement, will not exceed the gross compensation received by LABORATORY under this Agreement or \$50,000, whichever is less; provided, however, that such liability is further limited as described below. This limitation applies to all lawsuits, claims or actions that allege errors or omissions in LABORATORY's Services, whether alleged to arise in tort, contract, warranty, or other legal theory, including any claim based on the indemnification clauses below.
- b. *Indemnification*
 - i. *Indemnification of CLIENT.* Subject to all otherwise applicable statutes of limitations and repose and the provisions and limitations of this Agreement, LABORATORY agrees to indemnify and hold harmless CLIENT, its shareholders, officers, directors, employees, from and against any and all claims, suits, liabilities, damages, expenses (including reimbursement of reasonable attorney's fees and costs of defense) or other losses (collectively "Losses") to the extent caused by LABORATORY's negligent performance of its Services under this Agreement. LABORATORY's defense obligation under this indemnity paragraph includes only the reimbursement of reasonable defense costs to the extent of LABORATORY's actual indemnity obligation hereunder.
 - ii. *Indemnification of LABORATORY.* CLIENT will indemnify and hold harmless LABORATORY Entities from and against any and all Losses to the extent caused by the negligence of CLIENT, its employees, agents and contractors. In addition, except to the extent caused by LABORATORY's sole negligence, CLIENT expressly agrees to defend, indemnify and hold harmless LABORATORY Entities from and against any and all Losses arising from or related to the existence, disposal, release, discharge, treatment or transportation of Hazardous Materials, or the exposure of any person to Hazardous Materials, or the degradation of the environment due to the presence, discharge, disposal, release of or exposure to Hazardous Material.
- c. *Consequential Damages.* Neither CLIENT nor LABORATORY will be liable to the other for any special, consequential, incidental or penal losses or damages, including but not limited to losses, damages or claims related to the unavailability of property or facilities, shutdowns or service interruptions, loss of use, profits, revenue, or inventory, or for use charges, cost of capital of the other party or its customers.
- d. *Continuing Agreement.* The indemnity obligations and the limitations of liability established under this Agreement will survive the expiration or termination of this Agreement. If LABORATORY provides Services to CLIENT that the parties do not confirm through execution of an amendment to this Agreement, the obligations of the parties to indemnify each other and the limitations on liability established under this Agreement apply to such Services as if the parties had executed an amendment.

6) EXPERT WITNESS

- a. In the event that LABORATORY personnel are required by any party to serve as expert witness with respect to any analytical work performed, the contracting party will reimburse LABORATORY for all costs associated with such testimony, including but not limited to the time involved in preparing for and in actually testifying; and the cost of any materials including photocopies, magnetic tapes, floppy diskettes, optical media, etc.

7) BANKRUPTCY

- a. If CLIENT becomes bankrupt or insolvent, or commences ending of its business, LABORATORY will be entitled by notice in writing to cancel this contract without judicial intervention or declaration of default of CLIENT.

8) ENTIRE AGREEMENT

- a. The terms and conditions set forth herein constitute the entire agreement between LABORATORY and CLIENT.
- b. This contract may not be modified, supplemented, qualified or interpreted by any trade usage or prior course of dealing not made a part of the contract.
- c. CLIENT hereby acknowledges that he has not entered into this agreement in reliance upon any warranty or representation by any person or entity except for the warranties or representation specifically set forth herein.

9) WAIVER

- a. The failure by LABORATORY to enforce at any time any of the provisions of this contract, to exercise any election or option provided herein, or to require at any time the performance by CLIENT of any of the revisions herein will not in any way be construed as a waiver of such provisions.

10) ERRORS

- a. Stenographic and clerical errors in sales made under this contract are subject to correction.

11) APPLICABLE LAW, JURISDICTION AND VENUE

- a. This contract will be governed by the laws of the State of California. The California state courts of Fresno County, California (or, if there is exclusive federal jurisdiction, the United States District Court for the Northern District of California) will have exclusive jurisdiction and venue over any dispute arising out of this agreement and sale, and CLIENT hereby consents to the jurisdiction of such courts.

12) ATTORNEYS' FEES

- a. It is agreed that the prevailing party shall be entitled to recover reasonable attorney's fees and costs incurred in connection with the enforcement or interpretation of this agreement should be filed, and a judgment be made.



Analytical Services Quotation

UCMR5

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BSK Standard Terms and Conditions continued...

13) CONFIDENTIALITY POLICY

- a. It is the policy of BSK Associates to only convey analytical results to those individuals whose name or company name appear on the Chain of Custody or a preauthorized established agent. Exceptions are persons listed as "copy to", persons whom verbal permission from the CLIENT is obtained, regulatory agents who have specific information such as date sampled or submission number, and drinking water results reported to the Department of Health Services as required by law. BSK Associates will not be liable for misrepresentation or intentional fraud by individuals requesting results.

14) SUBCONTRACT POLICY

- a. BSK Associates shall analyze all samples, as requested by the CLIENT, in accordance with the Chain of Custody record. Subcontracting of samples may occur under any of the following circumstances; the analysis is not performed routinely by BSK Associates and is a well-known subcontracted test, instrument breakdown or analyst is not available, lack of instrument time, hold time or CLIENT requested turnaround time cannot be met, and method demands such as analytes or detection limits cannot be achieved. Only labs with the proper certifications will be used. BSK Associates will make a concerted effort to notify the CLIENT in writing, when samples will be subcontracted other than routinely subcontracted analysis. Results shall be reported on the subcontract laboratory's own letterhead or the subcontract lab will be identified except when state forms are required.

15) ACCEPTANCE OF TERMS AND CONDITIONS

- a. Submission of samples for analysis under Chain of Custody with authorizing signature shall be considered the acknowledgement and acceptance of these Terms and Conditions on the part of the CLIENT.

Rev. 03/18/2011



AGENDA STAFF REPORT

MEETING DATE: 5/6/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of a purchase order with Telstar Instruments of Hanford, CA. to install the required mechanical, electrical, and program integration services in anticipation of the delivery and installation of the WWTF Headworks Internal Screw in the amount of \$74,865 and Authorization of an appropriation of \$82,352 from Wastewater Funds to cover the work (CIP #825609).

RECOMMENDATION:

Recommendation:

Staff recommends that the City Council

1. Authorize the City Manager to approve a purchase order with Telstar Inc. in the amount of \$74,865 to provide equipment and mechanical, electrical, and program integration services required in anticipation of the delivery and installation of the WWTF Headworks Internal Screw Pump; and
2. Authorize an appropriation of \$82,351 from Fund 0362 (Wastewater Fund) which includes a 10% contingency of \$7,487 for any unforeseen field conditions or changes. (CIP #825609)

Recommended Motion:

1. I move to authorize the City Manager to approve a purchase order with Telstar Inc. in the amount of \$74,865 to provide equipment and mechanical, electrical, and program integration services required in anticipation of the delivery and installation of the WWTF Headworks Internal Screw Pump; and
2. Authorize an appropriation of \$82,351 from Fund 0362 (Wastewater Capital Fund) which includes a 10% contingency of \$7,487 for any unforeseen field conditions or changes (CIP #825609)

BACKGROUND:

This request will provide the appropriate equipment, electrical, mechanical, programming and program integration services for controls and control power for the newly purchased 3rd Internal lift or screw pump. The procurement of the screw pump was awarded to Evoque Water Technologies at the December 3, 2024 City Council Meeting.

Telstar, a local company, has been providing maintenance and/or repair services to the wastewater division for over (25) years. Further, Telstar is uniquely qualified having the mechanical, electrical, and programming knowledge of the WWFT's mechanical systems.

Telstar's service technicians maintain all facets of the city's sewer system and treatment facility, from the field pumps to the SCADA System. At this time, no other company can provide the multidisciplinary knowledge, skill or the response time that Telstar provides. Repair/Maintenance service on the Division's systems requires expertise in the operation of the unit(s) or materials used. Service(s) provided by the vendor are unique and therefore competitive bids are not applicable.

FISCAL IMPACT:

The scope of services are detailed in the attached quote from Telstar. Services are to be provided for a Lump Sum amount of \$74,865. Telstar's has an existing PO 22500116 for wastewater operations, this work will be a issued under a new PO and charged to the Internal Screw Pump Project (CIP #825609).

This phase of the project is not budgeted currently but is a prerequisite and a necessity to the internal lift pump currently being manufactured. The project is being accelerated due to the age and condition of the two existing internal lift pumps.

Therefore, an appropriation in the amount of \$82,351 from Fund 0362 (Wastewater Capital Fund) is recommended to perform the work. The appropriation includes a 10% contingency in the amount of \$7,487 to cover any unforeseen or changed field conditions or project changes.

Any unspent project funds will be returned to the originating fund source following completion of the project.

ATTACHMENTS:

1. Telstar Instruments Hanford WWTP - Influent Pump 3 VFD



Contractor License #422364
Contractor DIR #1000000899

**CONTROL SYSTEM INTEGRATION • INSTRUMENTATION SERVICES
SCADA/AUTOMATION • PLC/HMI • ELECTRICAL • CALIBRATION • MAINTENANCE**

April 8, 2025

Hanford WWTP
10555 Houston Ave.
Hanford, CA 93230
Sent via Email: jrodrigues@hanford.city

Attn: Jason Rodrigues
Subject: Influent Pump 3 VFD
Reference: SR 20-TBD

Drawings: N/A
Specifications: N/A

Dear Jason,

Telstar Instruments ("Telstar") is pleased to provide a quote for the referenced project to the above identified purchaser ("Customer").

By accepting this proposal from Telstar, you agree to treat this as confidential information.

SCOPE OF SUPPLY / SERVICES:

1. Telstar will provide and install the following equipment in the spare MCC cabinet reserved for the future influent screw pump:
 - a. One (1) 150HP VFD.
 - b. One (1) 400amp breaker and handle kit.
 - c. Custom backplate for the empty enclosure.
 - d. Relays, terminals, control power transformer, timer, switches, lights, wire – as required.
2. Telstar will provide and install a field operating control panel to match the existing in style and functionality. The panel will be mounted in the same location as the existing enclosure for screw pumps 1 & 2.
3. Provide and install field wiring from the new VFD to the motor location using existing spare conduits for the future influent pump 3. Telstar is not responsible for the condition of the existing conduits. If they are unusable, a new path will have to be provided.



Contractor License #422364
Contractor DIR #1000000899

4. Provide and install field wiring from the VFD and PLC sections to the field operation control panel. Existing conduits will be utilized as originally designed. Telstar is not responsible for the condition of the existing conduits. If they are unusable, a new path will have to be provided.
5. Programming changes to the PLC for basic control to match the existing screw pumps in included. Additional controls, if requested, will be completed on a T&M basis.
6. Start-up and testing is included.

Lump Sum Price for this Scope.....\$74,865.00

Shipping and Handling for Telstar Supplied Materials IS INCLUDED
Sales Tax IS INCLUDED

This quotation is based on Customer's representation that this IS a prevailing wage project.

CLARIFICATIONS, EXCEPTIONS, AND EXCLUSIONS

- a. Material price is valid for seven (7) days from date referenced on this quote (Refer to COVID clause RE: MATERIAL PRICING AND DELIVERY under Terms and Conditions)
- b. This quotation is based on the inclusion of Telstar's standard Terms and Conditions as part of any purchase order, contract or other agreement.
- c. Telstar's quotation includes only those items listed above. Requests for additions/deletions from our scope will require a change in the quoted price.
- d. Telstar assumes no responsibility for performance, applicability, compatibility, start-up, testing, or acceptance of any equipment not furnished by Telstar under this proposal.
- e. Please reference the above stated quote number in all correspondence and purchase orders.
- f. A fee of 2% will be applied to all invoices paid by credit card.

TERMS AND CONDITIONS

Base Terms: The attached Quotation is valid for 30 days from the date of Telstar Instruments' ("Telstar") quotation. Acceptance of Telstar's Quotation constitutes a binding Agreement incorporating these Terms and Conditions ("Agreement"). Payment is due and payable 30 days from date of invoice. If payment is not received by the 30th day, a .05% daily service charge (18-3/4% per annum) will be charged on all accounts past due. In the event of a dispute concerning payment, attorney's fees, court costs and costs of collection will be paid to the prevailing party. The cost for permits and bonding are excluded unless expressly referenced in Telstar's quotation. Our standard insurance applies unless agreed to in writing by Telstar. Telstar's standard one year parts only warranty applies to this quotation. All other warranties, express or implied, or referenced elsewhere in contract documents are excluded, including but not limited to implied warranties of merchantability or fitness for purpose. Unless expressly stated in Telstar's estimate, this quote is based on standard straight time hours and does not include any prevailing wage rates. The price quoted herein is for the labor and materials specifically listed within the body of this quote. Overtime and premium labor hours are not included in the quotation, and will result in an additional charge. Service calls are charged at a 4-hour minimum per person, excluding travel time, which is charged separately. Unless expressly stated in the Quotation, training, operation and maintenance manuals, and preparation of as built drawings are excluded from Telstar's scope of work. The term "Equipment" and "Services" as used in these Terms and Conditions refers to the materials and labor provided by Telstar under this Agreement.

Limitation of Liability: (a) In no event shall Telstar, its suppliers or subcontractors be liable for special, indirect, incidental or consequential damages, whether in contract, warranty, tort, negligence, strict liability or otherwise, including, but not limited to, loss of profits or revenue, loss of use of Equipment or any associated equipment, cost

of capital, cost of substitute equipment, facilities or Services, downtime costs, delays, or claims of customers of Customer, their officers, directors, members employees or any third parties for any damages. Telstar's liability for any claim, whether in contract, warranty, tort, negligence, strict liability, or otherwise for any loss or damage arising out of, connected with, or resulting from this Agreement or the performance or breach thereof, or from the design, manufacture, sale, delivery, resale, repair, replacement, installation, technical direction of installation, inspection, operation or use of any Equipment covered by or furnished under this Agreement, or from any services rendered in connection therewith, shall in no case exceed twenty-five percent (25%) of the purchase price allocable to the Equipment or Services that are the subject of the claim. (b) All causes of action against Telstar arising out of or relating to this Agreement, or the performance or breach hereof shall be deemed barred unless brought within one year from the date of discovery or other accrual. (c) In no event, regardless of cause, shall Telstar be liable for liquidated damages, offsets or penalties of any kind or to indemnify, defend or hold harmless Customer, its officers, directors, members, employees or any third party, arising from or related to the Equipment and/or Services provided by Telstar.

Force Majeure: Telstar shall neither be liable for loss, damage, detention or delay nor be deemed to be in default for failure to perform when prevented from doing so by causes beyond its reasonable control including but not limited to acts of war (declared or undeclared), Acts of God, fire, strike, labor difficulties, pandemic, acts or omissions of any governmental authority or of Customer, compliance with government regulations, insurrection or riot, embargo, delays or shortages in transportation or inability to obtain necessary labor, materials, or manufacturing facilities from usual sources or from defects or delays in the performance of its suppliers or subcontractors due to any of the foregoing. In the event of delay due to any such cause, the date of delivery will be extended by period equal to the delay plus a reasonable time to resume production, and the price will be adjusted to compensate Telstar for such delay.

Cancellation: In the event of cancellation by Customer, Customer agrees to fully reimburse and compensate Telstar for all costs associated with this Agreement, including but not limited to engineering, labor, materials, quote and estimating time, and product return fees, plus a ten percent (10%) markup to compensate for disruption in scheduling, planned production, indirect costs and profit. Payment for cancellation shall be due within ten (10) days from the date of submission of charges by Telstar.

Entire Agreement: This Agreement constitutes the entire agreement between Telstar and Customer. There are no agreements, understandings, restrictions, warranties, or representations between Telstar and Customer other than those set forth herein or herein provided. This Agreement may only be amended, changed or revised by a written amendment signed by an authorized representative of Telstar. No oral or implied agreements shall be of any force or affect.

Precedence: In the event Telstar is issued an authorization for work, Purchase Order, Contract or similar Agreement with conflicting Terms and Conditions than those set forth herein, these Terms and Conditions will take precedence and will supersede any and all other conflicting Terms and Conditions.

Submittals: In the event Telstar receives a Notice to Proceed or a written statement to proceed with submittals, Telstar will be entitled to compensation based on percent of completion of submittal cost to Customer. Telstar will prepare only one set of submittals, and any resubmittals shall be subject to an additional charge for engineering time and other costs in preparing re-submittals.

Prevailing Wages: Customer must promptly inform Telstar when a project will be registered on the Department of Industrial Relations. Customer must inform Telstar if Certified Payroll Reports are required to be submitted to Customer. If Customer requests Certified Payroll Reports beyond four weeks in arrears, Customer may be charged an administrative processing fee of \$50.00 per week generated for said reports.

Authorized Signers: Only the following officers of Telstar have the legal authority to enter into binding agreements on behalf of Telstar: John D. Gardiner (President), Kyle A. Johnsen (Vice President), Robert S. Marston (Secretary), Benjamin R. Herston (Treasurer). If a document is signed by an unauthorized person, the document will be void and unenforceable.

Industry Material Pricing and Delivery: Telstar is unable to hold prices on materials for more than 7 days from the dates of the Quotation. Prices for plastic, copper, steel, and other commodities fluctuate daily. Our vendors and manufacturers can experience delays due to labor shortages, shortage of containers, port congestion, and raw material shortages that have extended lead times significantly. Telstar reserves the right to change the delivery date



Contractor License #422364
Contractor DIR #1000000899

and pricing of materials set forth in this Quotation. Telstar considers any of the above related changes imposed by our vendors and manufacturers as outside its reasonable control and subject to Force Majeure provisions.

Insurance: Telstar's standard insurance limits will apply.

Open Shop: Telstar is an Open Shop contractor and will not be signatory to any unions.

Governing Law: This Agreement shall be construed and interpreted in accordance with the laws of the State of California.

Waiver: The failure of Telstar to insist upon the performance of any term or condition of this Agreement shall not be construed as a waiver of the future performance of any such term or condition or the future exercise of such right.

Severability: If any term of this Agreement is determined to be invalid or unenforceable under any applicable statute, regulation, ordinance, or other law, such term shall be deemed reformed or deleted, but only to the extent necessary to comply with such law, and the remaining portions of this Purchase Order shall remain in full force and effect.

Dispute Resolution: In the event of any dispute arising from or relating to this Agreement, the parties agree to engage in informal efforts toward resolution by meeting in person. If such efforts are unsuccessful, the parties agree to submit the dispute to mediation with a neutral mediator for resolution, with the parties sharing the costs of such mediation equally. If the parties are unsuccessful in resolving their dispute, then the dispute shall be subject to litigation. If the dispute involves a public entity Owner, then the parties shall comply with the requirements of Public Contract Code section 9204.

We look forward to working with you on this project. If you have any questions, please contact me at the phone number below.

Sincerely,

Konor Meeks
Hanford Branch Manager
Telstar Instruments
559-584-7116
kmeeks@telstarinc.com



AGENDA STAFF REPORT

MEETING DATE: 5/6/2025	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of the Final Map, Subdivision Agreement, and Acceptance of Easements for San Joaquin Valley Homes, Live Oak East Tract No. 881 Unit 2, located in the area on the Southeast corner of 12th Ave and Hume Ave.

RECOMMENDATION:

That the City Council, by motion, approve the Final Map and Subdivision Agreement for Tract No. 881 Unit 2, and accept all easements and dedications offered for public use.

BACKGROUND:

The final subdivision map for Tract No. 881 Unit 2, an 86-lot subdivision located as shown on the attached map, has been checked and approved by staff. The developer of Tract No. 881- Unit 2 is Presidio JJR Hidden Oaks II 130, LLC, a Delaware Limited Liability Company. All required fees have been paid, and proper improvement security for all required subdivision improvements has been posted in accordance with the attached Subdivision Agreement, which has been reviewed and approved by the Public Works Engineering Department and signed by the developer.

FISCAL IMPACT:

The right of way dedications and easements are offered at no cost to the city, and all subdivision improvements will be constructed at the developer's expense.

ATTACHMENTS:

1. Tract 881 Unit II- Final Map
2. Tract 881 Unit II - Subdivision Map Agreement

OWNERS' 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 WITHIN THE DISTINCTIVE BORDER LINES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: ALL PUBLIC STREETS, LOTS A, F, G, J, K, L AND M AS SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION 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 EXTENSION OF THOSE STREETS HAVING A PARTIAL WIDTH AND/OR DEAD-ENDING, AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ALL PUBLIC UTILITY EASEMENTS AND THE 2-FOOT BLOCK WALL EASEMENT AS SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION.

RELINQUISH TO THE CITY OF HANFORD ALL ACCESS RIGHTS FROM LOTS AT THE PROPERTY LINES BACKING OR SIDING ONTO: W. BUTTERFIELD LANE, EXCEPT FOR PEDESTRIAN WALKWAYS, AS SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION.

OWNERS: PRESIDIO JJR HIDDEN OAKS II 130, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: JJR MANAGEMENT SERVICES, INC.
A CALIFORNIA CORPORATION, ITS OPERATING MANAGER

BY: JOSEPH A. LEAL, ITS PRESIDENT

NOTARY'S ACKNOWLEDGEMENT,

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 } s.s.
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: PRINTED NAME:

PRINCIPAL COUNTY OF BUSINESS: MY COMMISSION EXPIRES:

COMMISSION NUMBER:

TAX COLLECTOR'S CERTIFICATE,

THIS IS TO CERTIFY THAT THE PROVISIONS OF ARTICLE 8 OF CHAPTER 4 OF THE GOVERNMENT CODE HAVE BEEN COMPLIED WITH REGARDING DEPOSITS.

JAMES P. ERB, C.P.A., DIRECTOR OF FINANCE

BY DEPUTY DATE

RIGHT TO FARM,

IF YOUR REAL PROPERTY IS NEAR PROPERTY USED FOR AGRICULTURAL OPERATIONS, YOU MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM SUCH OPERATIONS, ON ANY 24 HOUR BASIS. SAID DISCOMFORTS MAY INCLUDE, BUT NOT BE LIMITED TO EQUIPMENT NOISES, ODORS FROM MANURE OR OTHER CHEMICALS, AND DUST OR SMOKE. THE CITY OF HANFORD HAS DETERMINED THAT THE USE OF REAL PROPERTY FOR AGRICULTURAL OPERATIONS IS A HIGH PRIORITY AND FAVORED USE TO THE CITY AND THE COUNTY AND WILL NOT BE CONSIDERED A NUISANCE FOR THOSE INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, PROVIDED SUCH OPERATIONS ARE CONSISTENT WITH ACCEPTED CUSTOMS, STANDARDS AND LAWS.

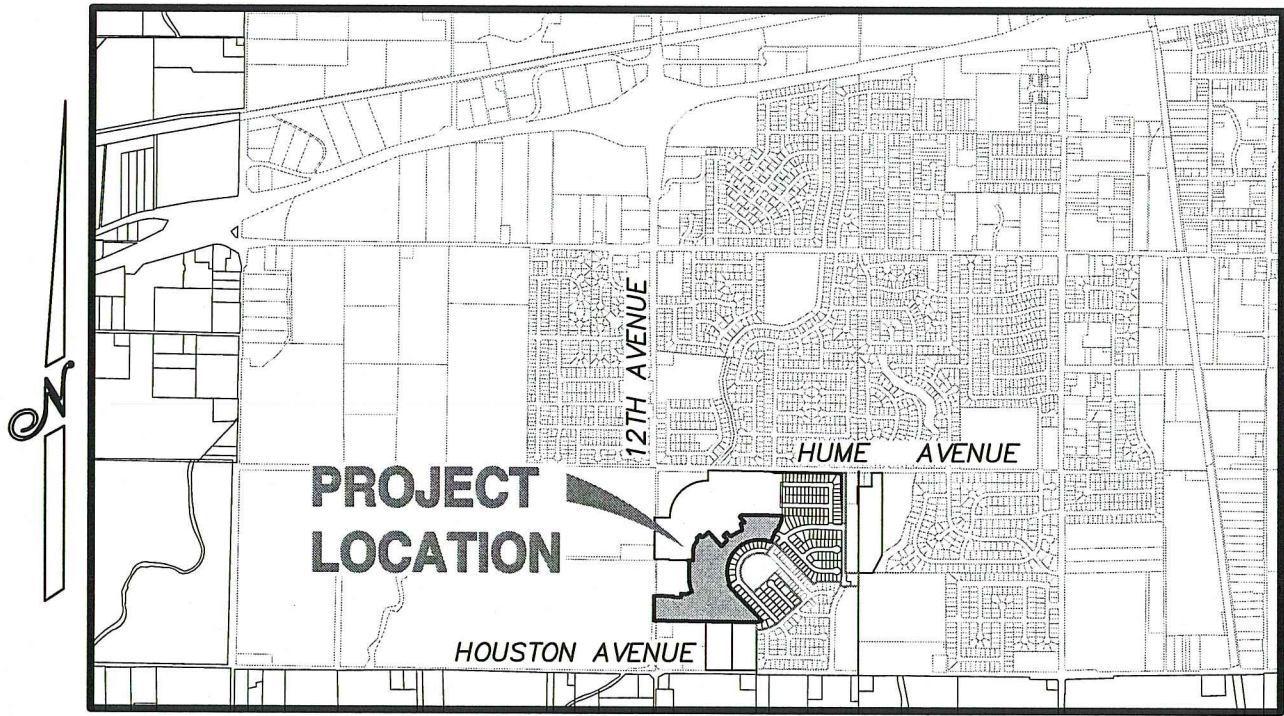
K:\J13-1238 Live Oak East\DWG\Mapping\SUBDIVISION\PHASE 4 STERLING OAK\13-1238 Live Oak East - STERLING Oak - SHT1 CERT.dwg 3/14/2025

TRACT NO. 881-2
LIVE OAK EAST
STERLING OAKS
UNIT NO. 2

LYING IN A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M.
CITY OF HANFORD, COUNTY OF KINGS,
CALIFORNIA
MAY, 2023

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525



VICINITY MAP
NOT TO SCALE

SEE SHEET 8 FOR LEGAL DESCRIPTION

CITY CLERK'S CERTIFICATE,

THIS IS TO CERTIFY THAT AT A REGULAR MEETING OF THE HANFORD CITY COUNCIL HELD ON THE DAY , 20 , AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION AND ACCEPTING, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, THE STREETS, LOTS A, F, G, J, K, L AND M AND EASEMENTS INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP.

DATED THIS DAY OF , 20 .

NATALIE CORRAL, CITY CLERK

SURVEYOR'S STATEMENT,

THE SURVEY FOR THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION ON OCTOBER 13, 2018, AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN. THIS MAP 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 JJR MANAGEMENT SERVICES, INC ON APRIL 29, 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE MAY 31, 2026, THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 14th DAY OF March , 2025

Nicole Cannella
NICOLE CANNELLA, P.L.S. 9099



CITY ENGINEER'S STATEMENT,

I, LISA A. 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 DAY OF , 20

LISA A. DOCK, CITY ENGINEER R.C.E. 68225

ACTING CITY SURVEYOR'S STATEMENT,

I, MICHAEL RAY SUTHERLAND, 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 DAY OF , 20

MICHAEL RAY SUTHERLAND, P.L.S. 5815
ACTING FOR THE CITY OF HANFORD



PLANNING COMMISSION CERTIFICATE,

APPROVED BY THE HANFORD PLANNING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW IN DULY AUTHORIZED MEETING HELD , 20 .

DATED THIS DAY OF , 20 .

JASON WATERS, COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S STATEMENT,

DOCUMENT NO. FEE PAID
RECORDED AT THE REQUEST OF NORTHSTAR ENGINEERING GROUP, INC.

ON THIS DAY OF , 20

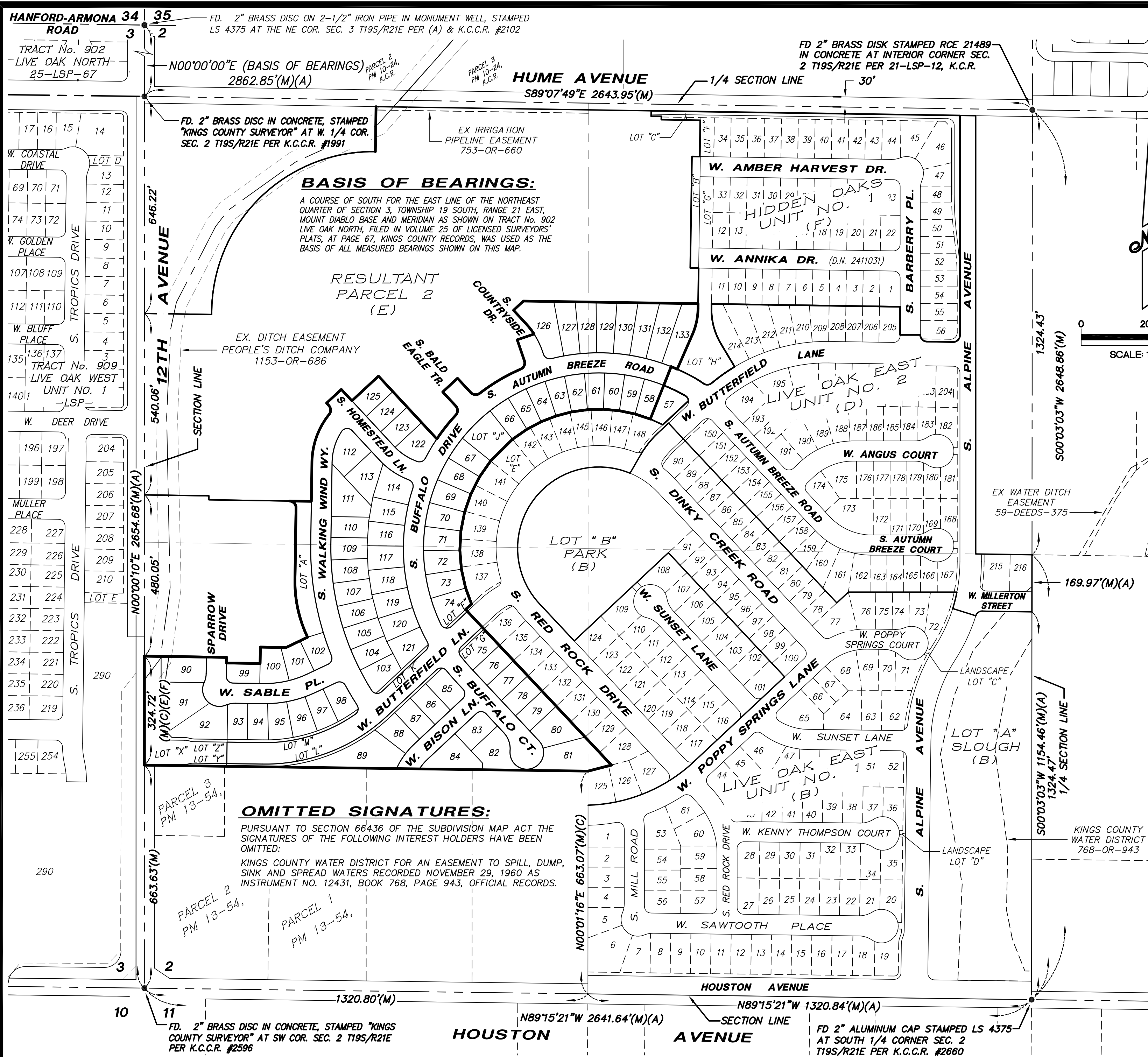
AT MINUTES PAST O'CLOCK .M. IN

VOLUME OF LICENSED SURVEYORS' PLATS, AT PAGE ,
KINGS COUNTY RECORDS

KRISTINE LEE, COUNTY RECORDER

BY: DEPUTY

SHEET 1 OF 8



TRACT NO. 881-2 LIVE OAK EAST STERLING OAKS UNIT NO. 2

LYING IN A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M.
CITY OF HANFORD, COUNTY OF KINGS,
CALIFORNIA
MAY, 2023

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525

SUBDIVISION SUMMARY:

RESIDENTIAL LOTS (76)	13.86 ACRES
LANDSCAPE LOTS (7)	1.01 ACRES
PUBLIC RIGHT-OF-WAY	6.82 ACRES
LOTS "X", "Y" & "Z"	0.82 ACRES
TOTAL	22.51 ACRES

REFERENCES:

- (A) D.N. 2020-21003, K.C.R.
- (B) LIVE OAK EAST UNIT NO. 1 - 26 - LSP - 93, K.C.R.
- (C) D.N. 2123158, K.C.R.
- (D) LIVE OAK EAST UNIT NO. 2 - 27 - LSP - 05, K.C.R.
- (E) LOT LINE ADJUSTMENT 20121003
- (F) LIVE OAK EAST HIDDEN OAKS UNIT NO. 1 - 27 - LSP - 40, K.C.R.

NOTES:

- ALL LINES ADJACENT TO CURVES ARE TANGENT UNLESS A RADIAL BEARING IS SHOWN.
- SEE SHEET 8 OF 8 FOR UNIT BOUNDARY.

LEGEND:

- SET 3/4"x30" IRON PIPE, TAGGED LS 9099, U.O.N.
 - SET STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099
 - SET 1.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
 - SET 3.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
 - SET 3/4" x 30" IRON PIPE TAGGED L.S. 9099 AT ALL LOT CORNERS U.O.N.
 - FOUND 3/4" IRON PIPE, TAGGED L.S. 9099 (D)(F) U.O.N.
 - FOUND STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099 (B)(D) UNLESS OTHERWISE NOTED.
 - FOUND
 - SEARCHED, FOUND NOTHING
 - (A) SEE REFERENCES
 - (M) MEASURED
 - K.C.R. KINGS COUNTY RECORDS
 - K.C.C.R. KINGS COUNTY CORNER RECORDS
 - U.O.N. UNLESS OTHERWISE NOTED
 - PM PARCEL MAP
 - L.S.P. LICENSED SURVEYORS' PLATS
 - O.R. OFFICIAL RECORDS
 - Calc. CALCULATED FROM RECORD
 - GLO GENERAL LAND OFFICE
 - D.N. DOCUMENT NUMBER
 - [1234] STREET ADDRESS NUMBER
 - EX. EXISTING
- THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
- P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION
 - AREA NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES.
 - AREA NOW OFFERED FOR DEDICATION FOR PUBLIC UTILITY AND LANDSCAPE PURPOSES.

NOTES:

1. ALL LINES ADJACENT TO CURVES ARE TANGENT UNLESS A RADIAL BEARING IS SHOWN.
2. SEE SHEET 2 OF 8 FOR BASIS OF BEARINGS, REFERENCES, LEGEND AND NOTES.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C7	84°39'18"	20.00'	29.55'
C8	13°58'33"	582.00'	141.97'
C9	85°14'09"	20.00'	29.75'
C10	9°50'33"	230.00'	39.51'
C11	22°45'27"	200.00'	79.44'
C12	1°55'46"	582.00'	19.60'
C13	7°45'56"	522.00'	70.75'
C14	54°17'18"	20.00'	18.95'
C15	6°36'16"	522.00'	60.17'
C16	6°36'16"	522.00'	60.17'
C17	6°36'15"	522.00'	60.17'
C18	6°36'16"	522.00'	60.17'
C19	6°36'16"	522.00'	60.17'
C20	6°36'16"	522.00'	60.17'
C21	6°36'16"	522.00'	60.17'
C22	6°36'15"	522.00'	60.17'
C23	7°15'23"	522.00'	66.11'
C24	12°43'39"	522.00'	115.95'
C33	137°23'52"	522.00'	1251.78'
C40	23°27'15"	552.00'	225.96'
C41	40°30'02"	552.00'	390.19'
C42	154°48'58"	552.00'	1491.53'
C43	4°51'19"	582.00'	49.32'
C44	4°51'19"	582.00'	49.32'
C45	4°51'19"	582.00'	49.32'
C46	4°51'20"	582.00'	49.32'
C47	4°51'19"	582.00'	49.32'
C48	4°51'19"	582.00'	49.32'
C49	4°51'20"	582.00'	49.32'
C50	3°40'40"	582.00'	37.36'
C51	37°39'56"	582.00'	382.60'
C52	35°44'10"	582.00'	363.00'
C53	85°14'08"	20.00'	29.75'
C54	14°14'33"	230.00'	57.17'
C55	24°05'06"	230.00'	96.68'
C56	16°26'07"	200.00'	57.37'

MONUMENT LEGEND:

- SET 3/4"x30" IRON PIPE, TAGGED L.S. 9099, U.O.N.
- SET STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099
- +— SET 1.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- +— SET 3.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- +— SET 3/4" x 30" IRON PIPE TAGGED L.S. 9099 AT ALL LOT CORNERS U.O.N.
- FOUND 3/4" IRON PIPE TAGGED L.S. 9099 (D)(F), U.O.N.
- FOUND STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099 (B)(D) UNLESS OTHERWISE NOTED.

**TRACT NO. 881-2
LIVE OAK EAST
STERLING OAKS
UNIT NO. 2**

LYING IN A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M.
CITY OF HANFORD, COUNTY OF KINGS,
CALIFORNIA
MAY, 2023

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525

SHEET 3 OF 8

NOTES:

1. ALL LINES ADJACENT TO CURVES ARE TANGENT UNLESS A RADIAL BEARING IS SHOWN.
2. SEE SHEET 2 OF 8 FOR BASIS OF BEARINGS, REFERENCES, LEGEND AND NOTES.

TRACT NO. 881-2
**LIVE OAK EAST
STERLING OAKS
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LYING IN A PORTION OF THE
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620 12th Street, Modesto, CA 95354
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CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	
C2	90°00'00"	20.00'	31.42'	(M)(F)
C3	38°06'12"	230.00'	152.96'	(M)(F)
C4	81°51'39"	20.00'	28.57'	(M)(F)
C5	8°55'01"	582.00'	90.58'	(M)(F)
C6	85°48'57"	20.00'	29.96'	(M)(F)
C24	12°43'39"	522.00'	115.95'	
C25	7°55'37"	522.00'	72.22'	
C26	7°55'37"	522.00'	72.22'	
C27	7°55'37"	522.00'	72.22'	
C28	7°55'38"	522.00'	72.22'	
C29	7°55'37"	522.00'	72.22'	
C33	137°23'52"	522.00'	1251.78'	
C38	55°31'11"	552.00'	534.89'	
C39	25°05'12"	552.00'	241.69'	
C40	23°27'15"	552.00'	225.96'	
C41	40°30'02"	552.00'	390.19'	
C42	154°48'58"	552.00'	1491.53'	
C46	4°51'20"	582.00'	49.32'	
C49	4°51'20"	582.00'	49.32'	
C50	3°40'40"	582.00'	37.36'	
C52	35°44'10"	582.00'	363.00'	
C53	85°14'08"	20.00'	29.75'	
C57	6°35'26"	582.00'	66.94'	
C58	15°30'27"	582.00'	157.52'	
C59	85°14'09"	20.00'	29.75'	
C60	23°12'21"	170.00'	68.85'	
C61	1°15'00"	170.00'	3.71'	
C62	24°27'21"	170.00'	72.56'	
C63	24°27'21"	200.00'	85.37'	
C64	50°25'49"	200.00'	176.04'	
C65	32°35'38"	170.00'	96.71'	
C66	103°38'55"	20.00'	36.18'	
C67	3°47'19"	230.00'	15.21'	
C68	20°40'02"	230.00'	82.96'	
C69	24°27'21"	230.00'	98.17'	
C70	85°14'08"	20.00'	29.75'	
C71	5°04'22"	582.00'	51.53'	
C72	6°05'38"	582.00'	61.90'	
C73	6°05'38"	582.00'	61.90'	
C79	46°33'19"	582.00'	472.90'	
C93	32°51'05"	798.00'	457.54'	
C94	11°07'32"	828.00'	160.78'	
C95	26°00'51"	828.00'	375.94'	
C96	37°08'23"	828.00'	536.72'	
C99	22°44'58"	858.00'	340.67'	

MONUMENT LEGEND:

- SET 3/4"x30" IRON PIPE, TAGGED L.S. 9099, U.O.N.
- SET STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099
- SET 1.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3/4" x 30" IRON PIPE TAGGED L.S. 9099 AT ALL LOT CORNERS U.O.N.
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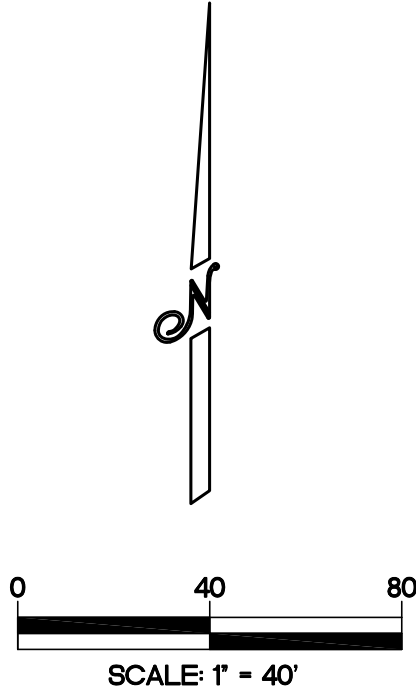
SHEET 4 OF 8

TRACT NO. 881-2
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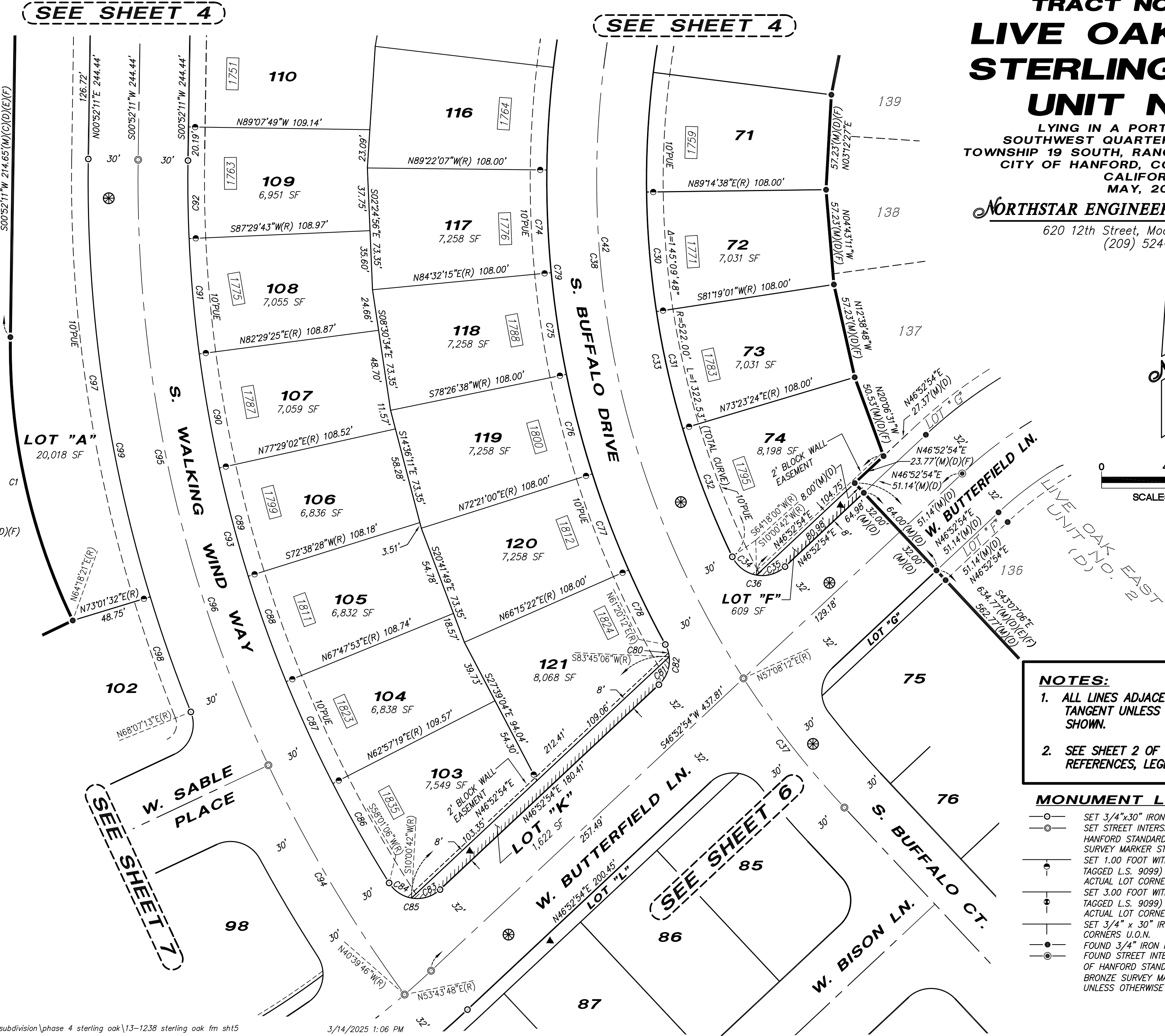
620 12th Street, Modesto, CA 95354
(209) 524-3525



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	26°33'50"	380.00'	176.18'
C2	90°00'00"	20.00'	31.42'
C11	22°45'27"	200.00'	79.44'
C30	7°55'37"	522.00'	72.22'
C31	7°55'37"	522.00'	72.22'
C32	9°05'24"	522.00'	82.81'
C33	137°23'52"	522.00'	1251.78'
C34	54°17'18"	20.00'	18.95'
C35	53°07'48"	20.00'	18.55'
C36	107°25'06"	20.00'	37.50'
C37	10°15'18"	552.00'	98.80'
C38	55°31'11"	552.00'	534.89'
C42	154°48'58"	552.00'	1491.53'
C74	6°05'38"	582.00'	61.90'
C75	6°05'37"	582.00'	61.90'
C76	6°05'38"	582.00'	61.90'
C77	6°05'38"	582.00'	61.90'
C78	4°55'10"	582.00'	49.97'
C79	46°33'19"	582.00'	472.90'
C80	22°24'54"	20.00'	7.82'
C81	53°07'48"	20.00'	18.55'
C82	75°32'42"	20.00'	26.37'
C83	53°07'48"	20.00'	18.55'
C84	48°00'24"	20.00'	16.76'
C85	101°08'12"	20.00'	35.30'
C86	4°56'13"	798.00'	68.76'
C87	4°50'34"	798.00'	67.45'
C88	4°50'35"	798.00'	67.45'
C89	4°50'34"	798.00'	67.45'
C90	5°00'23"	798.00'	69.73'
C91	5°00'18"	798.00'	69.71'
C92	3°22'28"	798.00'	47.00'
C93	32°51'05"	798.00'	457.54'
C94	11°07'32"	828.00'	160.78'
C95	26°00'51"	828.00'	375.94'
C96	37°08'23"	828.00'	536.72'
C97	17°50'39"	858.00'	267.21'
C98	4°54'19"	858.00'	73.46'
C99	22°44'58"	858.00'	340.67'
C151	5°54'33"	540.00'	55.69'

(M)(D)(F)



NOTES:

- ALL LINES ADJACENT TO CURVES ARE TANGENT UNLESS A RADIAL BEARING IS SHOWN.
- SEE SHEET 2 OF 8 FOR BASIS OF BEARINGS, REFERENCES, LEGEND AND NOTES.

MONUMENT LEGEND:

- SET 3/4"x30" IRON PIPE, TAGGED L.S. 9099, U.O.N.
- SET STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099
- SET 1.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3/4" x 30" IRON PIPE TAGGED L.S. 9099 AT ALL LOT CORNERS U.O.N.
- FOUND 3/4" IRON PIPE TAGGED L.S. 9099 (D)(F), U.O.N.
- FOUND STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099 (B)(D) UNLESS OTHERWISE NOTED.

TRACT NO. 881-2
LIVE OAK EAST
STERLING OAKS
UNIT NO. 2

LYING IN A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M.
CITY OF HANFORD, COUNTY OF KINGS,
CALIFORNIA
MAY, 2023

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525

MONUMENT LEGEND:

- SET 3/4"x30" IRON PIPE, TAGGED L.S. 9099, U.O.N.
- SET STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099
- SET 1.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3.00 FOOT WITNESS CORNER (3/4" x 24" IRON PIPE TAGGED L.S. 9099) MEASURED ALONG THE LOT LINE, FROM ACTUAL LOT CORNER, U.O.N.
- SET 3/4" x 30" IRON PIPE TAGGED L.S. 9099 AT ALL LOT CORNERS U.O.N.
- FOUND 3/4" IRON PIPE TAGGED L.S. 9099 (D)(F), U.O.N.
- FOUND STREET INTERSECTION SURVEY MONUMENT PER CITY OF HANFORD STANDARD DRAWING NO. GE-14 WITH 2" BRONZE SURVEY MARKER STAMPED L.S. 9099 (B)(D) UNLESS OTHERWISE NOTED.

- NOTES:**
- ALL LINES ADJACENT TO CURVES ARE TANGENT UNLESS A RADIAL BEARING IS SHOWN.
 - SEE SHEET 2 OF 8 FOR BASIS OF BEARINGS, REFERENCES, LEGEND AND NOTES.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C37	10°15'18"	552.00'	98.80'
C38	55°31'11"	552.00'	534.89'
C42	154°48'58"	552.00'	1491.53'
C138	41°25'52"	500.00'	361.55'
C139	2°27'20"	500.00'	21.43'
C140	43°53'12"	500.00'	382.98'
C141	43°53'12"	532.00'	407.49'
C142	53°07'48"	20.00'	18.55'
C143	41°16'42"	20.00'	14.41'
C144	94°24'30"	20.00'	32.95'
C145	4°24'30"	582.00'	44.78'
C146	90°00'00"	20.00'	31.42'
C147	9°15'47"	230.00'	37.18'
C148	13°03'30"	230.00'	52.42'
C149	22°19'17"	230.00'	89.60'
C150	26°45'46"	540.00'	252.23'
C151	5°54'33"	540.00'	55.69'
C152	32°40'19"	540.00'	307.92'
C153	18°28'21"	200.00'	64.48'
C154	13°02'03"	170.00'	38.67'
C155	90°00'00"	20.00'	31.42'
C156	48°11'23"	70.00'	58.87'
C157	94°18'11"	50.00'	82.29'
C158	105°27'53"	50.00'	92.04'
C159	28°25'19"	50.00'	24.80'
C160	228°11'23"	50.00'	199.13'
C161	5°17'19"	522.00'	48.18'
C162	31°34'53"	20.00'	11.02'
C163	53°07'48"	20.00'	18.55'
C164	84°42'41"	20.00'	29.57'

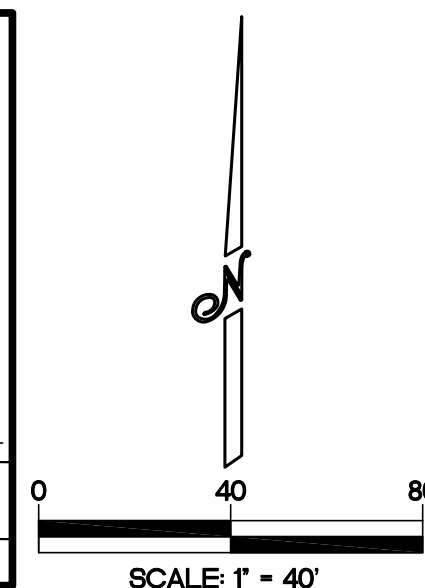
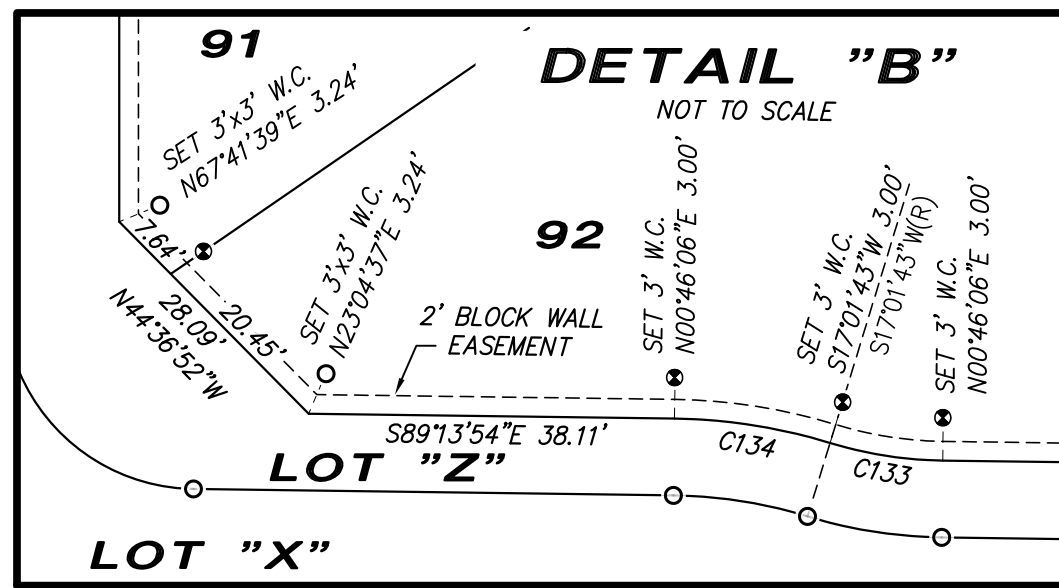
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	26°33'50"	380.00'	176.18'
C94	11°07'32"	828.00'	160.78'
C95	26°00'51"	828.00'	375.94'
C96	37°08'23"	828.00'	536.72'
C97	17°50'39"	858.00'	267.21'
C98	4°54'19"	858.00'	73.46'
C99	22°44'58"	858.00'	340.67'
C100	86°44'07"	20.00'	30.28'
C101	10°58'40"	292.00'	55.95'
C102	14°56'06"	292.00'	76.11'
C103	25°54'46"	292.00'	132.06'
C104	90°06'05"	20.00'	31.45'
C105	25°54'46"	322.00'	145.63'
C106	23°33'23"	70.00'	28.78'
C107	78°28'47"	50.00'	68.49'
C108	58°44'04"	50.00'	51.26'
C109	137°12'51"	50.00'	119.74'
C110	4°23'02"	70.00'	5.36'
C111	19°10'21"	70.00'	23.42'
C112	23°33'23"	70.00'	28.78'
C113	1°57'46"	352.00'	12.06'
C114	9°15'07"	352.00'	56.84'
C115	9°15'06"	352.00'	56.84'
C116	5°26'47"	352.00'	33.46'

(M)(D)(F)

CURVE	DELTA	RADIUS	LENGTH
C117	25°54'46"	352.00'	159.20'
C118	86°44'07"	20.00'	30.28'
C119	4°33'14"	858.00'	68.19'
C120	33°51'23"	20.00'	11.82'
C121	54°08'47"	20.00'	18.90'
C122	88°00'10"	20.00'	30.72'
C123	35°43'43"	468.00'	291.84'
C124	16°15'37"	50.00'	14.19'
C125	16°15'37"	50.00'	14.19'
C126	89°14'04"	20.00'	31.15'
C127	8°45'54"	460.00'	70.37'
C128	8°31'00"	460.00'	68.38'
C129	9°15'06"	460.00'	74.28'
C130	9°15'07"	460.00'	74.28'
C131	1°57'46"	460.00'	15.76'
C132	37°44'53"	460.00'	303.06'
C133	16°15'37"	42.00'	11.92'
C134	16°15'37"	58.00'	16.46'
C138	41°25'52"	500.00'	361.55'
C139	2°27'20"	500.00'	21.43'
C140	43°53'12"	500.00'	382.98'

CURVE	DELTA	RADIUS	LENGTH
C141	43°53'12"	532.00'	407.49'
C142	53°07'48"	20.00'	18.55'
C143	41°16'42"	20.00'	14.41'
C144	94°24'30"	20.00'	32.95'
C146	90°00'00"	20.00'	31.42'
C147	9°15'47"	230.00'	37.18'
C148	13°03'30"	230.00'	52.42'
C149	22°19'17"	230.00'	89.60'
C150	26°45'46"	540.00'	252.23'
C151	5°54'33"	540.00'	55.69'
C152	32°40'19"	540.00'	307.92'
C153	18°28'21"	200.00'	64.48'
C154	13°02'03"	170.00'	38.67'
C165	36°52'12"	20.00'	12.87'
C166	16°15'37"	50.00'	14.19'
C167	16°15'37"	50.00'	14.19'



TRACT NO. 881-2 LIVE OAK EAST STERLING OAKS UNIT NO. 2

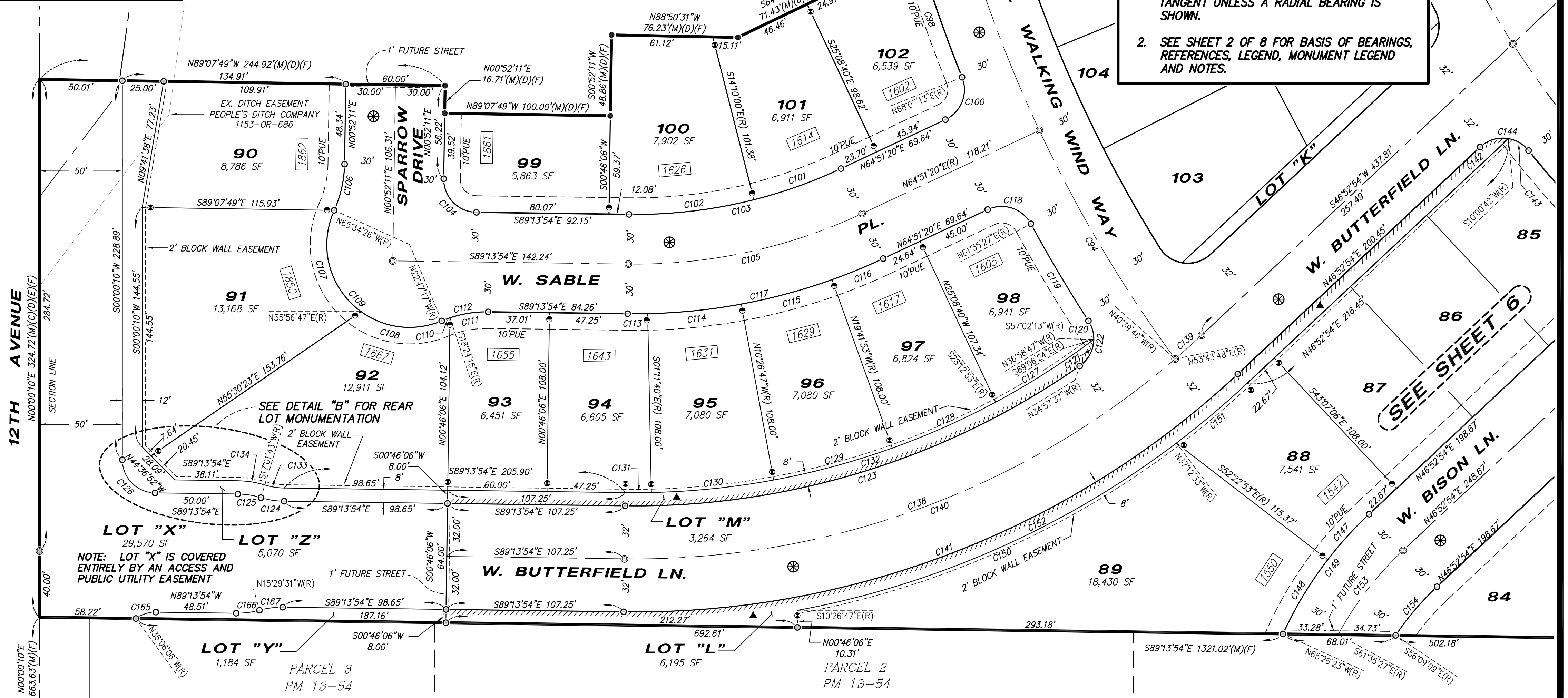
LYING IN A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M.
CITY OF HANFORD, COUNTY OF KINGS,
CALIFORNIA
MAY, 2023

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NOTES:

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2. SEE SHEET 2 OF 8 FOR BASIS OF BEARINGS, REFERENCES, LEGEND, MONUMENT LEGEND AND NOTES.



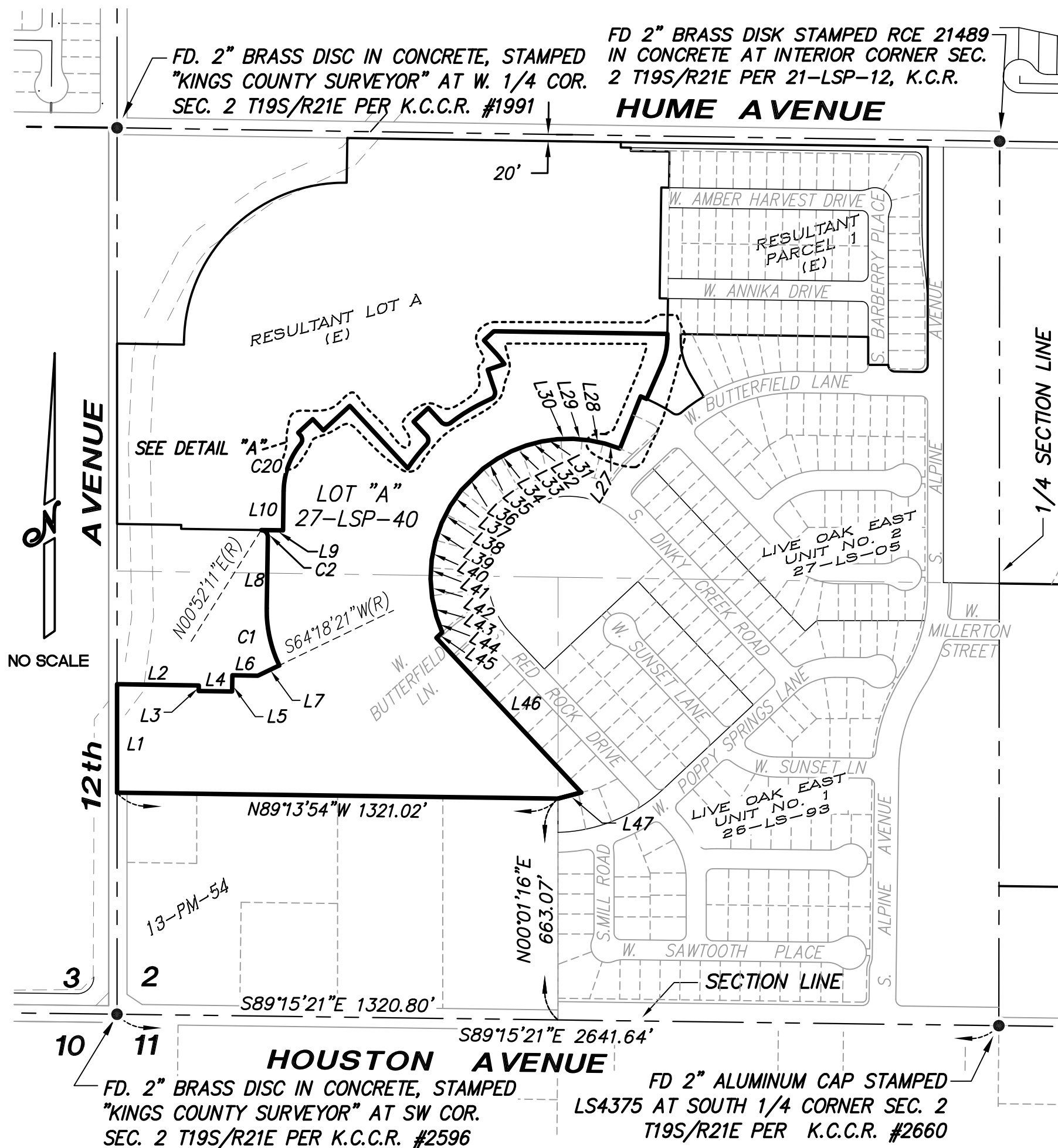
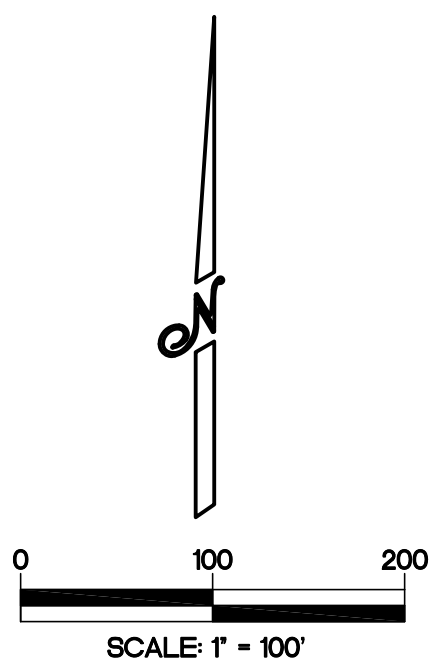
LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT A OF TRACT NO. 881, LIVE OAK EAST HIDDEN OAKS UNIT NO. 1, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED JANUARY 18, 2024 IN VOLUME 27, PAGE 40 OF LICENSED SURVEYOR'S PLATS, AND AS CORRECTED BY CERTIFICATE OF CORRECTIONS RECORDED AUGUST 9, 2024 AS DOCUMENT NO. 2411031 AND JANUARY 15, 2025 AS DOCUMENT NO. 2500524 BOTH OF OFFICIAL RECORDS.

NOTES:

- ALL LINES ADJACENT TO CURVES ARE TANGENT UNLESS A RADIAL BEARING IS SHOWN.
- SEE SHEET 2 OF 8 FOR BASIS OF BEARINGS, REFERENCES, LEGEND AND NOTES.



TRACT NO. 881-2
LIVE OAK EAST
STERLING OAK
UNIT NO. 2

LYING IN A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 19 SOUTH, RANGE 21 EAST, M.D.B.&M.
CITY OF HANFORD, COUNTY OF KINGS,
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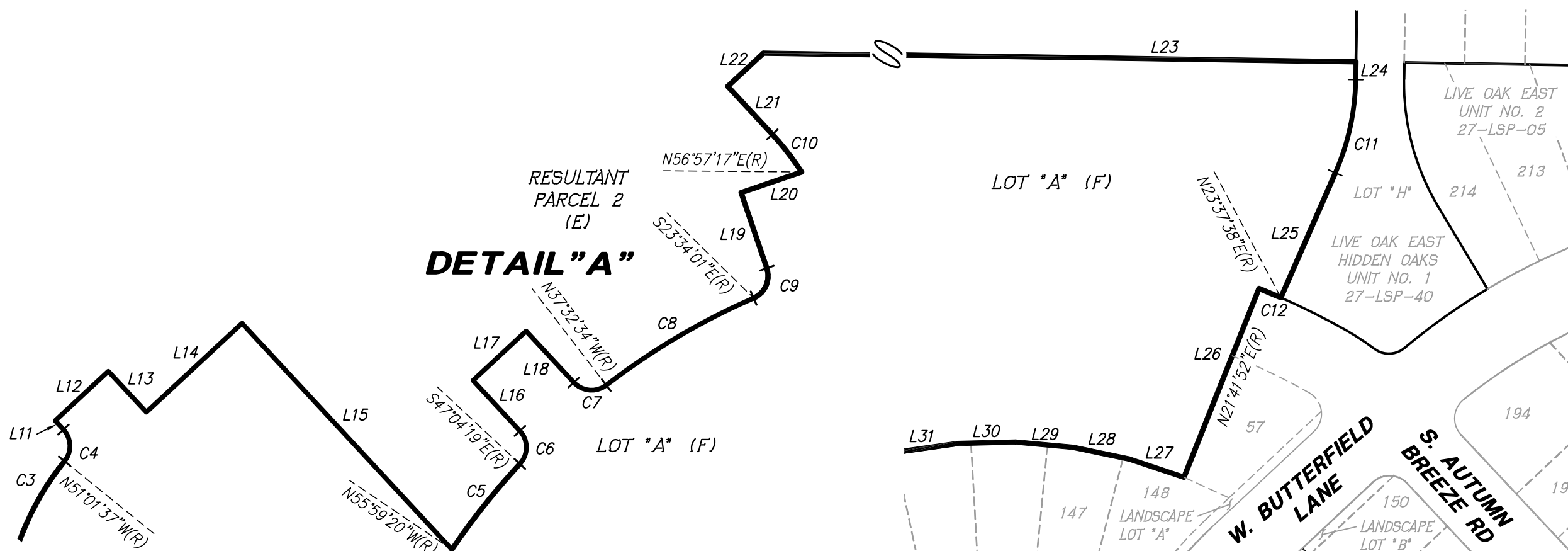
LINE TABLE

LINE	BEARING	LENGTH
L1	N00°00'10"E	324.72'
L2	S89°07'49"E	244.92'
L3	S00°52'11"W	16.71'
L4	S89°07'49"E	100.00'
L5	N00°52'11"E	48.86'
L6	S88°50'31"E	76.23'
L7	N64°18'21"E	71.43'
L8	N00°52'11"E	214.65'
L9	S89°07'49"E	65.24'
L10	N00°52'11"E	117.72'
L11	N42°53'16"W	10.00'
L12	N47°06'44"E	60.00'
L13	S42°53'16"E	46.23'
L14	N47°06'44"E	108.00'
L15	S42°53'16"E	255.29'
L16	N42°53'16"W	57.00'
L17	N47°06'44"E	60.00'
L18	S42°53'16"E	58.01'
L19	N18°48'10"W	66.00'
L20	N71°11'50"E	52.93'
L21	N42°53'16"W	54.25'
L22	N47°06'44"E	40.32'
L23	S89°07'49"E	520.00'
L24	S00°52'11"W	14.65'

LINE	BEARING	LENGTH
L25	S23°37'38"W	112.64'
L26	S21°41'52"W	168.00'
L27	N71°36'16"W	47.69'
L28	N78°12'32"W	47.69'
L29	N84°48'48"W	47.69'
L30	S88°34'57"W	47.69'
L31	S81°58'41"W	47.69'
L32	S75°22'25"W	47.69'
L33	S68°46'09"W	47.69'
L34	S62°09'54"W	47.69'
L35	S55°14'04"W	52.40'
L36	S45°14'34"W	91.77'
L37	S34°54'56"W	57.23'
L38	S26°59'18"W	57.23'
L39	S19°03'41"W	57.23'
L40	S11°08'04"W	57.23'
L41	S03°12'27"W	57.23'
L42	S04°43'11"E	57.23'
L43	S12°38'48"E	57.23'
L44	S20°06'31"E	50.53'
L45	S46°52'54"W	23.77'
L46	S43°07'06"E	634.77'
L47	S75°23'27"W	71.79'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	26°33'50"	380.00'	176.18'
C2	90°00'00"	20.00'	31.42'
C3	38°06'12"	230.00'	152.96'
C4	81°51'38"	20.00'	28.57'
C5	8°55'02"	582.00'	90.58'
C6	85°48'57"	20.00'	29.96'
C7	84°39'18"	20.00'	29.55'
C8	13°58'33"	582.00'	141.97'
C9	85°14'09"	20.00'	29.75'
C10	9°50'33"	230.00'	39.51'
C11	22°45'27"	200.00'	79.44'
C12	1°55'46"	582.00'	19.60'



**CITY OF HANFORD
SUBDIVISION AGREEMENT**

TRACT 881 – LIVE OAK EAST- UNIT II Subdivision

THIS SUBDIVISION AGREEMENT (“Agreement”) is made and entered into this _____ day of _____, 2025, by and between PRESIDIO JJR HIDDEN OAK II 130, LLC., A DELAWARE 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. 881- LIVE OAK EAST UNIT II (“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 Council 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. 881 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 one-hundred percent (100%) 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.

If the deadline to complete the IMPROVEMENTS is extended in accordance with Section 1 above, the City may, as a condition of the extension, may require SUBDIVIDER to provide an updated IMPROVEMENT COST ESTIMATE, and the City may

require SUBDIVIDER to submit new or modified security in an amount consistent with the updated IMPROVEMENT COST ESTIMATE.

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, agents, employees, and representatives 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, agents, employees, and representatives. Any insurance or self-insurance maintained by the CITY and/or its officers, officials, agents, employees, or representatives 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, agents, employees, and representatives a waiver of any right to subrogation which any insurer of SUBDIVIDER may acquire against the CITY and/or its officers, officials, agents, employees, and representatives 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, occur at the sole and exclusive risk of the SUBDIVIDER.

7. Restriction on Sale of Lots

With regard to property acquisitions and dedications for the purpose of constructing the IMPROVEMENTS, the CITY shall use its best efforts to include as a condition of approval of other development projects adjacent to the SUBDIVISION, a requirement that such adjacent projects shall dedicate easements and rights-of-way necessary for the IMPROVEMENTS, as feasible, and SUBDIVIDER shall use and document its reasonable efforts to obtain easements and rights-of-way where CITY is unable, due to lack of jurisdiction or opportunity, to require a dedication. If SUBDIVIDER is unable to acquire such easements or rights-of-way within a reasonable timeframe and after the exercise of reasonable diligence, then SUBDIVIDER shall request that CITY initiate and exercise its power of eminent domain in accordance with Government Code Section 66462.5 to acquire such easements and/or rights-of-way. SUBDIVIDER shall advance all costs and expenses which may be incurred by CITY in a condemnation action to acquire the easements and rights-of-way, including but not limited to, payment of the fair market value or negotiated settlement of the subject property, severance damages, the cost of removing any existing structures and/or relocation expenses if necessary to construct the requirement improvements, and all other amounts associated with the condemnation efforts, including, without limitation, appraisal, expert, legal, staff and administrative costs. SUBDIVIDER shall indemnify CITY and its elected and appointed officers, officials, employees, agents, and representatives against any adverse determination, adjudication, or monetary award to a plaintiff in eminent domain proceedings conducted pursuant to the provisions of this

Agreement. For purposes of Government Code Section 66462.5(c), if construction of any portion of the IMPROVEMENTS requires the acquisition of an interest in real property, SUBDIVIDER shall promptly commence construction of that portion of the IMPROVEMENTS upon CITY obtaining the necessary property rights, and Developer will thereafter utilize commercially reasonable efforts to diligently complete those improvements. SUBDIVIDER will not be relieved from the timely construction and completion of the portion of the IMPROVEMENTS for which the acquisition of property rights is unnecessary.

8. 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 promptly 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.

Except as provided in Section 1, 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 timely 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.

9. 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.

10. 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.

11. 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.

12. 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 SUBDIVIDER, any contractor of SUBDIVIDER, or CITY as a result of SUBDIVIDER's failure to pay prevailing wages.

SUBDIVIDER shall defend, indemnify and hold harmless the City of Hanford and 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. SUBDIVIDER'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.

SUBDIVIDER's obligations to defend, indemnify and hold the City and 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, penalties, interest, 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.

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.

13. 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.

14. 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.

15. 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 Court of County of Kings, State of California for any proceeding arising hereunder.

16. 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.

17. Governing Law.

This Agreement shall be construed and governed pursuant to the laws of the State of California.

18. Time of the Essence.

Time is of the essence of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the

_____ day of _____, 2025.

SUBDIVIDER:

**PRESIDIO JJR HIDDEN OAKS II 130, LLC,
a Delaware limited liability company**

**By: JJR Management Services, Inc.
a California corporation, its Operating Manager**

**By: _____
JOSEPH A. LEAL, its President**

CITY OF HANFORD APPROVAL:

**By: _____
Lisa Dock, PE
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.

\$470,065.00

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.

\$504,025.00

Water System

Construction of water mains, hydrants, services and appurtenances as shown on the approved Improvement Plans in accordance with City Standards and Specifications.

\$484,152.33

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.

\$568,645.00

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.

\$694,219.00

Street Lighting

Install street lighting as shown on the approved Improvement Plans in accordance with City Standards and Specifications. **\$98,500.00**

Street Barricades

Install street barricades as shown on the approved Improvement Plans in accordance with City Standards and Specifications. **\$16,500.00**

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. **\$1,014,535.00**

Monuments and Lot Markers

Install permanent monuments and lot markers in accordance with City Standards and Specifications. **\$14,520.00**

Engineering Services

Engineering, surveying, & geotechnical services associated with Completion of the Subdivision Improvements. **\$145,350.00**

Earthwork Improvements

- Excavation & Compaction **\$318,812.07**
- Subgrade Compaction & Fine Grade **\$73,532.40**
- Final Lot Grading **\$29,920.00**
- Utility Trenching **\$972,000.00**
- Erosion Control **\$37,740.00**

- Total Improvements subject to Plan Review & Insp. Fees **\$5,404,775.80**
- +10% Contingency **\$5,945,253.38**
- + 20% Prevailing Wage **\$7,134,304.06**

Private Utilities

- Applicant Install Utilities Onsite Construct **\$ 0.00**
(included in utility trench)

Total Estimated Improvement Cost (To be bonded with Final Map) **\$7,134,304.06**

SECURITY REQUIREMENTS

Performance	<u>\$7,134,304.06</u>
Labor and Materials	<u>\$3,567,152.03</u>
Warranty (Minimum 12-mo. from N.O.C.)	<u>\$713,430.41</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	\$ 137,686.08

Total City Engineering Review and Inspection Fee obligation \$ 147,611.08

Fee balance payable with this Agreement Acct. #001-2010-4937 \$ 147,611.08

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 (87.31 Ac @ \$684.70Ac) \$ 15,412.60

Street Sign Fee, Acct. #001-2010-4937 (91 @ \$200.00 Ea.) \$ 6,400.00
(Per intersection cost for sign blades furnished by City.)

Final Map Review Fee, Acct. #001-2010-4937 \$ 950.00
(Determined at completion of final map review.)

Engineering Plan Review & Inspection Fees, Acct. #001-2010-4937 \$147,611.08

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 \$ 1,295.15

SUBTOTAL	<u>\$ 171,668.83</u>
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PAID	<u>\$ 0.00</u>
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BALANCE DUE:	<u>\$ 171,668.83</u>
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AGENDA STAFF REPORT

MEETING DATE: 5/6/2025	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Adoption of Resolution No. 25-28-R for Delegation of Authority to the City Manager to Execute various grant agreements.

RECOMMENDATION:

Recommendation: That the City Council, by motion, Adopt Resolution No. 25-28-R, delegating authority to the City Manager to execute all documents related to the application for, acceptance of, and administration of grant funding on behalf of the City of Hanford, including agreements with federal, state, and regional agencies.

Recommended Motion: I move to adopt Resolution 25-27-R, approving delegating authority to the City Manager to execute all documents related to the application for, acceptance of, and administration of grant funding on behalf of the City of Hanford, including agreements with federal, state, and regional agencies.

BACKGROUND:

The City of Hanford frequently seeks and receives grant funding from federal, state, and other governmental agencies to support City programs, services, and capital projects. Timely execution of grant-related documents is essential to meet funding deadlines and compliance requirements. Recently a grant agency requested confirmation of the City Manager's authority to sign grant documents. This item is in follow-up to that request. The City Council does not delegate appropriation authority for a grant's expenditures, so any grant the city receives must come to city council for appropriation (authorization to expend funds).

Historically, the City Manager has been authorized to execute certain agreements on a project by project basis. However, an explicit delegation of authority specific to grant agreements, including those involving the federal government, ensures operational clarity, efficiency, and legal compliance.

Adopting the proposed resolution will:

- Authorize the City Manager to sign grant applications, grant agreements, and any necessary amendments, certifications, or assurances;
- Ensure compliance with grantor agency requirements.
- Expedite the execution process to meet submission and acceptance deadlines; and

- Improve administrative efficiency while maintaining accountability, as any grants requiring new budget appropriations will continue to require City Council approval.

This action aligns with best practices and maintains necessary Council oversight over the City's budget and funding commitments. Again, any grants received by the city do require the city council to appropriate the funds to authorize expenditure of grant funds.

FISCAL IMPACT: NONE AT THIS TIME. EACH FUTURE GRANT WILL BE SUBJECT TO COMPLIANCE WITH THE CITY'S ADOPTED BUDGET AND PROGRAM REQUIREMENTS.

ATTACHMENTS:

1. Resolution 25-28-R

RESOLUTION NO. 25-28-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
DELEGATING AUTHORITY TO THE CITY MANAGER TO EXECUTE GRANT AGREEMENTS AND
RELATED DOCUMENTS ON BEHALF OF THE CITY**

WHEREAS, the City of Hanford routinely applies for and receives grant funding from federal, state, and other governmental agencies to support a variety of public programs, services, and infrastructure projects; and

WHEREAS, efficient and timely execution of grant applications, agreements, and related documents is critical to securing and administering such funds; and

WHEREAS, the City Council desires to delegate to the City Manager the authority to execute all documents necessary to apply for, accept, and administer grant funding on behalf of the City, including agreements with federal agencies, in accordance with applicable laws, regulations, and adopted budgets; and

WHEREAS, this delegation will facilitate responsiveness in meeting grant deadlines, reduce delays in implementation, and improve operational efficiency;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hanford:

1. The City Manager is hereby authorized to execute all grant-related documents on behalf of the City of Hanford, including but not limited to:
 - Grant applications;
 - Agreements with federal, state, and regional entities;
 - Amendments, modifications, certifications, assurances, and required reports.
2. This authority shall apply only to grants that are consistent with the City's adopted budget, policies, and programs. Any grant requiring a new budget appropriation shall be brought to the City Council for approval prior to execution.
3. The City Manager may delegate this authority in writing to subordinate staff as necessary for the administration of grants.
4. This resolution shall remain in effect until modified or revoked by further action of the City Council.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Hanford duly called and held on May 6, 2025, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

LOU MARTINEZ
Mayor

Attest: _____
NATALIE CORRAL, CITY CLERK

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

I, Natalie Corral, City Clerk of the City of Hanford, certify the foregoing is the full and true Resolution 25-28-R passed and adopted by the Council of the City of Hanford at a regular meeting held on May 6, 2025.

Dated: _____

NATALIE CORRAL, CITY CLERK



AGENDA STAFF REPORT

MEETING DATE: 5/6/2025	AGENDA SECTION: PUBLIC HEARING
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SUBJECT:

Public Hearing to accept comments regarding proposed Modifications to Planned Unit Development (PUD) No. 2005-04: a request to modify the Live Oak Master Plan/Planned Unit Development to delete requirements for decorative lighting for Live Oak East Tracts 865, 881, and 912. Modifications to Vesting Tentative Tract 865, 881, and 912: a request to remove the requirement for decorative lighting from the tentative tract resolutions, consistent with the changes proposed to be made to the Live Oak Master Plan. Location: The project is applicable to Tract 865, 881, and Tentative Tract 912, generally located between Hume and Houston Avenues, east of 12th Avenue (Various APNs between 011-110-0160 and 011-600-053).

RECOMMENDATION:

Staff Report Attached

ATTACHMENTS:

1. 25-14-R PUD Amendment Resolution
2. 25-15-R TT 865 Resolution
3. 25-16-R TT 881
4. 25-17-R TT 912
5. Attachment 1 - Applicant's Request
6. Attachment 2 - Public Works Construction Standard GE-56 Street Light
7. Attachment 3 - Tentative Memo Approving Light Change
8. Attachment 4 - Live Oak Addendum #1

**CITY OF HANFORD CITY COUNCIL
STAFF REPORT
Tuesday, May 6, 2025**

PROJECT: **Modifications to Planned Unit Development (PUD) No. 2005-04:** a request to modify the Live Oak Master Plan/Planned Unit Development to delete requirements for decorative lighting for Live Oak East Tracts 865, 881, and 912.

Modifications to Vesting Tentative Tract 865, 881, and 912: a request to remove the requirement for decorative lighting from the tentative tract resolutions, consistent with the changes proposed to be made to the Live Oak Master Plan.

LOCATION: The project is applicable to Tract 865, 881, and Tentative Tract 912, generally located between Hume and Houston Avenues, east of 12th Avenue (Various APNs between 011-110-0160 and 011-600-053).

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Adopt Resolution No. 25-14-R, approving Planned Unit Development No. 2005-04 Amendment #2.
2. Adopt Resolution No. 25-15-R, approving an amendment to Tentative Tract 865.
3. Adopt Resolution No. 25-16-R, approving an amendment to Tentative Tract 881.
4. Adopt Resolution No.25-17-R, approving an amendment to Tentative Tract 912.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 25-14-R, approving Planned Unit Development No. 2005-04 Amendment #2.
2. I move to adopt Resolution No. 25-15-R, approving an amendment to Tentative Tract 865.
3. I move to adopt Resolution No. 25-16-R, approving an amendment to Tentative Tract 881.
4. I move to adopt Resolution No.25-17-R, approving an amendment to Tentative Tract 912.

PROJECT DESCRIPTION

This project is a request for a third amendment to the Live Oak Development.

San Joaquin Valley Homes (SJVH) has formally requested an amendment to the Live Oak Master Plan and associated planned unit development and tentative tract resolutions to remove the requirement for decorative-style lighting, specifically the Acorn Pole Top Fixture. The Acorn Pole

fixture referenced in the Master Plan is no longer manufactured, making it infeasible for the developer to acquire.

SJVH has requested approval to install the Hanford standard overhead COBRA lighting fixture in place of the Acorn Pole for the Tract Maps associated with SJVH developments: Tract 865, Tract 881, and Tract 912. Currently, SJVH is in the third phase (881-2) of development within Live Oak subdivision.

The following justifications for modifications to the Live Oak Master Plan, planned unit development resolution, and tentative tract resolutions has been provided by SJVH:

1. The Acorn Pole fixture is no longer in production, making it unavailable.
2. The most equivalent light offered by SCE- the Washington Pole- would require twice the number of light poles to meet City's lighting requirement, resulting in excessive and impractical placement.
3. The first two phases of SJVH development within Live Oak (865-1 & 865-2) were approved under a signed Street Light Agreement (SLA) permitting the installation of the standard SCE overhead COBRA lighting. (See attachment-Sterling Oaks 1 Signed SLA for reference.) Installing a different lighting fixture in Phase 3 would create inconsistencies within the subdivision, leading to a disjointed and overcrowded lighting arrangement.

The decorative lighting was an enhanced amenity approved with the Live Oak Master Plan's request for deviations, in order to off-set the loss of the decorative lighting amenity, San Joaquin Valley Homes has agreed to contribute \$150,000 worth of amenities to the Live Oak Park.

The applicant's request is attached – **Attachment 1**.

PROJECT HISTORY

The Live Oak Development project was approved by the City Council in 2009 for the development of a master-planned community. The Live Oak Residential Project proposal covered approximately 390 ± acres within the Hanford City Limits. The applicant (at the time MMV Development, LLC) sought approval of the City of Hanford for a Planned Unit Development proposal, Vesting Tentative Subdivision Maps, a Development Agreement, and construction of infrastructure improvements to support the full development of the Project. The Project proposed to construct 1,560 dwelling units in a range of housing and lot types. The proposed units included single-family and multi-family configurations, as well as, park facilities and open space. Single-family lot sizes were planned to range from a minimum of 12,000 square feet (sq. ft.) in the areas designated Very-Low Density Residential to 3,200 sq. ft. in the areas designated Low-Density Residential, and 4,000 sq. ft. for single-family homes in the areas designated Medium-Density Residential.

Since its approval, two amendments have taken place:

1. 2016: Development Agreement No. 1: The Developer obtained an amendment to the Development Agreement, removing requirements to dedicate one housing unit for each ten units constructed that the City would find a low to moderate income buyer to purchase and provide financial assistance for the purchase as funds were available.

2. 2020: While the above requirement was removed from the Development Agreement, it was not removed from the Master Plan or project resolutions, therefore upholding the condition. Under Amendment #1 to the Planned Unit Development/Master Plan, the applicant sought modifications to the development agreement, Planned Unit Development 2005-04 and the Live Oak Master Plan, Amendments to the resolution for Vesting Tentative tract 865, 881, and 912; and modifications to the resolution and tract map for Vesting Tentative Tract 909.

Changes to the Development Agreement included:

- a) Removing reference to affordable housing, consistent with the First Amendment to the Development Agreement on September 20, 2016;
- b) Adding a section regarding conflicting enactments to avoid potential confusion about the applicability of future actions taken by the City. The proposed language is commonplace in development agreements in California;
- c) Amending language regarding formation of a financing district, consistent with the First Amendment of the Development Agreement;
- d) Amending the coverage and insurance requirements, consistent with the First Amendment of the Development Agreement; and
- e) Extending the expiration of the Development Agreement by five years, from November 10, 2022 to November 10, 2027

Modifications to the Planned Unit Development/Master Plan included:

- a) Removing reference to the former Very Low-Density designation;
- b) Removing reference to the Medium-Density designation;
- c) Removing reference to affordable housing, consistent with the First Amendment to the Development Agreement;
- d) Replacing figures to illustrate the tentative tract maps, as proposed to be modified;
- e) Removing garage placement and structure visibility requirements, which references alleys (no longer planned);
- f) Removing alley-loaded street references;
- g) Updating section references to the current Municipal Code (2017);
- h) Updating the street tree list to reflect current approved street trees;
- i) Updating the Open Space Diagram and descriptions to account for revised tentative tract layouts;
- j) Amending the Planned Unit Development No. 2005-04 Resolution by:

- a) Removing reference to affordable housing, consistent with Amendment 1 to the Development Agreement; and
- b) Updating Section references to reflect the current Municipal Code (2017)

Modifications to the Tentative Tract 865, 881, 909, and 912 Resolutions include:

- a) removing reference to affordable housing dedication, consistent with Amendment 1 of the Development Agreement
- b) Amending Vesting Tentative Tract 909 to increase the number of residential lots from 642 to 719 units, consistent with the designation change from Very Low-Density Residential to Low-Density Residential.

This application represents the third amendment request to the Live Oak Development.

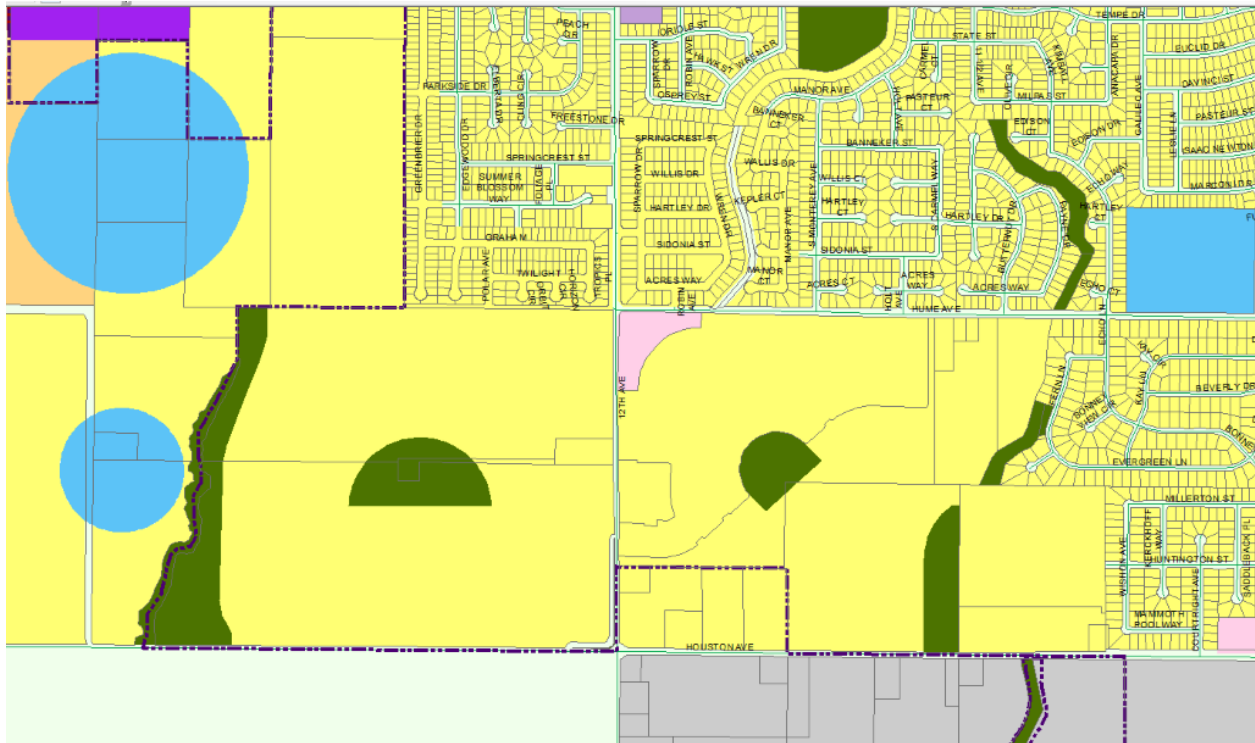
BACKGROUND

The project site is designated by the General Plan as Low-Density Residential, Open Space, and Neighborhood Commercial. The Master Plan designations are consistent with the current General Plan Designations, see Figure 1 and 2.

The site is zoned R-L-5 Low-Density Residential, CO Conservation, PF Public Facilities, and C-N Neighborhood Commercial. See Figure 3. The Master Plan is consistent with the zoning designations.

The land use within the Master Plan area is currently vacant and characterized by flat, glassy land. See Figure 4.

**Figure 1:
General Plan Designation**



**Figure 2:
Updated Master Plan Designation (consistent with current General Plan, 2017)**

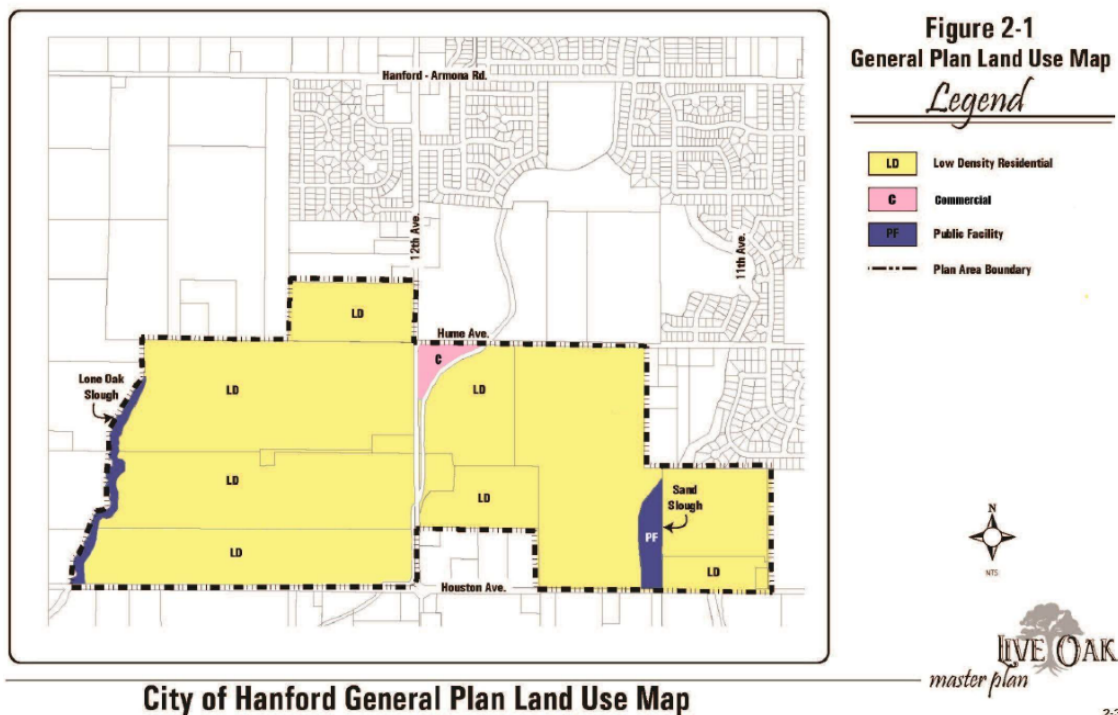


Figure 3:
Zoning Designation R-L-5 Low-Density Residential

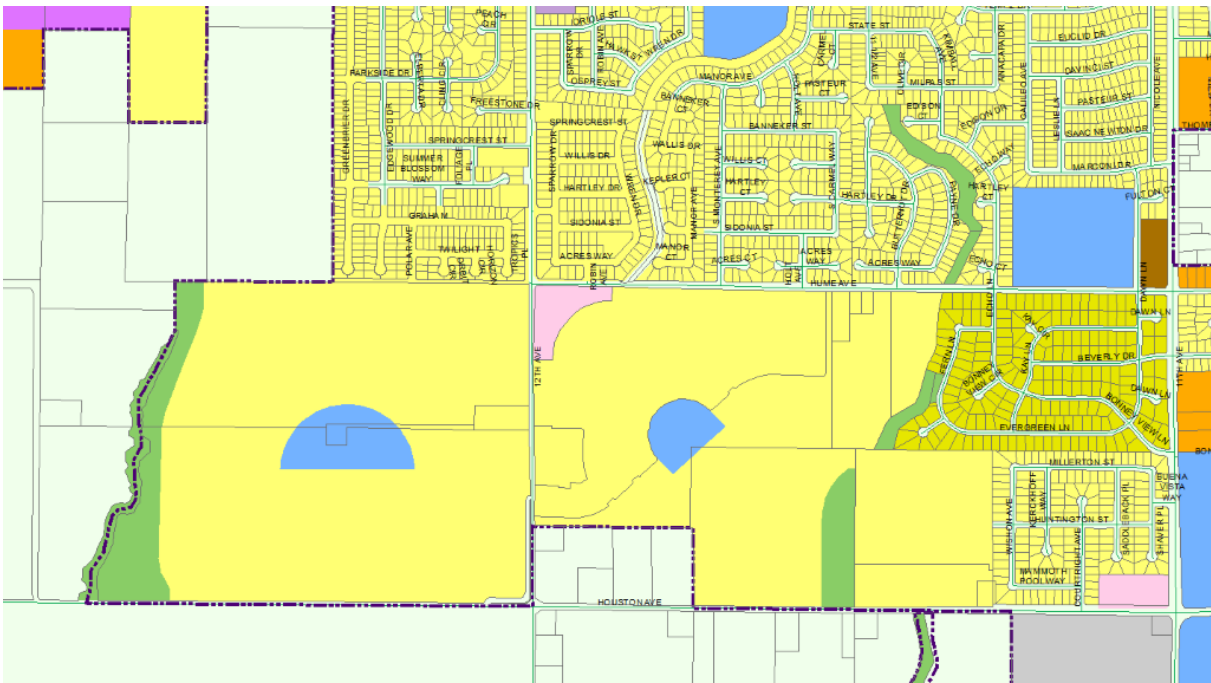


Figure 4:
Land Use



Planning Commission

The proposed project was presented to the Planning Commission on March 25, 2025. Staff presented the staff report and following the presentation, Chair Ham asked the following questions:

1. Will part of the subdivision have acorn lights? Ms. Myers: The east side will have all Cobra lights.
2. Will they have to modify the locations of the lights? Ms. Myers: The lights will be in the same locations.
3. Will there be a need for a further Time Extension? Ms. Myers: There was an extension granted for November 10, 2022-November 10, 2027. Any future extension would have to take place before that expiration.

During public comment, one person spoke in favor of the project

Favor

1. Nick Peters, of San Joaquin Valley Homes, requested approval and offered to answer any questions the Commissioners might have.

Opposed:

None

There being no further comments, Chair HAM called for a motion, all items were recommended for approval and approved unanimously 5,0.

- Resolution No. 2025-13, recommending approval of Planned Unit Development No. 2005-04 Amendment #2 to the City Council.
- Resolution No. 2025-14, recommending approval of an amendment to Tentative Tract No. 865 to the City Council.
- Resolution No. 2025-15, recommending approval of an amendment to Tentative Tract No. 881 to the City Council.

PROJECT EVALUATION

The applicant seeks to remove the decorative lighting requirement from the Live Oak Master Plan and associated documents/resolutions, in favor of the City-standard light depicted in Public Works Construction Standard GE-56 – **Attachment 2**.

The Live Oak Development Project was approved by the City Council in 2009 and included approval of a Development Agreement, Planned Unit Development No. 2005-04, the Live Oak Master Plan, and Vesting Tentative Tract Maps.

Development Agreement

The development agreement was prepared and entered into between the City of Hanford and MMV Development LLC. The agreement contains provisions for the timing of certain infrastructure. The requirement for decorative lighting is not addressed within the development, therefore, this request does not require an amendment to the Development Agreement.

Planned Unit Development No. 2005-04/Live Oak Master Plan

Planned Unit Development (PUD) No. 2005-04 proposed the development of 1,560 lot residential lots on approximately 390 acres. The proposed residential units ranged in density from Very Low-Density dwelling units to Medium Density dwelling units. The Master Plan featured 21 acres of park space and 31.6 acres of open space areas. Changes to the Live Oak Master Plan, approved in 2020, amended the goals and policies of the Live Oak Master Plan, updated Municipal Code references to reflect the 2017 Municipal Code, and allowed for increased lot density within a portion of the development, consistent with the 2035 General Plan.

The requirement for decorative lighting is found within the Live Oak Master Plan on page 3-31 (60) of the document – **Figure 5**. As noted by the applicant, the Glendora Sidewalk Pole with Acorn Light is no longer offered by Southern California Edison. As such, a request was made to staff to replace the decorative Glendora Sidewalk Pole with Acorn Light with a decorative combination of the Ameron 1c123 Pole, “B” Scroll Carpinteria 41435 Arm, and K825 Bell (with a requirement that the pole, arm, and bell be black). Since the request could be justified as being substantially similar (decorative light pole for decorative light pole), staff was able to administratively approve the swap, as noted on the attached memo on p. 62. of the Master Plan – **See Figure 6**.

The updated request from SJVH, to eliminate decorative lighting in favor of City-standard lighting within the eastern portion of Live Oak, Tracts 865, 881, and 912, represents a substantial change in the amenities originally approved through the Master Plan/Planned Unit Development, which is not approvable at the staff-level and requires discretionary approval by the Planning Commission and City Council.

Figure 5: Neighborhood Lighting Requirement

3.8 Neighborhood Lighting

Lighting standards respond to the need for safe, secure, and well lit streets, while encouraging pedestrian-scaled thematic lighting in key areas. Lighting is encouraged to contribute to the character of the Plan Area. Unobtrusive lighting, with its ability to provide soft, down-lit pockets of light, is required.

3.8.1 Neighborhood Lighting Design Guidelines

- a. Efficient lighting patterns that minimize glare and avoid lighting pollution should be utilized.
- b. Use of accent lighting to highlight features such as entries, trails, and accent landscaping is strongly encouraged.
- c. Street lighting shall occur at all traffic intersections, and at regularly spaced intervals along public Rights-of-Way to provide safety for motorists and pedestrians.
- d. Cobra style street lamps shall be limited to arterial streets and major collector streets (i.e. Hume Avenue).
- e. Lighting performance standards shall meet those set forth by the Hanford Department of Public Works.
- f. Lighting fixtures should be coordinated throughout the Plan Area and be consistent with architectural elements within neighborhoods.
- g. Ornamental lighting of rural character within open space shall be placed at entrances of trails to help maintain a agricultural environment.
- h. Ornamental street lighting shall utilize fixtures and poles available from Southern California Edison (SCE). The following combinations should be utilized:
 - For park areas: Glendora Sidewalk Pole with Acorn Pole Top Fixture – 10 feet tall
 - For residential and minor collector streets: Glendora Sidewalk Pole with Acorn Pole Top Fixture – 18 feet tall.

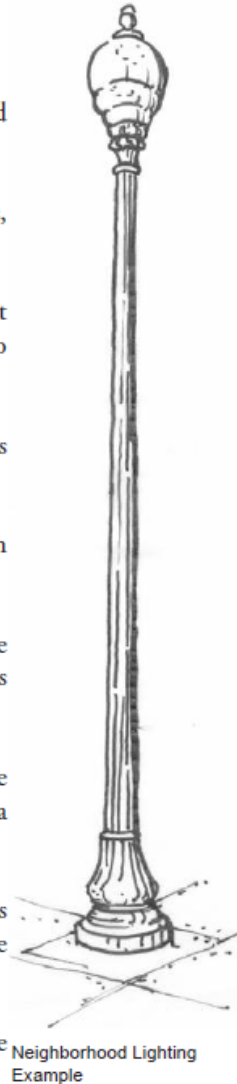


Figure 6 – Memo Approving Decorative Light Swap



**RE: Minor Modification to the Live Oak Master Plan: 3.8.1
Neighborhood Lighting Design Guidelines**

In accordance with Planning Commission Resolution 2020-15 and Planned Unit Development No. 2005-04, Amendment #1, the Community Development Department may approve "minor modifications" to the approved Live Oak Master Plan.

The Community Development Department has received a request to modify 3.8.1 Neighborhood Lighting Design Guidelines (h) to replace the Glendora Sidewalk Pole with Acorn pole design. The City has reviewed the requested changes and has made the following modifications to the Plan:

h. Ornamental Street lighting shall utilize fixtures and poles available from Southern California Edison (SCE). The following combination should be utilized:

- For residential and minor collector streets: ~~Glendora Sidewalk Pole with Acorn Pole~~ **Ameron 1C123 Pole, "B" Scroll Carpinteria 41435 Arm, and K825 Bell. Pole, arm, and bell shall be black.**

Jason Waters, Community

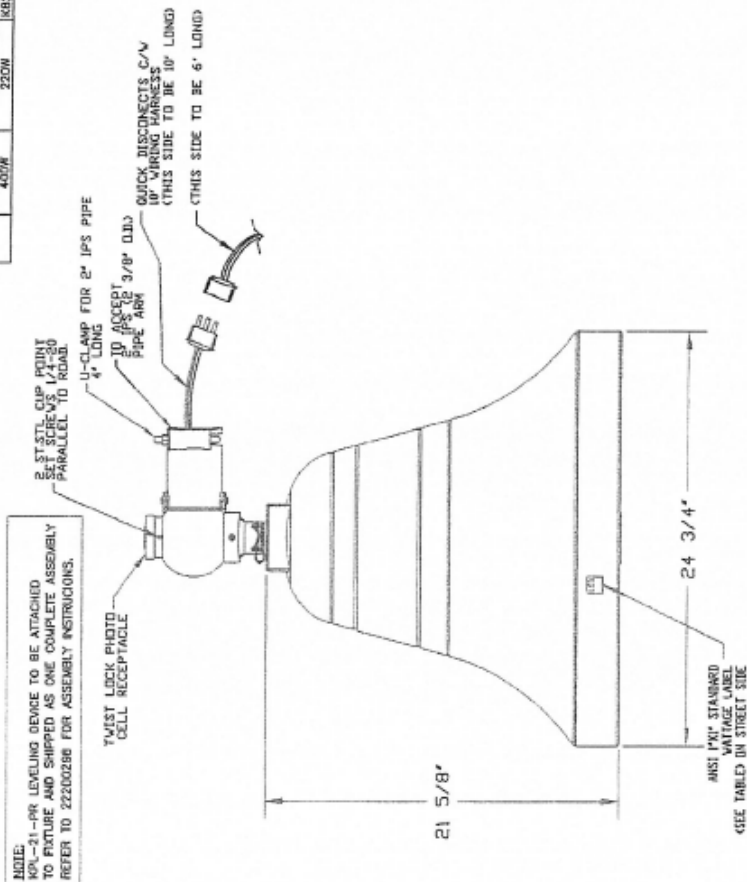
Development Director

MAYOR Travis Paden
VICE MAYOR Mark Kairis
COUNCIL MEMBERS Lou Martinez | Kalish Morrow | Diane Sharp

PAINTE	
COLOUR:	

REV.	ALTERATION	DATE	BY
C	DRAWING HAD 3K/4K SELECTION, NOW ONLY 4K.	09/05/19	M.M.
D	B-U-G RATINGS ADDED	03/11/20	D.D.

SELECT ONE	EXISTING HD WATTAGE	REPLACE WITH 4K LED WATTAGE	SCE CATALOG NO.	BUG RATINGS	SCE MATERIAL #	KING CATALOG NO.
	50W	30W	K825-P4-II-50-10P121-PR7-4K	81-UD-51	10203301	K825-P4F-II-50(S5)10060-120277-KP21-PR7-4K
	75W	45W	K825-P4-II-75-10P121-PR7-4K	81-UD-51	10203307	K825-P4F-II-75(S5)10060-120277-KP21-PR7-4K
	100W	60W	K825-P4-II-100-10P121-PR7-4K	81-UD-51	10203302	K825-P4F-II-100(S5)10060-120277-KP21-PR7-4K
	150W	90W	K825-P4-II-150-10P121-PR7-4K	81-UD-51	10203303	K825-P4F-II-150(S5)10060-120277-KP21-PR7-4K
	200W	120W	K825-P4-II-200-10P121-PR7-4K	81-UD-51	10203303	K825-P4F-II-200(S5)10060-120277-KP21-PR7-4K
	250W	150W	K825-P4-II-250-10P121-PR7-4K	81-UD-51	10203303	K825-P4F-II-250(S5)10060-120277-KP21-PR7-4K
	300W	180W	K825-P4-II-300-10P121-PR7-4K	81-UD-51	10203303	K825-P4F-II-300(S5)10060-120277-KP21-PR7-4K
	400W	220W	K825-P4-II-400-10P121-PR7-4K	81-UD-51	10203303	K825-P4F-II-400(S5)10060-120277-KP21-PR7-4K



NOTE:
KPL-21-PR LEVELING DEVICE TO BE ATTACHED TO FIXTURE AND SHIPPED AS ONE COMPLETE ASSEMBLY REFER TO 22200286 FOR ASSEMBLY INSTRUCTIONS.

QUANTITY:
OPTICAL SYSTEM:
IES CLASS.:
WATTAGE:
LINE VOLTAGE:
LIGHT SOURCE:
POWDERCOAT:
OPTIONS:
DRIVER TYPE:
OPTIONS
QUICK DISCONNECT
OTHER:

FLAT ARRAY
TYPE III
SEE TABLE
SOLID STATE LIGHTING
120/277 V
LIGHT EMITTING DIODE - 4000K
AS SPECIFIED
TWISTLOCK RECEPTACLE
RIPLEY 6390-LL
(PHOTO-EYE BY OTHERS)
ELECTRONIC

☒ TM0V 390 JOULE 20KA @ 8/20uS
SURGE PROTECTION
KPL-21 LEVELING DEVICE C/W PR7
10 FT WIRING HARNESS

CUSTOMER ORDER No:
KING U.S. ORDER No:

CUSTOMER APPROVAL & DATE:

 King Luminaire • StressCrete • Est. 1957		STRESSCRETE GROUP	
PROJECT/CUSTOMER: 4000K - SOUTHERN CALIFORNIA EDISON			
DRAWN BY: AT:		CHECKED BY: DATE:	
TASHI B. SCI		03/28/16	
DRAWING TYPE:		REVISION:	
APPROVAL/MFG. DWG.		D	
DRAWING NUMBER:		K825-P4FL-1	
Manufacturing Locations: Burlington, Ontario 1-800-268-7809 Northport, Alabama 1-800-435-6563 Alhambra, Kansas 1-800-837-1024 Jefferson, Ohio 1-800-268-7809			

* - ALL EQUIVALENCY RATINGS REFER TO POLE SPACING BASED UPON
CREATED FOR RECOMMENDATIONS AND MAY VARY DEPENDING ON THE
INTENDED APPLICATION. CONSULT FACTORY FOR PERFORMANCE
INFORMATION SPECIFIC TO DIFFERENT APPLICATIONS.

** - 3K = 3000K
4K = 4000K

It shall be noted, this amendment does not seek to eliminate the decorative lighting requirement for Live Oak North (Tract 902) or Live Oak West (Tract 909). The decorative lighting requirement, specified in Figure 6, still applies within the specified portions of the Live Oak Development.

If approved, the draft memorandum and light detail will be added to the Live Oak Master Plan – as shown in **Attachment 3**.

The requirement for decorative lighting is referenced in the Planned Unit Development 2005-04 resolution, under Engineering Conditions of Approval. Modification is proposed, as shown in red bold and Resolution No. 2025-13, recommending approval of Planned Unit Development No. 2005-04 Amendment #2 to the City Council.

Street Requirements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, traffic signal modifications, landscaping, site grading and pavement surfacing and all other improvements be installed in accordance with City of Hanford Public Works construction standards and specifications currently in effect.
2. That streetlights be installed along all public streets in conformance with City Standard GE-56 and PUD master plan guidelines, **except as modified for Live Oak East Tracts 865, 881, and 912**. Streetlights shall be located as designated by the city engineer.

Tentative Tract 865, 881, and 912

The tentative tract maps for the Live Oak Master Plan were approved by the Planning Commission at various times. Due to reference to the decorative lighting requirement within the resolutions, the applicant is requesting a revision to the associated Live Oak East tentative tract resolutions to remove the requirements, consistent with changes proposed to the Master Plan/PUD.

The requirement for decorative lighting is referenced in the tentative tract resolutions, under Engineering Conditions of Approval. Modification is proposed, as shown in red bold and strikeout in Resolutions No. 2025-14 through -16, recommending approval of Tentative Tract 865, 881, and 912 Amendment #2 to the City Council.

3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and PUD master plan requirements, **as modified**. Street lights located along Houston Avenue and S. Alpine Avenue shall be octagon concrete type poles as indicated on City Standard GE-56. Street lights located along all other streets within the subdivision shall be ~~decorative lights~~ in conformance with ~~PUD master plan~~ and Southern California Edison Company requirements. Street lights shall be located as designed by City Engineer.

REQUIRED FINDINGS

The findings to support the various projects were able to be made at the time of original project approval.

Changes to the Planned Unit Development proposed herein are minor; therefore, the findings used to approve the project's last amendment are still valid.

Planned Unit Development No. 2005-04 Amendment #2

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

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

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The property is approximately 380-acres of combined property; therefore, the required minimum site area is met.

Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. The Live Oak Development is a master planned community that achieves a cohesive, functional, and aesthetically pleasing living environment.

The design of Planned Unit Development No. 2005-04 Amendment #2 is consistent with the objectives of Section 17.82.

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

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

D. To modify the required building setbacks that would otherwise be required by the Municipal Code.

3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location - The project is generally located in the southwest quadrant of the City of Hanford, east of 13th Avenue, west of 11th Avenue, north of Houston Avenue. APN (011-040-017 to -020; 011-110-016, -022, -029, and 030; 011-540-001 through -099). The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for Low-Density Residential, Open Space, and Neighborhood Commercial development by the General Plan.

Design and Conditions of Operation – The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent to interested agencies, including the County Health Department, Public Works Department, Fire

Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

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

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

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

Analysis: That the Live Oak Development will be developed consistent with the Live Oak Master Plan, which permits certain deviations from City standard. The Master Plan and Live Oak Development Agreement have been thoroughly reviewed and the project will produce an environment of stable and desired character, consistent with the purpose of the Planned Unit Development Section of the Hanford Municipal Code.

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

Analysis: That the development will complement and harmonize with the existing and proposed land uses within the vicinity. The project will provide a harmonious living environment and be complementary of the neighboring land uses, including agricultural uses, for which a right-to-farm will be recorded for continued agricultural uses taking place in the County.

Tentative Tract 865, 881, 912 Amendments

Changes to Tentative Tract 865, 881, and 912 are minor; therefore, the findings used to approve the projects originally are still valid. The necessary findings have not changed since the original approval of the tentative tracts.

Findings appear within the resolution of each tentative tract.

PUBLIC COMMENT

Noticing of changes proposed to the Live Oak Development Project were published in the local newspaper on April 4, 2025, and mailed to property owners within 300 feet of the project site on April 3, 2025. No comments have been received as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

On September 15, 2009, the City of Hanford City Council reviewed the Live Oak Development project, for which an Environmental Impact Report (SCH #2006091015) was prepared, and a Statement of Overriding Considerations was adopted for the impacts to Agricultural Resources,

Air Quality, and Energy Conservation and Climate Change. A Notice of Determination was filed with Kings County on September 18, 2009. The changes proposed to the Live Oak Development Amendment #1 were analyzed in an addendum to the EIR (Addendum #1) to verify that a subsequent EIR is not warranted, as none of the circumstances requiring a subsequent EIR, identified in Section 15162, have been met; therefore, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to the EIR (SCH #2006091015) would adequately address the amendments proposed under this project. The changes proposed to the Live Oak Development project, proposed herein, do not further affect any of the environmental factors evaluated under the Live Oak EIR (SCH #2006091015). Consequently, a subsequent or supplemental EIR or IS/MND is not required.

Addendum #1 – attached as **Attachment 4**.

Due to the size of the original EIR, attachment of the document is not possible. The Live Oak EIR is available for public viewing at City Hall, 317 N. Douty Street.

CONDITIONS OF APPROVAL

1. That the elimination of the decorative light requirement shall only apply to those tracts located east of 12th Avenue, Tract 865, 881, and 912.
2. That the developer shall contribute \$150,000 of park amenities into the neighborhood park in Tract 865.

RECOMMENDATION

Staff recommends that the City Council:

1. Adopt Resolution No. 25-14-R, approving Planned Unit Development No. 2005-04 Amendment #2.
2. Adopt Resolution No. 25-15-R, approving an amendment to Tentative Tract 865.
3. Adopt Resolution No. 25-16-R, approving an amendment to Tentative Tract 881.
4. Adopt Resolution No.25-17-R, approving an amendment to Tentative Tract 912.

Applicant:

Mattie Merrill on behalf of San Joaquin Valley Homes
5607 Avendia De Los Robles
Visalia, CA 93291

Property Owner (pre-subdivision):

San Joaquin Valley Homes
5607 Avendia De Los Robles
Visalia, CA 93291

RESOLUTION 25-14-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING PLANNED UNIT DEVELOPMENT 20005-04 AMENDMENT #2, A REQUEST TO MODIFY THE LIVE OAK MASTER PLAN/PLANNED UNIT DEVELOPMENT TO DELETE REQUIREMENTS FOR DECORATIVE LIGHTING FOR LIVE OAK EAST TRACTS 865, 881, AND 912.

THE PROJECT IS APPLICABLE TO TRACT 865, 881, AND TENTATIVE TRACT 912, GENERALLY LOCATED BETWEEN HUME AND HOUSTON AVENUES, EAST OF 12TH AVENUE (VARIOUS APNS BETWEEN 011-110-0160 AND 011-600-053).

At a regular meeting of the City Council of the City of Hanford duly called and held on April 15, 2025, by motion of Councilmember _____, and seconded by Councilmember _____, and duly carried, the following resolution was adopted:

WHEREAS, Planned Unit Development No. 2025-04 Amendment #2, a request to modify the Live Oak Master Plan/Planned Unit Development to delete requirements for decorative lighting for Live Oak East Tracts 865, 881, and 912, has been reviewed by the City Council of the City of Hanford in accordance with Title 17 of the Hanford Municipal Code; and

WHEREAS, The project is applicable to Tract 865, 881, and Tentative Tract 912, generally located between Hume and Houston Avenues, east of 12th Avenue (Various APNs between 011-110-0160 and 011-600-053); and

WHEREAS, the site will be developed, as shown in the Final Live Oak Master Plan (**Exhibit A**), and

WHEREAS, the Planning Commission held a public hearing to consider public testimony and gave careful consideration to this planned unit development amendment on March 25, 2025 and recommended approval to the City Council; and

WHEREAS, the City Council has carefully considered recommendations and testimony presented at the public hearing of April 15, 2025, and

WHEREAS, all affected public utility companies, various governmental department agencies, staff, and the City Council, have given careful consideration to this planned unit development and have made recommendations thereon; and

WHEREAS, on September 15, 2009, the City of Hanford City Council reviewed the Live Oak Development project, for which an Environmental Impact Report (SCH #2006091015) was prepared, and a Statement of Overriding Considerations was adopted for the impacts to Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. A Notice of Determination was filed with Kings County on September 18, 2009.

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation; and

WHEREAS, the City Council, on September 15, 2009, systematically identified both the significant effects of the proposed project and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects in accordance with the provisions of the California Environmental Quality Act as more specifically articulated in “The Mitigation Monitoring and Reporting Plan” in an appendix of the final EIR and incorporated herein by this reference; and

WHEREAS, the Amendment #1 changes proposed to the Live Oak Development were analyzed in an addendum to the EIR (Addendum #1) to verify that a subsequent EIR is not warranted, as none of the circumstances requiring a subsequent EIR, identified in Section 15162, have been met; therefore, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to the EIR (SCH #2006091015) would adequately address the amendments proposed under this project. The changes proposed to the Live Oak Development project do not further affect any of the environmental factors evaluated under the Live Oak EIR (SCH #2006091015). Consequently, a subsequent or supplemental EIR or IS/MND was not required. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in the EIR; and

WHEREAS, the modifications proposed within this Amendment #2 will not have an effect on the environment, therefore, this application relies on the previously certified EIR and Addendum #1; and
WHEREAS, Planned Unit Development 2005-04 Amendment #2 shall be expire with the expiration of the Development Agreement; and

WHEREAS, the City Council has made the following findings, pursuant to Section 17.82.050 Hanford's Zoning Ordinance:

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

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The property is approximately 380-acres of combined property; therefore, the required minimum site area is met.

Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. The Live Oak Development is a master planned community that achieves a cohesive, functional, and aesthetically pleasing living environment.

The design of Planned Unit Development No. 2005-04 Amendment #1 is consistent with the objectives of Section 17.82.

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

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

D. To modify the required building setbacks that would otherwise be required by the Municipal Code.

3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location - The project is generally located in the southwest quadrant of the City of Hanford, east of 13th Avenue, west of 11th Avenue, north of Houston Avenue. APN (011-040-017 to -020; 011-110-016, -022, -029, and 030; 011-540-001 through -099). The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for Low-Density Residential, Open Space, and Neighborhood Commercial development by the General Plan.

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

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

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

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

Analysis: That the Live Oak Development will be developed consistent with the Live Oak Master Plan, which permits certain deviations from City standard. The Master Plan and Live Oak Development Agreement have been thoroughly reviewed and the project will produce an environment of stable and desired character, consistent with the purpose of the Planned Unit Development Section of the Hanford Municipal Code.

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

Analysis: That the development will complement and harmonize with the existing and proposed land uses within the vicinity. The project will provide a harmonious living environment and be complementary of the neighboring land uses, including agricultural uses, for which a right-to-farm will be recorded for continued agricultural uses taking place in the County.

THEREFORE, BE IT FURTHER RESOLVED that the City Council approves Planned Unit Development No. 2005-04, Amendment #2, subject to the conditions below:

1. That the elimination of the decorative light requirement shall only apply to those tracts located east of 12th Avenue, Tract 865, 881, and 912.
2. That the developer shall contribute \$150,000 of park amenities into the neighborhood park in Tract 865.

ADMINISTRATION DEPARTMENT

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

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

Defense and Indemnification Provisions:

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

PLANNING DEPARTMENT

Contact Senior Planner Gabrielle Myers (559) 585-2578

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

General:

1. 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.

2. That approval of this project does not exempt the project from compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, other City Ordinances or the payment of any applicable fees.
3. That all approved proposals of the application be conditions of development if not mentioned herein.
4. That the site be developed according to the approved master plan with minor modifications to be approved by the Community Development Department.
5. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
6. That no occupancy of any building and/or structure shall be permitted which is not in substantial compliance with approved plans except upon specific review and approval of any “as built” modifications by the authorizing City body (City Council, Planning Commission, Community Development Department, or other appropriate city departments).
7. That no expansion of use beyond the scope and nature described in this PUD, which would tend to increase the projected scale of operations, shall be permitted except upon application for, and approval of, modification of this Planned Unit Development permit in compliance with all procedures and requirements therefore.
8. That the developer shall designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the developer. Said authorized representative or designee shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City Building Official shall be made for any emergency work, which may be required.

Zoning:

1. That the proposed development is subject to the zone district standards, as modified by Planned Unit Development No. 2005-04. Setbacks, lot coverage, street frontages, parking, etc. will conform to the guidelines in the master plan.
2. That any changes to the proposed phasing be approved by the Community Development Department and Public Works Department.

Special Requirements:

1. That a right-to-farm provision be recorded with the recording of 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.
2. That automatic garage door openers be installed on all garage doors to encourage the use of garages for the purpose of parking cars. The garages are to be used only for the parking of cars, boats or similar items for storage purposes. They are not to be converted for any items of living or recreational activities.
3. That drive strips are not allowed. All driveways are to have the full width paved.

Architectural Conditions:

1. That the structures in the PUD be developed in substantial compliance with the architectural renderings, colors, etc., as shown in the PUD Master Plan Exhibits.
- a. That any future changes to the architectural design features must maintain the overall integrity of the surrounding neighborhood and not detract from the consistent look and appearance of the planned unit development.
- b. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall to which the item is attached.
- c. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.
- d. That all mechanical equipment, including electrical and gas meters are to be screened from view, and that all new electrical transformers are either installed underground or screened.
- e. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the building

Environmental Requirements:

1. That the developer complies with all mitigation measures in the Mitigation Monitoring and Reporting Program (MMRP) as certified with the Final Environmental Impact Report
2. That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.
3. That the developer shall abandon all existing water wells on the site, if any, according to California Department of Health requirements.
4. That all common areas be kept free of rubbish, debris and other unsightly and/or unsanitary materials.
5. That options offered as part of the Live Oak Master Plan, such as solar panels, be shown on the master building plans so as to be available to all buyers of qualified lots.
6. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application must be filed with the District immediately upon approval of project.** For more information and instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.
7. 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.
8. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.
9. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

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

Lighting:

1. That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.

Screening:

1. That all backflow device and electrical transformers be screened with landscaping.
2. That all backflow devices be painted hunter green.

Fencing/Walls:

1. That all proposed fencing on the site be maintained in good repair with any graffiti at the site removed within 72 hours of occurrence.

Landscaping:

1. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.
2. That the Developer shall enter into an agreement for a tax assessment district for the maintenance of neighborhood park landscaping, open space slough area, subdivision street lighting, decorative fencing, and landscaping located along the property frontages of Houston Avenue, S. Alpine Avenue, Butterfield Lane, Hume Avenue, 12th Avenue (including Sanchez “not-a-part” area), and Countryside Drive (Hume Avenue to Amber Harvest Drive). The creation of the District will be required prior to the recording of the first subdivision map.

Signage:

1. That all signs proposed for this development be designed and approved in conformance with the City's Sign Ordinance and/or as outlined in the PUD Master Plan. A separate application is required for review and administrative approval.

PRIVATE UTILITY COMPANIES

Contact the following persons concerning questions that you may have on the conditions listed below:

Southern California Edison Co., Jon Bimat: (559) 685-3202 or jon.bimat@sce.com
Or Southern California Edison Co., Eric Thomas: eric.thomas@sce.com
SBC/AT&T, Cindy Lee: (559) 228-7006: cindy.1.lee@att.com
Or SBC/AT&T, Lon Downer: (559) 228-7017 or ld2693@att.com
Southern California Gas Co., Jerry Alvarez: (559) 739-6455 or ajalvarez@semprautilities.com
Or Southern California Gas Co., Louise Lankford llankford@semprautilities.com
Comcast, Brian Copeland: (559) 455-4580 or brian_copeland@cable.comcast.com
USA: 1 (800) 642-2444

Public Utilities:

1. That all utilities including cable TV be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.
3. That existing utility poles and appurtenances along the property frontage of 12th Avenue, Hume Avenue, and Houston Avenue are to be installed underground, at developer's expense, to facilitate widening of streets.

PUBLIC WORKS DEPARTMENT

Contact Public Works Department (559)585-2550
Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That the developer complies with the City of Hanford Public Works Construction Standards and Specification requirements. Any deviation from said standards and specifications must be approved by the City Engineer prior to construction.
2. That the developer is required to contact the City of Hanford Public Works department to discuss proposed off-site street improvements, right-of-way dedications and site drainage requirements prior to submittal of project master plans. Project master plans will be required with the first subdivision of the proposed project.
3. That the development is subject to an engineering review/construction inspection fee in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fee shall be payable prior to approval of improvement plans.

Drainage Requirements:

1. That all drainage from the proposed development shall be directed to the Sand Slough and Lone Oak drainage basins located as shown in the Live Oak Master Plan.
2. That applicant is required to comply with State of California Water Resource Control Board requirements specifically related to the National Pollution Elimination System permit process.

3. That applicant is required to comply with the approved layouts for the storm drainage basin size and location and the Live Oak Master Plan for all issues relating to drainage.
4. That developer's engineer provides a storm water system master plan for the project site for city public works department review and approval prior to the approval of the first subdivision on the project site.
5. That People's Ditch shall be relocated and installed underground in a pipeline in accordance with the requirements of both the City of Hanford Public Works Department and the People's Ditch Company. All costs to relocate and to underground People's Ditch with a pipeline and to backfill the abandoned open channel ditch as shown on the tentative subdivision map will be at developer's expense.
6. That all applicable conditions of approval of VTT 865 and VTT 881 relating to drainage requirements shall apply.

Street Right-of-Way Dedication & Easement Requirements:

1. That the developer shall dedicate to the City of Hanford all streets to the widths and locations as shown on the approved master plan and the tentative maps.
2. That all applicable conditions of approval of VTT 865 and VTT 881 relating to street right-of-way dedications and easement requirements shall apply.

Street Requirements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, traffic signal modifications, landscaping, site grading and pavement surfacing and all other improvements be installed in accordance with City of Hanford Public Works construction standards and specifications currently in effect.
2. That streetlights be installed along all public streets in conformance with City Standard GE 56 and PUD master plan guidelines, except as modified for Live Oak East Tracts 865, 881, and 912. Streetlights shall be located as designated by the city engineer.
2. That all applicable conditions of approval of VTT 865 and VTT 881 relating to street requirements shall apply.

Sanitary Sewer Requirements:

1. That developer's engineer provides a sanitary sewer master plan for the project site for city public works department review and approval prior to the approval of the first subdivision on the project site.
2. That all applicable conditions of approval of VTT 865 and VTT 881 relating to sanitary sewer requirements shall apply.

Water System Requirements:

1. That developer's engineer provides a water system master plan for the project site for city public works department review and approval prior to the approval of the first subdivision on the project site.
2. That all applicable conditions of approval of VTT 865 and VTT 881 relating to water system requirements shall apply.

Refuse Requirements:

1. That refuse facilities be installed as outlined in the PUD master plan.

Soil Requirements:

1. That a Preliminary Soils Report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to approval of development improvement plans.
2. That a final soils report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to acceptance of development improvements by the City.
3. That Developer retains the Design Engineer to inspect and verify that all grading within the development is completed in conformance with approved plans. Design Engineer shall be required to provide a certification letter to the Building Department prior to issuance of any building permits.

Landscape 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 neighborhood park landscaping (Lots “D & E”), open space slough area (Lot “A”), subdivision street lighting, decorative fencing, and landscaping located along the property frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane (Lots “B, C, F, G & H”) located as shown on Tentative Subdivision Map 865.
2. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of linear park landscaping (Lots “A, D, E, F, & G”), subdivision street lighting, decorative fencing and landscaping located along the property frontages of Hume Avenue, S. Alpine Avenue, 12th Avenue (Including Sanchez “not-a-part” area), Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane (Lots “B, C, H, I, J, K, L & M”) located as shown on Tentative Subdivision Map 881.
3. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision street lighting and decorative fencing.

Development Impact Fees:

1. That development is subject to impact fees as outlined in the recorded development agreement for the Live Oak project.
2. All other transportation related fees as identified in the Final Environmental Impact Report approved with this project are required as outlined in the resolutions of approval and the development agreement. This includes mitigation fees related to the SR198/12th Avenue interim improvements and the SR198/13th Avenue interim improvements.

FIRE DEPARTMENT

Contact Fire Marshall Nikkie Chamberland (559) 585-2594
Concerning questions that you may have on the conditions listed below:

General:

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.

Emergency Access:

1. A city standard all weather fire lane 20 feet in width and an unobstructed vertical clearance of not less than 13 feet six inches be provided around the buildings as required by Article 9 of the 1998 California Fire Code. Access shall be in place prior to above ground construction beginning.
2. Gate widths shall be a minimum of 20 feet unobstructed and if locked a Knox lock will be required.

Special Requirements:

1. Site address shall be posted in an illuminated area, with 6" minimum letters on contrasting background.
2. Smoke detectors required in all units.

BUILDING DIVISION

Contact Building Official: Tom Webb (559)585-2584

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

1. That building permits must be obtained from the City Building Division for any structural, plumbing, electrical or mechanical work being done.
2. That the site, as well as the building, be made accessible and usable by the handicapped according to California Building Code Chapter 11A.
3. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has issued a Certificate of Occupancy.
4. That detailed dimensioned plans be provided to the Building Division prior to obtaining construction permits.
5. That single family dwellings will require plans and calculations signed by the designer. Submittal shall consist of:
 - 5.1 1 copy of the City of Hanford Permit Application form
 - 5.2 1 copy of the building floor plan for the assessor
 - 5.3 2 complete sets of drawings and documentation including:
 - 5.3.1 Site Plan including landscaping
 - 5.3.2 Architectural Drawings
 - 5.3.3 Structural Drawings and Calculations as required, and truss calculations
 - 5.3.4 Electrical Drawings and Calculations as required
 - 5.3.5 Mechanical Drawings and duct sizing calculations
 - 5.3.6 Plumbing Drawings and Calculations for dwellings greater than 3,000 SF
 - 5.3.7 Energy Calculations
6. Master plans shall follow the submittal requirements, as per item #5 above, for the original plan submittal. All subsequent submittals shall require two copies of a site plan describing the plan to be used and any options which might be included.

7. That separate sewer lateral and water services be provided to each building.
8. That separate gas and electric services be provided to each building.
9. That a school impact fee of \$2.97 (or revision thereof) for each square foot of new residential building area be paid when building permits are issued.
10. That all special inspection reports be submitted to the Building Division prior to final inspection.
11. Addresses shall be assigned by the building division.
12. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans.
13. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
14. All construction shall conform to the 2007 California Building Code, California Mechanical Code, California Plumbing Code, California Fire Code; California Electrical Code, and California Energy Code or currently adopted code at time of construction.
15. That Kings County Impact fees shall be assessed as applicable.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 15th day of April 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 15th day of April 2025.

Dated: _____

City Clerk

Exhibit A
Live Oak Master Plan
(incorporated by reference)

RESOLUTION 25-15-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING AN AMENDMENT TO VESTING TENTATIVE TRACT 865: A REQUEST TO REMOVE THE REQUIREMENT FOR DECORATIVE LIGHTING FROM THE TENTATIVE TRACT RESOLUTION, CONSISTENT WITH THE CHANGES PROPOSED TO BE MADE TO THE LIVE OAK MASTER PLAN.

THE PROJECT IS APPLICABLE TO TRACT 865, GENERALLY LOCATED BETWEEN HUME AND HOUSTON AVENUES, EAST OF 12TH AVENUE (VARIOUS APNS BETWEEN 011-110-0160 AND 011-600-053).

At a regular meeting of the City Council of the City of Hanford duly called and held on April 15, 2025, by motion of Councilmember _____, and seconded by Councilmember _____, and duly carried, the following resolution was adopted:

WHEREAS, the applicant requested an amendment to Tentative Tract 865, requesting to eliminate the decorative light requirement for Vesting Tentative Tract 865, consistent with changes made to the Live Oak Master Plan/Planned Unit Development No. 2005-04 Amendment #2; and

WHEREAS, the amendment has been reviewed by the City Council of the City of Hanford, in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the Planning Commission held a public hearing to consider public testimony and gave careful consideration to this planned unit development amendment on March 25, 2025 and recommended approval to the City Council; and

WHEREAS, the City Council has carefully considered recommendations and testimony presented at the public hearing of April 15, 2025, and

WHEREAS, Vesting Tentative Subdivision Map No. 865 was approved by the by the Planning Commission on August 9, 2009 and the City Council on September 15, 2009, pursuant to Section 66474 of the Subdivision Map Act; and,

WHEREAS, on September 15, 2009, the City of Hanford City Council reviewed the Live

Oak Development project, for which an Environmental Impact Report (SCH #2006091015) was prepared, and a Statement of Overriding Considerations was adopted for the impacts to Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. A Notice of Determination was filed with Kings County on September 18, 2009.

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation; and

WHEREAS, the City Council, on September 15, 2009, systematically identified both the significant effects of the proposed project and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects in accordance with the provisions of the California Environmental Quality Act as more specifically articulated in “The Mitigation Monitoring and Reporting Plan” in an appendix of the final EIR and incorporated herein by this reference; and

WHEREAS, the Amendment #1 changes proposed to the Live Oak Development were analyzed in an addendum to the EIR (Addendum #1) to verify that a subsequent EIR is not warranted, as none of the circumstances requiring a subsequent EIR, identified in Section 15162, have been met; therefore, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to the EIR (SCH #2006091015) would adequately address the amendments proposed under this project. The changes proposed to the Live Oak Development project do not further affect any of the environmental factors evaluated under the Live Oak EIR (SCH #2006091015). Consequently, a subsequent or supplemental EIR or IS/MNO was not required. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in the EIR; and

WHEREAS, the modifications proposed within this Amendment #2 will not have an effect on the environment, therefore, this application relies on the previously certified EIR and

Addendum #1; and

WHEREAS, the Planning Commission and City Council previously made the following findings pursuant to Section 66474 of the Subdivision Map Act:

1. That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, and Zoning Ordinance;
2. That the design or improvement of the subdivision is consistent with general or specific plans;
3. That the site is physically suitable for the type of development;
4. That the site is physically suitable for the proposed density of development;
5. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially and unavoidably injure fish or wildlife or their habitat;
6. That the design of the subdivision and type of improvements are not likely to cause serious public health problems; and
7. That the design of the subdivision and the 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.

NOW THEREFORE BE IT RESOLVED that the City Council the City of Hanford finds the elimination of the decorative lighting requirement for Vesting Tentative Subdivision Map No. 865 is substantially consistent with the original approval of the vesting map in 2009.

THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Hanford approves this revised resolution for Vesting Tentative Subdivision Map No. 865, subject to the following conditions of approval:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office: (559) 584-6656
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

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

PLANNING DEPARTMENT

Contact Senior Planner Gabrielle Myers (559) 585-2578
Concerning questions that you may have on the conditions listed below:

1. 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.
2. 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 except as modified by Planned Unit Development No. 2005-04; and except as may be determined by the Development Agreement and development rights of a Vesting Tentative Map per the Subdivision Map Act.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Vesting Tentative Subdivision Map approval prior to recording the final map.
4. That in accordance with Title 16 of the Harford 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.
5. That trees be planted, as specified in the Master plan and that all species of trees shall be selected from a list approved by the City Street Tree Commission.
6. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 and the Development Agreement shall be conditions of approval for Vesting Tentative Subdivision Map No. 865.

Zoning:

1. That the proposed subdivision is subject to the R-L-5 Low-Density Residential zone district standards, except as modified by Planned Unit Development No. 2005-04, as specified in the Master Plan.
2. That all lots be limited to single-family residential development.
3. That any changes to the proposed phasing be approved by the Community Development Department.

Special Requirements:

1. That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the subdivision are aware of the adjacent agricultural uses and their right to continue to operate.
2. That each lot owner within Tract No. 865 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 lawn area along the street side of their lot. . All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
3. That the tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
4. That should the tree(s) and lawn area become damaged, severely pruned, neglected, removed or die, the lot owner shall replace said tree(s) and lawn area within thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway
5. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as Exhibit "A".

City's Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.

3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
5. That development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
8. That development is subject to a Storm Water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer Area 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 of subdivision final map.

Environmental Requirements:

1. 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.
2. That electric or low nitrogen oxide (NO) emitting gas-fired water heaters be installed in each house.
3. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues for each house.
4. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mower, edgers, etc.
5. That options offered as part of the Live Oak Master Plan be available to buyers within this subdivision. Options to include solar panels, drive strips with front facing garages instead of driveways, and second units to be allowed on lots 5,500 sq. ft. and larger. Options shall be shown on the master building plans so as to be available to all buyers of qualified lots.
6. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's

Indirect Source Review Rule 9510. **An application must be filed with the District immediately upon approval of project.** For more information and instruction, contact the District's ISR staW by telephone at (559) 230-5800 or by email at ISR@valleyair.org.

7. That the project is subject to all rules and regulations of the San Joaquin Valley Unified Air Pollution Control District for residential development.

Archeological:

1. That if any archeological resources or endangered species are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate mitigation measures.

Dust Control:

1. That the following dust control practices be implemented:

Pre-construction

1. That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.
2. That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.
3. That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.
4. That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.
5. That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

During Construction

1. After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:
 - a. That nonactive portions of the construction site be restricted from vehicular movement.
 - b. That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust

1. At all times, fugitive dust emissions should be controlled using the following procedures:

That on site vehicle speed should be limited to 15 mph.

That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt, which may have accumulated from construction activities.

2. That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors

1. At all times, ozone precursor emissions should be controlled by the following methods:
That all internal combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

PRIVATE UTILITY COMPANIES

Contact the following persons concerning questions
that you may have on the conditions listed below:

Southern California Edison Co., David Loftin: (559)

684-3557 AT&T, John Lewis: (559) 739-6455

Southern California Gas Co., Louise Brown: (559)

739-2316 ComCast, Micahel Corral: (559) 217-

9003

USA: 811

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.
3. That all existing utility poles and appurtenances located along the property frontage of 12th Avenue shall be installed underground at the developer's expense.

PUBLIC WORKS DEPARTMENT

Contact Public Works (559)585-2550

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

Maes 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, park 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.

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.
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.
3. That the proposed neighborhood park, located as shown on the tentative subdivision map (Lot "A"), shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.
4. That proposed open space/slough area, located as shown on the tentative subdivision map (Lot "B") shall be dedicated to the City for open space/drainage purposes concurrent with the recording of a subdivision final map.

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 or siding onto 12th Avenue, S. Alpine Avenue, Butterfield Lane and Hume Avenue (except for pedestrian walkways) and 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 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, modified as indicated on the tentative subdivision map, (Street narrowing adjacent to park for traffic calming), except the following:
 - a. Houston Avenue shall be developed as an Arterial street along the development frontage of the subdivision in conformance with city Standards ST-17 and ST-18, modified as indicated on the tentative subdivision map and as follows:
 1. Traffic index used for the design of the 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 Houston Avenue along the development frontage of the subdivision concurrent with the submittal of development improvement plans. Reconstruction of existing Houston Avenue street section (or another form of mitigation as approved by the City Engineer) along the development frontage of the subdivision will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, masonry block wall, street lights, street striping, signing, and transitional paving tapers to provide for both acceleration and deceleration lanes at entrances to subdivision. Pavement widening along Houston Avenue property frontage other than as stated herein shall be deferred until additional travel land
 - b. Twelfth Avenue shall be developed as an arterial street, along the development frontages of the subdivision, and "Not-a-part" areas south of Hume and north of Butterfield Lane in accordance with section 66462.5 of the Subdivision Map Act. All improvements shall be constructed in conformance with City Standards ST-17 and ST-20, modified as indicated on the tentative subdivision map 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 Houston avenue along the development frontage of the subdivision concurrent with the submittal of development improvement plans. Reconstruction of existing Houston Avenue street section (or another form of mitigation as approved by the City Engineer) along the development frontage of the subdivision will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, masonry block wall, street lights, pavement striping, signing, and transitional paving tapers to provide for both acceleration and deceleration lanes at entrances to subdivision. Pavement widening along Houston Avenue property frontage other than as stated herein shall be deferred until additional travel land capacity is warranted. Installation of Class II aggregate base rock (4" minimum thickness) over compacted native soil shall be required in the area between existing roadway and new curb and gutter section. A petroleum based palliative shall be applied to the base rock surface to provide dust control. The installation of a raised concrete median in Houston Avenue is not required.
- c. S. Alpine Avenue and Butterfield Lane shall be developed as collector streets in conformance with City Standards ST-26, modified as indicated on the tentative subdivision map.
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and PUD master plan requirements, as modified. Street lights located along Houston Avenue and S. Alpine Avenue shall be octagon concrete type poles as indicated on City Standard GE-56. Street lights located along all other streets within the subdivision shall be in conformance with Southern California Edison Company requirements. Street lights shall be located as designed by City Engineer.
 4. 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 impact fees for permanent street widening improvements constructed by developer within Houston Avenue, consisting of curb and gutter, street striping, signing and street paving from gutter lip to edge of existing Houston Avenue street section. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Houston Avenue street section. Temporary transitional paving improvements beyond the development limits 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. Graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the

reimbursement review process.

5. That the developer is responsible for payment of a proportionate cost share of future improvements to mitigate interim impacts to the 13* Avenue/Highway 198 interchange as identified in the project Environmental Impact Report and the Traffic Impact Study prepared by the firm of KD Anderson Transportation Engineers. Payment of developer's equitable share of improvement costs shall be held in a separate interest bearing account and reserved for the interim improvements referenced above.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane for lots backing or siding onto said streets :
 - a. A minimum six foot high (or as determined by Mitigation Measure 4.8.2b(1) in the MMRP). 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. Masonry walls shall be constructed along the development frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane for all lots backing or siding onto said streets.
 - c. A 4' / foot wide detached sidewalk along the development frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane.
 - d. Landscape and irrigation system improvements along the development frontage of Houston Avenue, S. Alpine Avenue and Butterfield Lane (right of way and landscape easement areas). Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100 (F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.
3. That all species of trees and plants shall be selected from a list approved by the City Street Tree Commission.
4. 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 above-ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall.

Park Improvements:

1. That all park facility and open space perimeter improvements shall conform to PUD master plan requirements and City Standards and Specifications. Developer shall retain the services of a landscape architect to design all park facility and open space perimeter improvements. Improvements shall include, but not be limited to, installation of a baseball court, horse shoe pit, covered picnic areas, tot-lot playground, connective linear park, decorative security lighting, drinking fountains, park benches, trash receptacles, and landscaping and irrigation systems. Park and open space improvements shall be constructed concurrent with the first phase of the development, or as detailed in the Development Agreement.
2. That a minimum six foot high decorative masonry block wall shall be constructed along the south property line of proposed neighborhood park (adjacent to lots 99, 100, 117 and 118).
3. 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 50% credit towards their park development impact fee, as specified in development agreement, for all park and open space improvements provided by developer in accordance with PUD master plan requirements.

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 first phase of development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 8" diameter sanitary sewer main and appurtenances (unless determined otherwise by the City Engineer) shall be extended within S. Alpine Avenue, from W. Hackberry Lane to Butterfield Lane, to accommodate future development located east of S. Alpine Avenue.
3. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code Section 13.08 for sanitary sewer main improvements constructed within S. Alpine Avenue which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for sanitary sewer main improvements installed within S. Alpine Avenue, if applicable, for City Public Works Department review and approval prior to beginning construction.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Works department review and approval

prior to recording a subdivision final map for the first phase of 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 directed to the Sand Slough drainage basin (Lot "A") located as shown on the tentative subdivision map.
3. That developer shall install a minimum 36 inch diameter storm drain pipeline and appurtenances within Houston Avenue in conformance with City storm drainage master plan requirements. The proposed storm drain line will connect the Sand Slough basin located as shown on the tentative subdivision map to an existing slough basin located south of Houston Avenue and just east of proposed development.
4. That development is subject to a storm water development impact fee as required by City Ordinance No. 98-14 or any revisions thereof, if applicable. Developer shall be entitled to a credit towards their storm water development impact fee for capacity enhancement improvements constructed within Sand Slough (Lot "A") that satisfy all (full credit) or a portion (partial credit) of their storm water storage requirements.
5. That developer shall be required to comply with State of California Water Resources Control Board requirements specially 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 first phase of the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 18 inch diameter water main and appurtenances shall be extended within Houston Avenue from the eastern boundary of proposed development, as shown on the Live Oak master plan, (East property line of existing Sanchez development) to 12th Avenue. Improvement shall conform to the City's water system master plan.
3. That a minimum 12 inch diameter water main and appurtenances shall be extended within 12th Avenue from Houston Avenue to Hume Avenue in conformance with City's water system master plan.
4. Developer maybe 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. If applicable, developer shall submit competitive bid proposals to substantiate costs for water main over-sizing for City Public Works Department review and approval prior to beginning construction.
5. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements installed within Houston Avenue, 12th Avenue and S. Alpine Avenue, 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.

6. 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 neighborhood park landscaping (Lot "A"), open space slough area (Lot "A"), subdivision street lighting, decorative fencing, and common area landscaping located along the property frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane located as shown on the tentative subdivision map.
2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping including park and open space areas, subdivision street lighting and decorative fencing.

FIRE DEPARTMENT

Contact Fire Marshall Nikkie Chamberland (559)585-2594 Concerning questions that you may have on the conditions listed below:

1. That water mains and fire hydrants be installed before housing construction (unless otherwise approved by the Fire Department) and be of sufficient capacity for fire protection as well as domestic supply. Fire hydrants are to be located as designated by the Fire Department. All fire hydrants and mains are to meet City standards.
2. That the blue dot fire hydrant location markers be installed six inches from the middle of the street.
3. That an all weather 20 ft. wide road be provided throughout the subdivision where houses are being constructed, as required by City Ordinance No. 929, prior to the issuance of building permits.

BUILDING DIVISION

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

Soils:

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Departments prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.

3. That the developer retain the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Department 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 2-1/4 inches high or be within an illuminated area with 3-1/2 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.

Kinos County' Impact Fees:

1. That Tentative Tract 865 is subject to the following Kings County Impact fees:
 - a. Criminal Justice
 - b. Library
 - c. Animal Control
 - d. Compliance

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 15th day of April 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 15th day of April 2025.

Dated: _____

City Clerk

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO : _____

CITY OF HANFORD
COMMUNITY DEVELOPMENT DEPARTMENT
317 N. Douty Street
Hanford, CA 93230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE
AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE
PARKWAY FOR TRACT NO. 865**

NOTICE IS HEREBY GIVEN that City of Hanford Planning Commission Resolution No. 2020-16 approved the development of Tract No. 865 subject to the following conditions pertaining to the continued care and maintenance of the tree(s) and lawn area located in the parkway of said tract No. 865 by the lot owners in Tract No. 865:

CONDITIONS:

1. Each lot owner within Tract No. 865 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 lawn area along the street side of the lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
2. The tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
3. Should the tree(s) and lawn area become damaged, severely pruned, neglected, removed, or die, the lot owner shall replace said tree(s) and lawn area within a reasonable time frame, but no later than thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway.
4. We understand and agree that our failure to comply with the conditions identified above shall constitute a breach of our obligations as identified in this document and shall also constitute a violation of the provisions of Chapter 17.52 of the Hanford Municipal Code.

WE HEREBY ACKNOWLEDGE AND UNDERSTAND our obligations for the care and maintenance of the
parkway along the street frontage(s) of our lot and agree to be bound by the same.

PROPERTY ADDRESS: _____, Hanford, CA 93230

LEGAL DESCRIPTION OF PROPERTY: Lot No. _____ of Tract No. 865, Unit No. _

ASSESSOR'S PARCEL NUMBER: -----

Owner's Signature _____ Print
or Type Owner's Name _____

Date _____ Date

Owner's Signature _____ Print
or Type Owner's Name _____

(attach Notary acknowledgment)

RESOLUTION 25-16-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
APPROVING AN AMENDMENT TO VESTING TENTATIVE TRACT 881: A
REQUEST TO REMOVE THE REQUIREMENT FOR DECORATIVE LIGHTING
FROM THE TENTATIVE TRACT RESOLUTION, CONSISTENT WITH THE
CHANGES PROPOSED TO BE MADE TO THE LIVE OAK MASTER PLAN.**

**THE PROJECT IS APPLICABLE TO TRACT 881, GENERALLY LOCATED
BETWEEN HUME AND HOUSTON AVENUES, EAST OF 12TH AVENUE (VARIOUS
APNS BETWEEN 011-110-0160 AND 011-600-053).**

At a regular meeting of the City Council of the City of Hanford duly called and held on April 15, 2025, by motion of Councilmember _____, and seconded by Councilmember _____, and duly carried, the following resolution was adopted:

WHEREAS, the applicant requested an amendment to Tentative Tract 881, requesting to eliminate the decorative light requirement for Vesting Tentative Tract 881, consistent with changes made to the Live Oak Master Plan/Planned Unit Development No. 2005-04 Amendment #2; and

WHEREAS, the amendment has been reviewed by the City Council of the City of Hanford, in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the Planning Commission held a public hearing to consider public testimony and gave careful consideration to this planned unit development amendment on March 25, 2025 and recommended approval to the City Council; and

WHEREAS, the City Council has carefully considered recommendations and testimony presented at the public hearing of April 15, 2025, and

WHEREAS, Vesting Tentative Subdivision Map No. 881 was approved by the by the Planning Commission on August 9, 2009 and the City Council on September 15, 2009, pursuant to Section 66474 of the Subdivision Map Act; and,

WHEREAS, on September 15, 2009, the City of Hanford City Council reviewed the Live Oak Development project, for which an Environmental Impact Report (SCH #2006091015) was prepared, and a Statement of Overriding Considerations was adopted for the impacts to Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. A Notice of Determination was filed with Kings County on September 18, 2009.

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation; and

WHEREAS, the City Council, on September 15, 2009, systematically identified both the significant effects of the proposed project and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects in accordance with the provisions of the California Environmental Quality Act as more specifically articulated in “The Mitigation Monitoring and Reporting Plan” in an appendix of the final EIR and incorporated herein by this reference; and

WHEREAS, the Amendment #1 changes proposed to the Live Oak Development were analyzed in an addendum to the EIR (Addendum #1) to verify that a subsequent EIR is not warranted, as none of the circumstances requiring a subsequent EIR, identified in Section 15162, have been met; therefore, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to the EIR (SCH #2006091015) would adequately address the amendments proposed under this project. The changes proposed to the Live Oak Development project do not further affect any of the environmental factors evaluated under the Live Oak EIR (SCH #2006091015). Consequently, a subsequent or supplemental EIR or IS/MNO was not required. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in the EIR; and

WHEREAS, the modifications proposed within this Amendment #2 will not have an effect on the environment, therefore, this application relies on the previously certified EIR and Addendum #1; and

WHEREAS, the Planning Commission and City Council previously made the following findings pursuant to Section 66474 of the Subdivision Map Act:

1. That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, and Zoning Ordinance;
2. That the design or improvement of the subdivision is consistent with general or specific plans;
3. That the site is physically suitable for the type of development;
4. That the site is physically suitable for the proposed density of development;
5. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially and unavoidably injure fish or wildlife or their habitat;
6. That the design of the subdivision and type of improvements are not likely to cause serious public health problems; and
7. That the design of the subdivision and the 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.

NOW THEREFORE BE IT RESOLVED that the City Council the City of Hanford finds the elimination of the decorative lighting requirement for Vesting Tentative Subdivision Map No. 881 is substantially consistent with the original approval of the vesting map in 2009.

THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Hanford approves this revised resolution for Vesting Tentative Subdivision Map No. 881, subject to the following conditions of approval:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office: (559) 584-6656
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

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

PLANNING DEPARTMENT

Contact Senior Planner Gabrielle Myers (559) 585-2578
Concerning questions that you may have on the conditions listed below:

General:

1. 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.
2. 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 except as modified by Planned Unit Development No. 2005-04; and except as may be determined by the Development Agreement and development rights of a Vesting Tentative Map per the Subdivision Map Act.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Vesting Tentative Subdivision Map approval prior to recording the final map.
4. 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.
5. That trees be planted, as specified in the Master plan and that all species of trees shall be selected from a list approved by the City Street Tree Commission.

6. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 and the Development Agreement shall be conditions of approval for Vesting Tentative Subdivision Map No. 881.

Zoning:

1. That the proposed subdivision is subject to the R-L-5 Low-Density Residential zone district standards, except as modified by Planned Unit Development No. 2005-04, as specified in the Master Plan.
2. That all lots be limited to single-family residential development.
3. That any changes to the proposed phasing be approved by the Community Development Department.

Special Requirements:

1. That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the subdivision are aware of the adjacent agricultural uses and their right to continue to operate.
2. That each lot owner within Tract No. 881 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 lawn area along the street side of their lot. . All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
3. That the tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
4. That should the tree(s) and lawn area become damaged, severely pruned, neglected, removed or die, the lot owner shall replace said tree(s) and lawn area within thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway
5. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as Exhibit "A".

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
5. That development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
8. That development is subject to a Storm Water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer Area 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 of subdivision final map.

Environmental Requirements:

1. 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.
2. That electric or low nitrogen oxide (NO) emitting gas-fired water heaters be installed in each house.

3. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues for each house.
4. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mower, edgers, etc.
5. That options offered as part of the Live Oak Master Plan be available to buyers within this subdivision. Options to include solar panels, drive strips with front facing garages instead of driveways, and second units to be allowed on lots 5,500 sq. ft. and larger. Options shall be shown on the master building plans so as to be available to all buyers of qualified lots.
6. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application must be filed with the District immediately upon approval of project.** For more information and instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.
7. That the project is subject to all rules and regulations of the San Joaquin Valley Unified Air Pollution Control District for residential development.

Archeological:

1. That if any archeological resources or endangered species are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate mitigation measures.

Dust Control:

1. That the following dust control practices be implemented:

Pre-construction

That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

During Construction

After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

That nonactive portions of the construction site be restricted from vehicular movement.

That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust

At all times, fugitive dust emissions should be controlled using the following procedures:

That on site vehicle speed should be limited to 15 mph.

That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt, which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors

At all times, ozone precursor emissions should be controlled by the following methods:

That all internal combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

PRIVATE UTILITY COMPANIES

Contact the following persons concerning questions that you may have on the conditions listed below:

Southern California Edison Co., David Loftin: (559) 684-3557

AT&T, John Lewis: (559) 739-6455

Southern California Gas Co., Louise Brown: (559) 739-2316

ComCast, Micahel Corral: (559) 217-9003

USA: 811

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.
3. That all existing utility poles and appurtenances located along the property frontage of 12th Avenue shall be installed underground at the developer's expense.

PUBLIC WORKS DEPARTMENT

Contact Public Works (559) 585-2550

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

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, park 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.

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.
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.
3. That proposed neighborhood linear parks, located as shown on the tentative subdivision map (Lots "A", "B", "C" and "D"), shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.

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 or siding onto 12th Avenue, S. Alpine Avenue, Butterfield Lane and Hume Avenue (except for pedestrian walkways) and shall be indicated on the subdivision final map.

People's Ditch Improvements:

1. That People's Ditch shall be relocated and installed underground in a pipeline in accordance with the requirements of both the City of Hanford Public Works department and the People's Ditch Company. The proposed irrigation ditch pipeline alignment shall begin at Hume Avenue/People's ditch intersection and continue west within the Hume Avenue to 12th Avenue, then south within 12th Avenue to Houston Avenue, then west within Houston Avenue to the intersection of Houston Avenue / People's Ditch. The pipeline will terminate beyond the south limits of the future Houston Avenue right-of-way. All costs to relocate and to underground People's Ditch with a pipeline as stated herein, and to backfill the abandoned open channel ditch as shown on the tentative subdivision map, shall be at developer's own expense.

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, modified as indicated on the tentative subdivision map, (Street narrowing adjacent to park for traffic calming), except the following:
 - a. Hume Avenue shall be developed as a collector street (East of People's Ditch) along the development frontage of the subdivision and as a major collector street (West of People's Ditch) from 12th avenue to People's Ditch. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 & ST-26, modified as indicated on the tentative subdivision map and as follows:
 1. Traffic index used for the design of the street structural section shall be a minimum of 8.0
 2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Hume Avenue, from S. Alpine Avenue to 12th Avenue, concurrent with the submittal of development improvement plans. Reconstruction of Hume Avenue, from S. Alpine Avenue to 12th Avenue, will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, masonry block wall, street lights, street striping, signing, and pavement reconstruction of existing roadway, if applicable, and pavement widening along the development frontage of the subdivision (Half-width street improvements, plus a minimum 13 foot travel lane north of street centerline). Street improvements located beyond the development frontage of the subdivision ("Not-a-part" area from 12th Avenue to the west property line of lot # 1 shall include, but not be limited to, the installation of concrete curb & gutter, street lights, street striping, signing and pavement reconstruction and widening to provide for a protected left-turn travel lane and a separate right turn travel lane at east leg of the 12th Avenue / Hume Avenue intersection. (Half-width street improvements, plus additional pavement widening north of street centerline to facilitate turning movements as identified above). The installation of a raised concrete median is not required.
 - b. Twelfth Avenue shall be developed as an arterial street, along the development frontages of the subdivision, and "Not-a-part" areas south of Hume and north of Butterfield Lane in accordance with section 66462.5 of the Subdivision Map Act. All improvements shall be constructed in conformance with City Standards ST-17 and ST-20, modified as indicated on the tentative subdivision map 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 12th Avenue, from Hume Avenue to Houston

Avenue, concurrent with the submittal of development improvement plans. Reconstruction of 12th Avenue between Hume Avenue and Butterfield Lane (or another form of mitigation as approved by the City Engineer) will be required if the existing street structural section does not conform to City Standards and Specifications.

3. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, street lights, median island curb, street striping, signing and pavement reconstruction of existing roadway, if applicable, and pavement widening along 12th Avenue, from Hume Avenue to Butterfield Lane, (including “Not-a-part” areas) to facilitate the installation of a median island with a single 16 foot wide paved travel lane on each side of the median. Transitional paving improvements shall also be required for both acceleration/deceleration lane tapers at the Butterfield Lane entrance to subdivision and at Hume Avenue to facilitate a northbound right turn movement to Hume Avenue and to provide for a protected southbound left-turn movement from 12th Avenue southbound to Hume Avenue. The installation of a raised concrete median north of the Hume Avenue / 12th Avenue intersection is not required for the protected left-turn travel lane. Pavement widening along 12th Avenue other than as stated herein shall be deferred until additional travel lane capacity is warranted.
 4. That electrical conduit and pull boxes shall be installed at the intersection of 12th Avenue / Hume Avenue to facilitate the installation of a future traffic signal system in accordance with Traffic Impact Study prepared by the firm of Kd Anderson and Associates dated March 20, 2006.
- c. S. Alpine Avenue and Butterfield Lane shall be developed as collector streets along the development frontages of the subdivision in conformance with City Standard ST-26, modified as indicated on the tentative subdivision map for Tract # 865 (Live Oak I).
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and PUD master plan requirements, as modified. Street lights located along Houston Avenue and S. Alpine Avenue shall be octagon concrete type poles as indicated on City Standard GE-56. Street lights located along all other streets within the subdivision shall be in conformance with Southern California Edison Company requirements. Street lights shall be located as designed by City Engineer
 4. 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 12th Avenue, consisting of curb & gutter, median curb, street striping, signing and street paving from gutter lip to edge of the existing 12th Avenue street section. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Houston Avenue street section. Transitional paving improvements beyond the development limits, as stated in section 2b above, that are not considered to be a permanent improvements and the reconstruction of the existing 12th Avenue

street section, if required, will not be subject to a credit. The 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.

5. That the developer is responsible for payment of a proportionate cost share of future improvements to mitigate interim impacts to the 13th Avenue/Highway 198 interchange as identified in the project Environmental Impact Report and the Traffic Impact Study prepared by the firm of KD Anderson Transportation Engineers. Payment of developer's equitable share of improvement costs shall be held in a separate interest bearing account and reserved for the interim improvements referenced above.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of 12th Avenue (Including Sanchez "not-a-part" area), Hume Avenue, S. Alpine Avenue, Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane for lots backing or siding 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. Masonry walls shall be constructed along the development frontages of 12th Avenue (Including Sanchez "not-a-part" area), Hume Avenue, S. Alpine Avenue, Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane for all lots backing or siding onto said streets.
 - c. A 4 1/2 foot wide detached sidewalk along the development frontages of 12th Avenue (Including Sanchez "not-a-part" area), Hume Avenue, S. Alpine Avenue, Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane.
 - d. Landscape and irrigation system improvements along the development frontages of 12th Avenue (Including Sanchez "not-a-part" area), Hume Avenue, S. Alpine Avenue, Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane right of way and landscape easement areas. Landscape plans shall be prepared by a licensed

landscape architect. Plans shall be reviewed and approved by both the City Public Works and Community Development Departments.

2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100 (F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.
3. That all species of trees and plants shall be selected from a list approved by the City Street Tree Commission.
4. 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 above-ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall.

Park Improvements:

1. That all linear park facility improvements shall conform to PUD master plan requirements and City Standards and Specifications. Developer shall retain the services of a landscape architect to design all linear park facility improvements. Improvements shall include, but not be limited to, installation of covered picnic areas, connective linear parks, decorative security lighting, drinking fountains, park benches and trash receptacles landscaping and irrigation systems. Linear park improvements shall be constructed concurrent with the first phase of the development.
2. That a minimum six foot high decorative masonry block wall shall be constructed along the side yard property lines of proposed connective linear parks (adjacent to lots 17, 18, 51, 52, 81, 82, 103, 104, 124, 125, 145, 146, 161 and 162)
3. 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 50% credit towards their park development impact fee, as specified in development agreement, for all park and open space improvements provided by developer in accordance with PUD master plan requirements.

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 first phase of development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.08 for sanitary sewer main improvements constructed within Amber Harvest Drive which also provides a benefit to others. Developer shall submit competitive bid cost proposals to substantiate costs for sanitary sewer main improvements installed within S. Amber Harvest drive, if applicable, for Public Works department review and approval prior to beginning construction.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Works department review and approval prior to recording a subdivision final map for the first phase of 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 directed to the Sand Slough drainage basin located as shown on the tentative subdivision map for Tract #865 (Live Oak I, "Lot A") and in conformance with Live Oak Development Master Plan requirements.
3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.
4. That development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof. Developer shall be entitled to a credit towards their storm water development impact fee for capacity enhancement improvements constructed within Sand Slough (Tract # 865 - Lot "A") that satisfy all (full credit) or a portion (partial credit) of their storm water storage requirements.

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 first phase of the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 24 inch diameter offsite water main and appurtenances shall be extended within the future alignment of 12 ½ Avenue, from Hanford-Armona Road to Hume Avenue, located as shown on the Live Oak development master plan. Improvement shall conform to the City's water system master plan.
3. That a minimum 12 inch diameter offsite water main and appurtenances shall be extended within the future extension of Hume Avenue from future 12 ½ Avenue to 12th Avenue, located as shown on the Live Oak development master plan. Improvement shall conform to the City's water system master plan.

4. That 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. If applicable, developer shall submit competitive bid proposals to substantiate costs for water main over-sizing for City Public Works Department review and approval prior to beginning construction.
5. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements constructed within future 12 ½ Avenue, from Hanford-Armona Road to future Hume Avenue and within future Hume Avenue, from 12 ½ Avenue to 12th Avenue, 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.
6. 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 linear park landscaping (Lots "A", "B", "C" and "D"), subdivision street lighting, decorative fencing and landscaping located along the property frontages of Hume Avenue, S. Alpine Avenue, 12th Avenue common area (including Sanchez "not-a-part" area), Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane located as shown on the tentative subdivision map.
2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision street lighting and decorative fencing.

FIRE DEPARTMENT

Contact Fire Marshal Nikkie Chamberland at (559)585-2545
Concerning questions that you may have on the conditions listed below:

General:

1. That water mains and fire hydrants be installed before housing construction (unless otherwise approved by the Fire Department) and be of sufficient capacity for fire protection as well as domestic supply. Fire hydrants are to be located as designated by the Fire Department. All fire hydrants and mains are to meet City standards.

2. That the blue dot fire hydrant location markers be installed six inches from the middle of the street.
3. That an all weather 20 ft. wide road be provided throughout the subdivision where houses are being constructed, as required by City Ordinance No. 929, prior to the issuance of building permits.

BUILDING DIVISION

Contact Building Official: Tom Webb (559) 585-2584

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

Soils:

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

Kings County Impact Fees:

1. That Tentative Tract 881 is subject to the following Kings County Impact fees:
 - a. Criminal Justice
 - b. Library
 - c. Animal Control
 - d. Compliance

EXPIRATION:

That this Vesting Tentative Tract Map shall expire with the expiration of the Live Oak Development Agreement.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 15th day of April 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 15th day of April 2025.

Dated: _____

City Clerk

RECORDING REQUESTED BY _____
AND WHEN RECORDED MAIL TO : _____

CITY OF HANFORD
COMMUNITY DEVELOPMENT DEPARTMENT
317 N. Douty Street
Hanford, CA 93230

SPACE ABOVE THIS LINE FOR

RECORDER'S USE

**NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE
AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN
THE PARKWAY FOR TRACT NO. 881**

NOTICE IS HEREBY GIVEN that City of Hanford Planning Commission Resolution No. 2025-15 approved the development of Tract No. 881 subject to the following conditions pertaining to the continued care and maintenance of the tree(s) and lawn area located in the parkway of said Tract No. 881 by the lot owners in Tract No. 881:

CONDITIONS:

1. Each lot owner within Tract No. 881 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 lawn area along the street side of the lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
2. The tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
3. Should the tree(s) and lawn area become damaged, severely pruned, neglected, removed, or die, the lot owner shall replace said tree(s) and lawn area within a reasonable time frame, but no later than thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway.
4. We understand and agree that our failure to comply with the conditions identified above shall constitute a breach of our obligations as identified in this document and shall also constitute a violation of the provisions of Chapter 17.52 of the Hanford Municipal Code.

WE HEREBY ACKNOWLEDGE AND UNDERSTAND our obligations for the care and maintenance of the parkway along the street frontage(s) of our lot and agree to be bound by the same.

PROPERTY ADDRESS: _____,
Hanford, CA 93230

LEGAL DESCRIPTION OF PROPERTY: Lot No. _____ of Tract No. 881, Unit No. _____

ASSESSOR'S PARCEL NUMBER: _____ - _____ - _____

Owner's Signature _____
Print or Type Owner's Name _____ Date _____

Owner's Signature _____
Print or Type Owner's Name _____ Date _____

(attach Notary acknowledgment)

RESOLUTION 25-17-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING AN AMENDMENT TO VESTING TENTATIVE TRACT 912: A REQUEST TO REMOVE THE REQUIREMENT FOR DECORATIVE LIGHTING FROM THE TENTATIVE TRACT RESOLUTION, CONSISTENT WITH THE CHANGES PROPOSED TO BE MADE TO THE LIVE OAK MASTER PLAN.

THE PROJECT IS APPLICABLE TO TRACT 912, GENERALLY LOCATED BETWEEN HUME AND HOUSTON AVENUES, EAST OF 12TH AVENUE (VARIOUS APNS BETWEEN 011-110-0160 AND 011-600-053).

At a regular meeting of the City Council of the City of Hanford duly called and held on April 15, 2025, by motion of Councilmember _____, and seconded by Councilmember _____, and duly carried, the following resolution was adopted:

WHEREAS, the applicant requested an amendment to Tentative Tract 912, requesting to eliminate the decorative light requirement for Vesting Tentative Tract 912, consistent with changes made to the Live Oak Master Plan/Planned Unit Development No. 2005-04 Amendment #2; and

WHEREAS, the amendment has been reviewed by the City Council of the City of Hanford, in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the Planning Commission held a public hearing to consider public testimony and gave careful consideration to this planned unit development amendment on March 25, 2025 and recommended approval to the City Council; and

WHEREAS, the City Council has carefully considered recommendations and testimony presented at the public hearing of April 15, 2025, and

WHEREAS, Vesting Tentative Subdivision Map No. 912 was approved by the by the Planning Commission on September 8, 2015 and the City Council on September 15, 2009, pursuant to Section 66474 of the Subdivision Map Act; and,

WHEREAS, on September 15, 2009, the City of Hanford City Council reviewed the Live Oak Development project, for which an Environmental Impact Report (SCH #2006091015) was prepared, and a Statement of Overriding Considerations was adopted for the impacts to Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. A Notice of Determination was filed with Kings County on September 18, 2009; and

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation; and

WHEREAS, the City Council, on September 15, 2009, systematically identified both the significant effects of the proposed project and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects in accordance with the provisions of the California Environmental Quality Act as more specifically articulated in “The Mitigation Monitoring and Reporting Plan” in an appendix of the final EIR and incorporated herein by this reference; and

WHEREAS, the Amendment #1 changes proposed to the Live Oak Development were analyzed in an addendum to the EIR (Addendum #1) to verify that a subsequent EIR is not warranted, as none of the circumstances requiring a subsequent EIR, identified in Section 15162, have been met; therefore, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to the EIR (SCH #2006091015) would adequately address the amendments proposed under this project. The changes proposed to the Live Oak Development project do not further affect any of the environmental factors evaluated under the Live Oak EIR (SCH #2006091015). Consequently, a subsequent or supplemental EIR or IS/MNO was not required. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in the EIR; and

WHEREAS, the modifications proposed within this Amendment #2 will not have an effect on the environment, therefore, this application relies on the previously certified EIR and Addendum #1; and

WHEREAS, the Planning Commission has made the following findings pursuant to Section 66474 of the Subdivision Map Act:

- a.) That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, and Zoning Ordinance;

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning and Subdivision Ordinances, and the Live Oak Master Plan (Planned Unit Development 2005-04).

- b.) That the design or improvement of the subdivision is consistent with general or specific plans;

ANALYSIS: That a design finding can be made, because the design or improvement of the subdivision map is consistent with the General Plan, Zoning and Subdivision Ordinances, and the Live Oak Master Plan (Planned Unit Development 2005-04).

- c.) That the site is physically suitable for the type of development;

ANALYSIS: That a type-of-development finding can be made, because the site is physically suitable for the proposed type of development.

- d.) That the site is physically suitable for the proposed density of development;

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 nine units per acre. The project has a gross density of 3.91 units per gross acre.

- e.) That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially and unavoidably injure fish or wildlife or their habitat;

ANALYSIS: That an environmental finding can be appropriately made because an Environmental Impact Report (“EIR”) was prepared for the Live Oak Master Plan, which includes the subject property. The EIR identified many topic areas with no impact or a less than significant impact. It also identified several significant impacts that can be mitigated to a less-than-significant level relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation, and a Mitigation, Monitoring and Reporting Plan (“MMRP”) was prepared for the project. In addition to the significant impacts that can be mitigated, the report identified unavoidable significant adverse impacts that include Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. Because significant adverse impacts have been found which cannot be mitigated, a statement of overriding considerations was made in accordance with CEQA. The Final Environmental Impact Report, along with CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program, was certified by City Council Resolution No. 09-57-R on September 15, 2009.

- f.) That the design of the subdivision and type of improvements are not likely to cause serious public health problems; and

ANALYSIS: That a public health finding can be appropriately made, because the Kings County Health Department has reviewed and commented on the project. Comments have been incorporated into the resolution.

- g.) That the design of the subdivision and the 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.

ANALYSIS: An improvements-and-access finding can be appropriately made, because the design of the subdivision map and/or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed parcels.

NOW THEREFORE BE IT RESOLVED that the City Council the City of Hanford finds the elimination of the decorative lighting requirement for Vesting Tentative Subdivision Map No. 912 is substantially consistent with the original approval of the vesting map in 2015.

THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Hanford approves this revised resolution for Vesting Tentative Subdivision Map No. 912, subject to the following conditions of approval:

ADMINISTRATION DEPARTMENT

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

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

Defense and Indemnification Provisions:

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

PLANNING DEPARTMENT

Contact Senior Planner Gabrielle Myers at (559)585-2578

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

General:

1. 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.

2. 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 except as modified by Planned Unit Development No. 2005-04; and except as may be determined by development rights of a Tentative Map per the Subdivision Map Act.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Vesting Tentative Subdivision Map approval prior to recording the final map.
4. 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.
5. That trees be planted, as specified in the Live Oak Master Plan and that all species of trees shall be selected from a list approved by the City Street Tree Commission.
6. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 and the Development Agreement shall be conditions of approval for Vesting Tentative Subdivision Map No. 912.

Zoning:

1. That the proposed subdivision is subject to the R-L-5 Low-Density Residential zone district standards, except as modified by Planned Unit Development No. 2005-04, as specified in the Master Plan.
2. That all lots be limited to single-family residential development.
3. That any changes to the proposed phasing be approved by the Community Development Department.

Special Requirements:

1. That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the subdivision are aware of the adjacent agricultural uses and their right to continue to operate.
2. That each lot owner within Tract No. 912 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 landscaping area along the street side of their lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.

The proposed typical landscaping improvements are to be drought tolerant and are to be approved by the City of Hanford and the project proponent.

3. That the tree(s) and landscape area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis, in order to preserve the health and life of the tree(s) and lawn area.
4. That should the tree(s) and landscaping area become damaged, severely pruned, neglected, removed or die, the lot owner shall replace said tree(s) and landscaping area within thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The landscaping area shall be replaced with suitable drought-tolerant landscaping to be approved by the City of Hanford and the project proponent.
5. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as in Exhibit B.

Environmental Requirements:

1. That all mitigations identified in the Mitigation Monitoring and Reporting Program prepared for the Live Oak Master Plan Environmental Impact Report be made conditions of Vesting Tentative Tract 912.
2. 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.
3. That electric or low-nitrogen oxide (NO) emitting gas-fired water heaters be installed in each house.
4. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues for each house.
5. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mower, edgers, etc.
6. That options offered as part of the Live Oak Master Plan be available to buyers within this subdivision. Options to include solar panels, drive strips with front facing garages instead of driveways, and second units to be allowed on lots 5,500 sq. ft. and larger. Options shall be shown on the master building plans so as to be available to all buyers of qualified lots.

7. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application must be filed with the District immediately upon approval of project.** For more information and instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.
8. That the project is subject to all rules and regulations of the San Joaquin Valley Unified Air Pollution Control District for residential development.

Archeological:

1. That if any archeological resources or endangered species are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate mitigation measures.

Dust Control:

1. That the following dust-control practices be implemented:

Pre-construction

That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

During Construction

After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

That non-active portions of the construction site be restricted from vehicular movement.

That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust

At all times, fugitive dust emissions should be controlled using the following procedures:

That on-site vehicle speed should be limited to 15 mph.

That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt, which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors

At all times, ozone precursor emissions should be controlled by the following methods:

That all internal-combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

FIRE DEPARTMENT

Contact Fire Marshall Nikkie Chamberland at (559)585-2545
Concerning questions that you may have on the conditions listed below:

General:

1. That water mains and fire hydrants be installed before housing construction (unless otherwise approved by the Fire Department) and be of sufficient capacity for fire protection as well as domestic supply. Fire hydrants are to be located as designated by the Fire Department. All fire hydrants and mains are to meet City standards.
2. That the blue dot fire hydrant location markers be installed six inches from the middle of the street.
3. That an all weather 20 ft. wide road be provided throughout the subdivision where houses are being constructed, as required by City Ordinance No. 929, prior to the issuance of building permits.

BUILDING DIVISION

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

Soils:

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

Street Names and Addresses:

1. That street addresses for each lot, as provided by the Building Division, be included on the subdivision final map.
2. That street names, as shown on the tentative subdivision map, be included on the subdivision final maps.
3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.
4. That Havard Lane be named W. Sunset Lane to be in compliance with the City of Hanford Ordinance for street names.

PUBLIC WORKS DEPARTMENT

Contact Public Works at (559) 585-2550
Concerning questions that you may have on the conditions listed below:

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, park 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.

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.
2. That proposed open space/drainage facility, located as shown on the tentative subdivision map (Lot "A"), shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.

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.

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 standards ST-32, modified as indicated on the tentative subdivision map, except the following:

- a. Houston Avenue shall be developed as a major Arterial street along the development frontage of the subdivision in conformance with City Standards ST-17 and ST-18, modified as indicated on the tentative subdivision map and as follows:
 1. Traffic index used for the design of the 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 Houston Avenue along the development frontage of the subdivision concurrent with the submittal of development improvement plans. Reconstruction of Houston Avenue (or another form of mitigation as approved by the City Engineer) along the development frontage of the subdivision will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, street lights, street striping, signing, and transitional paving tapers to provide for both acceleration / deceleration lanes at entrance to subdivision only, as shown on the approved tentative map. Pavement widening along Houston Avenue property frontage other than as stated herein shall be deferred until additional travel lane capacity is warranted. The installation of a raised concrete median in Houston Avenue is not required.
 4. The street transition paving and restriping as needed to transition traffic into and out of the entrance of the subdivision from the Houston Avenue and shall comply with the Manual on Uniform Traffic Control Devices (MUTCD) Standards (design speed shall be 55 mph).
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and PUD master plan requirements, as modified. Street lights located along Houston Avenue and S. Alpine Avenue shall be octagon concrete type poles as indicated on City Standard GE-56. Street lights located along all other streets within the subdivision shall be decorative lights in conformance with PUD master plan and Southern California Edison Company requirements. Street lights shall be located as designed by City Engineer.
4. That the 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 impact fees for permanent street improvements constructed by developer within Houston Avenue, consisting of curb & gutter, street striping, signing and street paving from gutter lip to edge of the existing Houston Avenue street section. Temporary transitional paving improvements beyond the development limits, and any removal and reconstruction of portions of the existing Houston Avenue street section required to facilitate drainage of the subdivision, 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 bids and other documentation materials submitted for reimbursement consideration must be well organized and tabulated in a professional manner

for convenient reference by Public Works staff. Improvement quantities and costs proposed for reimbursement must be easily identifiable and clearly distinguished from non-reimbursable subdivision improvements without requiring additional quantity calculations and cost breakdowns.

5. That the developer is responsible for payment of a proportionate cost share of interim improvements to mitigate impacts to the intersection of 13th Avenue / State Highway 198 interchange as identified in project Environmental Impact Report and Traffic Impact Study prepared by the firm of KD Anderson Transportation Engineers dated 3/20/06. Payment of applicant's fair share of interim improvements costs shall be prorated and collected by City prior to issuance of building permits. Mitigation fees shall be held in a separate interest bearing account and reserved for the interim improvements identified above.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontage of Houston Avenue:
 - a. Landscaping and irrigation system improvements along the development frontages of Houston Avenue (right of way and landscape parcel areas). Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.
3. That all species of trees and plants shall be selected from a list approved by the City Street Tree Commission.
4. 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 above-ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall.

Open Space/ Drainage Facility Improvements:

1. That all open space / drainage facility improvements shall conform to PUD master plan requirements and City Standards and Specifications. Developer shall retain the services of a landscape architect to design all park facility and open space perimeter improvements.

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. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan, including entire slough area, complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map. 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 directed to the Sand Slough drainage basin located as shown on the tentative subdivision map.
3. That developer shall install a minimum 36 inch diameter storm drain pipeline and appurtenances within Houston Avenue in conformance with City storm drainage master plan requirements. The proposed storm drain line will connect the Sand slough basin located as shown on the tentative subdivision map to an existing slough basin located south of Houston Avenue and just east of proposed development.
4. That development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof. Developer shall be entitled to a credit towards their storm water development impact fee for capacity enhancement improvements constructed within Sand Slough and the conveyance enhancement improvements to construct the 36' storm drainage line within Houston Avenue that satisfy all (full credit) or a portion (partial credit) of their storm water storage and conveyance requirements.
5. 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. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 18 inch diameter water main and appurtenances shall be extended within Houston Avenue from the Eastern boundary of proposed development to the Western boundary of proposed development, as shown on the Tentative Subdivision Map, Improvements shall conform to the City's water system master plan.

3. Developer maybe 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. If applicable, developer shall submit competitive bid proposals to substantiate costs for water main over-sizing for City Public Works Department review and approval prior to beginning construction.
4. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements installed within Houston Avenue, 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 neighborhood open space landscaping (Lot "A"), landscaping along South Scarlet Drive from Houston Avenue to the south boundary of subdivision, subdivision street lighting, decorative fencing, and landscaping located along the property frontage of Houston Avenue located as shown on the tentative subdivision map.
2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, including open space areas, subdivision street lighting and decorative fencing.

Development Impact Fees:

1. That the development is subject to City of Hanford impact fees as outlined in the recorded Development Agreement for the Live Oak residential development project.
2. That the development is subject to additional transportation related mitigation fees as identified in the Final Environmental Impact Report approved for the Live Oak residential development project including mitigation fees for SR 198 /13th Avenue interim interchange improvements.

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street

view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.

KINGS COUNTY HEALTH DEPARTMENT

Contact Troy Hommerding at (559) 584-1411

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

1. As per the Kings County Public Health Officer, Coccidioides immitis, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available
2. at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.
3. Due to the severe drought conditions and water restrictions/reductions issued by the State of California, drinking water, if used for dust control, should be minimized or alternative methods should be sought for dust control for this project.

EXPIRATION:

That this Vesting Tentative Tract Map shall expire with the expiration of the Live Oak Development Agreement.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 15th day of April 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 15th day of April 2025.

Dated: _____

City Clerk

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO :

CITY OF HANFORD
COMMUNITY DEVELOPMENT DEPARTMENT
317 N. Douty Street
Hanford, CA 93230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY FOR TRACT NO. 912

NOTICE IS HEREBY GIVEN that City of Hanford Planning Commission Resolution No. 2025-16 approved the development of Tract No. 912 subject to the following conditions pertaining to the continued care and maintenance of the tree(s) and lawn area located in the parkway of said Tract No. 912 by the lot owners in Tract No. 912:

CONDITIONS:

1. Each lot owner within Tract No. 912 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 lawn area along the street side of the lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
2. The tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
3. Should the tree(s) and lawn area become damaged, severely pruned, neglected, removed, or die, the lot owner shall replace said tree(s) and lawn area within a reasonable time frame, but no later than thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway.
4. We understand and agree that our failure to comply with the conditions identified above shall constitute a breach of our obligations as identified in this document and shall also constitute a violation of the provisions of Chapter 17.68 of the Hanford Municipal Code.

WE HEREBY ACKNOWLEDGE AND UNDERSTAND our obligations for the care and maintenance of the parkway along the street frontage(s) of our lot and agree to be bound by the same.

PROPERTY ADDRESS: _____, Hanford, CA 93230

LEGAL DESCRIPTION OF PROPERTY: Lot No. _____ of Tract No. 912, Unit No. _____

ASSESSOR'S PARCEL NUMBER: _____ - _____ - _____

Owner's Signature _____
Print or Type Owner's Name _____

Date _____

Owner's Signature _____
Print or Type Owner's Name _____

Date _____

(Attach Notary acknowledgment)

Nic Peters
5607 Ave De las Robles
Visalia, CA 93291
npeters@sjvhomes.com
559-699-5906

To: City of Hanford Planning Department

Re: Live Oak Master Plan-Conditional Use Amendment

San Joaquin Valley Homes (SJVH) formally requests an amendment to the Live Oak Master Plan to remove or revise the requirement for the decorative-style lighting, specifically the Acorn Pole Top Fixture. The Acorn Pole fixture referenced in the Master Plan is no longer manufactured, making it impossible to acquire.

We respectfully request approval to install the Hanford standard overhead COBRA lighting fixture in place of the Acorn Pole for the Tract Maps associated with SJVH developments: **Tract 865, Tract 881, and Tract 912.**

Currently, SJVH is in the third phase (**881-2**) of development within Live Oak subdivision. In response to the City's request for justification or amending the Master Plan, we represent the following:

1. The Acorn Pole fixture is no longer in production, making it unavailable.
2. The most equivalent light offered by SCE- the Washington Pole- would require **twice the number of light poles** to meet City's lighting requirement, resulting in excessive and impractical placement.
3. The first two phases of SJVH development within Live Oak (**865-1 & 865-2**) were approved under a signed Street Light Agreement (SLA) permitting the installation of the standard SCE overhead COBRA lighting. (See attachment-**Sterling Oaks 1 Signed SLA** for reference.)

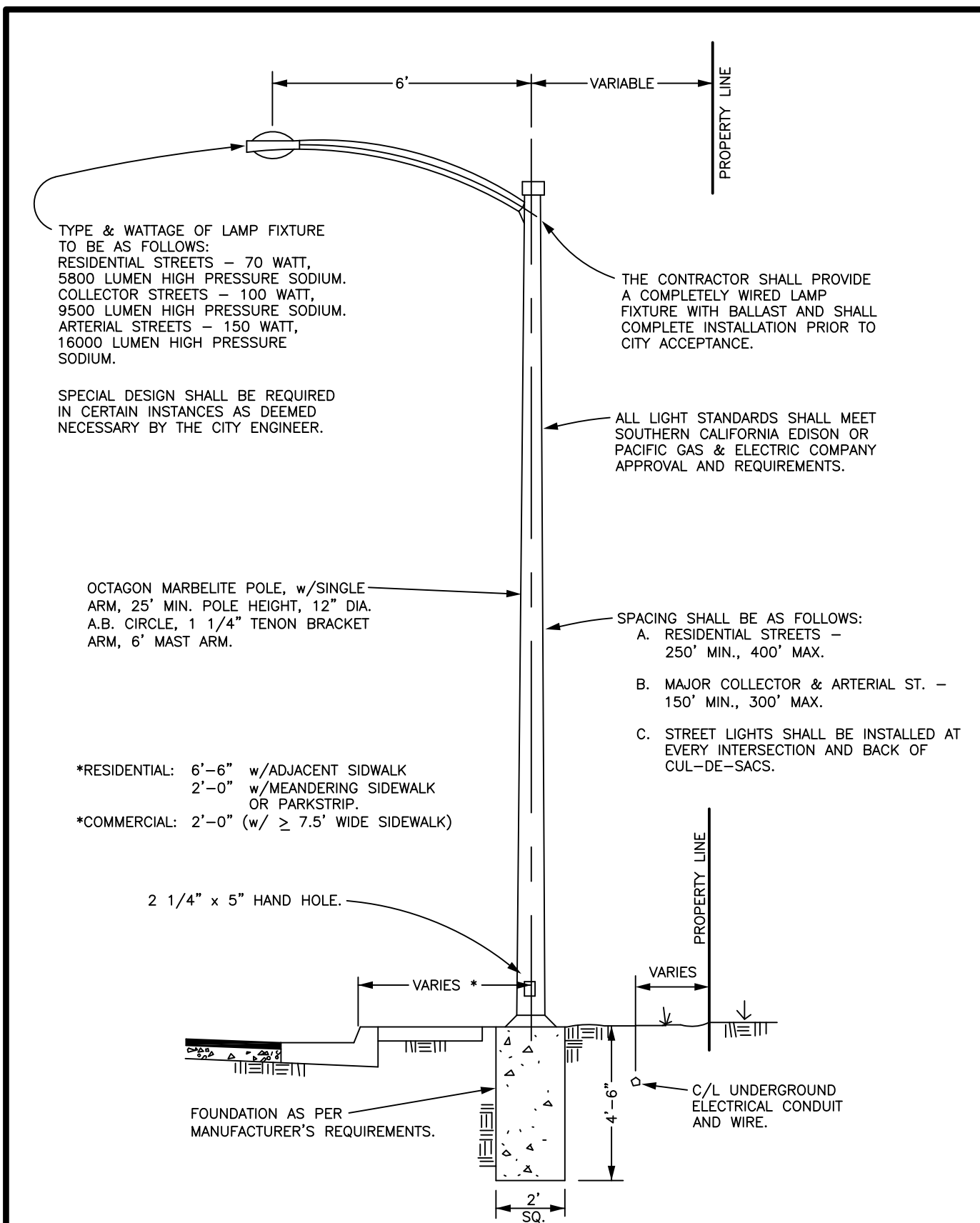
Installing a different lighting fixture in Phase 3 would create **inconsistencies** within the subdivision, leading to a **disjointed and overcrowded lighting arrangement**. To support the approval of this amendment, **SJVH is willing to contribute \$150,000 worth of amenities to Live Oak Park.**

We appreciate your time and consideration for this request. We look forward to working collaboratively with the city to ensure a solution that benefits both the community and the ongoing development of Live Oak.

Please let us know if further discussion or additional documentation is required.

Sincerely

Nic Peters
Entitlement Manager
San Joaquin Valley Homes



DEPT. OF PUBLIC WORKS

CITY OF HANFORD

ENGINEERING DIVISION

STREET LIGHT INSTALLATION

STANDARD DRAWING

APPROVED BY:

CITY ENGINEER

R.C.E. 062044

REVISED:

08/09/10

DRAWING NO.

GE-56

SOUTHERN CALIFORNIA EDISON STREETLIGHT AUTHORIZATION

DEVELOPER/APPLICANT MUST PROVIDE THIS FORM
COMPLETED BY THE PUBLIC AUTHORITY
FOR ANY SCE-OWNED STREETLIGHT INSTALLATION, REMOVAL OR CHANGE REQUESTS
Incomplete forms will be returned and not processed

PUBLIC AUTHORITY NAME: City of Hanford

Builder/Developer Name: SAN JOAQUIN VALLEY HOMES

Phone #: (559) 732-2660

Tract/Ref # TR 865-1 Live Oaks - Sterling Oaks

Streetlight Location HOUSTON, ALPINE, SAWTOOTH, RED ROCK, MILL, POPPY SPRINGS, KENNY THOMPSON

Please Check one: ☒ Installation ☐ Removal ☐ Change

Number of Lamp(s)

2
4
8

Lamp Size

31 Watt
39 Watt
82 Watt

Lamp Type

LED
LED
LED

New Installations

Public Authority Responsibility for Streetlight Monthly Billing

Please Check one and fill out applicable dates:



Upon Energizing

 If Public Authority is collecting Builder/Developer Advanced Energy Payment,
indicate date collected. ()

Monthly Billing: Establish new Service Account (SA) Use existing SA # 01908815



Commitment Date-

Date Agreed upon by SCE and Public Authority () or no later than 36 months from first
streetlight energized whichever is earlier.

Monthly Billing: Establish new Service Account (SA) Use existing SA #



Public Authority is not responsible

 HOA area Other Entity (please define)

Public Authority Notes:

LED 31 WATT, 5800 LUMEN, 26' HEIGHT ON CONCRETE WITH 6' BRACKET 4,000k

LED 39 WATT, 9500 LUMEN, 29' HEIGHT ON CONCRETE WITH 8' BRACKET 4,000K. LED 82 WATT, 22000 LUMEN, 32' HEIGHT ON CONCRETE WITH 8' BRACKET 4,000K

Authorized Public Authority Agent

Lisa Dock

Print name

7/20/21

Date

Lisa Dock

Signature

Phone # 559-585-2555

Engineering Manager

Title

TO BE COMPLETED BY SCE

ACTION: ENTER TRACT/REF# ON DM PROGRAM NAME FIELD.

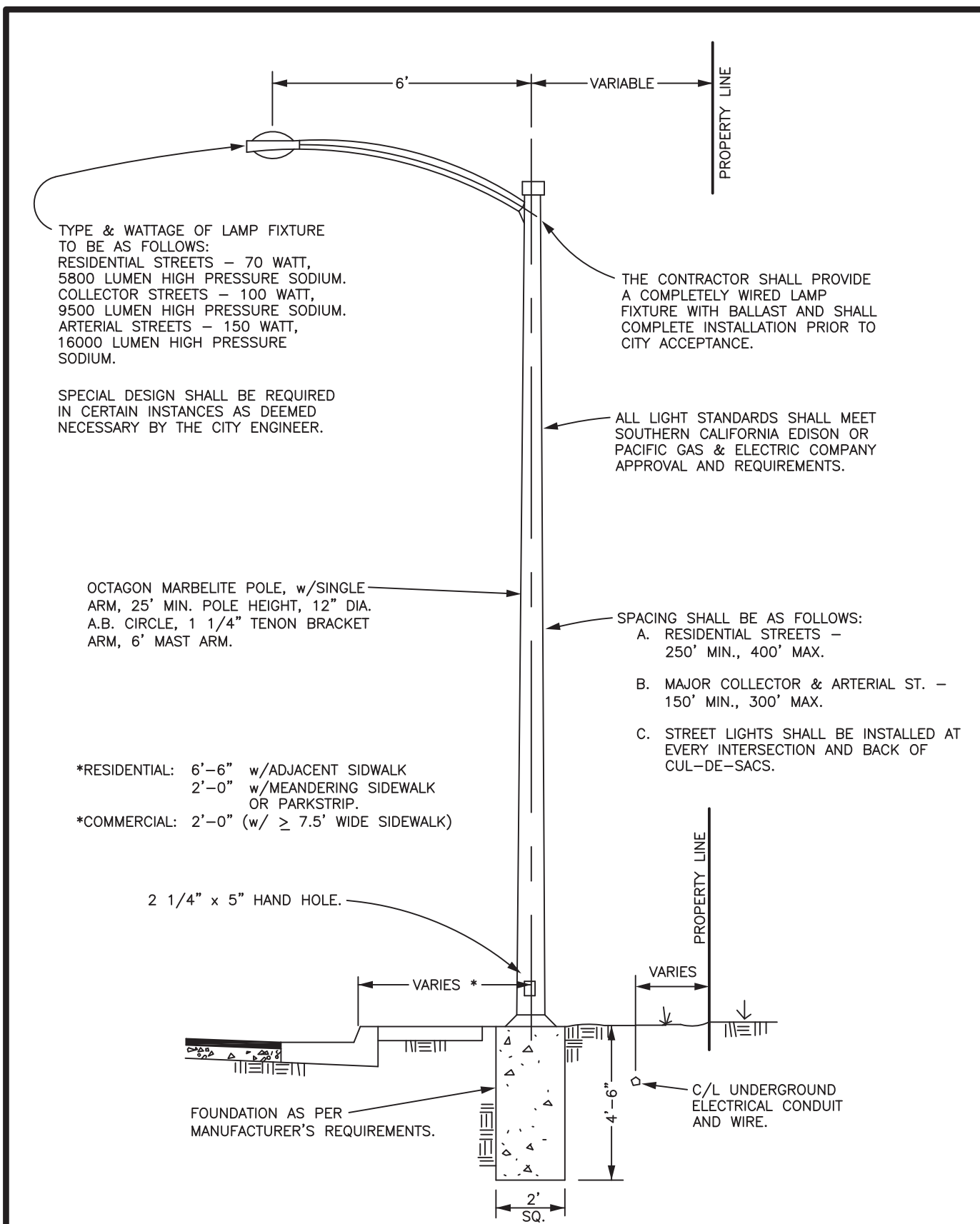
District

Planning AOR

PLANNER NAME (PRINT)

DM SR # Product(s) #

FORWARD COMPLETED COPIES OF THE SLA FORM, MAP AND CSD272 CONTRACT, IF APPLICABLE TO:
"Street & Outdoor Lighting Organization" Santa Ana Bldg. D



DEPT. OF PUBLIC WORKS

CITY OF HANFORD

ENGINEERING DIVISION

STREET LIGHT INSTALLATION

STANDARD DRAWING

APPROVED BY:

CITY ENGINEER

R.C.E. 062044

REVISED:

08/09/10

DRAWING NO.

GE-56



April 15, 2025

RE: Light Modification to Live Oak East (Tract 865, 881, and 912): 3.8.1 Neighborhood Lighting Design Guidelines

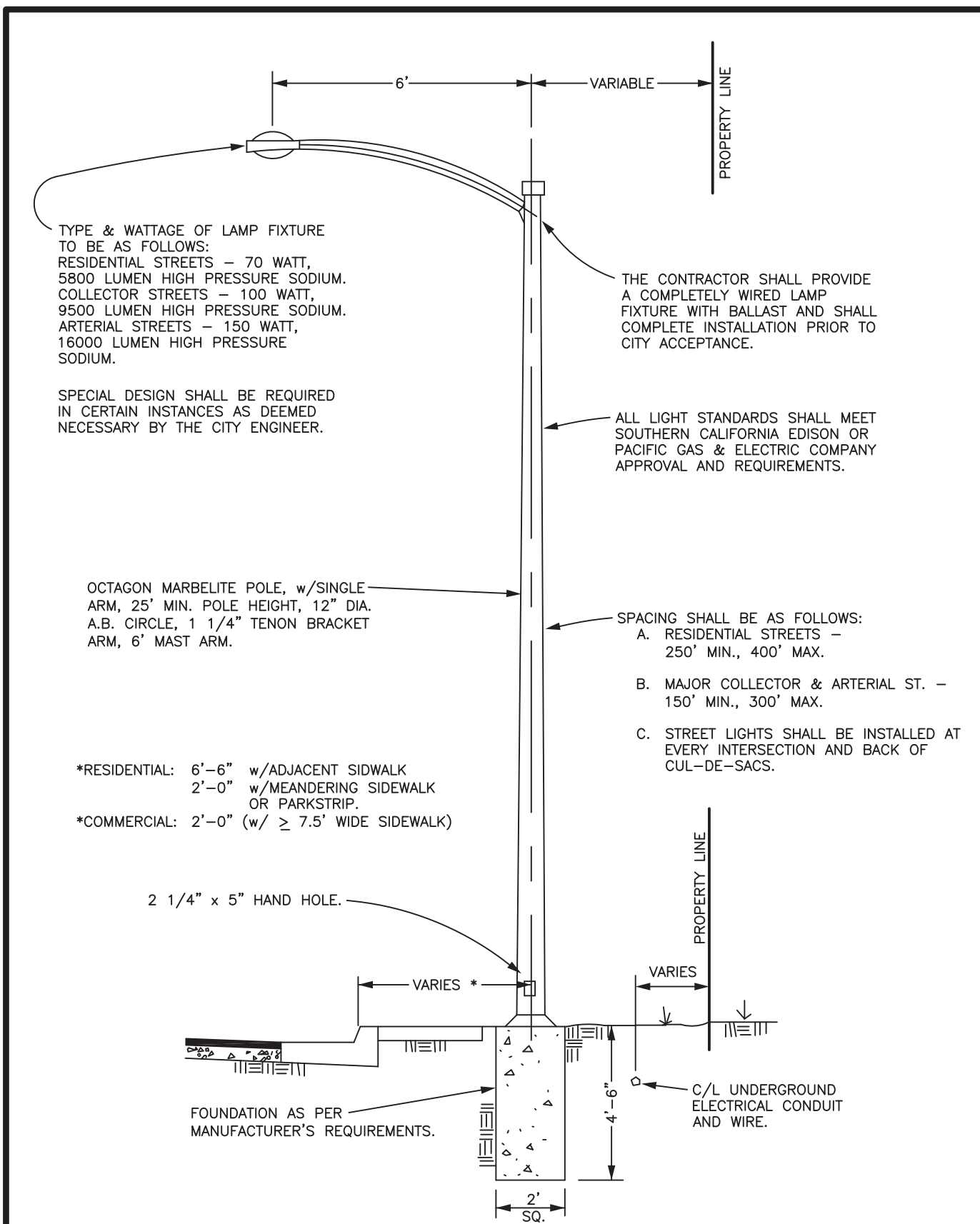
In accordance with City Council Resolutions 25-xx-R, amending Planned Unit Development No. 2005-04, the decorative lighting requirement has been eliminated from the Live Oak Master Plan for those tracts located east of 12th Avenue, Tract 865, 881, and 912. Lights shall be provided, as depicted in Public Works Construction Standard GE-56, attached.

In order to off-set the decorative lighting requirement, the developer shall contribute \$150,000 worth of amenities to the neighborhood park in Tract 865.

Sincerely,

Jason Waters

Deputy City Manager
City of Hanford
317 N. Douty Street
Hanford, CA 93230
Direct: (559)585-2590
E-mail: jwaters@hanfordca.gov



DEPT. OF PUBLIC WORKS

CITY OF HANFORD

ENGINEERING DIVISION

STREET LIGHT INSTALLATION

STANDARD DRAWING

APPROVED BY:

CITY ENGINEER

R.C.E. 062044

REVISED:

08/09/10

DRAWING NO.

GE-56

Addendum No. 1 to
Live Oak Environmental Impact Report (SCH #2006091015)
For: Modifications to Live Oak Development Agreement (Amendment 2), Modifications to
Planned Unit Development (PUD) No. 2005-04 (Amendment 1), and Modifications to Vesting
Tentative Tract 865, 881, 909 and 912

Overview

On September 15, 2009, the City of Hanford City Council reviewed the Live Oak Development project, for which an Environmental Impact Report (SCH #2006091015) was prepared, and a Statement of Overriding Considerations was adopted for the impacts to Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. A Notice of Determination was filed with Kings County on September 18, 2009. A request to modify the project, as described below, was received by the City of Hanford on September 30, 2019:

Modifications to Live Oak Development Agreement: a request to modify the existing Development Agreement for the Live Oak Development.

Modifications to Planned Unit Development (PUD) No. 2005-04: a request to modify the PUD to delete requirements for affordable housing units, amend the goals and policies of the Live Oak Master Plan, and allow for increased lot density within a portion of the development.

Modifications to Vesting Tentative Tract 865, 881, and 912: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement.

Modifications to Vesting Tentative Tract 909: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement; modify language regarding park improvements consistent with the Development Agreement; and increase the number of residential lots from 642 to 719 units.

Location: The project is generally located in the southwest quadrant of the City of Hanford, east of 13th Avenue, west of 11th Avenue, north of Houston Avenue. APN (011-040-017 to -020; 011-110-016, -022, -029, and 030; 011-540-001 through -099).

Addendum to an EIR:

According to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, the lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162, calling for preparation of a subsequent EIR have occurred.

Section 15162: When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project, unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration

due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

The changes proposed to the Live Oak Development have been analyzed to verify that a subsequent EIR is not warranted, as none of the circumstances requiring a subsequent EIR, identified in Section 15162, have been met; therefore, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to the EIR (SCH #2006091015) would adequately address the amendments proposed under this project.

Purpose of an Addendum

The purpose of this addendum is to demonstrate that the changes proposed by the project would not result in any of the conditions under which a subsequent Environmental Impact Report (EIR) or Negative Declaration would be required pursuant to Public Resources Code Section 21166 or CEQA Guidelines Sections 15162 and 15164.

CEQA and the CEQA Guidelines establish the type of environmental documentation that is required when changes to a project occur or new information arises after an EIR is certified or a Negative Declaration adopted for a project. CEQA Guidelines Section 15162 establishes criteria for determining whether more detailed information, such as the preparation of a Subsequent or Supplemental EIR, is needed, and Section 15164 defines the appropriate use of addendums to previous EIRs and negative declarations.

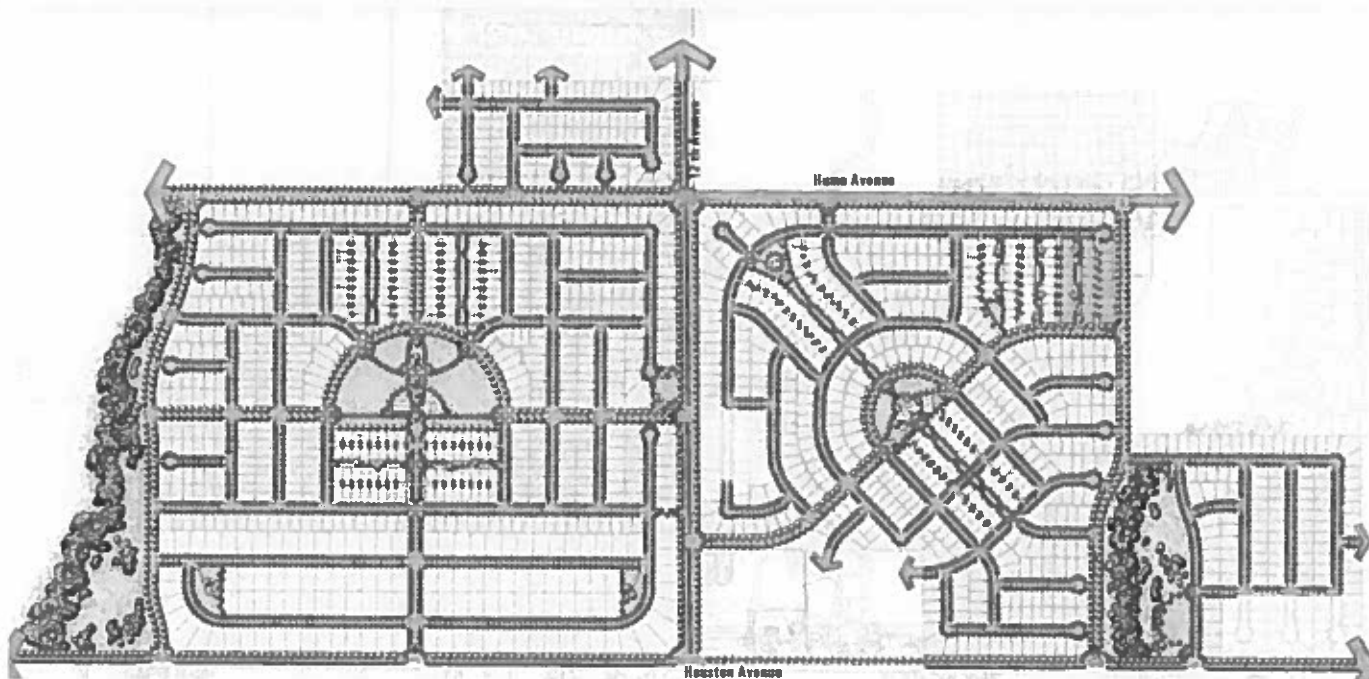
The following analysis demonstrates that the amendments proposed under the project described herein do not raise any new environmental issues and requires only minor changes or additions to the previous EIR/Notice of Determination to satisfy the requirements of CEQA.

Project Description

Live Oak Development – Original Project Summary: The Live Oak Residential Project proposal covered approximately 390 ± acres within the Hanford City Limits. The applicant (at the time MMV Development, LLC) sought approval of the City of Hanford for a Planned Unit Development proposal, Vesting Tentative Subdivision Maps, a Development Agreement, and construction of infrastructure improvements to support the full development of the Project.

The Project proposed to construct 1,560 dwelling units in a range of housing and lot types. The proposed units included single family and multi-family configurations, as well as, park facilities and open space. Single Family lot sizes were planned to range from a minimum of 12,000 square feet (sq. ft.) in the areas designated Very Low Density Residential to 3,200 sq. ft. in the areas designated Low Density Residential, and 4,000 sq. ft. for single family homes in the areas designated Medium Density Residential. In the areas designated Medium Density Residential, two units could be constructed on a minimum 6,000 square foot lot. The single-family residential design included small lot access lane (alley) loaded housing. The non-small lot medium, low, and very low density dwellings proposed to retain a traditional vehicle access, i.e. driveway access via a standard sized street. Parkland was proposed to be provided as part of the Project. The 21 acres of parkland and 31.6 acres of open space/conservation land use were proposed to be linked together via a system of connective linear park and pedestrian trails. The Project proposed to be developed over six phases and was expected to take 5 to 10 years to fully build-out in two phases. New streets were to be constructed, as well as improvements to existing streets and intersections in the Project vicinity. Water, sewer, and other public utilities were proposed to be extended to the Project site. Lone Oak and Sand Sloughs will transport storm drainage water to facilities adjacent to their banks and become part of the overall drainage facility consistent with the City General Plan and Master Drainage Plan. The City owns and/or has drainage easements in Sand Slough south of Houston Avenue where peak drainage water will be discharged. The Project proposed an option for the The Hanford Elementary School District to build a 14-acre school site within the Plan Area. This school facility would be a K-6 facility, and service students in and near the Plan Area Boundary. Also Armona Union School District had an option to build a school within the Plan Area.

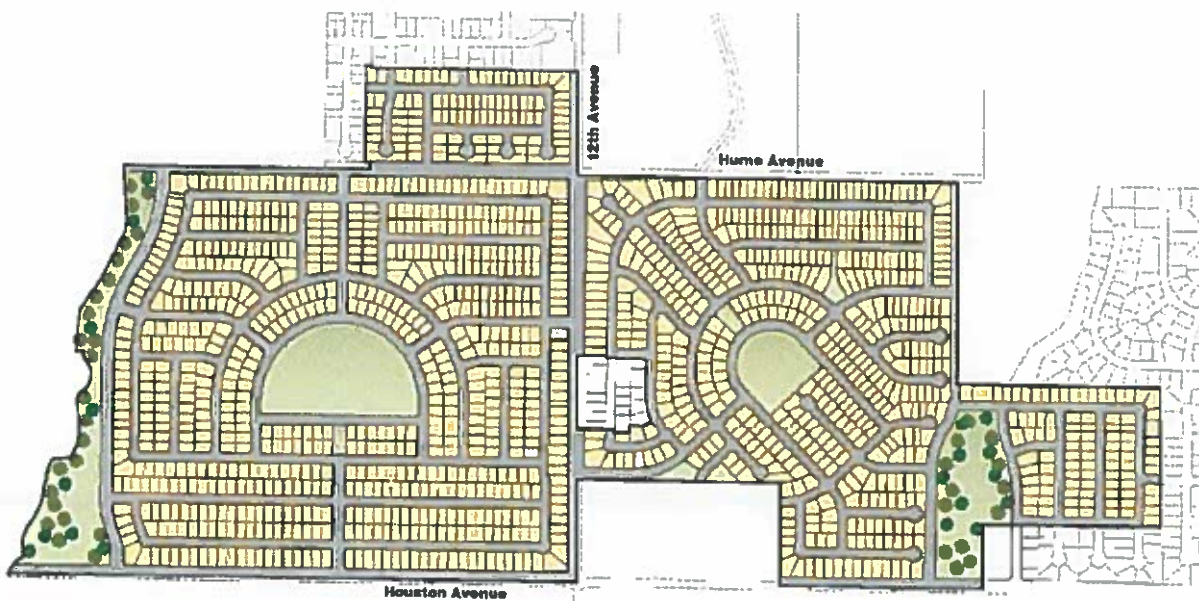
Master Plan



Revised Project Summary – Including Changes Requested:

The Live Oak Residential Project proposal covers approximately 390± acres of within the Hanford City Limits. The applicants are seeking approval of the City of Hanford for changes to the Master Plan, Planned Unit Development, Vesting Tentative Subdivision Map conditions of approval, Vesting Tentative Tract 909, and the Development Agreement.

The changes proposed to the project will result in the construction of 1,396 dwelling units in a range of housing and lot types. These units will include single family configurations, as well as park facilities and open space. Parkland is proposed to be provided as part of the Project. TNew streets will be constructed as well as improvements to existing streets and intersections in the Project vicinity. Water, sewer, and other public utilities will be extended to the Project site. Lone Oak and Sand Sloughs will transport storm drainage water to facilities adjacent to their banks and become part of the overall drainage facility consistent with the City General Plan and Master Drainage Plan. The City owns and/or has drainage easements in Sand Slough south of Houston Avenue where peak drainage water will be discharged.



Impact Analysis

Aesthetics

No greater Impact than identified in EIR – Less than significant with mitigation incorporation

- 1) **Less than Significant Impact**– The changes proposed to the Live Oak Development will not result in a further impact to aesthetics, obstruction of a scenic vista, or otherwise adversely impact the area aesthetically. While the overall development of the Live Oak Master Plan will represent a change in the viewscape from agricultural field to urban residential, the Live Oak Master Plan proposes design guidelines and standards for development that have been adopted as part of the Planned Unit Development approval. Changes to the project will not interfere with the proposed design guidelines.

The proposed Project is adjacent to and incorporates two slough remnants (Lone Oak and Sand Sloughs). These slough remnants have been highly disturbed and are proposed to be

enhanced by the Project and become part of the Project's infrastructure and open space amenities consistent with the General Plan policies.

Live Oak Master Plan indicates that the sloughs are riparian woodland areas that should be enhanced by removal of debris and buffered from development. The sloughs can also provide trails for pedestrians and bicyclists along their edges. Within the Plan area boundary, pedestrian paths are located on the east side of Lone Oak Slough and the west side of Sand Slough within a 50-foot easement. These paths shall have connections to surrounding residential neighborhoods by local streets and day-lighted cul-de-sacs. The use of dead end cul-de-sacs is prohibited along the slough. Material for pedestrian paths shall be of concrete material, or porous material that maintains the rural characteristic of the sloughs. It is important to keep these areas as natural as possible. Only open or rail fencing should be used along the sloughs.

Open Space Sloughs/Pedestrian Paths Standards proposed in the Live Oak Master Plan (Section 5.5.1) are as follows:

- a) Pedestrian paths shall be located adjacent to streets parallel to open space sloughs.
- b) Trails shall be composed of concrete or porous material.
- c) Limited lighting and open rail fencing shall be used to maintain a rural characteristic.
- d) Parkways shall be well lit; lights shall be consistent with the Community lighting Guidelines in Chapter 3 of the Live Oak Master Plan.

The Hanford General Plan EIR confirms that there are no scenic resources present on the site or adjacent to the site. However, the Lone Oak and Sand Slough remnants could be considered scenic resources by some members of the community. The conversion of the slough remnants into drainage facilities in a manner that the visual character of the slough is improved was evaluated in the Live Oak EIR and considered a less than significant impact provided that the Master Plan design standards are implemented.

- 2) **Less than Significant Impact**– Based on a site inspection of the Project area, there were no visually distinguishing resources on and/or adjacent to the Project site. There are no scenic highways in the vicinity. Topography is flat and has been leveled. Soils consist of light brown sandy silty loams. Vegetation within the Project area is predominately characterized by active agriculture operations with a mix of irrigated row crops, walnut orchard, and grazing land located east of the Hume Avenue and 12th Avenue intersection. Two slough remnants form portions of the eastern and western boundary (Lone Oak and Sand Slough). These two slough remnants are planned to be converted to stormwater basins by the Hanford General Plan and Live Oak Master Plan in a manner so that the visual character of the sloughs is improved. The Master Plan proposes to incorporate the slough remnants into drainage basins that are surrounded by maintained and improved open space and recreational facilities. While this concept represents a change to the existing environment, in many ways it also represents a substantial improvement to the visual quality of the sloughs. The Project changes proposed herein do not propose a change to the slough remnant development as basins.
- 3) **Less than Significant Impact**: The site is agricultural land at the southwestern margin of the City. The site is bordered on the east by urban residential development. Construction of the proposed Project would result in the conversion of agricultural land to urban scale land use which would transform the existing character of the site. The General Plan anticipates the site being developed to an urban setting.

The Hanford General Plan has designated the Project area for Low-Density Residential development and Open Space. The proposed Live Oak Master Plan is consistent with this

designation and the existing R-L-5 Low-Density Residential, PF Public Facility, and CO Conservation zoning with the adoption of a Planned Unit Development overlay. The Project changes proposed would not affect the existing land use character of the area. The Live Oak Master Plan provides for design standards to minimize the visual impact of urban scale development emphasize neighborhood design elements – changes to the Live Oak project will not impact design standards which minimize the visual impact of urban scale development and emphasize neighborhood design elements.

- 4) **Less than Significant Impact:** The changes proposed to the Live Oak Development will not further introduce new sources of urban nighttime lighting in the area, beyond the impact analyzed in the Live Oak EIR.

The City's development standard requires shielding of lighting to minimize spill over lighting on to neighboring parcels. The Live Oak Master Plan includes the following design standards to minimize the impact of night lighting:

3.8 Neighborhood Lighting:

Lighting standards respond to the need for safe, secure, and well lit streets, while encouraging pedestrian-scaled thematic lighting in key areas. Lighting is encouraged to contribute to the character of the Plan Area. Unobtrusive lighting, with its ability to provide soft, down-lit pockets of light, is required.

3.8.1 Neighborhood Lighting Design Guidelines

- a. Efficient lighting patterns that minimize glare and avoid lighting pollution should be utilized.
- b. Use of accent lighting to highlight features such as entries, trails, and accent landscaping is strongly encouraged.
- c. Street lighting shall occur at all traffic intersections, and at regularly spaced intervals along public Rights-of-Way to provide safety for motorists and pedestrians.
- d. Cobra style street lamps shall be limited to arterial streets and major collector streets (i.e. Hume Avenue).
- e. Lighting performance standards shall meet those set forth by the Hanford Department of Public Works.
- f. Lighting fixtures should be coordinated throughout the Plan Area and be consistent with architectural elements within neighborhoods.
- g. Ornamental lighting of rural character within open space shall be placed at entrances of trails to help maintain an agricultural environment.
- h. Ornamental street lighting shall utilize fixtures and poles available from Southern California Edison (SCE). e following combinations should be utilized:
 - For park areas: Glendora Sidewalk Pole with Acorn Pole Top Fixture - 10 feet tall
 - For residential and minor collector streets: Glendora Sidewalk Pole with Acorn Pole Top Fixture - 18 feet tall.

Agriculture Resources

No greater Impact than identified in EIR for which a Statement of Overriding Considerations was adopted for the impacts to Agricultural Resources

Agriculture and Forestry Resources:

The General Plan EIR analyzed the impacts of the City's urban growth on agricultural land and includes mitigation measures to reduce those impacts, however, impacts to agricultural lands remain significant and unavoidable. A Statement of Overriding Considerations was adopted for the impacts to agricultural lands.

Environmental Setting

The City's climate, water availability and proximity to transcontinental transportation routes have made it a premier location for agricultural land development for over a century. Most of the land surrounding the urbanized area of Hanford was converted to agricultural uses over a century ago, leaving very little undisturbed natural landscape.

A majority of Prime Farmland is shown toward the northern and western portions of the study Area. Farmland of Statewide Importance is located on portions of land toward the southern edge of the Study Area. The acreage total for Prime Farmland, Farmland of Statewide Importance, and Unique Farmland within the Study and Planned Areas is categorized as follows:

**Table 4.2-1
Farmland Mapping and Monitoring Program**

Area	Prime Farmland (Acres)	Farmland of Statewide Importance (Acres)	Unique Farmland (Acres)	Total (Acres)
Planned Area	877	1,724	105	2,705
Study Area (Excluding Planned Area)	10,280	7,495	380	18,157
Total (Study Area)	11,157	9,219	485	20,862

There are 3,056 acres of land currently subject to a Williamson Act contract within the Planned Area and 16,299 acres of land currently subject to a Williamson Act contract within the Study Area. There are 335 acres currently under non-renewal and are scheduled to be removed from the provisions of the Williamson Act in the Planned Area.

There are no forest lands found within the Study Area, as defined by Public Resources Code Section 12220 (g), which defines such areas as "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allow for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." There is also no "timberland" found in the Study Area, as defined by the Public Resources Code Section 4526, which defines such areas as "land...which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees."

Build-out of the General Plan would result in significant and unavoidable impacts to farmland conversion and conflicts with land under Williamson Act land use contracts. Thus, the overall impact of full-build out of the General Plan would be cumulatively significant and unavoidable.

Significance Criteria

The Project may result in significant impacts to agricultural resources since the project results in the removal of lands designated as prime farmland by the Department of Conservation.

Checklist Discussion:

- a) Less than Significant Impact: A Statement of Overriding Considerations was adopted by the City Council on September 15, 2009 for the significant and unavoidable impacts to Agriculture from the Live Oak Master Plan/Residential Project. The proposed changes to the project will not further impact Agricultural Resources. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

The project is located within an area listed as Prime Farmland and Farmland of Statewide Importance. The Live Oak Master Plan and Live Oak Residential Project will be constructed in phases. Such phasing will allow continued agricultural operations until such time as development occurs. In the mid 1990's the City acquired 1,600 acres south of the City that will remain in agricultural use. This land receives irrigation water from the City of Hanford and the City leases this land for agricultural use. Between the time this land was acquired and the annexation of the Project is a part approximately 1,400 acres of land has been added to the City and removed from agricultural production.

The City is surrounded by Prime Farmland and Farmland of Statewide Importance. Any growth beyond the City Limits will involve the use of potentially prime farmland. Nevertheless, the loss of agricultural land is considered a significant impact and remains significant and unavoidable as recognized by the Hanford General Plan. If the Project is to be approved, it will require a statement of overriding considerations.

The impact to farmland will remain significant and unavoidable. The City finds that there are no other feasible mitigation measures beyond those that have been implemented in the acquisition of agricultural land on the southwest side of the city and provided treated water for crop irrigation purposes.

Mitigation Measure: That a right-to farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project area are aware of the adjacent agricultural uses and their right to continue to operate.

- b) Less than significant impact – The property is within the City limits and designated for urban development, in accordance with the General Plan. The project site is zoned R-L-5 Low-Density Residential, PF Public Facility, and CO Conservation. The property is not within a Williamson Act Contract.
- c) No impact – the projects would not conflict with existing zoning for, or cause rezoning of, Forest Land, Timberland, or Timberland Zoned Timberland Production, as these designations do not exist within the City. There would be no impact.
- d) No Impact – There is no forest land within the City. The projects would not result in the loss of forest land or conversion of forest land to non-forest use, as these designations do not exist within the City. There would be no impact.

- e) No Impact – The changes proposed to the Live Oak Development project do not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

Conclusion: No further impact is anticipated beyond the impact analyzed in the Live Oak EIR, for which a Statement of Overriding Considerations was adopted for the impact of the Live Oak Development project on Agricultural Resources.

Sources: 2035 General Plan, General Plan Update EIR, Hanford Subdivision Ordinance, California Department of Conservation Farmland Mapping and Monitoring Program – Kings County Map (2016); Live Oak Master Plan/Residential Project EIR (SCH #2006091015).

Air Quality

Conclusion: No further impact is anticipated beyond the impact analyzed in the Live Oak EIR, for which a Statement of Overriding Considerations was adopted for the impact of the Live Oak Development project on Air Quality.

See the Air Quality report attached – **Exhibit A**.

Biological Resources

Conclusion: Impacts of the changes proposed to the Live Oak Development on Biological Resources are anticipated to be less than significant. No further impact is anticipated beyond the impact analyzed in the Live Oak EIR, for which impacts to Biological Resources were determined to be less than significant with the incorporation of mitigation measures.

Environmental Setting

Natural Communities

The natural communities tracked by the California Natural Diversity Database in the Study Area and surrounding vicinity include Valley Sacaton Grassland and Valley Sink Scrub.

Valley Sacaton Grassland is mid-height to three feet tussock-forming grassland dominated by alkali sacaton. The community is fine textured and poorly drained on usually alkaline soils with generally a seasonally high water table or are overflowed during winter flooding. This community was formerly extensive in the Tulare Lake Basin.

There are two patches of riparian woodlands identified by the State Dept. of Conservation mapping program that are within the study area (City of Hanford). Riparian woodlands are one of the richest wildlife habitats in the State; however, much has been severely degraded. Less than 1% of the Central Valley's riparian vegetation is in a natural, high-quality condition. Riparian woodlands in the study area are located on the west side of 12th Avenue between Houston and Iona Avenues, and along the west side of 13th Avenue, north of Iona Avenue. They are 30 and 14 acres in size, respectively. Valley oak woodland provides habitat components such as food, cover, nesting sites, and dispersal habitat for a wide variety of wildlife. The large oak trees present in this vegetation community provide nesting opportunities for many birds of prey. Typical wildlife species in this vegetation community include California ground squirrel, western fence lizard, western scrub jay, California quail, northern flicker, northern mockingbird, mourning dove, American kestrel, and red-tailed hawk.

Vegetation within the City of Hanford consists primarily of agricultural crops with little remaining non-agricultural vegetation. Agricultural crops consist of orchard, vineyard, annual dryland and irrigated grain crops, irrigated row and field crops, and some rice production. A good portion of the study area consists of urban development, but an almost equal portion of the study area is agricultural development.

Waters/Wetlands

Queries of the National Wetland Inventory and National Hydrology Dataset reveal the presence of numerous wetlands and waters within the Study Area. The largest of the water bodies are holding ponds off of Iona Avenue and South 11th Avenue. The system is artificially flooded and manmade. Other wetland and water features are reported including emergent wetlands, freshwater wetlands, freshwater ponds, canals and ditches, and blue-line stream courses.

The only natural watercourse is Mussel Slough, remnants of which still exist on the City's western edge. The People's Ditch, an irrigation canal dug in the 1870s, traverses Hanford from north to south and portions of it still exist north of Grangeville Boulevard and west of the Santa Fe Railroad. The Sand and Lone Oak sloughs once traversed the city north and south, and remnants still remain in the southern half of the City south of SR 198. The Kings River is about 4 miles north of Hanford.

Wildlife Corridors

Wildlife corridors are areas of habitat that connect two or more habitat patches that would otherwise be fragmented or isolated from one another.

Isolated "islands" of wildlife habitat have been created by the fragmentation of open space areas due to urbanization and other anthropogenic disturbance. Certain wildlife species, especially the larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas in the absence of habitat linkages due to the loss of gene flow required to maintain genetic diversity.

Within the urbanized areas of the Study Area, wildlife corridors are largely limited to linear water features, such as canals, water and flood control conveyance structures, and remnant natural ways. Surrounding the Study Area, agricultural fields and sparsely located and fragmented patches of lands containing non-agricultural vegetation located amongst the agricultural fields extend for many miles in all directions. Wildlife movement is largely uninhibited in this open space area of the Study Area outside of, and surrounding, the urbanized areas.

Setting

The Project area has been in a combination of dry farmed, walnut orchard and irrigated agricultural production for a number of years. Current development on the site consists of farm residences, various farm-related structures such as livestock pens and barns, and the Sanchez Feed and Seed store. The majority of the project site is vacant. Two slough remnants are present (Lone Oak and Sand Sloughs) that are proposed by the General Plan to be incorporated into a stormwater drainage system and developed in such a manner that the biological resources will not be significantly impacted.

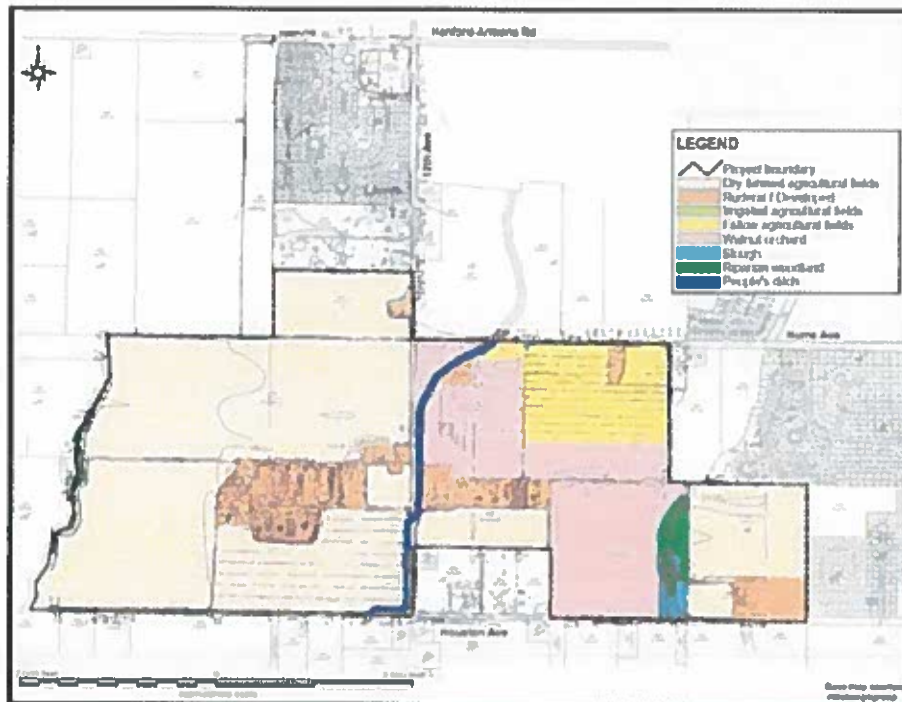
During early consultation from a biological habitat perspective, it was determined that there was a potential for the presence of the valley elderberry longhorn beetle (VELB) a federally threatened species. An analysis was undertaken by Live Oak Associates, Inc. a qualified biologist consulting firm with experience in the San Joaquin Valley and the City of Hanford. The presence of the beetle

and the valley elderberry bush (habitat for the beetle) were assessed in a study prepared by Lone Oak Associates in February 2007.

Biotic Habitats

The majority of the site is vacant or devoted to agricultural uses. These agricultural uses include dry-farmed, irrigated, and fallow fields; walnut orchards; and rural/developed areas consisting of a commercial feed store (Sanchez Feed and Seed), farm residences, and other farm-related structures such as livestock pens and barns. In addition, to the agricultural lands, two sloughs with associated grassland and riparian vegetation occur on the property, and an earthen-banked trapezoidal ditch (People's Ditch) bisects the parcel from north to south along 12th Avenue.

Biotic Habitats in the Live Oak Master Plan Area



Amount of Biotic Habitat in the Live Oak Master Plan Project

Biotic Habitat Definition	Acres in Project	Percent of Total
Dry farmed agriculture fields	233	59.7%
Fallow Agricultural fields	31	7.9%
Ruderal/Developed	42	10.8%
Orchard (Walnut)	71	18.2%
Slough and Riparian Woodland	9	2.3%
Peoples Ditch	4.5	1.2%
Total	390.5	100%

Ruderal: Agriculture

Ruderal is a term that refers to areas that are heavily disturbed by human factors. The majority of the site consists of agricultural fields that are dry-farmed, irrigated or fallow. Crops observed on the site during the field survey include cotton, garlic and hay. These fields support little, if any, native vegetation due to their regular disturbance and typically only provide habitat for non-native grasses and forbs that are adapted to such disturbance. As a result, these fields would provide only marginal habitat for most native wildlife. Nonetheless, some native wildlife species may use the fields of the site and these are described in more detail below.

Common resident avian species likely to forage in the agricultural fields of the site include mourning doves (*Zenaidura macroura*), yellow-billed magpies (*Pica nuttalli*), American crows (*Corvus brachyrhynchos*), and western meadowlarks (*Sturnella neglecta*), as well as mixed flocks of Brewer's blackbirds (*Euphagus cyanocephalus*), brown-headed cowbirds (*Molothrus ater*), and European starlings (*Sturnus vulgaris*).

A number of mammal species may also occur within the agricultural lands of the site. Small mammals such as deer mice (*Peromyscus maniculatus*), California voles (*Microtus californicus*), house mice (*Mus musculus*), and Botta's pocket gopher (*Thomomys bottae*) would occur in fluctuating numbers depending on the available cover in the individual fields. California ground squirrel's (*Spermophilus beecheyi*) have established burrow complexes at the margins of some of the fields and along some of the farm roads. Other small mammals likely to occur from time to time within these fields include black-tailed hares (*Lepus californicus*) and Audubon cottontail rabbits (*Sylvilagus audubonii*).

The presence of birds and small mammals is likely to attract both foraging raptors, such as hawks and owls, and mammalian predators. Because of the surrounding agricultural land uses, however, mammalian predators occurring on the site would most likely be limited to raccoons (*Procyon lotor*), coyotes (*Canis latrans*) and red foxes (*Vulpes vulpes*), as these species are tolerant of human disturbance. Various species of bat may also forage over the fields of the site for flying insects.

Ruderal: Developed

Ruderal/developed areas occur on the site in the form of agricultural, commercial, and residential structures and their immediate surroundings. Agricultural development consists of the M&M Dairy facility located in the southwestern portion of the site and various farm-related structures located throughout the site such as livestock pens and barns, while commercial development consists of Sanchez Feed & Seed located in the southeastern corner of the property. Residential development consists of single-family farm homes and surrounding landscaped areas and/or ruderal areas.

In general the developed/ruderal areas supported only non-native and/or horticultural plant species. Very few native plant species were observed in these areas. Non-native grass species observed in the ruderal areas of the site included annual bluegrass (*Poa annua*), Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*), ripgut brome (*Bromus diandrus*) and perennial ryegrass (*Lolium perenne*); while non-native forb species included white-stemmed filaree (*Erodium moschatum*), red-stemmed filaree (*Erodium cicutarium*), common groundsel (*Senecio vulgaris*), common mallow (*Malva neglecta*), London rocket (*Sisymbrium irio*), prickly lettuce (*Lactuca serriola*), and shepherd's-purse (*Capsella bursa-pastoris*). Plant species common to landscaped areas surrounding residences of the site included oleander (*Nerium oleander*), firethorn (*Pyracantha angustifolia*), fan palm (*Washingtonia* sp.), and prickly pear cactus (*Opuntia* sp.); as well as cultivated trees such as olive (*Olea europaea*) and plum (*Prunus* sp.).

Avian species often associated with residential landscaping include northern mockingbirds (*Mimus polyglottus*), house finches (*Carpodacus mexicanus*), and house sparrows (*Passer domesticus*). Mammals typical of such areas would include house mice, Norway rats (*Rattus*

norvegicus), and feral cats (*Felis cattus*). A number of bat species may also use structures such as barns and sheds for roosting, particularly from March through September.

Walnut Orchard

Several English walnut (*Juglans regia*) orchards occur on the site. These orchards had a ruderal understory dominated by the same non-native grass and forb species associated with the developed/ruderal habitats of the site. Bird species observed within the orchards during the survey included mourning dove (*Zenaida macroura*), Nuttall's woodpecker (*Picoides nuttallii*), and northern flicker (*Colaptes auratus*). Other wildlife that would be expected to occur within the orchards would be similar to those occurring in adjacent ruderal habitats or agricultural fields.

Slough and Riparian Woodland

Two remnant sloughs occur on the site, both supporting riparian vegetation, non-native grassland vegetation and some herbaceous hydrophytic vegetation. Lone Oak Slough occurs along the western boundary of the site and has no inlet or outlet from the site. According to the USGS topographic map, this slough is a remnant slough that is no longer connected to any creek, river or natural drainage in the region. The slough supports relic riparian woodland habitat with a non-native grassland understory. Riparian trees and shrubs associated with the slough include California black walnut (*Juglans hindsii*), willow (*Salix* ssp.), blue elderberry (*Sambucus mexicana*), California blackberry (*Rubus ursinus*) and Himalayan blackberry (*R. discolor*). The herbaceous understory was dominated by non-native grasses such as Mediterranean barley and annual bluegrass. Other species observed to be associated with the slough included eucalyptus (*Eucalyptus globulus*) and giant reed (*Arundo donax*). Lone Oak Slough was completely dry during the January 2005 survey but there was evidence of algal mats and drift lines, indicating that the slough probably becomes inundated during heavy winter storm events.

Sand Slough occurs within the eastern portion of the site. This slough also is a remnant slough that is not connected to any creeks, rivers or other natural drainages in the region. It enters the site just inside the northern boundary through an underground culvert and exits the site at the southern boundary along Houston Avenue into another underground culvert. The northern portion of the slough within the site supports relic riparian woodland habitat with an herbaceous understory consisting of predominantly non-native grasses and forbs. Dominant riparian trees and shrubs associated with the slough include Fremont cottonwood (*Populus fremontii*), Goodding's willow (*Salix gooddingii*), blue elderberry, California black walnut, and Himalayan blackberry. Grass and forb species observed in the herbaceous understory included barnyard grass (*Echinochloa crusgalli*), Mediterranean barley, ripgut brome, creeping wildrye (*Leymus triticoides*), curly dock (*Rumex crispus*), white-stemmed filaree, henbit (*Lamium amplexicaulis*), common groundsel, and prickly lettuce. The southern portion of the slough consists of non-native grassland habitat supporting grasses and forbs similar to those in the riparian understory. Other species observed in the non-native grassland in the southern portion of the slough include shepherd's purse, common sunflower (*Helianthus annuus*), and cocklebur (*Xanthium strumarium*). Sand Slough was also dry during the January 2005 survey, except for a small amount of water that was ponded at a low point at its northern extreme where the slough enters the site through the underground culvert.

The riparian woodlands of the site, as a result of their structural diversity, may function as important islands of habitat for native resident and migratory wildlife species, providing both with foraging and shelter habitat in a regional landscape that is otherwise heavily disturbed by agricultural uses and where such woodland habitat is extremely limited. Ordinarily riparian woodlands can also serve as important dispersal corridors for native wildlife, however, in the case of both remnant sloughs whose riparian habitats are not continuous with other riparian habitat, dispersal within these woodlands would mainly be limited to resident species.

Resident amphibian and reptile species that may be expected to occur in the riparian woodlands of the site include the Pacific tree frog (*Hyla regilla*), western toad (*Bufo boreas*), western fence lizard (*Sceloporus occidentalis*), gopher snake (*Pituophis melanoleucus*), and common kingsnake (*Lampropeltis getulus*).

Many bird species, both residents and migrants, are likely to use the woodlands of the site. Resident species that may be found in this habitat include Hutton's vireo (*Vireo huttoni*), western scrub-jay (*Aphelocoma californica*), bushtit (*Psaltirparus minimus*), and Nuttall's woodpecker. Raptors such as Cooper's hawks (*Accipiter cooperii*) and redshouldered hawks (*Buteo lineatus*), may utilize trees within this habitat for nesting and may forage in this habitat on small birds and small mammals. A raptor stick nest was observed in a cottonwood tree within Sand Slough during the January 2005 survey. Although a raptor was observed perched nearby the nest, it flew away before it could be identified. Winter migrants that may forage in this habitat include the sharp-shinned hawk (*Accipiter striatus*) and ruby-crowned kinglet (*Regulus calendula*), while summer migrants may include the ash-throated flycatcher (*Myiarchus cinerascens*) and blackheaded grosbeak (*Pheucticus melanocephalus*).

Small mammal species likely to occur in the woodland habitats of the site include the deer mouse (*Peromyscus maniculatus*), and western gray squirrel (*Sciurus griseus*). Medium to large mammals that may forage in the woodlands include coyote and red fox. A large burrow with evidence of small canid tracks was observed in the southern portion of Sand Slough. Most likely this burrow belonged to a non-native red fox as this species is well-adapted to human disturbance and the location of the burrow was very close to Houston Avenue and to agricultural fields on the east side of the slough. Native fox species are unlikely to establish a den in such an area. Additionally, during the survey, a road-killed red fox was observed on Houston Avenue near Lone Oak Slough.

People's Ditch

People's Ditch flows north to south in the central portion of the property along 12th Avenue. The ditch consists of an earthen-banked trapezoidal channel that is completely barren of vegetation. The ditch was constructed to transport irrigation water into the area from the King's River via People's Levee. The upstream origin of People's Levee is along the river approximately 14 miles northeast of the site. From the study site, the ditch continues to flow in a generally southerly direction, eventually flowing into Jacobs Slough about eight miles southeast of the site via Lone Oak Canal and New Deal Canal. Jacobs Slough is a remnant slough that is not connected to any other streams or rivers. As the ditch supports no vegetation, it does not provide habitat for wildlife except possibly as a source of drinking water.

Special Status Plants and Animals

Several species of plants and animals within the state of California have low populations, limited distributions, or both. Such species may be considered "rare" and are vulnerable to extirpation as the state's human population grows and the habitats these species occupy are converted to agricultural and urban uses. State and federal laws have provided the California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (USFWS) with a mechanism for conserving and protecting the diversity of plant and animal species native to the state. A sizable number of native plants and animals have been formally designated as threatened or endangered under state and federal endangered species legislation. Others have been designated as "candidates" for such listing. Still others have been designated as "species of special concern" by the CDFG. The California Native Plant Society (CNPS) has developed its own set of lists of native plants considered rare, threatened or endangered (CNPS 1994). Collectively, these plants and animals are referred to as "special status species".

A number of special status plant and animals occur or once occurred within a 10-mile radius of the project site. These species have been listed in Table One on the following pages. For each

species, the table identifies their listing status, the habitat in which they typically occur, and the likelihood of their occurrence in the study area. Sources of information for this table included California's Wildlife, Volumes I, II, and III (Zeiner et. al 1988), California Natural Diversity Data Base (CDFG 2002), Special Animals (CDFG 2002), and The California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California (CNPS 2001).

List of Special Status Species that Could Occur in the Vicinity of the Project
Species Listed as Threatened or Endangered under the State and/or Federal
Endangered Species Act

PLANTS (adapted from CDFG, 2004 and CNPS, 2001)

CNPS-listed Species (Lists 1A, 1B, 2, and 4)

Species	Status	Habitat	*Occurrence in the Study Area
Heartscale (<i>Atriplex cordulata</i>)	CNPS 1B	Occurs on saline or alkaline soils in chenopod scrub, meadows, seeps, and grasslands.	Absent. Suitable habitat for this species in the form of saline or alkaline soils is absent from the study area.
Brittlescale (<i>Atriplex depressa</i>)	CNPS 1B	Occurs on alkaline clay soils in chenopod scrub, meadows, seeps, vernal pools, and grasslands.	Absent. Suitable habitat for this species in the form of alkaline clay soils is absent from the study area.
Earlimart Orache (<i>Atriplex erecticaulis</i>)	CNPS 1B	Occurs in valley and foothill grassland.	Unlikely. Although a small amount of marginally suitable habitat occurs in non-native grassland habitat within Sand Slough, the closest documented occurrence is about 8 miles southeast of site.
Subtle Orache (<i>Atriplex subtilis</i>)	CNPS 1B	Occurs in valley and foothill grassland.	Unlikely. Although a small amount of marginally suitable habitat occurs in non-native grassland habitat within Sand Slough, closest documented occurrence is about 8 miles southeast of site.
Recurved Larkspur (<i>Delphinium recurvatum</i>)	CNPS 1B	Occurs on alkaline soils in chenopod scrub, cismontane woodland, and grasslands.	Absent. Suitable habitat for this species in the form of saline or alkaline soils is absent from the study area.
Panoche Pepper-grass (<i>Lepidium jaredii</i> ssp. <i>album</i>)	CNPS 1B	Occurs on alluvial fans and washes within valley and foothill grassland.	Unlikely. Although a small amount of marginally suitable habitat occurs in non-native grassland within Sand Slough, there are no known occurrences within a 10-mile radius of the site.

ANIMALS (adapted from CDFG, 2004)

Species Listed as Threatened or Endangered under the State and/or Federal Endangered Species Acts

Species	Status	Habitat	*Occurrence in the Study Area
Conservancy Fairy Shrimp (<i>Branchinecta conservatio</i>)	FE	This species is endemic to grasslands of the northern two-thirds of California's Central Valley, where it inhabits large turbid pools.	Absent. Suitable habitat in the form of vernal pools is absent from the study area.
Longhorn Fairy Shrimp (<i>Branchinecta longianenna</i>)	FE	Vernal pools clear to turbid water in grass-bottomed pools and clear water sandstone depression pools.	Absent. Suitable habitat in the form of vernal pools is absent from the study area.
Vernal Pool Fairy Shrimp (<i>Branchinecta lynchi</i>)	FT	Vernal pools, clear to tea-colored water in grass or mud-bottomed swales, basalt depression pools, or sandstone rock outcrops.	Absent. Suitable habitat in the form of vernal pools is absent from the study area.

List of Special Status Species that Could Occur in the Vicinity of the Project

Species	Status	Habitat	*Occurrence in the Study Area
Vernal Pool Tadpole Shrimp (<i>Lepidurus packardii</i>)	FE	Primarily found in vernal pools, but may use other seasonal wetlands in mesic valley and foothill grasslands.	Absent. Suitable habitat in the form of vernal pools is absent from the study area.
Valley Elderberry Longhorn Beetle (<i>Desmocerus californicus dimorphus</i>)	FT	Lives in mature elderberry shrubs of California's Central Valley and Sierra foothills.	Possible. Suitable habitat in the form of elderberry shrubs was observed in both Lone Oak and Sand Sloughs. Additionally, elderberry shrubs were observed in the northeast corner of the M&M Dairy facility near 12 th Ave.
California Tiger Salamander (<i>Ambystoma californiense</i>)	FT, CSC	Found primarily in annual grass-lands; requires vernal pools for breeding and rodent burrows for refuge and estivation.	Absent. Minimal and no breeding habitat occurs on the site. There are no occurrences of this species within a 10-mile radius of the study area.
Blunt-nosed Leopard Lizard (<i>Gambelia sila</i>)	FE, CE	Inhabits sparsely vegetated alkali and desert scrub habitats.	Absent. Suitable habitat is absent from the study area.
Swainson's Hawk (<i>Buteo swainsonii</i>)	CT	Occurs in grasslands and agricultural lands of California's Central Valley during the spring and summer	Possible. Suitable nesting habitat is present within the riparian woodlands associated with both Lone Oak and Sand Sloughs. Marginally suitable foraging habitat occurs within the agricultural fields of the site. There are three documented occurrences within a 10-mile radius, with the closest being six miles east of the site.
Peregrine Falcon (<i>Falco peregrinus</i>)	CE	Individuals breed on cliffs in the Sierra or in coastal habitats; occurs in many habitats of the state during migration and winter.	Possible. This species would at most forage over the study area during migration. Breeding habitat is absent.
Willow Flycatcher (<i>Empidonax traillii</i>)	CT	Breeds in willows of montane meadows in the Sierra Nevada.	Possible. The site provides no nesting habitat for this species. Individuals may pass through the site and forage on the site during migration.
Tipton Kangaroo Rat (<i>Dipodomys nitratoides nitratoides</i>)	FE, CE	Saltbrush scrub and sink scrub with soft friable soils in the southern San Joaquin Valley.	Absent. Suitable habitat is absent from the study area.
San Joaquin Kit Fox (<i>Vulpes macrotis mutica</i>)	FE, CT	Desert alkali scrub, annual grasslands; may forage in adjacent agricultural habitats.	Unlikely. Because the site and surrounding lands are in agricultural use, they provide unlikely habitat for kit foxes. There are no known occurrences within a 3-mile radius of the site and the closest documented occurrence is approximately six miles southwest of the site.

ANIMALS (adapted from CDFG, 2004) State Species of Special Concern

Species	Status	Habitat	*Occurrence in the Study Area
Western Spadefoot (<i>Scaphiopus hammondi</i>)	CSC	Mainly occurs in grasslands of San Joaquin Valley. Vernal pools or other temporary wetlands are required for breeding.	Absent. No suitable habitat occurs on the study area.
Western Pond Turtle (<i>Clemmys marmorata</i>)	CSC	Open slow moving water of rivers and creeks of central California with rocks and logs for basking.	Absent. No suitable habitat occurs on the study area.
Northern Harrier (<i>Circus cyaneus</i>)	CSC	Frequents meadows, grasslands, open rangelands, freshwater emergent wetlands; uncommon in wooded habitats.	Possible. Species may occasionally forage over the study area, however, this species is not expected to breed on-site due to the lack of marsh habitat.
Sharp-shinned Hawk (<i>Accipiter striatus</i>)	CSC	Breeds in mixed conifer forests of the northern Sierra Nevada; winters in a variety of habitats.	Possible. Wintering individuals may occasionally pass over the site, or even forage on the site. However, breeding habitat is absent.
Cooper's Hawk (<i>Accipiter cooperii</i>)	CSC	Breeds in oak woodlands, riparian forests and mixed conifer forest of the Sierra Nevada, but winters in a variety of lowland habitats.	Possible. Suitable nesting habitat is present within the riparian woodlands associated with both Lone Oak Slough and Sand Slough. Marginally suitable foraging habitat occurs within the agricultural fields of the site.
Ferruginous Hawk (<i>Buteo regalis</i>)	CSC	Breeds in the Pacific Northwest and Canada, but winters in a variety of California habitats.	Possible. Wintering individuals may occasionally pass over the site, or even forage on the site. However, this species does not breed in the region.
Golden Eagle (<i>Aquila chrysaetos</i>)	CSC, CP	Open grasslands, oak savannahs, agricultural fields, etc. of San Joaquin Valley and nearby foothills of Inner Coast Range.	Unlikely. The site constitutes poor foraging and breeding habitat for golden eagles due to its close proximity to human habitation and agricultural disturbance.
Merlin (<i>Falco columbarius</i>)	CSC	This falcon, which breeds in Canada, winters in a variety of Calif. habitats, including grasslands, savannahs, wetlands, etc.	Possible. Wintering individuals may occasionally pass over the site, or even forage on the site. However, this species does not breed in the region.
Prairie Falcon (<i>Falco mexicanus</i>)	CSC	Distributed from annual grasslands to alpine meadows; requires cliffs or rock outcroppings for nesting.	Possible. Individuals may occasionally pass over the site, or even forage on the site. However, breeding habitat is absent.
Long-billed Curlew (<i>Numenius americanus</i>)	CSC	Winters in Central Valley farmlands and pastures.	Possible. Wintering individuals may occasionally pass over the site, or even forage on the site. This species would not, however, nest on the site.
Burrowing Owl (<i>Athene cunicularia</i>)	CSC	Found in open, dry grasslands, deserts and ruderal areas. Requires suitable burrows.	Possible. No burrowing owls were observed during the January 2005 surveys, however, suitable habitat in the form of ground squirrel burrows occurs on the study area.
Black Swift (<i>Cypseloides niger</i>)	CSC	Migrants and transients found throughout many habitats of state; nests in the Sierra, coastal cliffs, and regions of southern California.	Possible. Individuals may occasionally pass over the site during migration or while foraging. Breeding habitat is absent.

Vaux's Swift (<i>Chaetura vauxi</i>)	CSC	Migrants and transients move through the foothills of the western Sierra in spring and late summer.	Possible. Individuals may occasionally pass over the site during migration or while foraging. Breeding habitat is absent.
California Horned Lark (<i>Eremophila alpestris actia</i>)	CSC	Found in various open habitats lacking trees and shrubs; breeds in grasslands and fallow fields.	Possible. Suitable foraging and breeding habitat occurs on the study site.
Loggerhead Shrike (<i>Lanius ludovicianus</i>)	CSC	Nests in tall shrubs and dense trees, forages in grasslands, marshes, and ruderal habitats.	Possible. Suitable foraging and breeding habitat occurs on the study site.
Tri-colored Blackbird (<i>Agelaius tricolor</i>)	CSC	Occurs near fresh water with dense cattails, or thickets of willows or shrubs.	Possible. Species may occasionally forage within the study area, however, breeding habitat is absent.
Yellow Warbler (<i>Dendroica petechia brewsteri</i>)	CSC	Breeds in riparian thickets of alder, willow and cottonwoods. Migrants move through many habitats of the state.	Possible. This species may pass through the area during migration, utilizing the riparian woodland habitat of the site for shelter and foraging, however, they would be unlikely to breed onsite due to a lack of thick, shrubby vegetation.
Spotted Bat (<i>Euderma maculatum</i>)	CSC	Occurs primarily in foothill and mountain habitats of the southern Sierra and Transverse Ranges.	Unlikely. This species is not often found in the Central Valley. The site may provide occasional foraging habitat. Roosting habitat is absent.
Pale Big-eared Bat (<i>Corynorhinus townsendii palliatus</i>)	CSC	Primarily a cave-dwelling bat, which may also roost in buildings. Occurs in a variety of habitats.	Possible. Suitable foraging habitat is present on-site. Suitable roosting habitat is also present in the various structures in the developed portions of the agricultural habitat.
Townsend's Western Big-eared Bat (<i>Corynorhinus townsendii townsendii</i>)	CSC	Found throughout California.	Possible. Suitable foraging habitat is present on-site. Suitable roosting habitat is also present in the various structures in the developed portions of the agricultural habitat.
Pallid Bat (<i>Antrozous pallida</i>)	CSC	Grasslands, chaparral, woodlands, and forests of California; most common in dry rocky open areas providing roosting opportunities. Also roosts in buildings.	Possible. Suitable foraging habitat is present on-site. Suitable roosting habitat is also present in the various structures in the developed portions of the agricultural habitat.
Western Mastiff Bat (<i>Eumops perotis</i>)	CSC	Found in open arid areas of the southern half of California.	Possible. Suitable foraging habitat is present on-site. Suitable roosting habitat is also present in the various structures in the developed portions of the agricultural habitat.

*Present: Species observed on the site at time of field surveys or during recent past.

Likely: Species not observed on the site, but it may reasonably be expected to occur there on a regular basis.

Possible: Species not observed on the site, but it could occur there from time to time.

Unlikely: Species not observed on the site, and would not be expected to occur there except, perhaps, as a transient.

Absent: Species not observed on the site, and precluded from occurring there because habitat requirements not met.

STATUS CODES

FE Federally Endangered

FT Federally Threatened

FPE Federally Endangered (Proposed)

FC Federal Candidate

CE California Endangered

CT California Threatened

CR California Rare

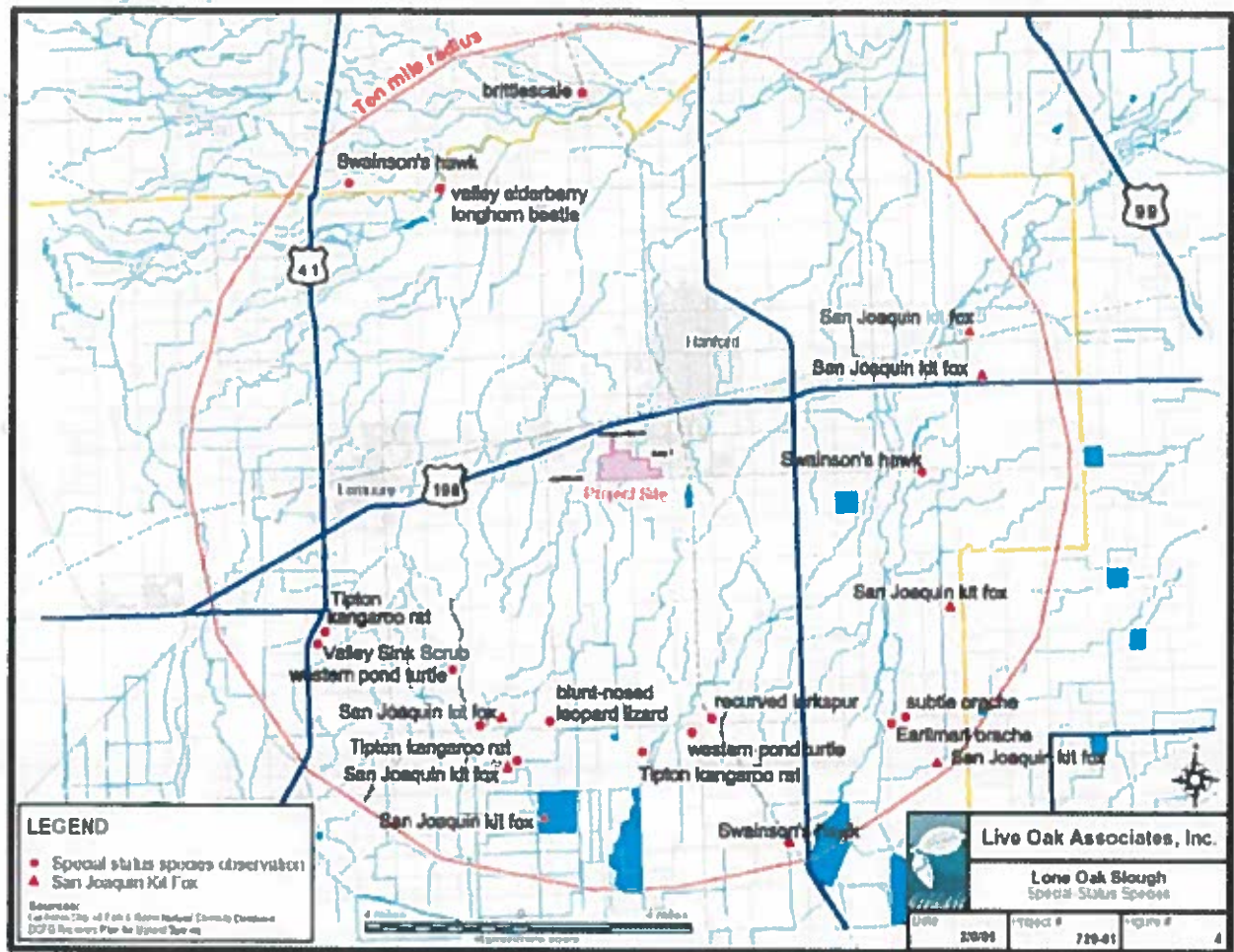
CSC California Species of Special Concern

CNPS California Native Plant Society Listing

Further Discussion of Threatened, Endangered or Special Status Plants and Animals in the Project Area

This discussion is necessary either because the information related to their occurrence in the region is ambiguous, or because the U.S. Fish and Wildlife Service (USFWS) is likely to consider them present in the absence of additional surveys. The figure below presents a map that shows sightings of threatened, endangered, or special concern species within 10 miles of the proposed project.

10 Mile Radius-California Natural Diversity Data Base Map



Swainson's Hawk (*Buteo swainsonii*):

California Threatened. The Swainson's hawk was listed by CDFG as threatened in 1983 according to provisions of the California Endangered Species Act. In California's Central Valley this species can be found from northern Colusa County to southern Kern County. Nesting often occurs in tall riparian trees, but this is not necessarily the case. This species forages for small mammals in open grasslands and agricultural fields.

There are no documented occurrences of Swainson's hawks within a three-mile radius of the site, however, riparian woodlands associated with both Lone Oak Slough and Sand Slough, as well as scattered large trees associated with developed portions of the site, provide potential nesting habitat for this species. Additionally, agricultural fields of the site provide potential foraging habitat. Per the CNDDDB (Figure 4.4 - 2), there are only three known occurrences of nesting Swainson's hawks within a ten-mile radius of the project site, with the closest being approximately six miles east of the site. Two of these occurrences were documented in 2000 and the third in

2003. It is possible that Swainson's hawks nest on the site and it is also likely that Swainson's hawks that nest in the vicinity of the site use the site from time to time for foraging.

Burrowing Owl (*Athene cunicularia*):

California Species of Special Concern. The burrowing owl is a California species of special concern, but is not currently protected according to provisions of either the State or Federal Endangered Species Acts. This owl is a small, terrestrial owl of open prairie and grassland habitats. These owls inhabit relatively flat dry open grasslands where tree and shrub canopies provide less than 30% cover.

The burrowing owl is the only owl that routinely lives and nests underground. In the western United States burrowing owls do not dig their own burrows, but take over burrows dug by animals such as ground squirrels (*Spermophilus* spp.), prairie dogs (*Cynomys* spp.), and badgers (*Taxidea taxus*). Pocket gopher burrows are too small. In California, this species is found in close association with California ground squirrels as they utilize the abandoned burrows of ground squirrels for shelter, roosting and nesting. Burrowing owls are colonially nesting raptors, and colony size is indicative of habitat quality. It is not uncommon to find burrowing owls in developed and cultivated areas where California ground squirrels are active.

Burrowing owl numbers have been in decline over the past 30 to 40 years, in California. The decline in numbers is due mainly to habitat destruction by way of development and agricultural practices. (BUOW Habitat Conservation Plan, 1998.)

According to the CNDDDB, there are no known occurrences of burrowing owls within a 10-mile radius of the project site. However, ground squirrel burrows along the edges of fields and farm roads within the site provide potential habitat for this species.

San Joaquin Kit Fox (*Vulpes macrotis mutica*)

Federally Endangered, California Threatened. The San Joaquin kit fox (*Vulpes macrotis mutica*) was listed as endangered on March 11, 1967 by the U.S. Fish and Wildlife Service (32 FR 4001). Subsequently, the California Department of Fish and Game listed the San Joaquin kit fox as threatened in 1971. This species historically occurred extensively throughout California's Central Valley and parts of the Salinas and Santa Clara valleys. Kit foxes still inhabit some areas of the San Joaquin Valley and the Tulare Basin, but some of the most significant populations now occur in the foothills of the Inner Coast Range (western Fresno, Kings, Kern, and Merced Counties, and eastern San Luis Obispo County) (USFWS 1998).

Kit foxes prefer habitats of open or low vegetation with loose soils. In the northern portion of their range, they occupy grazed grasslands and, to a lesser extent, valley oak woodlands. In the southern and central portion of the Central Valley, kit foxes are found in Valley Sink Scrub, Valley Saltbrush Scrub, Upper Sonoran Subshrub Scrub and Annual Grassland (USFWS 1998). Kit foxes are also found in grazed grasslands, urban settings and in areas adjacent to tilled or fallow fields (see USFWS 1998).

Due to the site's proximity to an urban population and frequent disturbance from agricultural activities, the site and surrounding lands provide marginal to unsuitable habitat for the San Joaquin kit fox. A total of seven occurrences have been documented by the CNDDDB within a ten-mile radius of the site (Figure 4.4 - 2), with the closest occurrence approximately seven miles southwest of the site. The majority of the site consists of crop fields that are disturbed on a regular basis. Very minimal denning habitat for this species is present on the site and would consist of less than three acres of grassland habitat within Sand Slough and a single fallow agricultural field located in the northern portion of the site. The non-native grassland habit of Sand Slough is

bordered to the west by walnut orchards; to the north by a small amount of riparian woodland and by suburban development at the southern outskirts of the City; to the east by crop fields; and to the south by Houston Avenue with extensive agricultural crop lands beyond. The fallow field is similarly surrounded by orchards and agricultural fields. Although a burrow of appropriate den size for this species was observed in the Sand Slough grassland habitat, the den most likely belonged to a red fox. This conclusion would be further supported by the observance of a road-killed red fox on Houston Avenue to the west of this area.

Valley Elderberry Longhorn Beetle (*Desmocerus californicus dimorphus*)

Federally Threatened; California Species of Special Concern. The USFWS listed the Valley elderberry longhorn beetle (VELB) as a threatened species under provisions of the Federal Endangered Species Act in 1980 (USFWS 1980) and published a recovery plan for the species in 1984 (USFWS 1984). This recovery plan summarized information regarding the VELB's biology, taxonomy, habitat, distribution, and population decline. Also identified were conservation measures intended to manage its populations and protect its habitat. In 1992, VELB was designated as a California Species of Special Concern by the CDFG.

The VELB is generally found along waterways and in floodplains within the Central Valley that support remnant stands of riparian vegetation. Specifically, blue elderberry shrubs must be present, as both larvae and adults feed only on this plant. Before metamorphosing into an adult, VELB larvae chew an exit hole in the trunk of the elderberry. It is through this hole that the adult beetle exits the elderberry bush. Even after the VELB has stopped using a specific elderberry plant, the exit holes remain. Hence, exit holes can be used as an indicator of past VELB usage. The adult VELB is not known to be a strong flier. Though, they can fly up to two miles, they are more likely to fly such distances when intact elderberry habitat is available. Thus, their dispersal capabilities are considered somewhat limited when compared to migratory insects. The dispersal capabilities of the VELB are little known, however, in the Central Valley it is likely they follow drainage courses where elderberries regularly grow.

Potential habitat for this species is present on the site in the form of numerous elderberry shrubs within the remnant riparian woodland habitat of Lone Oak and Sand Slough. Additionally, two elderberries were observed growing on the M&M Dairy property. No insect exit holes resembling those of the VELB were observed in any of the elderberry shrubs of the site examined during the field survey.

The riparian woodlands of the site, because they occur as small patches completely isolated from more extensive riparian habitat 10-15 miles to the north by large expanses of agricultural lands and the urban area of the City of Hanford, represent marginal habitat for the VELB, especially considering the limited dispersal abilities of this species. It would be even more unlikely that the species would utilize the elderberry shrubs occurring on the M&M Dairy property because these shrubs are growing by themselves in an upland ruderal setting isolated from other elderberries and from other riparian vegetation. Only one occurrence of VELB is documented within a 10-mile radius of the site and this is approximately seven miles northwest of the site (Figure 4.4 - 2).

The absence of exit holes, the paucity of VELB sightings in the region, and the isolation of the elderberry bushes on site from other elderberry bushes in which the VELB have been documented all constitute evidence that the VELB does not occur in elderberry bushes of the site.

Jurisdictional Waters

Jurisdictional waters include rivers, creeks, drainages with a defined bed and bank that may carry at most ephemeral flows, lakes, ponds, reservoirs, and wetlands. Such waters may be subject to the regulatory authority of the U. S. Army Corps of Engineers (USACE), the California Department of Fish and Game (CDFG) and the California Regional Water Quality Control Board (RWQCB).

In January of 2001 the U.S. Supreme Court ruled in *Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers* (the SWANCC decision) that “nonnavigable, isolated, intrastate” waters could not be claimed as jurisdictional by the USACE on the basis of their use by migratory birds (Guzy 2001). Although the Court did not specifically address the meaning of the word “isolated”, it upheld the jurisdictional status of “adjacent” wetlands (and other waters), which are by definition wetlands that are “bordering, contiguous, or neighboring” other jurisdictional waters. Therefore, the term “isolated wetland” has implicitly been defined as ‘wetlands that are not bordering, contiguous, or neighboring’ other jurisdictional waters. This definition does not, however, address the degree of proximity necessary to establish that one wetland (or other water) is “adjacent” to a known jurisdictional water. As established by the Supreme Court in the *United States v. Riverside Bayview Homes, Inc.* in 1985 “wetlands separated from other waters by man-made dikes or barriers, natural river berms, beach dunes, and the like are ‘adjacent wetlands’” (Guzy 2001). Other situations are not so clear.

In June of 2006, however, the U.S. Supreme Court ruled in the consolidated cases of *June Carabell v. U.S. Army Corps of Engineers* and *John Rapanos v. United States* that wetlands must possess the requisite nexus to come within the statutory phrase “navigable waters” and thus be considered Waters of the United States. Such a nexus is established when the wetlands, alone or in combination with similarly situated lands in the region, significantly affect the chemical, physical, and biological integrity of other covered waters understood as navigable in the traditional sense.

The USACE is unlikely to assert jurisdiction over Sand and Lone Oak Sloughs. Both are isolated from other jurisdictional waters. The requisite nexus to other navigable waters appears not to be met. Furthermore, because it is isolated from other jurisdictional waters, the USACE has disclaimed jurisdiction over a channel fragment of Mussel Slough, which is located just west of Hanford and approximately 2 miles to the northwest of the project site. As a result of the SWANCC and Carabell/Rapanos rulings, as well as its decision to disclaim jurisdiction over the nearby Mussel Slough, the USACE would likely disclaim jurisdiction over Sand and Lone Oak Sloughs.

As a constructed ditch that does not replace the function of any natural historic drainage, that does not support wetland vegetation, and that is not connected to other Waters of the U.S., it is unlikely that People’s Ditch would be claimed as a jurisdictional water by USACE, the CDFG or RWQCB.

Threatened and Endangered Species

State and federal “endangered species” legislation has provided the California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (USFWS) with a mechanism for conserving and protecting plant and animal species of limited distribution and/or low or declining populations. Species listed as threatened or endangered under provisions of the state and federal endangered species acts, candidate species for such listing, state species of special concern, and some plants listed as endangered by the California Native Plant Society are collectively referred to as “species of special status”. Permits may be required from both the CDFG and USFWS if activities associated with a proposed project will result in the “take” of a listed species. “Take” is defined by the state of California as “to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill” (California Fish and Game Code, Section 86). “Take” is more broadly defined by the federal Endangered Species Act to include “harm” (16 USC, Section 1532(19), 50 CFR, Section 17.3). Furthermore, the CDFG and the USFWS are responding agencies under the California Environmental Quality Act (CEQA). Both agencies review CEQA documents in order to determine the adequacy of their treatment of endangered species issues and to make project-specific recommendations for their conservation.

Standards of Significance

The project would have a significant effect on biological resources if it would:

1. Interfere substantially with the movement of any resident or migratory fish or wildlife species.
2. Substantially diminish habitat for fish, wildlife or plants.
3. Substantially affect a rare, threatened, or endangered species of animal or plant or the habitat of a rare, threatened or endangered species.

Checklist Discussion

- a) Less than significant impact – impacts to biological resources were evaluated in the Live Oak Master Plan/Residential Development EIR. The Live Oak project was determined to have a less than significant substantial effect on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, with the incorporation of mitigation measures. Mitigation measures cited and required by the EIR would reduce impacts to special status species to a less than significant level.

The proposed changes to the project will not further impact special status species. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

- b) Less than Significant Impact – The Live Oak Master Plan/Residential Development EIR evaluated the impacts to any riparian habitat caused by the project. The impact was determined to be less than significant with the incorporation of mitigation measures cited in the EIR, and required in the Development Agreement and conditions of approval for the project.

Changes to the project proposed herein would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project. Regulations pertaining to the modification of the slough remnants are not changed.

- c) No Impact – although a formal wetland delineation has not been conducted on the site, the only potentially jurisdictional waters occurring on the site identified during the field survey were restricted to Lone Oak Slough and Sand Slough. Both sloughs support woody and herbaceous hydrophytic vegetation and, therefore, may also meet the technical criteria for jurisdictional wetlands. However, these sloughs are isolated remnants that are not hydrologically connected to other Waters of the U.S and USACE has recently disclaimed jurisdiction over a similar remnant slough occurring in the project region (Mussel Slough) under the SWANCC and Carabell/Rapanos rulings, as well as its decision to disclaim jurisdiction over the nearby Mussel Slough, the USACE would likely disclaim jurisdiction over Sand and Lone Sloughs. Nonetheless, a final determination as to jurisdiction can only be made by USACE. Although USACE would be likely to disclaim jurisdiction over these features, CDFG and/or RWQCB may assert jurisdiction over them. Therefore, the project will have no impact.

- d) Less than significant impact – the project will have no impact nor interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Based on the biological analysis conducted for the Live Oak Master Plan/Residential Development, the site does not appear to constitute a “movement corridor” for native wildlife, although many species potentially move within it and through it. Site development will have an adverse effect on the home ranges and dispersal movements of native wildlife now using areas of the site where site development will occur. However, similar lands are regionally abundant for these species. Many migratory species that now pass through the study area are neo-tropical migrant birds that are likely to pass through and over the site even when it is eventually developed. The riparian woodlands of the site that may provide important foraging and shelter habitat for such migrant bird species will not be developed under the project, and the agricultural lands that will be developed under the project are of less value to species and are regionally locally abundant. Therefore, this project is expected to result in a less than significant impact on regional wildlife movements.

- e) No Impacts - The project would not conflict with any local policies or ordinances protecting biological resources such as a tree preservation ordinance or policy; there is not an adopted ordinance protecting biological resources.
- f) Less than Significant Impact –, the plan does not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, as one is not adopted for the area.

Conclusion: The proposed changes to the project will not further impact Cultural Resources, with the incorporation of mitigation measures. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Source(s): Hanford General Plan (2017), General Plan Environmental Impact Report (2017), <http://www.arb.ca.aqs>; Live Oak Master Plan/Residential Project EIR (SCH #2006091015)

Cultural Resources

No greater Impact than identified in EIR. Less than significant impact with mitigation incorporation– the effect of the project and proposed changes/additions to the project is anticipated to be less than significant, as culturally sensitive resources have not been identified within the area of the projects’ boundaries. As a standard condition on all projects, the City requires, “In the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.” All projects requiring an initial study are required to enter into a Burial Treatment Plan prior to any earth disturbing activities.

Ethnographic Setting

Hanford is situated between the former “delta” formed by the Kaweah River to the south and the Kings River to the north. Yokuts lived in villages consisting of wood frame huts covered with large tule mats. The Hanford-Lemoore region on the south side of the Kings River was home to the Nutunutu Yokuts. Across the Kings River and north of the Nutunutu, were the Wimilche people. Only one village for the Wimilche and two for the Nutunutu have been described. The Wimilche village of Ugonia was located north of the Kings River, 7 miles below Laton. The Nutunutu village of Cheou was across the reiver and directly west of Ugonia. Kadistin, the other Nutunutu village of Cheou was across the river and directly west of Ugonia. Kadistin, the other Nutunutu village, was at old Kingston on the south bank of the Kings River downstream from Laton. The better known Tachi Yokuts occupied the north and west shores of Tulare Lake.

The Yokuts subsistence economy emphasized fishing; hunting waterfowl; and collecting shellfish, roots, and seeds. Tules were abundant in the sloughs and their prodigious use in constructing shelters, boats, and as a food source reflected their significance in Yokuts life.

The dead were buried in a cemetery separate from the village with head facing west or northwest. Cremation was most common for the occasional individual who died away from home or in the event that the deceased was a shaman or medicine man. Among the Tachi, anyone of higher social status was cremated.

The 1833 epidemic, brought south from Oregon by a party of trappers, decimated an estimated 75% of California's native people. Entire communities were wiped out, leaving few native people to consult during the early 1900s when anthropologists were recording the recollections of elderly survivors of what has been billed as a last attempt to reconstruct the lifeways of the native people before White contact.

In 1851, the tribes gave up their lands for reservations. However, such a treaty was never ratified by Congress. The remnant of native people in the southern San Joaquin Valley was placed at the Tejon

Reservation at the foot of the Tehachapis and at the Fresno reservation at Madera. However, Tejon was later abandoned in favor of a reservation on the Tule River. Many of the Tule river residents were Tachi for whom a settlement was established near Lemoore.

By 1970, some 325 people identifying themselves as Yokuts lived on the 54,000-acre Tule River Reservation. Many of the residents were employed in the lumber industry or as laborers on farms. About one-third of the population of the Tule River Reservation lived on the much smaller Santa Rosa Reservation. Santa Rosa families would follow seasonal agricultural work.

Pioneer Settlement Period

Early development and success of the community was dictated by the railroad. Southern Pacific established a depot early in 1877 in what would become Hanford. In 1877, when the Southern Pacific Railway laid lines from Goshen to Coalinga, their path crossed through a Chinese shepherd's camp. This camp reportedly was the beginning of the City of Hanford. Hanford was named for James Madison Hanford, an auditor of the railroad, who also took a lively interest in the sale of town lots which began on January 17, 1877. Within a short time the settlement grew to a town, and, with the powerful backing of the railway interests, Hanford ultimately became the center of trade for the region.

In McKenney's Pacific Coast Directory, San Francisco, 1886-1887, Hanford was described as having a post, express and telegraph office, located along the Southern Pacific Railroad Company's Goshen Division, 254 miles from San Francisco, and 22 miles from Visalia. At the time, the community numbered 1,000 inhabitants and was located in the heart of the "famous Mussel Slough country," a region of rich top soils and important agricultural zone. Hanford was the principal depot for the local wheat industry and had several flouring mills along with schools, churches, and hotels.

Through the early pioneer years, a series of devastating fires dampened the growth of Hanford. On July 12, 1887, a fire destroyed most of the downtown business district. On June 19, 1891, another fire destroyed portions of the downtown business district. The fires of early 1890s spurred new development using fireproof materials.

National Register of Historic Places

Hanford has three buildings listed on the NRHP. They are the Hanford Carnegie Library, the Kings County Courthouse, and the Taoist Temple. All three buildings are also listed on the California Register of Historic Places.

Hanford Carnegie Library

The Hanford Carnegie Library, now the Hanford Carnegie Museum, was built in 1905 as one of the many Carnegie libraries that were funded by steel magnate, Andrew Carnegie. The library was replaced by a new structure at a different location in 1968. The old library was subsequently renovated and reopened as the Hanford Carnegie Museum in 1974. The building is of Romanesque Revival architecture, with displays of furniture and photos describing the history of the Hanford area.

Kings County Courthouse

The 1986 Kings County Courthouse was erected after Kings County was formed. The building served as the county's courthouse until 1976 when it was replaced by the new Kings County Government Center on West Lacey Boulevard. The building was listed on the National Register of Historic Places in 1978.

Taoist Temple

The Taoist Temple at 12 China Alley dates from 1893. It was listed on the NRHP in 1972. It is historically significant as a surviving authentic structure from Hanford's Chinatown. China Alley served the second largest population of Chinese in the U.S., behind San Francisco.

While many urban Chinatowns continue to thrive, most rural Chinatowns have declined; Hanford's China Alley is unique for its retention of many original features. China Alley's survival is largely because many of its buildings are owned by a single third-generation family corporation that has, through the years, exhibited concern for the site's future.

National Register of Historic Places – Eligible Resources

There are a number of resources within Hanford that contribute to its unique culture, yet are not officially listed as historic resources, including the following:

- a) Clark Center for Japanese and Art and Culture, 15770 10th Avenue
- b) Temple Theater, 514 Visalia Street
- c) Fox Theater
- d) Kings Art Center, 605 N. Douty Street
- e) Hanford Civic Auditorium, 400 N. Douty Street
- f) Hanford Veteran's Memorial Building

Paleontological Resources

A paleontological resources report was not prepared for the General Plan, as there are recent paleontological resources reports for areas within the vicinity. The geology of the area includes the Modesto Formation, Tulare Lakebeds, and Quaternary alluvium. Between overlies sediments of the late-Pleistocene to early-Holocene Modesto Formation. From Hanford south to approximately Delano, Tulare Lakebed deposits are exposed at or near the surface.

Consultation Meeting

On January 10, 2017, the City of Hanford met with the Tachi Yokut Tribe, on a different project in order to establish conditions, which would apply to all projects in the City of Hanford, which required an initial study.

In order to address the concerns of the Tachi Yokut Tribe, the City is requiring the following as mitigation measures:

That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. (This condition applies as a mitigation measure to all projects that require an initial study).

Thresholds of significance

The project would have a significant impact on cultural resources if it would:

- a) Cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5
- b) Cause a substantial adverse change in the significance of an archeological resource, pursuant to Section 15064.5;
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature; or
- d) Disturb any human remains, including those interred outside of formal cemeteries
- e) That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.

Significance Criteria

The project may have a significant impact on cultural resources if it causes substantial adverse changes in the significance of a historical or archaeological resource as set forth by the California Register of Historic Places and Section 106 of the National Historic Preservation Act; directly or indirectly destroys a unique paleontological resource or site.

Checklist Discussion

- a) Less than Significant Impact – The Live Oak Master Plan/Residential Development EIR evaluated the effect of the project on cultural resources and determined the effect to be less than significant. Based on preliminary reconnaissance by a qualified historical resource professional, it was determined that there did not appear to be any substantial historic resource located in the project area. The Live Oak development project does not appear to have the potential to cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5.

The proposed changes to the project will not further impact Cultural Resources. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

- b) Less than Significant Impact with Mitigation Measures – Existing Federal, State, and local regulations require studies to identify archeological and paleontological resources; application review for new development that would involve land disturbance; project-level standard conditions of approval that address unanticipated archaeological and or paleontological discoveries; and requirements of site-specific mitigation measures if resources are encountered.

Due to the prior meeting with the Tachi Yokut Tribe on January 10, 2017, the lead agency is requiring that:

That a Burial Treatment Plan be entered to by the applicant/property owner prior to any

earth disturbing activities. (Mitigation Measure CR 1)

In accordance with General Plan Policy O48, construction shall be halted at a development site if cultural resources are encountered unexpectedly during construction. (Mitigation Measure CR 2).

- c) Less than Significant Impact with Mitigation Measures – See B.
- d) Less than Significant Impact with Mitigation Measures – throughout the City of Hanford area, prehistoric peoples have used the area for thousands of years due to its proximity to water sources such as the Tulare Lake and other waterways that drained into it. Therefore, human remains could be buried in soils. Excavation during construction activities of new development have the potential to disturb human burial grounds, including Native American burials. Human burials have specific provisions for treatment in Section 5097 of the California Public Resources Code, which authorizes the NAHC to resolve any disputes related to the disposition of Native American burials. Public Resources Code Section 5097.98 mandates the process to be followed in the event of a discovery of any human remains and would mitigate all potential impacts. The California Health and Safety Code (Section 7050.5, 7051, and 7054) also have provisions protecting human burial remains from disturbance, vandalism, or destruction. California Health and Safety Code Section 7050.5 requires that if human remains are discovered, disturbance of the site would halt and remain halted until the coroner has conducted an investigation and made recommendations to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she would contact, by telephone within 24 hours, the NAHC. Therefore, compliance with these regulations would result in proper handling, excavation, and re-burial of any human remains, including those interred outside of formal cemeteries.

Mitigation Measure CR 3: If human remains are discovered, disturbance of the site would halt and remain halted until the coroner has conducted an investigation and made recommendations to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she would contact, by telephone within 24 hours, the NAHC.

Mitigation Measures

MM Cultural Resources 1: That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.

MM Cultural Resources 2: Construction shall be halted at a development site if cultural resources are encountered unexpectedly during construction.

MM Cultural Resources 3: If human remains are discovered, disturbance of the site would halt and remain halted until the coroner has conducted an investigation and made recommendations to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she would contact, by telephone within 24 hours, the NAHC.

Conclusion:

The proposed changes to the project will not further impact Cultural Resources, with the incorporation of mitigation measures. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Source(s): Hanford General Plan (2017), California Health and Safety Code, Public Resources Code, consultation letter sent in accordance with Public Resources Code, Section 21080.3.1(b); meeting with the Tachi Yokut Tribe on January 10, 2017; Live Oak Master Plan/Residential Project EIR (SCH #2006091015)

Geology and Soils

Impacts to Geology and Soils were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant. The proposed changes to the project will not further impact Geology and Soils. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Environmental Setting

Geology

The topography of the City is relatively flat with a gradual slope generally from east to west. The City is located at 249 feet above mean sea level (msl).

The soil is defined as alluvial fan surfaces that are mantled with very deep, well-drained, saline-alkali soils. An alluvial fan is a fan-shaped alluvial deposit formed by a stream where its velocity is abruptly decreased.

Soil

The City of Hanford consists of the following soil types: 1) Cajon sandy loam, 2) Excelsior sandy loam, 3) Garces loam, 4) Kimberlina fine sandy loam, saline alkali 5) Kimberlina fine sand loam, sandy substratum, 6) Kimberlina saline alkali-Garces complex 7) Nord fine sandy loam, 8) Nord fine sandy loam, saline alkali, 9) Nord complex, 10) Wasco sandy loam (0-5% slopes), and 11) Whitewolf coarse sandy loam. Each of these soil types is not subject to annual flooding or ponding, and for the most part has a very low to medium surface runoff class, and is well drained. A runoff class indicates the potential for a soil to become saturated when excess storm water begins to flow at the ground surface.

Seismicity

The greatest potential for seismic activity in the City is posed by the San Andreas Fault, which is located approximately 46.5 miles southwest of the western boundary of the Study Area. The White Wolf Fault, located near Arvin and Bakersfield to the southwest in Kern County, which has the potential to cause seismic hazards for the County to a much lesser degree than the San Andreas Fault.

Fault Rupture

Kings County doesn't have any major fault system within its boundaries.

Strong Seismic Ground Shaking

Kings County has not experienced any damaging earthquake equal or greater than Richter Magnitude 6.0 over the last 200 years. The Uniform Building Code has four seismic zones in the US ranging from I to IV, the higher the number, the higher the earthquake danger. All of California lies within Seismic Zone III or IV, Kings County is within Zone III, which equates to the potential

to experience 0.3 meters/second squared ground acceleration, which would result in very strong to severe perceived shaking and moderate to heavy potential.

Liquefaction

Liquefaction occurs when saturated, loose materials are weakened and transformed from a solid to a near-liquid state as a result of increased pore water pressure. For liquefaction to occur, surface and near-surface soil must be saturated and be relatively loose. Liquefaction more often occurs in areas underlain by young alluvium where the groundwater table is higher than 50 ft. below ground surface. In the City, the range is generally between 120 ft to 160 feet below ground surface, therefore, the potential for liquefaction is not very probable.

Soil Erosion

Soil erosion, which can be caused by wind and water runoff, is a type of soil degradation. The potential for erosion to occur is affected by the soil's properties. The soil in the City and surrounding study area is generally sandy loams, fine sandy loams, and loams. The area's erodibility factor ranges from 0.19 to 0.38 depending on the soil type and percentage of organic matter. Based on this range, the soils in the study area have medium susceptibility to sheet and rill erosion by rainfall.

Lateral Spreading (Landslides)

Lateral spreading is large horizontal ground displacements due to earthquake-induced liquefaction. Lateral spreading also refers to landslides that commonly form on gentle slopes that have rapid, fluid-like movement. Lateral spreading generally occurs on 0.3 to 5% slopes underlain by loose sand and shallow groundwater.

Subsidence

Land subsidence is the gradual settling or sudden sinking of the ground surface due to movement of the ground materials. It is generally caused by three distinct water-related causes: 1) compression of layers of clay and silt within an aquifer, 2) oxidation and drainage of organic soils, 3) dissolution and collapse of susceptible rocks. Subsidence is occurring within the San Joaquin Valley. The primary causes for subsidence in the SJV are groundwater-level decline (due to overdraft) and subsequent aquifer compaction and hydrocompaction of moisture-deficient deposits above the water table.

Collapsible Soil

Collapsible soils consist of loose, dry, low-density materials that collapse and compact under the addition of water or excessive loading. These soils are found in areas of young alluvial fans, debris flow sediments, and loess deposits. Since the City and surrounding area includes soils that are derived from alluvial fans, there is the potential for collapsible soils.

Expansive Soil

Expansive soils are fine-grained soils that can undergo a significant increase in volume with an increase in water content, as well as a significant decrease in volume with a decrease in water content. The City and surrounding area's soils contain percentages of clay that generally range between 7-27%. When a soil has 35% or more clay content, it is considered a clayey soil. Since the soil types in the Study Area generally do not contain 35% clay content, the potential for expansive soils within the City and surrounding is low.

Septic Systems

The City does not have septic requirements for septic systems within the City.

Significance Criteria

The project may result in significant earth impacts if it causes substantial erosion or siltation, exposes people to geologic hazards or risk from faults, landslides or unstable soil conditions. Grading that disturbs large amounts of land or sensitive grading areas (such as slopes in excess of 20%) may cause substantial erosion or siltation.

Checklist Discussion

- a) Less than Significant Impact – the changes proposed herein to the Live Oak Development project will not have an increased effect on the following categories.
 - i. No Impact - No portion of the project area is located within an earthquake fault zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act and therefore, development would not expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving rupture of a known earthquake fault.
 - ii. Less than Significant Impact– Compliance with applicable City General Plan policies, as well as the California Building Code would reduce the potential to expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving strong seismic ground shaking to a less-than-significant level.
 - iii. Less than Significant Impact– The potential for liquefaction in the project area is low. There is a minute possibility that a rain event coupled with a concurrent seismic event may create a condition where liquefaction could occur. Compliance with applicable City General Plan policies, as well as the California Building Code would reduce the potential to expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving strong seismic ground shaking to a less-than-significant level.
 - iv. Less than Significant– the entire City is located within an area of low landslide incidence, but, there is still a possibility that landslides could occur within the City, as a result of erosion, slope weakening through saturation, or stresses by earthquakes that make slopes fail. Geotechnical and soil studies that identify potential hazards, including landslides, would be required prior to grading activities as part of the plan check and development review process for the physical development of the area. Such technical studies would provide structural design, as needed, pursuant to the California Building Code requirements to reduce hazards to people and structures as a result of landslides.
- b) Less than Significant Impact– development would result in construction-related ground disturbance, as a result of grading and excavation where topsoil is exposed, moved, and/or stockpiled. Such construction-related ground disturbance could loosen soil and remove vegetation, which could lead to exposed or stockpiled soils made susceptible to peak storm water runoff flows and wind forces. Such disturbances could result in substantial soil erosion or topsoil, which is a potentially significant impact. Adherence to the Hanford Municipal Code Chapter 15.52 Flood Damage Prevention Regulation, and the California Building Code, along with the plan check and development review process, would assist the development of property erosion controls during operation of future development to a less than significant impact.
- c) Less than Significant Impact: See a.

- d) **Less than Significant Impact –** Expansive soils are fine-grained soils that can undergo a significant increase in volume with an increase in water content, as well as a significant decrease in volume with a decrease in water content. The City and surrounding area's soils contain percentages of clay that generally range between 7-27%. When a soil has 35% or more clay content, it is considered a clayey soil. Since the soil types in the Study Area generally do not contain 35% clay content, the potential for expansive soils within the City and surrounding is low.
- e) **No impact-** The City does not have septic requirements for septic systems within the City. Septic is not proposed.

Conclusion

Impacts to Geology and Soils were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant. The proposed changes to the project will not further impact Geology and Soils. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Source(s): General Plan and General Plan EIR (2017); Live Oak Master Plan/Residential Project EIR (SCH #2006091015)

Greenhouse Gas Emissions

See Air Quality Section.

Hazards and Hazardous Materials

Impacts to Hazards and Hazardous Materials were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures. The proposed changes to the project will not further impact Hazards and Hazardous Materials. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Environmental Setting

Hazardous material are substances that, because of physical or chemical properties, quantity, concentration, or other characteristics may either cause an increase in mortality or an increase in serious, irreversible, or incapacitating illness or pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, disposed of, or otherwise managed. Hazardous materials have been and are commonly used in commercial, agricultural, and industrial applications and, to a limited extent, in residential areas.

Hazardous wastes are hazardous materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated, or are being stored prior to proper disposal. Large quantities of hazardous materials are transported along State Route 198, 43, and freight rail lines that pass through Hanford, making it susceptible to hazardous spills, releases, or accidents.

Pursuant to AB 2948, Kings County adopted the *County Hazardous Waste Management Plan*. Under state law, all industries and agricultural operations that store or handle specific quantities of hazardous materials must provide the County with a hazardous materials business plan detailing the location and quantities of their hazardous materials.

Brownfields

A brownfield site is land previously used for industrial purposes or some commercial uses that may be contaminated by low concentrations of hazardous waste or pollution, and has the potential to be reused once it is cleaned up. the City has one brownfield site, located south of Third Street, north of Davis Street, west of the BNSF railroad tracks, and east of 11th Avenue.

Airport Hazards

Hanford Municipal Airport – a general aviation facility serving Kings County and the surrounding communities of Hanford, Armona, and Lemoore in south-central CA.

Emergency Response

Kings County's Office of Emergency Management (OEM) is the County's emergency management agency, responsible for coordinating multi-agency responses to complex, large-scale emergencies and disasters within Kings County. OEM develops and maintain the Emergency Operations Plan (EOP), which serves as a guideline for who will do what, as well as when, with what resources, and by what authority- before, during, and immediately after an emergency.

Significance Criteria

The project may result in significant hazards if it does any one of the following:

1. Create a public health hazard
2. Involve the use or production, disposal or upset of materials which pose a hazard to people in the area or interferes with an emergency response plan
3. Violates applicable laws intended to protect human health and safety or would expose workers to conditions that do not meet health standards.

Checklist Discussion

- a) Less than Significant – The changes proposed to the project will not result in a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The changes to the Live Oak development project will result in less residences. No expansion or intensity increases in the project are proposed.

There are no known hazardous materials that would be generated by the Live Oak Development project that would expose sensitive receptors to substantial risk. The proposed use of residential, recreation, and public facilities are not land uses associated with substantial transportation, use or disposal of hazardous materials.

- b) Less than Significant - The changes proposed to the project will not result in 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. No expansion or intensity increases in the project are proposed.

There are no known hazardous materials that would be generated by the Live Oak Development project that would expose sensitive receptors to substantial risk. The proposed use of residential, recreation, and public facilities are not land uses associated with substantial transportation, use or disposal of hazardous materials. Residential uses may contain small quantities of hazardous materials that are otherwise governed by local, state, or federal regulations.

- c) Less than Significant Impact – The changes proposed to the project will not result emit hazardous emission or handle hazardous or acutely hazardous material, substance, or waste within one quarter mile of an existing or proposed school. No expansion or intensity

increases in the project are proposed.

There is not a school within a ¼ mile of the project site, currently. A future school site is planned by the General Plan west of the project site. The General Plan restricts land uses around schools, such as industrial uses, that could result in emitted hazardous emissions or handled hazardous or acutely hazardous materials, substances, or wastes within ¼ mile of an existing or proposed school that would result in significant adverse impacts to school sites. The routine use of a residence does not involve the hazardous materials.

- d) Less than Significant Impact - the project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5
- e) No Impact -The project site is not located within two miles of a private airport/airstrip therefore there is no impact.
- f) Less than Significant Impact – the project is located one-mile south of the State Highway 198, which is an adopted emergency transportation corridor. The proposed project and changes to the project would not interfere with emergency transportation on this route.
- g) Less than Significant Impact– The City of Hanford is located within a zone considered by CAL FIRE to have low to no potential for wildland fires. The proposed Project site is located on the western boundary of the City. This area has historically been used for agricultural production and is currently in transition to urban use, primarily residential development. East of the Project site is land developed as low density residential and agricultural land. To the north is a vacant land and land developed as low density residential. To the south of the proposed site, beyond Houston Avenue, is active agricultural land. West of the proposed site is Lone Oak Slough, beyond the slough are existing agricultural uses and large rural residential lots. No native or non-native grasslands, forests, or combustible sources that would lead to the potential of wildfire exist near the site; therefore, the impact is considered less than significant.

Conclusion

Impacts to Hazards and Hazardous Materials were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures. The proposed changes to the project will not further impact Hazards and Hazardous Materials. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Source: 2017 General Plan and General Plan EIR, State of California Hazardous Waste and Substance List; Live Oak Master Plan/Residential Project EIR (SCH #2006091015)

Hydrology/Water Quality

Conclusion: Impacts to Hydrology and Water Quality were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures and conditions of approval for the development project. The proposed changes to the project will not further impact Hydrology and Water Quality. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Environmental Setting

Climate

The City is located in the southwest portion of the Central Valley of CA and the City's climate is semi-arid. Semi-arid climates in CA tend to have precipitation patterns closer to Mediterranean climates with wet winters. The Central Valley has greater temperature extremes than coastal areas because it is less affected by the moderating influence of the Pacific Ocean. Most of the

rainfall in Hanford occurs in the winter months as the Gulf Stream shifts southward from northern latitudes in the wintertime. However, because of the inland location and “rainshadow effect” caused by the coastal mountain ranges, Hanford typically gets less rainfall during the winter than coastal areas to the west. The rainshadow effect refers to a reduction of precipitation commonly found on the leeward side of a mountain. Average precipitation is about 8 inches.

Surface Water Resources

Tulare Lake Basin

The City and surrounding area is located in the Central Valley’s Tulare Lake Basin. This Basin covers 10.5 million acres and encompasses the drainage area of the Central Valley south of the San Joaquin River. Surface water from this basin only drains into the San Joaquin River in years of extreme rainfall. The Tulare Lake Basin is within the jurisdiction of the Central Valley Regional Water Quality Control Board.

South Valley Floor Watershed

The Study Area is located in the South Valley Floor Watershed, which is the largest watershed in the Tulare Lake Basin at about 8,235 square miles (5.3 million acres). A large portion of the surface water supply in the watershed comes from imported water, including water supplied through the San Luis Canal/CA Aqueduct System, Friant-Kern Canal, and Delta-Mendota Canal. Agriculture is the primary land use type in the watershed, encompassing approximately 67% of the total land area. Open space is secondary at 25% of the total land area and urban land uses represents about 6%.

Local

Most of the water surface features in the City and surrounding nearby areas are manmade conveyance structures for stormwater control. The only natural watercourse is Mussel Slough, remnants of which still exist on the City’s western edge. The People’s Ditch, an irrigation canal dug in the 1870s, traverses Hanford from north to south and portions of it still exist north of Grangeville Boulevard and east of the Santa Fe Railroad. The Sand and Lone Oak sloughs once traversed the city north and south, and remnants still remain in the southern half of the City south of State Route 198. The Kings River is about 4 miles north of Hanford.

Surface Water Quality

There are no surface water bodies within the vicinity of the City that are listed as impaired per the US Environmental Protection Agency 2010 CA List of Water Quality Limited Segments.

Groundwater Resources

Regional

The City and surrounding area is located in the Tulare Lake Hydrologic Region, San Joaquin Valley Groundwater Basin, Tulare Lake Subbasin.

Local

The City exclusively uses groundwater for its potable water supply. The City’s municipal water system extracts its water supply from underground aquifers via 14 active groundwater wells with depths that range from 1300 to 1700 feet below ground surface (bgs). In cooperation with the Peoples Ditch Company and the Kings County Water District, excess Kings River water and

stormwater flows are conveyed to 125 acres of drainage and slough basins located throughout the City to help replenish groundwater. The basins account for approximately 568 acre-feet of available water retention and the City is planning to add approximately 317 acre feet of additional basins located along major drainage channels within the City for groundwater recharge as well as flood protection.

Groundwater Quality

Groundwater quality in the Tulare Lake Subbasin ranges from calcium bicarbonate in type in the northern portion to a sodium bicarbonate type in the lakebed. Total dissolved solids in the Subbasin typically range from 200 to 600 milligrams per liter and can be as high as 40,000 mg/L in shallow groundwater with drainage problems. the City reports electrical conductivity in 14 wells ranging from 560 micromhos per centimeter to 1,100 microhos per centimeter. There are also areas of shallow, saline groundwater in the southern portion of the Subbasin, localized areas of high arsenic and the City reports odors caused by the presence of hydrogen sulfide.

The EPA and State Water Resource Control Board have set the arsenic standard for drinking water at 0.01 parts per million and, in order to meet these standards, the City now drills wells up to 1,500 feet deep.

Floodplains

Only 48.6 acres are located within the 100-year floodplain. This accounts for 0.003% of the total area in the Planned Area of the City.

Methodology

Wastewater production is estimated based on the City's accepted formula that each person generates approximately 100 gallons of wastewater per day and the Project's estimate of an average household population of 2.8 person per dwelling unit. Domestic water demand for urban commercial uses is forecasted in the 2005 Urban Water Management Plan for the City of Hanford. The Hanford 2005 UWMP references the proposed Live Oak Master Plan Project in the water demand forecast of new development in the City. The WSA uses water demand rate for single family dwellings and parks as opposed to the calculated population driven demand in the UWMP that includes all uses divided by population. The WSA prepared by Carrollo Engineers for this Project estimates the amount of water per year consumed daily is 0.61 MGD (425 gpm) which includes parks and other open space water demands. The WSA more narrowly focuses on the water demand of the specific project. The estimated total annual water demand from the proposed Project is 681.3 acre feet per year (approximately 1.7 acre feet per acre). An acre foot of water is approximately 325,830 gallons. Agricultural water demand in the Hanford area is estimated at 2.4 acre-feet/year. The design basin will accommodate the design storm.

R= 3.3	inches 100 year-2 day storm
C= 0.5	runoff coefficient for Multi family 3000 sq.ft. minimum
Area	240 Acre Feet - this acreage includes Greenbrier Gardens
<u>33.0 Acre Feet required storage</u>	

In the case of the eastern watershed (Sand Slough), the storm runoff will be a retention basin (retain water for percolation). Given the retention basin characteristic of this water shed the design storm is a 100-year 5 day storm (a 5.7 inch rainfall). The runoff coefficient is 0.5; and the area is 191 acres. The storm water runoff is calculated at 45.4 acre feet of storage required.

R= 5.7	inches 100 year-2 day storm
C= 0.5	runoff coefficient for Multi family 3000 sq.ft. minimum
Area =191	Acre Feet - this acreage includes Greenbrier Gardens
<u>45.4 Acre Feet required storage</u>	

Sand Slough has a calculated capacity of 65.1 acre feet based on calculations provided by the project engineer. The applicant's engineer surveyed the reach of Sand Slough that would receive storm runoff and calculated the capacity of the facility.

Improvement to overall water surface and ground water quality is anticipated with the cessation of the existing dairy operation.

The Project area is not designated within the area of a sole source aquifer according to the Environmental Protection Agency, Office of Water National Summary of Sole Source Aquifer Designation, February 1998.

Changes in the land use from Very-Low Density, Low-Density, and Medium Density to all Low-Density Residential would have a lesser effect on hydrology. Less residential units and lesser density overall, will reduce the water run off.

Significance

Storm water runoff estimates are based on topographical maps prepared for the Project site and discussions with project engineers. Storm water runoff is estimated based on the assumption that the Project will be fully built-out including paved surfaces and landscape areas consistent with the City of Hanford development standards and the Standards contained in the Live Oak Master Plan. All on-site storm drainage will be collected in storm drainage systems approved by the City of Hanford. The accepted formula for calculating stormwater runoff is:

The design storm runoff was calculated using a formula provided by the City of Hanford for projects in the City of Hanford. The project applicant's engineer (Northstar Engineering) provided the calculations. In the case of the western watershed (Lone Oak Slough), the storm runoff will be metered into Lone Oak Slough and the basin constructed with the project will be a detention basin (detain water for metering into Lone Oak Slough). Given the detention basin characteristic of this watershed the design storm is a 100-year 2 day storm (a 3.3 inch rainfall). The runoff coefficient is 0.5; and the area is 240 acres. The storm water runoff is calculated at 33 acre feet of storage required. The design of the basin/open space area is almost 36 acre feet of capacity at 91% full.

Significance Criteria

The project may result in significant impacts if it would violate any water quality standards or waste discharge requirements, substantially deplete groundwater supplies or interfere with groundwater recharge; substantially alter the existing drainage pattern of the site or substantially increase the rate of surface runoff; exceed the existing drainage system.

Checklist Discussion

- a) Less than Significant Impact – Proposed changes to the Live Oak Development proposed herein will not result in the violation of any water quality standards or waste discharge requirements, beyond the effect analyzed in the EIR.

The proposed Live Oak Master Plan project will produce typical residential wastewater discharged to the City's existing wastewater treatment facility. The City's wastewater discharged to the city's existing wastewater treatment facility is permitted to by the State of California and is designated to treat 8.0 million gallons per day.

The amount of wastewater generated by the Live Oak project is within the existing capacity of the wastewater treatment facility. Development impact fees for wastewater will offset

the costs of providing capacity in the wastewater treatment facility for the new development. With the payment of development impact fees reduce the impact of the development to a less than significant level.

- b) Less than Significant Impact – Proposed changes to the Live Oak Development proposed herein will not result in a the substantial depletion of deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted) beyond the effect analyzed in the EIR.

The current and future efforts of the City and Kings County Water District coupled with the requirement to comply with the Sustainable groundwater management act through the Groundwater Sustainability Plan process ensures that future development as an implementation of the General Plan would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

- c) Less than Significant Impact – Proposed changes to the Live Oak Development will not 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 beyond that effect analyzed in the EIR.

The EIR identified mitigation measures that would reduce the projects impact on drainage to a less than significant level. The mitigation measures cited in the EIR and the conditions of approval in the project resolutions and development agreement still apply and will not be altered by the project changes.

- d) Less than Significant Impact– Proposed changes to the Live Oak Development proposed herein will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course 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.

The Live Oak Master Plan proposes to utilize the Lone Oak and Sand Slough remnants as locations for disposal of stormwater. According to the USGS topographic map, both slough remnants are no longer connected to any creek, river or natural drainage in the area. With the construction of the project the amount of groundwater recharge is anticipated to increase within the confines of the slough and basin locations above the existing state of the land. Improvements planned of the collection and disposal of storm water are within the capacities of the planned improvements and the existing slough remnants.

- e) Less than Significant Impact – Proposed changes to the Live Oak Development project, proposed herein, will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, beyond the effect analyzed in the Live Oak EIR.

The EIR identified mitigation measures that would reduce the projects impact on drainage to a less than significant level. The mitigation measures cited in the EIR and the conditions of approval in the project resolutions and development agreement still apply and will not be altered by the project changes.

- f) Less than significant impact – The changes proposed to the project will not otherwise
-

substantially degrade water quality. See A.

- g) No Impact. – the project site is not located within a flood zone as shown in the Flood Insurance Rate Map for Hanford (Panel 06031C 0185C, June 16, 2009) therefore there is no impact.
- h) See g.
- i) Less than significant – the significant risk of damn inundation to the City of Hanford is low. While there is a remote reisk of upstream dam failure, there is no more risk in this Project location than any other location in the City of Hanford to such catastrophic flood occurrence. The City considers this acceptable and a less than significant impact.
- j) No impact – the project site is not located by the ocean. Therefore, there is no risk that new development would be inundated by tsunami. A mudflow is a flow of soil or fine-grained sediment mixed with water down a steep unstable slope. The project area is relatively flat and does not contain slopes steep enough to cause mudflow. The project would not be downgrade from aboveground water storage tanks.

Conclusion: Impacts to Hydrology and Water Quality were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures and conditions of approval for the development project. The proposed changes to the project will not further impact Hydrology and Water Quality. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Source: 2017 General Plan, 2017 General Plan Update, Hanford Storm Water Master Plan, State of California Department of Water Resources; Live Oak Master Plan/Residential Project EIR (SCH #2006091015)

Land Use Planning and Population

Conclusion: Impacts to Land Use and Planning were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant. The proposed changes to the project will not further impact Land Use and Planning. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project. The changes proposed are consistent with the current General Plan and the R-L-5 Low-Density Residential zoning with the planned unit development overlay.

Environmental Setting

The City is predominantly surrounded by agricultural land uses and is characterized as a low rise community dominated by low-density, single-family housing along with some limited pockets of multi-family housing, low-intensity commercial uses, and several industrial areas. The City's older urban development lies north of the Union Pacific railroad tracks and south of Grangeville Boulevard, while the newly urbanized areas are north of Grangeville Boulevard. The majority of land within the City's planned area consists of agricultural, open space, and single-family residential uses.

Setting

The Project is located in the south-western portion of Hanford, California. The proposed site consists of approximately 340 acres and is bisected by 12th Avenue, a north-south arterial of Hanford. The northern boundary is north of Hume Avenue (west of 12th Avenue) and Hume

Avenue (east of 12th). The southern boundary is Houston Avenue. Lone Oak Slough forms western Project boundary, and the eastern boundary is Sand Slough.

The Live Oak Master Plan guides the development of the project site, approved under Planned Unit Development No. 2005-04. Changes to the Live Oak Development project are proposed by this project, including:

Modifications to Live Oak Development Agreement: a request to modify the existing Development Agreement for the Live Oak Development.

Modifications to Planned Unit Development (PUD) No. 2005-04: a request to modify the PUD to delete requirements for affordable housing units, amend the goals and policies of the Live Oak Master Plan, and allow for increased lot density within a portion of the development.

Modifications to Vesting Tentative Tract 865, 881, and 912: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement.

Modifications to Vesting Tentative Tract 909: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement; modify language regarding park improvements consistent with the Development Agreement; and increase the number of residential lots from 642 to 719 units.

The General Plan designates the project site as Low-Density Residential and the zoning on the property is R-L-5 Low-Density Residential.

Significance Criteria

The project may result in significant impacts if it physically divides an established community, conflicts with existing off-site land uses, causes substantial adverse change in the types or intensity of land use patterns or conflicts with any applicable land use plan, policy or regulation.

Checklist Discussion

- a) Less than significant impact – The proposed changes to the Live Oak Development will not result in physically dividing an established community.

The proposed Project site is designated in the Hanford General Plan as Low-Density residential. The site is zoned R-L-5 for Low-Density Residential. The applicant has prepared a Master Plan for the Live Oak Development, under Planned Unit Development No. 2005-04. The Project site is served by major streets including 12th Avenue, Hume Avenue, and Houston Avenue. The proposed Project is contiguous with urban residential development on the east, to the northeast and northwest. To the southeast are industrial uses, to the south and west are agricultural uses. The area has been planned for residential development since the City's 1994 General Plan Update and is within the adopted service area of the City's west side sewer interceptor. The land use to be implemented by the Live Oak Development project is consistent with the General Plan policies and Zoning requirements.

The existing community on the Project site and near the Project site can be described as rural agricultural. The agricultural uses are diverse including irrigated crops, dry land farming, and a walnut orchard. To the west and south larger agricultural parcels exist, some with more intensive agricultural programs. To the south and east is the City's industrial park area. Houston Avenue is the established dividing line between urban residential uses and industrial uses and this demarcation line has been in place before

the 1994 General Plan Update. The Live Oak Development does not constitute a land use that would physically divide an established community. This Project represents the implementation of the Hanford General Plan and would have a less than significant impact.

- b) Less than significant impact – The changes proposed to the Live Oak Development project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. The changes to the Live Oak Development include the following:

Modifications to Live Oak Development Agreement: a request to modify the existing Development Agreement for the Live Oak Development.

Modifications to Planned Unit Development (PUD) No. 2005-04: a request to modify the PUD to delete requirements for affordable housing units, amend the goals and policies of the Live Oak Master Plan, and allow for increased lot density within a portion of the development.

Modifications to Vesting Tentative Tract 865, 881, and 912: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement.

Modifications to Vesting Tentative Tract 909: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement; modify language regarding park improvements consistent with the Development Agreement; and increase the number of residential lots from 642 to 719 units.

The changes proposed to the Live Oak Development will not conflict with the current land use – Low-Density Residential, nor the zoning, R-L-5 Low-Density Residential, with the planned unit development overlay. The changes sought to the project are consistent with the General Plan.

- c) No Impact – The City is not included in any habitat conservation plan or natural community conservation plan, nor are there plans to be involved.

Conclusion: Impacts to Land Use and Planning were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant. The proposed changes to the project will not further impact Land Use and Planning. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project. The changes proposed are consistent with the current General Plan and the R-L-5 Low-Density Residential zoning with the planned unit development overlay.

Sources: Live Oak Master Plan, 2017 General Plan, 2017 General Plan Update, Live Oak Master Plan/Residential Project EIR (SCH #2006091015)

Mineral Resources

No Impact.

Oil and Gas

The planning area is not found within a Division of Oil, Gas, and Geothermal Resources recognized oil field and does not contain any areas that have been designated for mineral recovery by the Kings County General Plan.

Sand and Gravel

The only mineral resources that could occur within the vicinity of the City are sand and gravel operations for road and building construction, but there are currently no significant deposits and no active mines.

Significance Criteria

The project would create significant impacts to mineral resources if there was a loss of availability of a known mineral resource.

Checklist Discussion

- a) No Impact – No portion of the vicinity of the City is located within the boundaries of a DOGGR-recognized oil field. There are currently no identified MRZ designated areas, no known significant sand and gravel deposits and no active mines within the vicinity of the City.
- b) No Impact – no portion of the City or nearby vicinity is designated for mineral resources or zoned for mineral resources. Therefore, the project would not result in the loss of availability of a locally important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan.

Conclusion

There will be no impact to mineral resources.

Noise

Conclusion: Impacts to Noise were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with the incorporation of mitigation measures, cited in the EIR, development agreement, and the project's conditions of approval. The proposed changes to the project will not further impact Noise. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Environmental Setting

Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and has been cited as being a health problem, not just in terms of actual physiological damages such as hearing impairment, but also in terms of inhibiting general wellbeing and contributing to stress and annoyance. Vehicular traffic noise is the dominant source in most areas, but aircraft and rail activities are also significant sources of environmental noise in the local areas surrounding these operations. Sources of noise within the City include mobile and stationary sources.

Highways and Roadways

Existing noise levels in the City are primarily generated by transportation noise sources. Highway and roadway traffic noise levels are generally dependent upon three primary factors, which include the traffic volume, traffic speed, and percent of heavy vehicles on the roadway.

Railroad

Local railroad lines include an east-west Union Pacific Railroad (UP) line and a north-south Burlington Northern Santa Fe (BNSF) line. The east-west UP tracks are currently used by the San Joaquin Valley Railroad (SJVR), which operates two trains of approximately 5 to 10 cars per day, five days per week, at approximately 10 to 20 miles per hour. The BNSF is located in the central portion of the City in a heavy commercial/industrial area. The BNSF line carries eight Amtrak passenger trains and 18 to 22 freight trains per day. Most north-south rail traffic moves through the county at approximately 50 mph.

As of early 2014, the CA High Speed Rail Authority has been moving forward on an alignment for the HST that would run through the far easterly portion of the planning area.

Airport

Hanford Municipal Airport is a general aviation facility serving Kings County and the surrounding Communities of Hanford, Armona, and Lemoore in south-central CA. The Hanford Municipal Airport Master Plan identified existing and future year noise contours as a result of airport operations.

Stationary Noise Sources

Stationary noise sources include commercial operations, agricultural production, school playgrounds, generators, and lawn maintenance equipment.

The following operations have been identified as major stationary noise sources in and around Hanford

- a) Del Monte Foods
- b) Penny-Newman Milling Company
- c) Kings Waste and Recycling Authority Solid Waste Disposal Site
- d) Agricultural production
- e) Kings Speedway

Setting

State Highway 198, State Highway 43 and 10th Avenue have been identified as the existing major traffic noise sources within the City of Hanford. The General Plan EIR contains an estimate of noise based on forecasted roadway volume. As growth continues in the City, arterial streets and some collector streets will require noise attenuation to meet City standards for sensitive noise receptors. In most circumstances traffic noise along arterial streets require noise attenuation walls and requiring houses to “back” onto to the major street as a means of reducing noise impacts to acceptable levels for these sensitive receptors. 12th Avenue, Houston Avenue and Hume Avenue are major streets in the Project area and will require noise attenuation walls to be constructed.

Existing and Future Noise and Sensitive Receptors

The Live Oak Master Plan consists of residences, parks, open space and conservation areas. The residential densities will vary from very low density to medium density residences. Residential land uses are considered sensitive receptors to noise impacts.

Currently, there are existing single family residences located to the north and east of the Project site, and at the 12th Avenue and Houston Avenue intersection. New residential development is

located north of Hume Avenue. The Viking Ready-Mix Company is located 1,000 feet to the southeast of the Project site. It should be noted that the Mountain View Estates subdivision, which is located 100 feet to the north of the Viking Ready-Mix plant, has an existing 8-foot noise barrier along the residential property line adjacent to Houston Avenue. The residences in the subdivision are primarily single story buildings.

A noise study was prepared by j.c. Brennan & Associates that evaluated existing and future conditions with the proposed Live Oak Project. Their study documented the average 24 hour Leq for the Project site is 62.7 dB in the daytime and 58.9 dB at nighttime. Future predicted transportation related noise has the potential to exceed the City's exterior noise standard at the property line of 60 dB daytime and 45 dB at nighttime. The industrial facility will effect residential development along Houston Avenue. The existing industrial noise ranged from 48.7 dB to 74.4 dB. Noise from the industrial uses will exceed the City's daytime and nighttime standards for non-transportation related noise.

Railroad Noise

Both the Burlington Northern and Santa Fe and San Joaquin Valley Railroads (SJVR) serve Hanford. The mainline of the BN&SF Railway passes through the City of Hanford generally in a north-south direction at 11th Avenue approximately 1 miles east of the proposed Project. The BN&SF railroad currently operates between 40 and 50 trains per day on the system. Approximately 30 percent of the freight train movements occur during the nighttime hours (10:00 p.m.- 7:00 a.m.). There is presently one passenger train (AMTRAK) operation that occurs during the nighttime hours. Over time, it is expected that the number of trains using the system will increase as demand for rail service increases.

SJVR operates rail service using track approximately 2 miles north of the proposed Project site. SJVR's current schedule is limited to one train per day. Development of new industry along the SJVR right-of-way has prompted renewed investment in the east/west service. SJVR anticipates an increase to 3 round trips per week and in the speed of trains using this route. The track between Visalia and Huron has recently been upgraded to accommodate additional train traffic.

Manufacturing Noise

An industrial area lies to the south and east with the Viking Ready-Mix Company located about 1,000 feet to the southeast of the proposed Live Oak Master Plan Project being the closest industrial use. Based on the data in j.c. brennan & associates, Inc. report, the overall noise levels of Viking Ready-Mix Batch Plant exceed the City of Hanford General Plan Hazards Management Element exterior noise level standard daytime and nighttime of 50 dB Leq and 45 dB Leq, respectively, at the nearest boundary line of the residential Project site.

Land Use Compatibility

Land use compatibility with noise is an important consideration in the planning and design process. Some land uses are more susceptible to noise intrusion than others, depending on the nature of activities expected with that use. For instance, at educational facilities it is important to concentrate and to communicate. An interior noise level in excess of 50 dBA may interfere with these activities. Similarly, interference with sleep may occur at 45 dBA, so residential land use standards must reflect this noise level.

Some land uses are more tolerant of noise than others. These uses typically include activities that generate loud noise levels or those that do not require verbal interaction, concentration, or sleep. Commercial and retail facilities require very little speech communication, and therefore, are generally allowed a noisier environment. Some industrial areas generate loud noises that would interfere more with communication than all but the highest exterior noise levels.

Methodology

For highway impacts the Federal Highway Administration (FHWA) Highway Traffic Noise Model (FHWA-TNM) that was used to develop Ldn contours for selected roadways at various ADT's in the year 2025. As a means of quantifying existing background noise levels, on November 22-23, 2005 j.c. brennan & associates, Inc. conducted a continuous 24-hour noise level measurement on the Project site. j.c. brennan & associates, Inc. complete report is included as Appendix 4.8-A in Volume II of this EIR.

j.c. brennan & associates, Inc. employs the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA RD-77-108) for the prediction of traffic noise levels. The FHWA model is the analytical method currently favored for traffic noise prediction by most state and local agencies, including the California Department of Transportation (Caltrans). The model is based upon the CALVENO noise emission factors for automobiles, medium trucks and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site.

j.c. brennan & associates, Inc., conducted noise level measurements and concurrent traffic counts of Hanford-Armona Road, 12th Avenue, Hume Avenue, and Houston Avenue traffic within the Project site. Hume Avenue was under resurfacing construction during the site visit and noise level measurements could not be conducted. The purpose of the short-term traffic noise level measurements is to determine the accuracy of the FHWA model in describing the existing noise environment on the Project site, accounting for shielding from local topography, actual travel speeds, and roadway grade. Noise measurement results were compared to the FHWA model results by entering the observed traffic volume, speed and distance to the roadway centerline from the receiver as inputs to the FHWA model.

Instrumentation used for the measurements was a Larson Davis Laboratories (LDL) Model 820 precision integrating sound level meter which was calibrated in the field before use with an LDL CA-200 acoustical calibrator. Appendix B (Calibration Worksheet) in j.c. brennan & associates report shows the complete inputs to the FHWA Model. The FHWA Model was employed to determine future traffic noise impacts on the Project site. Future Average Daily Traffic (ADT) volumes were provided by Ken Anderson, Principal Engineer, kdAnderson Transportation Engineers. Viking Ready-Mix Company Inc., truck volumes were provided by Charlie Wensley, General Manager, Viking Ready-Mix Company, Inc. To evaluate future traffic noise levels along Houston Avenue, including batch plant truck traffic noise levels on the Project site, j.c. brennan & associates Inc., predicted future traffic and truck noise levels utilizing information provided by Viking Ready-Mix Company Inc., kdAnderson Transportation Engineers, and discussions with John Buada of Buada Associates. To accurately predict future traffic noise levels on Houston Avenue, it is necessary to determine the cumulative percentage of heavy trucks from both Viking Ready-Mix and typical traffic volumes. Assuming a 15% growth in future heavy truck operations associated with the batch plant, the cumulative average daily truck trips and peak daily truck trips were included in the traffic noise analysis. Based on discussions with Buada Associates regarding heavy truck traffic due to Viking Ready Mix batch plant operations, 60% of cement mixer trucks and 100% of aggregate trucks travel west along Houston Avenue. Cement trailer trucks do not travel west along Houston Avenue. During the 24-hour long term noise monitoring, 164 heavy trucks traveled west on Houston Avenue along the Project site. The batch plant operated at 130% of average daily truck trips and at 42% of peak daily truck trips.

Based on the percentages reported by Buada Associates, the calculated peak daily truck trips operating at 100% would generate 390 truck trips on Houston Ave along the Project site.

On November 22-23, 2005, j.c. brennan & associates, Inc. staff conducted short term noise level measurements and continuous hourly noise measurements at the cement batch plant. The

continuous hourly measurement of the Viking Ready-Mix plant was synchronized with the 24-hour continuous noise measurement being conducted at the Project site. The purpose of the noise level measurements was to collect single event and hourly noise level data, in order to quantify typical noise levels associated with batch plant activities. Instrumentation used for the measurements was a Larson Davis Laboratories (LDL) Model 820 precision integrating sound level meter which was calibrated in the field before use with an LDL CA-200 acoustical calibrator.

j.c. brennan & associates, Inc., conducted a noise barrier performance analysis to determine the insertion loss and resulting cumulative noise levels provided by varying barrier heights at the nearest outdoor activity areas.

Significance Criteria

Impacts from the project would be considered significant if they would result in significant noise or exposure of persons to or generation of noise levels in excess of standards established in the Hanford General Plan.

Checklist Discussion

- a) Less than Significant – Proposed changes to the Live Oak Development project, proposed herein, will not cause 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, beyond the effect analyzed in the Live Oak EIR.

The EIR identified mitigation measures that would reduce the projects impact on noise generation to a less than significant level. The mitigation measures cited in the EIR and the conditions of approval in the project resolutions and development agreement still apply and will not be altered by the project changes.

- b) Less than Significant – Proposed changes to the Live Oak Development project, proposed herein, will not cause exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels, beyond the effect analyzed in the Live Oak EIR.

The EIR identified mitigation measures that would reduce the projects impact on noise generation to a less than significant level. The mitigation measures cited in the EIR and the conditions of approval in the project resolutions and development agreement still apply and will not be altered by the project changes.

- c) Less than Significant – Proposed changes to the Live Oak Development project would not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project beyond those impacts analyzed by the Live Oak EIR.

The EIR identified mitigation measures that would reduce the projects impact on noise generation to a less than significant level. The mitigation measures cited in the EIR and the conditions of approval in the project resolutions and development agreement still apply and will not be altered by the project changes.

- d) Less than Significant Impact - The project is approximately 2 miles southwest from airport and will not be impacted by the public airport.

- e) No Impact - The project is not located within the vicinity of a private airstrip, there is no impact.

Conclusion

Impacts to Noise were evaluated in the Live Oak Master Plan/Residential Project EIR and

determined to be less than significant with the incorporation of mitigation measures, cited in the EIR, development agreement, and the project's conditions of approval. The proposed changes to the project will not further impact Noise. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Sources: Live Oak Master Plan, 2017 General Plan, 2017 General Plan Update, Live Oak Master Plan/Residential Project EIR (SCH #2006091015)

Public Services

Conclusion: Impacts to Public Facilities and Services were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures cited in the EIR, Development Agreement, and conditions of approval for the development project. The proposed changes to the project will not further impact Public Facilities. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Environmental Setting

The City of Hanford currently has three fire stations. Hanford Fire Department provides fires, rescue, hazardous materials response, and serves as a first responder for emergency medical service calls in the City. the HFD is also capable of responding to other situations such as high and low angle rescues, confined space emergencies, vehicle accidents, public assists, state-wide mutual aid responses and disaster management.

Police Protection

City residents receive police protection services from the Hanford Police Department, which currently operates out of a single station located at 425 N. Irwin Street. The City's recent growing problem that requires the need of police services includes gag and drug issues. The HPD's actual average response times are 6:30 minutes for Priority I incidents with an average of 32 Priority I incidents per day and a response time of 17:19 minutes for all other incidents with an average of 144 incidents per day. However, a response time of less than 2:30 minutes is a goal for the HPD to maintain in the future.

Schools

The City currently includes six elementary school districts and one high school district within the Study Area. These districts do not include the religiously affiliated private schools or charter schools located in the study area. The Hanford Elementary School District consists of 11 elementary and junior high schools that are all located in the study area.

Pioneer Union Elementary School District consists of two elementary schools and one junior high school that are all located in the study area.

The Hanford Joint Union High School District consists of four comprehensive high schools.

Parks

See Environmental Setting for Recreation.

Other Public Services

Library Services

The current library is a branch of the Kings County Library.

Significance Criteria

The project may result in significant public service impacts if it substantially and adversely alters the delivery or provision of fire protection, police protection, schools, facilitates maintenance and other government services.

Checklist Discussion

- a) **Less than Significant:** The changes proposed to the Live Oak Development will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, in order to maintain acceptable service ratios, response times, or other performance objectives for any public service beyond the impact analyzed in the Live Oak EIR, for which impacts were determined to be less than significant with the incorporation of mitigation measures and payment of impact fees.

Conclusion

Impacts to Public Facilities and Services were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures cited in the EIR, Development Agreement, and conditions of approval for the development project. The proposed changes to the project will not further impact Public Facilities. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Source: 2017 General Plan, 2017 General Plan Update, Live Oak Master Plan/Residential Project EIR (SCH #2006091015)

Recreation

Conclusion: Impacts to Recreation were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures cited in the EIR, Development Agreement, and conditions of approval for the development project. The proposed changes to the project will not further impact Recreation. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Environmental Setting

School Parks

All school sites have limited public access since their primary purpose is to support the educational mission of the school districts that control their use. There are 16 school sites within the City. The school facilities include athletic fields, conference rooms, gymnasiums, auditoriums, and swimming pools, which are open to the public after hours, during the summer, and on weekends for recreational use.

Indoor facilities

The Hanford Parks and Recreation Department also provides a wide array of programs for City residents. The Recreation Department is responsible for coordinating activities for the entire family including special classes, youth programs, and older adult activities, sports for youth and adults, as well as community events. These activities are conducted in a variety of indoor rec. facilities.

City of Hanford Parkland Standard

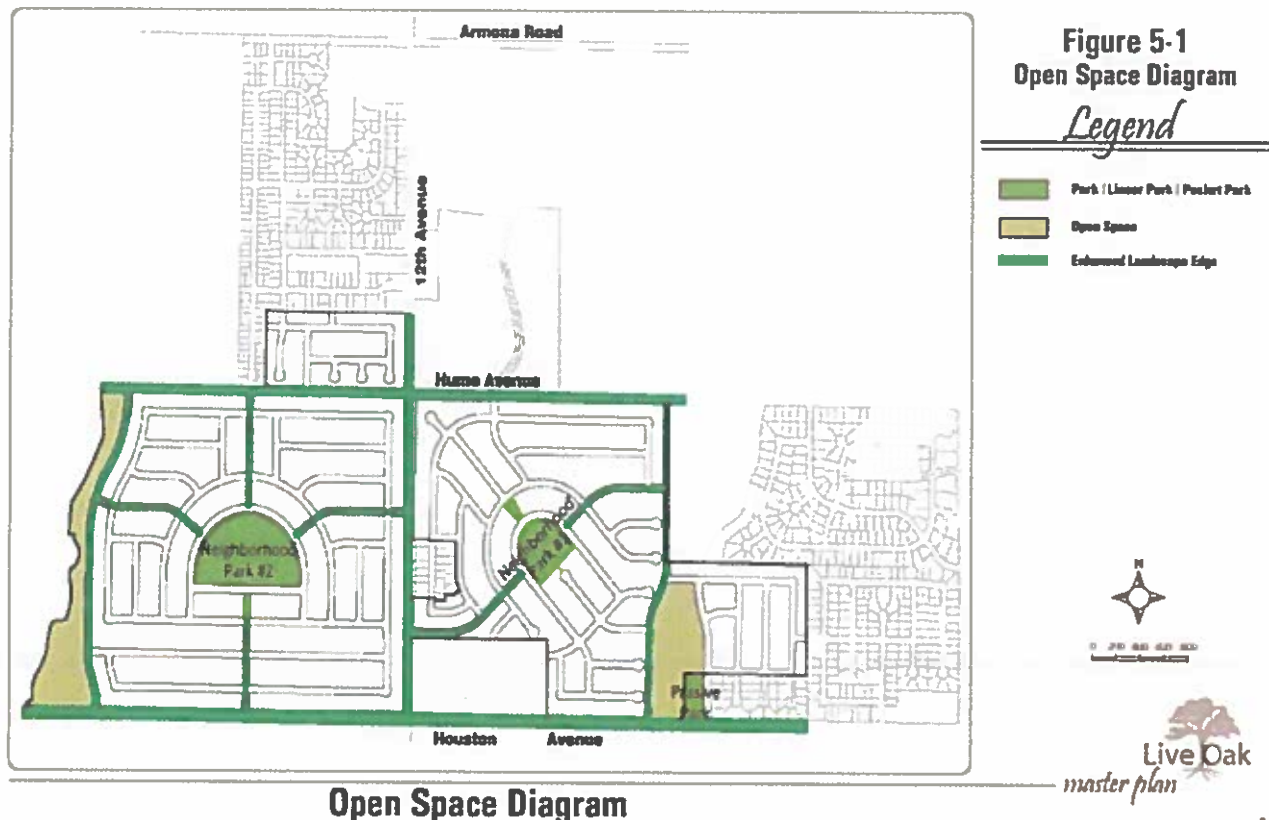
Combining the City's 188 acres of parkland and 100 acres of school parks, the City has a total of 288 acres of developed parkland that go toward meeting the parkland standard. This does not include regional parks outside the planning area, greenways, private parks, or indoor recreation facilities. Based on the 2013 estimated population of 55,860 for the City of Hanford, the Study Area has approximately 5.2 acres of parkland for every 1,000 residents in the City.

Project

The Live Oak Master Plan provides a variety of passive and active recreational opportunities for residents within and outside of the Plan Area. Three neighborhood parks are provided and interconnected via linear parks and a series of sidewalks (totaling 21 acres) that lead to open space trails. The parks create a central focal point within neighborhoods. Three areas of open space totaling 31.6 acres are located along Lone Oak and Sand Sloughs, as well as adjacent to

the west side of 12th Avenue, along the Minor Park Collector. The biological analysis completed for the Live Oak Master Plan indicate that the sloughs are riparian woodland areas that should be enhanced by removal of debris and buffered from development. The sloughs can also provide trails for pedestrians and bicyclists along their edges.

Parks (P) and Open Space (OS) are located within the Plan Area. There are three planned neighborhood parks totaling 21.0 gross acres, and smaller pocket parks located in various neighborhoods. Designated Open Space, totaling 31.6 acres, is located within Lone Oak and Sand Sloughs, as well as directly adjacent to the west side of 12th Avenue, along the minor park entry collector. The Open Space corridors preserve riparian woodland areas and will be accessible through pedestrian paths that are linked to adjacent streets and accessible to neighborhoods. Design Standards for parks and trails are located in Chapter 5 of the Live Oak Master Plan.



Neighborhood Parks

There are two neighborhood parks within the Plan Area. These parks are located on the east and west sides of 12th Avenue and just south of Hume Avenue. All neighborhood parks are accessible by streets and linear parks. The neighborhood parks, intended to be focal points with active recreational areas, will service new residents as well as existing neighborhoods.

Neighborhood Park #1 is approximately 2.6 gross acres, with centralized access to the eastern half of the Plan Area. The park is connected to residents through sidewalks and linear parks emanating from the northwest and southeast. Passive recreational amenities such as a tot lot, turf play areas, and picnicking facilities are envisioned. A local street, which terminates at the linear park, enables pedestrian access to the open space path located along Sand Slough and the neighborhoods across from Sand Slough.

Neighborhood Park #2 is approximately 9.6 gross acres, centrally located between Hume Avenue and Houston Avenue in the western portion of the Plan Area. The larger of the neighborhood parks, it is envisioned to contain large turf areas for active recreation, surface courts, picnicking,

seating facilities, tot lots, and pedestrian paths for passive recreation. Neighborhoods connect to the park through series of sidewalks and multiple linear parks.

A 2.0-acre passive park will be provided on the southeastern corner of Sand Slough, where the riparian woodland area will be especially enhanced with recreational opportunities, such as an open field, a trail, and / or park benches.

Open Space Sloughs

There are two remnant sloughs located within the Plan Area: Lone Oak and Sand Slough. Sand Slough is located in the eastern area of the Plan Area between Hume Avenue and Houston Avenue. Lone Oak Slough stretches from Houston Avenue to the Hume Avenue extension in the western portion of the Plan Area. Both sloughs will be maintained as conservation/open space for the riparian habitat and occasional seasonal drainage it provides the Plan Area. These sloughs have been treated as the backyard of development within existing neighborhoods. However, it is the intention of the Master Plan to embrace these sloughs as an integral part of the overall community design scheme for every resident to enjoy.

Within the Plan Area boundary, pedestrian paths are located on the east side of Lone Oak Slough and the west side of Sand Slough within a 50-foot easement. These paths shall have connections to surrounding residential neighborhoods by local streets and daylighted cul-de-sacs. The use of dead end cul-de-sacs is prohibited along the sloughs. Material for pedestrian paths shall be of a concrete material, or porous material that maintains the rural characteristic of the sloughs. It is important to keep these areas as natural as possible. Only open or rail fencing should be used along the sloughs.

Significance Criteria

The project may create impacts if it creates demand for new expanded parks and recreation facilities or substantially alters existing facilities.

Checklist Criteria

- a) Less than Significant Impact – The changes proposed to the Live Oak Development would not cause an 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 beyond the effect analyzed in the Live Oak EIR, for which mitigation measures were required to reduce the impact to a less than significant level.
- b) Less than Significant Impact– Changes to the Live Oak Development Master Plan and Development Agreement include changes to the proposed recreational facilities. The changes do not result in a loss of open space. The changes proposed will not have a greater impact than the impact analyzed in the Live Oak EIR, for which impacts were determined to have a less than significant impact with the incorporation of mitigation measures. The Live Oak Development project does include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The effect of which can be mitigated to a less than significant level.

Conclusion

Impacts to Recreation were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures cited in the EIR, Development Agreement, and conditions of approval for the development project. The proposed changes to the project will not further impact Recreation. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Source: 2017 General Plan, 2017 General Plan Update, Live Oak Master Plan/Residential Project EIR (SCH #2006091015)

Transportation/Circulation

Conclusion: Impacts to Transportation and Traffic were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures cited in the EIR, Development Agreement, and conditions of approval for the development project. The proposed changes to the project will not further impact Transportation and Traffic. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Environmental Setting

Existing Functional Roadway Classification System

State Freeways and Highways

There are two State Facilities serving the Study Area, namely SR-198 and -43.

Arterial Roads

Hanford's arterial street pattern is generally one-mile spacing between the existing arterials.

Collector Streets

Similar to some arterials, collector streets have evolved from heavy use as opposed to formal development standards.

Local Streets

Local street provide access to individual homes and businesses. Local streets have on lane in each direction. Local streets connect single-family homes and other uses not appropriate adjacent to major roadways, to the arterial-collector network.

Existing Intersections

All of the study intersections are operating at acceptable levels of LOS.

Existing Roadway Segments

Results of the analysis of existing roadway segments show that all of the study roadway segments are currently operating at acceptable LOS.

Bicycle Facilities

The 2011 Kings County Regional Bicycle Plan contains the specific "Bicycle Plan for the City of Hanford." The General Plan and the Bicycle Plan promote the establishment of a shared use roadway system, but encourages newly developing areas to provide for bicycle facilities along major roadways and off-road systems as part of open space and recreation amenities. The 2011 Regional Bicycle Master Plan then goes on to state Policy CI 8.4 of the 2002 General Plan: Bicycle lanes should be established where feasible along Major and Minor Collectors in newly developing areas. A bicycle route system should be identified which serves the existing developed City. This route system may not utilize Arterials or Collectors where travel ways are constrained, but rather parallel streets with less traffic. Where bicycle lanes are proposed they should be considered a shared facility with vehicular traffic on the street.

Mass Transit

Kings Area Rural Transit

Kings County Area Public Transit Agency (KCAPTA) is an intra-governmental agency with representatives from Avenal, Kings County, Hanford and Lemoore, and is responsible for the operation of the Kings Area Rural Transit (KART). KART offers scheduled daily bus service from

Hanford to Armona, Lemoore, the Lemoore Naval Air Station, Visalia, Corcoran, Stratford, Kettleman City and Avenal.

KART Dial-A-Ride Service

Dial-A-Ride is an origin-to-destination service available to eligible residents of Hanford, Lemoore, Armona and Avenal.

Park-and-Ride lots

Park-and-Ride lots provide a meeting place where drivers can safely park and join carpools or vanpools or utilize existing public transit. Park-and-Ride lots are generally located near community entrances, near major highways or local arterial where conveniently scheduled transit service is provided. Hanford has one Park-and-Ride facility located at the northeastern entrance of the City at 10th Avenue and SR 43.

KART-Vanpool Program

KART defines vanpooling as 7 to 15 persons who commute together in a van-type vehicle and who share the operating expenses. The KART Vanpool Program provides passengers with reliable transportation to and from work. The vanpool program is not only to provide safe travel to work but to provide alternative transportation options, which would ultimately reduce the amount of vehicles on the road.

Rail Service

Amtrak Passenger Service

Amtrak provides passenger rail service from Hanford station to the San Francisco Bay Area and Sacramento, and service to Southern CA by a combination of rail and bus. Freight service is available from both the BNSF Railway and the San Joaquin Valley Railroad. The Amtrak San Joaquin passenger train provides regularly scheduled intercity passenger rail service to Kings County. Stops are made daily at the Hanford and Corcoran stations for each northbound and southbound trains. Stops along the San Joaquin line also include Bakersfield, Wasco, Fresno, Madera, Merced, Turlock, Modesto, Stockton, Antioch, Martinez, Richmond, Emeryville, and Oakland, with connecting bus service to LA, Sacramento, SF, and many other points in Northern and Southern CA. Passengers can transfer to Amtrak Coast Starlight, which continues north to Portland and Seattle.

High Speed Rail

In November 2008, Proposition 1A, a High Speed Rail bond, was passed by California voters. In 2009, the US Department of Transportation through the American Recovery and Reinvestment Act program, announced the allocation of \$8 billion to high speed rail projects throughout the US. Of that amount, \$2.24 billion was allocated to California High Speed Rail. In November 2013, the California High Speed Rail Commission identified the preferred route through the Planning Area. The selected route, which runs along the eastern edge of Hanford, roughly follows a north-south route near the hgi voltage power lines between 7th and 8th Avenues.

Freight Service

Almost 87% of the total freight tonnage is moved out of the Valley by truck, while rail account for 11%. BNSF and SJVR railroads provide freight service to the Hanford Area. The BNSF mainline is double-tracked through the entire Planning Area. Over time, it is expected that the number of trains using the system will increase as demand for rail service increases. The BNSF railroad currently operates between 50 and 60 trains per day on the system.

Project

Development of the Live Oak Master Plan may change traffic patterns in the area of the Project as new traffic is generated and new roads are constructed. Regional access to the Live Oak Master Plan Project is provided by several major roads.

Twelfth Avenue is a major north-south route serving western Hanford. The street is designated an arterial in the Hanford General Plan. Twelfth Avenue originates in the rural area south of the Hanford City limits and continues northerly through the Project area across SR 198 through western Hanford beyond the northern City limits into unincorporated territory of Kings County. Today 12th Avenue is a two lane street in the vicinity of the Project and a four lane street north of SR 198. Traffic counts completed in May 2005 for this study suggest that 12th Avenue carries an Average Daily Traffic (ADT) volume of about 2,970 vehicles per day in the area between Hume Avenue and Houston Avenue, 4,720 ADT north of Hume Avenue. Twelfth Avenue carries 18,044 vehicles per day north of SR 198 in the vicinity of the Hanford Mall.

Houston Avenue is an east-west arterial street serving southern Hanford. Houston Avenue originates in Lemoore and continues easterly across SR 198 for about four miles to the Project site. Houston Avenue then extends for another four miles to State Route 43. Today Houston Avenue is a two lane rural road in the vicinity of the Project, although the Hanford General Plan envisions the eventual improvement of Houston Avenue to a four lane arterial street. New traffic counts conducted in May 2005 for this study indicated that 12th Avenue carries 2,630 ADT between 13th Avenue and 12th Avenue and 3,030 ADT east of 12th Avenue.

Hume Avenue is an east-west collector street that lies midway between HanfordArmona Road and Houston Avenue. Today this two lane road only extends east from 12th Avenue, but a portion of the road west of 12th Avenue will be constructed with development of the proposed Project. Traffic counts conducted for this study in May 2005 indicated that Hume Avenue carries 1,580 ADT east of 12th Avenue.

Hanford-Armona Road is an arterial street that links the communities of Lemoore and Hanford. Hanford-Armona Road exits the City of Lemoore (Blake Street) and continues easterly across and roughly parallel to SR 198. The road continues through Armona and Hanford to Tenth Avenue and east of Ninth Avenue across State Route 43 to 6th Avenue. In the area of the proposed Project Hanford Armona Road lies roughly ½ mile south of SR 198. Today Hanford Armona Road is a two lane facility, although the General Plan suggests the road may eventually be widened to four lanes. The most recent traffic counts available from the City of Hanford indicate that Hanford Armona Road carries 5,670 ADT and 8,687 ADT west and east of 12th Avenue, respectively.

Thirteenth Avenue is a north-south arterial street that connects western Hanford with SR 198. Thirteenth Avenue extends north from an intersection on Iona Avenue along the western Hanford City limits for about eight miles to Excelsior Avenue north of Hanford. Today, 13th Avenue is a two lane rural road in the area of the proposed Project, and traffic counts conducted for this study indicated that the road carries 710 ADT in the area between Hanford Armona Road and Houston Avenue.

Lacey Blvd is the major east-west route through Hanford. This designated arterial extends from the rural area of Kings County north of Lemoore through the 12th Avenue intersection to a downtown intersection at Irwin Street. East Lacey Blvd then begins at 10th Avenue and continues easterly to an intersection on SR 43. In the area of the 12th Avenue intersection Lacey Blvd is a four lane street. The road narrows to a two lane section west of the 12th Avenue intersection near the western City limits. The most current traffic counts available from the City of Hanford for the year 2003 indicate that Lacey Blvd carries about 18,091 ADT west of 12th Avenue and 21,502 ADT east of 12th Avenue.

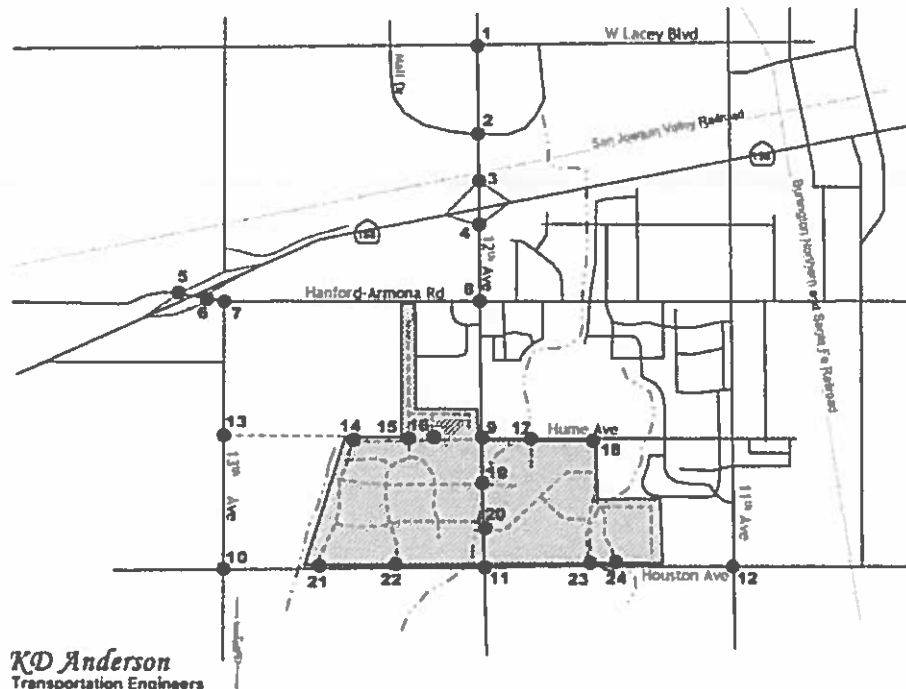
State Route 198 is an important regional route serving Kings County. This east-west route originates at US 101 in Monterey County and continues easterly across the Sierra Madre mountain range through Coalinga to an intersection on Interstate 5. From that point SR 198 extends easterly through Kings County into Hanford and on to an interchange on State Route 99. The route then continues to Visalia before terminating at Sequoia National Park in Tulare County. In the vicinity of the proposed Project SR 198 is a four lane controlled access facility with access limited to grade separated interchanges. Recent traffic volume published by Caltrans reveal that the highway carries 30,500 ADT west of the 12th Avenue interchange (2004) and 28,500 ADT east of the interchange.

Mall Drive is a collector street serving western Hanford in the area of the Hanford Mall at the 12th Avenue/Lacey Blvd intersection. This two lane street extends from an intersection on 12th Avenue northeasterly to an intersection on Lacey Blvd. Recent traffic counts from the City of Hanford indicate that this road carried about 7,479 vehicles per day in 2005.

Centennial Drive is a collector street that is planned to provide access to the area west of 12th Avenue. The route will originate at the 12th Avenue/Mall Drive intersection and continue northwesterly to an intersection on Lacey Blvd. From that point Centennial Drive will continue northerly to an intersection on Grangeville Blvd. The portion of this route immediately north of Lacey Blvd exists today. Centennial Drive is planned to be a four lane facility. The approved Target Shopping Center is located on the north side of Centennial Drive and the Super Wal-Mart store is on the south.

Glendale Avenue is an east-west local street that extends easterly and westerly from 12th Avenue in the area immediately north of the SR 198 interchange. This two lane road provides access to the area between the San Joaquin Valley railroad and SR 198 and is estimated to carry fewer than 500 vehicles per day.

Figure 4.12 - 1 Vicinity Map and Study Intersections



Existing Traffic Volumes

This analysis focuses on the operation of key intersections on the streets providing access to Hanford Station. The following intersections were identified for evaluation in consultation with City of Hanford and Caltrans staff as part of the early consultation process:

11th Avenue/Houston Avenue 12th Avenue/Lacey Blvd 12th Avenue/Mall Drive/Centennial Drive
12th Avenue/WB State Route 198 ramps 12th Avenue/EB SR 198 ramps 12th Avenue/Hanford –
Armona Road 12th Avenue/Hume Avenue 12th Avenue/Houston Avenue 13th Avenue/WB SR
198 ramps 13th Avenue/EB SR 198 ramps 13th Avenue/Hanford Armona Road 13th
Avenue/Houston Avenue

To quantify existing traffic conditions at these locations, a base of current peak hour traffic volume information was assembled from recent traffic studies. New traffic counts were made in May 2005 at intersections near the Project site to supplement data from other traffic studies collected in March 2005 at locations north of SR 198. This traffic volume data, as well as current intersection traffic controls and lane geometry are presented in Figure 4.12 - 2.

Level of Service Calculation

To quantitatively evaluate traffic conditions and to provide a basis for comparison of operating conditions with and without Project generated traffic, Levels of Service were determined at study area intersections.

"Level of Service" (LOS) is a quantitative measure of traffic operating conditions whereby a letter grade "A" through "F" is assigned to an intersection. LOS "A" through "F" represents progressively worsening traffic conditions. The characteristics associated with the various LOS for intersections are presented in Table 4.12 - 1. The City of Hanford General Plan has established LOS "C" as the standard for City streets, although the General Plan permits the City to accept LOS "D" during the peak hour in locations where physical constraints to providing additional capacity exist. Caltrans has suggested that LOS "C" is the standard for intersections providing access to state highways.

Table 4.12 - 2
Existing Peak Hour Intersection Levels of Service

Intersection	Control	AM Peak Hour		PM Peak Hour	
		Average Delay	LOS	Average Delay	LOS
1. 12 th Avenue/Lacey Blvd	Signal	27.7 sec	C	29.4 sec	C
2. 12 th Avenue/Mall Drive/Centennial Dr	Signal	10.7 sec	B	18.0 sec	B
3. 12 th Avenue/WB SR 198 ramps	Signal	8.1 sec	A	8.2 sec	A
4. 12 th Avenue/EB SR 198 ramps	Signal	18.0 sec	B	19.5 sec	B
5. Hanford–Armona Road/WB SR 198 ramps (overall) WB left+thru+right	WB Stop	(7.0 sec) 19.4 sec	(A) C	(6.7 sec) 17.4 sec	(A) C
6. Hanford–Armona Road/EB SR 198 ramps (overall) EB left+thru+right	WB Stop	(3.4 sec) 11.8 sec	(A) B	(4.4 sec) 12.7 sec	(A) B
7. 13 th Avenue/Hanford-Armona Road (overall) NB left+right turn	NB Stop	(0.6 sec) 10.6 sec	(A) B	(0.3 sec) 11.6 sec	(A) B
8. 12 th Avenue/Hanford-Armona Road	Signal	19.4 sec	B	20.8 sec	C
9. 12 th Avenue/Hume Avenue (overall) WB left+right turn	WB Stop	(4.0 sec) 9.5 sec	(A) A	(2.7 sec) 9.9 sec	(A) A
10. 13 th Avenue/Houston Avenue (overall) NB left+through+right turn SB left+through+right turn	NB/SB Stop	(2.7 sec) 9.8 sec 9.7 sec	(A) A A	(6.4 sec) 11.8 sec 12.0 sec	(A) B B
11. 12 th Avenue/Houston Avenue	All-Way Stop	7.9 sec	A	8.5 sec	A
12. 11 th Avenue/Houston Avenue	All-Way Stop	8.9 sec	A	9.3 sec	A

Methodology

The EIR summarizes kdANDERSON Transportation Engineers' analysis of the potential traffic issues associated with development of the Live Oak Master Plan and Live Oak Residential Project in the City of Hanford.

The purpose of this analysis is to identify the potential impacts of Project development within the context of current and future traffic conditions in southwestern Hanford. The analysis includes evaluation of existing circulation conditions in the area based on current a.m. and p.m. peak hour traffic volumes. The extent to which improvements are already needed has been determined through this evaluation. Project impacts were identified by superimposing Project traffic onto background conditions. Towards this end, the characteristics of the proposed Project have been determined based on probable peak hour and daily trip generation, regional trip distribution and local trip assignment.

To quantify existing traffic conditions at these locations, a base of current peak hour traffic volume information was assembled from recent traffic studies and traffic counts conducted in the Year 2005.

Levels of Service were calculated for this study using the methodology contained in the 2000 Highway Capacity Manual using SYNCHRO analysis software. The overall Level of Service for signalized intersections was determined based on the average length of delays for all motorists.

At unsignalized intersections the Level of Service was predicated on the length of the average delay experienced by all motorists who must yield the right of way before turning or continuing through an intersection.

Trip Generation or the number of vehicle trips that are expected to be generated by development of the Live Oak Master Plan and Live Oak Residential Project has been estimated using typical trip generation rates. Data compiled by the Institute of Transportation Engineers (ITE) and presented in the ITE publication Trip Generation, 7th Edition is the source of trip generation rates for the uses within the Project area.

As indicated in Table 4.12 - 3 typical single family residences generate slightly less than 10 automobile trips per day. Of that total, one trip occurs during the p.m. peak hour and about ¾ of a trip is generated during the a.m. peak hour. Applying these rates to the number of dwellings expected in Live Oak Master Plan Project yields a forecast for 14,930 daily trips with 1,170 trips occurring in the a.m. peak hour and 1,576 trips occurring during the p.m. peak hour

**Table 4.12 - 3
Live Oak Master Plan Trip Generation Estimate**

Land Use	Quantity	Trips Per Unit						
		Daily Trips	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Residential	Dwelling	9.57	0.19	0.56	0.75	0.65	0.36	1.01
Live Oak Master Plan	1,560	14,930	296	874	1,170	1,014	562	1,576

Trip Distribution estimates were made for the proposed Project. The regional distribution of Project trips was derived from review of current area travel patterns, from information presented in previous area traffic studies and from input from City of Hanford staff. As shown in Table 4.12 - 4, the distribution of Project trips to and from a residential Project will vary throughout the day. Table 4.12 - 4 also summarizes the directional distribution of Project traffic, as well as the anticipated allocation of that traffic to the various streets that are available.

During the morning peak hour the trip distribution is related to commute activity and to travel to and from area schools. All high school aged students are assumed to attend the existing Hanford West campus on Lacey Blvd east of 12th Avenue. Elementary and Middle School age children will be divided between the Hanford and Armona School Districts, as 12th Avenue is the dividing line between these districts. Students living in the western half of the Project will attend school in Armona, while the half of the site east of 12th Avenue will attend Hanford Schools that lie off of Hume Avenue and 11th Avenue.

Planned improvements to the circulation system were also considered in the traffic analysis. The Live Oak Master Plan Project is located within an area of Hanford where planned roadways will eventually increase the capacity of the circulation system. However, not all of the area circulation system will be developed immediately. While the extension of Hume Avenue westerly to 13th Avenue will eventually occur under the General Plan, this analysis only assumes that the portion of this roadway planned for construction with the Live Oak Master Plan Project will be in place under "existing plus Project" conditions. Improvements that are conditions of approval for other Approved projects have been assumed to be constructed under "Existing Plus Approved Projects Plus Project" conditions. The City's planned signalization of the 12th Avenue/Hanford Armona intersection is also assumed.

The Project plus existing impacts were identified by superimposing Project traffic onto background conditions. Towards this end, the characteristics of the proposed Project have been determined based on probable peak hour and daily trip generation, regional trip distribution and local trip

assignment, then those daily traffic volumes were added to the study area street system assuming current conditions.

The Project plus existing impacts, plus reasonably foreseeable projects was evaluated within the context of short-term cumulative traffic conditions occurring with build out of other approved projects in western Hanford. To prepare this traffic volume forecast City of Hanford staff were asked to identify other approved projects that could be assumed to be developed over the next ten years when the Live Oak Master Plan Project could be expected to be developed.

The Live Oak Master Plan standards requires that off-street parking for residential units with only alley access (no street parking) have a ratio of four parking spaces per dwelling unit to provide for visitor parking.

Table 4.12 - 4
Live Oak Master Plan Project – Trip Distribution Assumptions

Direction	Route	A.M Peak						P.M. Peak	
		School Related		All Other		Total		In	Out
		In	Out	In	Out	In	Out		
North	13 th Ave beyond Hanford Armona	0.0%	0.0%	1%	1.0%	1.0%	1.0%	1.0%	1.0%
	12 th Ave beyond Lacey	0.0%	0.0%	1.0%	10.0%	1.0%	10.0%	10.0%	10.0%
	11 th Ave beyond Hume	7.5%	3.5%	10%	10.0%	17.5%	13.5%	15.0%	15.0%
	Subtotal	7.5%	3.5%	12%	21.0%	19.5%	24.5%	26.0%	26.0%
East	Lacey Blvd east of 12 th	10.0%	12.5%	2.5%	2.5%	12.5%	15.0%	7.5%	12.5%
	Mall Drive east of 12 th	3.5%	4.0%	1.0%	1.0%	4.5%	5.0%	2.5%	5.0%
	SR 198 east of 12 th Ave	0.0%	0.0%	11.5%	8.0%	11.5%	8.0%	15.0%	15.0%
	Hanford Armona east of 12 th Ave	0.0%	0.0%	2.5%	2.5%	2.5%	2.5%	6.5%	5.0%
	Hume Ave near 11 th Ave	13.0%	7.0%	0%	0.0%	13.0%	7.0%	1.0%	1.0%
	Houston Avenue east of 11 th Ave	0.0%	0.0%	1.0%	8.0%	1.0%	8.0%	12.5%	12.5%
	Subtotal	26.5%	23.5%	18.5%	22.0%	45.0%	45.5%	45.0%	51.0%
South	11 th Avenue south of Houston Ave	0.0%	0.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	12 th Avenue south of Houston Ave	0.0%	0.0%	1.0%	2.0%	1.0%	2.0%	3.0%	1.0%
	13 th Avenue south of Houston Ave	0.0%	0.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Subtotal	0.0%	0.0%	3.0%	4.0%	3.0%	4.0%	5.0%	3.0%
West	Lacey Blvd west of 12 th	0.0%	0.0%	1.0%	2.0%	1.0%	2.0%	2.5%	3.0%
	Centennial Blvd west of 12 th	0.0%	0.0%	1.0%	2.0%	1.0%	2.0%	2.5%	5.0%
	Hanford Armona Rd beyond 13 th	13.0%	7.0%	1.0%	1.0%	14.0%	8.0%	2.0%	1%
	SR 198 beyond 13 th Ave	0.0%	0.0%	2.5%	2.0%	2.5%	2.0%	7.0%	5%
	Houston Avenue beyond 13 th	13.0%	7.0%	1.0%	5.0%	14.0%	12.0%	9.0%	6%
	Subtotal	26.0%	14%	6.5%	12%	32.5%	26.0%	24.0%	20.0%
Total		60.0%	41.0%	40.0%	59.0%	100%	100%	100%	100%

Table 4.12 - 5
Approved Projects in Western Hanford

Project	Description	Quantity
Various Residential Subdivisions	Subdivisions throughout the western half of the City	2,032 lots
Armona Development	Approved Subdivisions	220 lots
Hanford Station	Retail Shopping Center anchored by Wal-Mart west of 12 th Avenue at Centennial	242,000 square feet
Target Shopping Center Phase II	Balance of retail center on northwest corner of 12 th Avenue/Centennial	200,000 square feet
Tract 806	Retail/Auto west of 12 th Avenue at Glendale Avenue	38 acres
Hanford Community Medical Center	Hospital/Medical Offices east of 12 th Avenue on Mall Drive	31 acres
Hanford Education Center	High School, Community College and Recreation east of 13 th Avenue and north of Lacey Blvd	-

The trip generation characteristics of the approved projects were identified in two ways. First, the trip assignment for non-residential projects was identified from the traffic studies prepared for each Project. These assignments are presented in the Appendix 4.12-A Volume II of this EIR. Secondly, the trips generated by identified residential development were estimated and assigned to the city circulation system based on the location of each subdivision. To account for the potential interaction between new residential and non-residential uses, it was necessary to discount the residential trip assignment in proportion to assumed "matching" between these uses. A 16% a.m. and 20% p.m. reduction was taken. The resulting residential assignment is presented in the Appendix 4.12-A Volume II of this EIR. Resulting "Existing Plus Approved Projects (EPAP)" traffic volumes are presented in Figure 4.12 - 4.

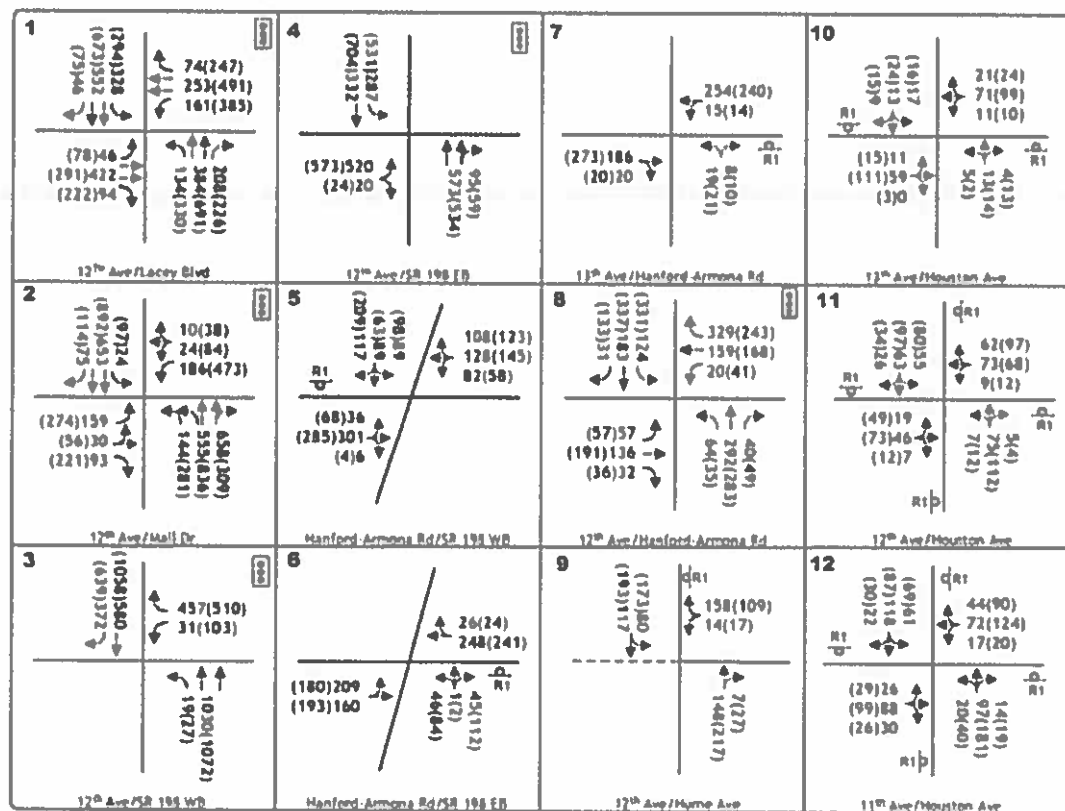
To identify "EPAP Plus the Live Oak Master Plan Project" traffic volumes, Project trips were superimposed onto background traffic volumes assuming the regional distribution assumptions previously identified.

Cumulative traffic impacts have also been evaluated under both short-term and longterm horizons. Short-term conditions assume development and operation of other approved projects in Hanford, while long-term conditions have been based on Year 2030 traffic volume forecasts derived from Kings County Association of Governments (KCAG) regional travel demand forecasting model projections.

Under each scenario mitigation measures needed to deliver Levels of Service satisfying City of Hanford and Caltrans minimum standards have been identified.

Figure 4.12 - 4

Existing plus Approved Project Traffic Forecast at Study Intersection Locations



KD Anderson
Transportation Engineers

**EXISTING PLUS APPROVED PROJECTS
TRAFFIC VOLUMES
AND LANE CONFIGURATIONS**

Legend
AM Peak Hour Volume (AM) Stop Sign
(PM) PM Peak Hour Volume (PM) Signaled Intersection

The volume of traffic added by the proposed Live Oak Master Plan Project to the street system surrounding the site is an issue with regard to the general capacity of these streets and the need to develop additional mainline travel lanes. Table 4.12 - 6 presents generalized LOS thresholds based on daily traffic volumes for two lane and four lane arterials.

**Table 4.12 - 6
Generalized Level of Service on Major Streets in the City of Hanford**

Street Classification	Lanes	Average # of Signals per Mile	Maximum Daily Volume		
			C	D	E
Divided Arterial	4	0.0 to 0.75	33,000	34,900	36,700
		0.76 to 1.5	31,000	32,500	34,000
		1.6 to 2.5	29,500	31,700	33,400
		2.6 to 3.5	20,100	30,200	33,200
		3.6 to 4.5	-	26,300	32,100
		> 4.5		22,800	32,100
Undivided Arterial	2	0.0 to 0.75	15,600	16,500	17,400
		0.76 to 1.5	14,500	15,300	16,100
		1.6 to 2.5	13,500	14,800	15,700
		2.6 to 3.5	9,200	13,700	15,400
		3.6 to 4.5	-	12,300	14,600

A multi-step process was employed to create peak hour volumes. To account for the effects of new roads (i.e., Hume Avenue to 13th Avenue and Centennial Blvd to Lacey Blvd) that do not exist today, two sets of forecasts were developed and the results averaged to create the volumes used for this report. First, the daily regional traffic model was run with regional land use assumptions that reflected build out of the Project and KCAG year 2030 land use assumptions throughout the balance of the County. These forecasts were compared to year 2005 base conditions runs in order to develop localized growth factors that could be applied to study area intersection approach volumes using the Furness methodology. Secondly, the KCAG model was used to produce daily turning movement volumes at major study area intersections. Applicable peak hour percentages (i.e., 7.0% a.m. and 8.5% p.m.) were applied and typical directional splits (i.e., 55%/45%) to create a second set of forecasts.

The identified year 2030 traffic volume forecasts were used to calculate peak hours Levels of Service at study intersections. These calculations assume completion of the six lane section on 12th Avenue north of SR 198, as well as the local improvements described under EPAP conditions. A four lane section was assumed on the SR 198/12th Avenue interchange.

Significance Criteria

The project may result in significant transportation/circulation impact if it does the following:

1. Cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the road system that are inconsistent with adopted standards.
2. Creates traffic conditions which expose people to traffic hazards.
3. Substantially interferes or prevents emergency access to the site or surrounding properties.
4. Conflicts with adopted policies or plans for alternative transportation.

Checklist Discussion

- a) Less than Significant Impact – Changes proposed to the Live Oak Development, proposed herein, would not 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, beyond the effect analyzed in the Live Oak EIR.

The changes proposed to the project are less intensive (less units) than the original Live Oak project and will not expand the project boundary.

All requirements/mitigations set forth in the Live Oak EIR, development agreement, and project's conditions of approval still apply and are not impacted by the changes proposed to the project.

- b) Less than Significant – the changes proposed to the Live Oak Development project, proposed herein, will not 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 agency for designated roads of highways, beyond the effect analyzed in the Live Oak Development EIR, for which effects were determined to be less than significant with mitigation incorporation. Mitigations are cited in the EIR, development agreement, and project's conditions of approval.

The changes proposed to the project are less intensive (less units) than the original Live Oak project and will not expand the project boundary. All requirements/mitigations set forth in the Live Oak EIR, development agreement, and project's conditions of approval still apply and are not impacted by the changes proposed to the project.

- c) No Impact - The proposed project will not create a change in air traffic patterns or increase traffic levels or change in location that result in substantial safety risks. The project is located approximately 2.0 miles southwest from the nearest municipal airport.
- d) Less than Significant Impact- the changes proposed to the Live Oak Development project, proposed herein, will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) beyond the impact analyzed by the Live Oak EIR, for which mitigation measures were required to minimize the effect to a less than significant level.

The changes proposed to the project are less intensive (less units) than the original Live Oak project and will not expand the project boundary. All requirements/mitigations set forth in the Live Oak EIR, development agreement, and project's conditions of approval still apply and are not impacted by the changes proposed to the project.

- e) Less than Significant Impact – the changes proposed to the Live Oak Development project, proposed herein, will not impede emergency access. The project will be developed to development standards, which ensures adequate emergency access.
- f) Less than significant impact – the changes proposed to the Live Oak Development project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). The Live Oak EIR analyzed impacts to alternative transportation and mitigation measures were required to mitigate the effect of the Live Oak Development on alternative transportation to a less than significant effect. All mitigation measures and conditions of approval regarding alternative transportation still apply to the project and are not impacted by the request for project changes.

Conclusion

Impacts to Transportation and Traffic were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures cited in the EIR, Development Agreement, and conditions of approval for the development project. The proposed changes to the project will not further impact Transportation and Traffic. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Source: 2017 General Plan, 2017 General Plan Update, Live Oak Master Plan/Residential Project EIR (SCH #2006091015); Traffic Study kdANDERSON – Live Oak Development (2005)

Utilities and Service Systems

Conclusion: Impacts to Utilities were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures cited in the EIR, Development Agreement, and conditions of approval for the development project. The proposed changes to the project will not further impact Utilities. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Environmental Setting

Wastewater

The City's wastewater system provides for treatment, disposal, and reuse of effluent, which meets all of the state's discharge requirements for the entire City of Hanford (City). The wastewater system consists of a treatment plant and 21 sanitary sewer lift stations located throughout the City. The treatment facility has a capacity of 8.0 million gallons per day and is located south of Houston Avenue and east of 11th Avenue.

While the City is constantly working to improve and provide adequate services to the population demand, the Irwin Street trunk main has become a priority issue for the City's wastewater system. The Irwin Street trunk main is located south of the Downtown East Precise Plan area and may eventually be undergoing capacity issues. Sections of the trunk line are in poor condition, with adverse grades, inadequate pipe sizing, and near full capacity.

The City's wastewater system has also pursued water conservation strategies to ensure long-term reuse of treated disinfected wastewater for agricultural purposes and to recharge groundwater supplies for agriculture. By doing so, the City accomplishes two important water conservation efforts: 1) the additional supply for the City extends the surface water irrigation season and 2) reduces the need for agricultural pumping of groundwater in an area known to be low in groundwater.

Water Supply

The City's water system is a groundwater system. The City is located within the Tulare Lake Hydrologic Region. Within that region, the City is located within the Tulare Lake Groundwater Subbasin, which transmits, filters, and stores water from the main San Joaquin Valley Groundwater Basin.

The City's groundwater system consists of 13 supply wells, one standby well, three elevated storage tanks (all three of which have abandoned), one existing 0.5 million gallon ground-level storage tank at the Industrial Park, 3.5 million gallon ground-level storage tanks, and a piping network for distributing the water throughout the City (2 million gallon storage tank at Grangeville and Centennial Drive facility and 1 million gallon storage tank at the Fargo Avenue facility). No surface water is used by the water system as groundwater is contained in both an unconfined and confined aquifer lying beneath the City. Currently, the City maintains 206 miles of main lines and 15,870 service connections, which includes 8-inch to 30-inch pipes with 12-inch mains laid out on an approximately 1-mile grid. Water is pumped from 13 deep wells. The well depth is determined by the water quality, but typically, is drilled to a minimum depth of 1,500 feet and below the Corcoran clay layer.

The City's groundwater supply is recharged by rain and snowfall in the Sierra Nevada range and, to a lesser degree, from rainfall on the Valley floor. In addition, the City, along with the Peoples Ditch Company and the Kings County Water District, deliver excess water flows from the Kings River and storm water runoff into the drainage and slough basins located throughout the City. This, as well as percolation from storm water basins, local waterways, and agricultural irrigation, help to replenish the City's groundwater in surplus years.

Storm Water Drainage

The City is predominantly located within a 500-year Flood Zone as defined by FEMA Flood Insurance Maps. Areas subject to the 500-year flood zone have a moderate to low risk of flooding.

There are two major irrigation ditches that flow through the City. Lakeside Ditch, which is operated and maintained by the Lakeside Water District, and the Peoples Ditch, which is operated and maintained by the Peoples Ditch Company.

The Existing drainage infrastructure within the boundaries covered by the City's Storm Water Management Program includes natural drainage channels, retention basins, natural vegetation, piping, and pump stations. There are numerous areas where storm drainage is controlled via drainage inlets and underground structures. The storm drainage system consists of 30 pump stations, 57 miles of pipeline ranging in size from 6-inch through 60-inch, and 220 acres of drainage basins and drainage ditches. The storm drainage system removes rainfall from surface streets and disposes the accumulated stormwater in drainage basins.

The City, in cooperation with the People's Ditch Company and the Kings County Water District, delivers excess water flows from the Kings River, along with storm water runoff, into the 125 acres of drainage and slough basins located throughout the City to help replenish the groundwater. Some of this acreage is located within the City's park facilities.

Solid Waste Disposal

The City's solid waste and recycling services are provided by the Kings Waste Recycling Authority (KWRA). The current KWRA facility is located at 7803 Hanford-Armona Road, southeast of the City near SR 43 and 198 and operates as a solid waste disposal and recycling facility. The responsibilities of the KWRA include the siting, permitting, financing, construction, and operation of landfills, as well as a Material Recovery Plan and Transfer Station. The KWRA also ensures all activities and waste diversion goals required by the State at the closure, post-closure monitoring, and liabilities of all identified former landfills in Kings County. The KWRA is the leading contributor to helping the City meet the State's recycling goals.

Refuse from both municipal and commercial haulers is sorted at the KWRA facility to recover a variety of recyclable materials. Once waste is separated from recyclable materials, it is then hauled by transfer trucks from the Material Recovery Facility to the State-permitted 320-acre Chemical Waste Management Landfill site in Kettleman Hills.

The landfills at the Kettleman Hills Facility are designed for municipal solid waste, which encompasses household and commercial trash. The facility is permitted to receive a maximum of 2,000 tons of municipal solid waste per day.

The City has instituted a greenwaste collection mixed recycle collection program for single-family residential customers.

Dry Utilities

Gas and Electric Service

The City's main electricity providers are Pacific Gas and Electric Company and Southern California Edison Company. Within the Study Area, PG&E provides power to sites south of Iona Avenue and north of Flint Avenue via 12 kv and 70kv lines. SCE supplies power to sites north of Iona Avenue and south of Flint Avenue via 12 kv and 66kv lines.

Communication Systems

AT&T and Comcast are currently available in Hanford. AT&T provides telephone services that include ISDN and all other necessary high-technological services. Many cellular and long-distance services are also available. Comcast, Dish Network, and Direct TV provide television services as well as internet access.

Thresholds of Significance

The project may result in significant impacts on utilities and service systems if it substantially and adversely alters the delivery of utilities or substantially increases the demand for utilities.

Checklist Discussion

- a) Less than significant – Changes proposed to the project will not result in exceeding wastewater treatment requirements of the applicable Regional Water Quality Control Board.

Impacts of the Live Oak project were evaluated in an EIR - The City of Hanford has approved a sewer collection system for the project area and will collect wastewater impact fees from new development. The City of Hanford has wastewater discharge standards that would prevent the discharge of wastewater that does not meet the City's standards. The current capacity of the wastewater treatment facility is 8.0 mgd. That full build out the Live Oak project will add approximately 0.443 mgd. This addition is within the existing capacity of the facility.

- b) Less than Significant – the changes proposed to the Live Oak Development project will not result in or require the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects beyond that impact analyzed in the Live Oak EIR.

Impacts of the Live Oak project were evaluated in an EIR - The City of Hanford has a master wastewater plan for the subject site area and mainline systems have been installed. The project area is consistent with the master wastewater plan and the City will collect wastewater impact fees from the new development to pay for long term improvements to the City's wastewater treatment facility and recover costs for extending the mainline serve. Extension of sewer lines throughout the proposed project will be required. the extension of sewer lines is consistent with the City's Sewer Master Plan.

- c) Less than Significant – The changes proposed to the Live Oak Project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities beyond the impact analyzed in the Live Oak EIR, for which mitigation measures were required to reduce the impact to a less than significant level.

Impacts to the project were analyzed in the Live Oak EIR – the proposed Live Oak project is consistent with the general Plan and General Plan EIR. The project intends to implement the regional drainage basins (Sand Slough and Lone Oak Slough) shown in the General Plan.

Requirements for the storm drainage basin development is cited in the EIR, Development Agreement, Master Plan, and project conditions of approval. Changes proposed to the Live Oak project will not impact the conditions of approval/mitigation measures.

- d) Less Than Significant - changes to the Live Oak Development project will not further impact water supplies or result in additional expanded entitlements. A water distribution plan for the project area was approved for the Live Oak Development. Impact fees will be collected for water impacts of the new development to pay for long-term improvements to the City's water production facilities. The project was considered in the City's Urban Water Management Plan as a pending project. the project will require extension of water lines throughout the project area.

- e) Less than Significant – the City of Hanford has approved a sewer collection system for the project area and will collect wastewater impact fees from new development to pay for long-term improvements to the City's wastewater treatment facilities.
- f) Less than Significant - the City of Hanford will provide for solid waste collection and disposal for the proposed project site, when developed. The City has achieved a 50% diversion rate from the landfill and has incorporated a green waste program and recycling at the Materials Recycling Facility.
- g) Less than Significant – Changes proposed to the Live Oak Development will not affect the project's ability to comply with federal, state, and local statutes and regulations related to solid waste. The City provides for solid waste collection and disposal for the project area. The City provides for solid waste disposal in facilities approved by the State of California Integrated Waste Management Board.

Conclusion

Impacts to Utilities were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures cited in the EIR, Development Agreement, and conditions of approval for the development project. The proposed changes to the project will not further impact Utilities. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Source: 2017 General Plan and General Plan EIR, State of California Department of Water Resources, Cal Recycle 2015; Live Oak Master Plan/Residential Project EIR (SCH #2006091015);

Environmental Analysis and Conclusions

The changes proposed to the Live Oak Development project do not further affect any of the environmental factors evaluated under the Live Oak EIR (SCH #2006091015). Consequently, a subsequent or supplemental EIR or IS/MND is not required.

Exhibit A:

Mitchell Air Quality Consulting

August 17, 2020

Carlos Yanez, AEP JD, Forward Planning Director
Blue Mountain Communities
707 Aldridge Road
Vacaville, CA 95688

Subject: Assessment of Potential Air Quality and Greenhouse Gas Impacts of Proposed Modifications to Live Oak Master Plan in Hanford, California

Dear Mr. Yanez:

Mitchell Air Quality Consulting (MAQC) prepared the following assessment to determine if modifications to the Live Oak Master Plan would result in new information or new significant impacts not addressed in the Environmental Impact Report (EIR) prepared for the project per criteria listed under CEQA Guidelines Section 15162.

Proposed Modifications

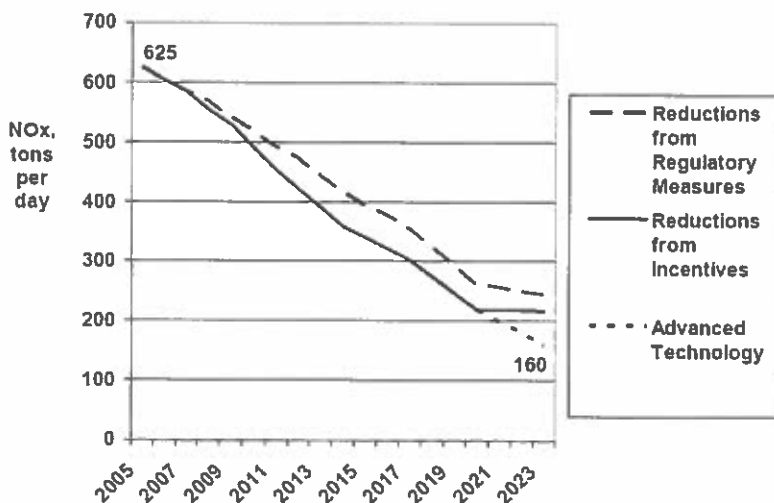
The proposed modifications include changes to plan policies that are inconsistent with the approved Development Agreement for the project and an increase in the lot count in Tentative Map 909. The modifications would delete or modify affordable housing provisions and the timing of park improvements. The DEIR analyzed the impacts of developing 1,560 dwelling units on 390 acres. The modified plans would create 1,470 dwelling units within the same 390-acre planning envelope. The increases in lot counts occur in portions of the site indicated on the overall site exhibit (attached) as additional lots. Other portions of site have revised subdivision designs that result in projected lot counts that are lower than were estimated for the conceptual design provided in the Master Plan and analyzed in the DEIR. The result of the modifications is a net decrease of 90 lots for the full project compared to the amount analyzed in the DEIR. A Recirculated DEIR dated March 9, 2009 was prepared for the project that addresses greenhouse gas (GHG) impacts. The RDEIR found GHG emissions from construction and operations to be significant and unavoidable. The number of dwelling units and acreage analyzed was not changed in the RDEIR.

Background

The air quality modeling for the DEIR and GHG modeling in the RDEIR was conducted using URBEMIS which was developed by air districts around the State for estimating emissions from land use projects. The model provides emission estimates for construction activities and project operations. For construction, the analysis is based on the acreage of the project and the number and size of the structures that will be built. The results include emissions from construction equipment and fugitive dust generated during each phase of construction. For operations, the model provides results for area sources such as fireplaces and landscaping equipment, energy use, and transportation. URBEMIS has been replaced with the CalEEMod model which uses updated emission factors and usage data and accounts for motor vehicle and energy efficiency regulations adopted since the version of URBEMIS used for the DEIR and RDEIR was developed. Emissions

have declined substantially with the incorporation of these regulations. The emission reductions estimated in the San Joaquin Valley Air Pollution Control District (SJVAPCD) 2007 Ozone Plan are displayed in Figure 1. The ozone precursor oxides of nitrogen (NO_x) would be reduced by about 66 percent between 2005 and 2021 with the implementation of regulatory measures and incentive programs.

Figure 1: San Joaquin Valley NO_x Emissions Forecast



The reductions due to changes in dwelling units and regulations implemented between 2010 and 2022 can be illustrated using the CalEEMod model to estimate emissions using 2010 assumptions and 2022 assumptions. Table 1 provides the results for 2010 conditions with the 1,560 dwelling units analyzed in the DEIR and RDEIR. Table 2 provides the results for 2022 conditions with 1,470 dwelling units in the modified plan. Table 3 shows the percentage reductions that occurred for each pollutant during this timeframe.

Table 1: Operational Air Pollutant Emissions (2010)

Source	Emissions (tons per year)					
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}	CO ₂ e
Area	15.87	0.73	12.58	0.11	0.11	699.32
Energy	0.22	1.88	0.80	0.15	0.15	6,180.85
Mobile	17.30	45.62	208.88	15.58	4.83	17,349.51
Waste						807.82
Water						364.47
Total Project Emissions	33.39	48.23	222.26	15.84	5.09	25,401.97
Notes: ROG = reactive organic gases NO _x = nitrogen oxides PM ₁₀ and PM _{2.5} = particulate matter Area source emissions include emissions from natural gas, landscape, and painting. Source: CalEEMod 2016.3.2						

Table 2: Operational Air Pollutant Emissions (2022)

Source	Emissions (tons per year)					
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}	CO ₂ e
Area	11.80	0.68	11.16	0.10	0.10	658.86
Energy	0.19	1.66	0.71	0.13	0.13	3,631.66
Mobile	4.35	15.57	50.94	13.88	3.80	13,164.44
Waste						570.83
Water						181.61
Total Project Emissions	16.35	17.91	62.81	14.12	4.04	18,207.41
Notes: ROG = reactive organic gases NO _x = nitrogen oxides PM10 and PM2.5 = particulate matter Area source emissions include emissions from natural gas, landscape, and painting. Source: CalEEMod 2016.3.2						

Table 3: Change in Operational Emissions 2010 to 2022

Source	Emissions (tons per year)					
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}	CO ₂ e
Total Operational Emissions 2010	33.39	48.23	222.26	15.84	5.09	25,401.97
Total Operational Emissions 2022	16.35	17.91	62.81	14.12	4.04	18,207.41
Emissions Reductions	17.05	30.32	159.45	1.72	1.06	7,194.56
Percentage Reductions 2010-2022	51.0%	62.9%	71.7%	10.9%	20.7%	28.3%
Notes: ROG = reactive organic gases NO _x = nitrogen oxides PM10 and PM2.5 = particulate matter Area source emissions include emissions from natural gas, landscape, and painting. Source: CalEEMod 2016.3.2						

The results presented above are for illustrative purpose only and are not intended to replace the modeling conducted for the project DEIR and REIR.

The most important variables in air quality and GHG analyses for land use projects are the land use category, the site acreage, and the timing of construction and buildout. For single family residential land uses, the number of dwelling units is the primary variable. The primary source of emissions during project operations are from motor vehicles used by residents and others accessing the project which are based on average daily vehicle trips per dwelling unit. Since the number of dwelling units is less than was analyzed in the DEIR

and RDEIR, the emissions generated by the modified project would be less than the amounts previously assessed.

Construction Emissions

The DEIR found that the project emissions would be less than the SJVAPCD thresholds of significance for construction activities for the ozone precursor NO_x for all years of construction, but would exceed the reactive organic gases (ROG) threshold during 2 years of construction due to the use of architectural coatings. The SJVAPCD did not have a quantitative construction PM₁₀ threshold at the time the EIR was prepared; however, the SJVAPCD adopted PM₁₀ thresholds in updates to their guidelines. In any case, emissions were below the new PM₁₀ threshold (15 tons/year). Although emissions were above the thresholds for only ROG (14.92 tons/year compared to the ROG threshold of 10 tons/year), the DEIR found the cumulative emissions of ROG, NO_x, and PM₁₀ to be significant and unavoidable after mitigation. Since the DEIR was prepared, the SJVAPCD amended Rule 4601 Architectural Coatings to reduce the volatile organic compound (VOC) content of coatings sold in the San Joaquin Valley. The amendments reduced the VOC content of coatings most widely used in residential development by more than 50 percent. VOC is the same as ROG. Therefore, compliance with Rule 4601 would reduce ROG emissions to less than significant. PM₁₀ fugitive dust emissions from construction activities would be less than significant with compliance with SJVAPCD Regulation VIII - Fugitive PM₁₀ Prohibitions. Fugitive dust emissions from site preparation and grading would not change with the modifications because the site acreage remains unchanged. However, construction equipment used for site preparation and grading would be lower due to state and federal off-road equipment emission standards that apply to new equipment. Emissions associated with building construction and architectural coatings would decrease because fewer dwelling units are now proposed than were analyzed in the DEIR and from new regulations.

The RDEIR found that project construction emissions were significant and unavoidable after application of mitigation measures due to scope of the project and the level of construction activity anticipated. No quantitative threshold was available at the time, so the significance threshold was based on whether or not the potential increases are substantial when compared to the baseline conditions. The SJVAPCD had not adopted a GHG threshold of significance at the time the RDEIR was prepared. On December 17, 2009, the SJVAPCD Governing Board adopted "Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA". The SJVAPCD did not include a threshold for construction emissions because the emissions are short term and end once a project becomes operational. As with criteria pollutant emissions, GHG emissions are generated by equipment and vehicles used during construction. GHG emissions are proportionate with the hours of equipment use and construction vehicle travel during construction. Since the modification results in fewer dwelling units being constructed, less equipment and vehicle use will occur and GHG emissions will be lower than were analyzed in the RDEIR. In addition, newer construction equipment is generally more fuel efficient than those used in the GHG modeling and would produce fewer GHG emissions. Therefore, no new significant impact would occur with the modified project and no further analysis is required.

Operational Emissions

The DEIR found project operational emission to have significant and unavoidable cumulative impacts for ROG and NOx. The operational emissions are proportionate with the number of dwelling units. Therefore, operational emissions would be less with the modified project. In addition, ROG and NOx emissions have declined substantially due to regulations adopted by the State and SJVAPCD to reduce these pollutants. Therefore, impacts from operational ROG and NOx emissions would be substantially less than analyzed in the DEIR. Operational PM10 emissions were less than significant in the DEIR. Operational PM10 emissions are primarily from entrained road dust related to motor vehicle travel. Since the number of dwelling units is less with the modified project, vehicle miles traveled will also be less and related entrained road dust emissions would also be less. The DEIR found localized carbon monoxide (CO) emission impacts would be less than significant. CO impacts are primarily caused by motor vehicle traffic. Since motor vehicle travel is reduced with the modified project, CO impacts would also be lower than analyzed in the DEIR. In addition, motor vehicle regulations have greatly reduced CO emissions, making CO impacts even lower than previously analyzed. Residential development is not considered to be a significant source of toxic air contaminant emissions and no special analysis was required.

The RDEIR found operational GHG emissions to be significant and unavoidable after application of mitigation measures to reduce emissions to the extent feasible. No quantitative threshold was available at the time, so the significance threshold was based on whether or not the potential increases are substantial when compared to the baseline conditions. The primary sources of operational GHG emissions are vehicle traffic and energy used by the homes. With fewer dwelling units in the modified project, GHG emissions would be lower than analyzed in the RDEIR; therefore, no new significant impact would occur. Since the RDEIR was prepared, the State has implemented its strategy contained in the 2008 ARB Scoping Plan to achieve the statewide GHG reduction targets from AB 32. The State GHG inventory reached the 2020 target in 2016 and 2017 and is expected to remain below the AB 32 target the 2020 milestone year. A new statewide target for 2030 was adopted in SB 32. The ARB 2017 Scoping Plan includes the State's strategy for achieving the 2030 target through continued implementation of existing regulations and programs and new regulations and programs. The 2017 Scoping Plan includes no specific reduction amount for new development, but the primary sources of GHG emissions from development projects, motor vehicles and energy use, will provide most of the reductions needed. The reductions would be achieved mostly with increased motor vehicle fuel efficiency, low carbon fuels, increasing renewable energy use, and increased building energy efficiency. No new threshold for post 2020 projects supported by substantial evidence has been identified for project level CEQA analysis. Therefore, the threshold used in the RDEIR remains appropriate. In addition, project GHG mitigation measures from the RDEIR remain valid and effective. Mitigation measures related to energy efficiency have nearly all been incorporated into Title 24 Building Energy Efficiency Standards updates. Single family residential development is now required to install solar panels and many development projects can now achieve zero net electricity use.

Impact Assessment

CEQA Guidelines 15162 includes criteria for determining whether changes to a project would require subsequent EIRs and negative declarations. No subsequent EIR or negative declaration shall be prepared unless on the basis of substantial evidence on or more of the following occur:

Substantial changes to the project require major revision of the EIR or negative declaration due to new significant effects or substantial increases to the severity of previously identified significant effects.

Substantial changes to the circumstances under which the project is undertaken require major revisions to the EIR or negative declaration due to the involvement of new significant effects or substantial increases to the severity of previously identified significant effects.

New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted.

The following assessment provided in Table 4 analyzes whether the modified project would result in any of the conditions listed above occurring for air quality impacts.

Table 4: Modified Project Assessment

CEQA Criteria	Project Consistency
Does the modified project result in substantial changes to the project that require major revision of the EIR or negative declaration due to new significant effects or substantial increases to the severity of previously identified significant effects?	Discussion: The modified project does not result in new air quality and GHG impacts or an increase in severity that would require additional environmental review. The impacts of the modified project are less than those analyzed in the DEIR and RDEIR because less dwelling units will be constructed and new air quality and GHG regulations adopted since the DEIR and RDEIR were prepared result in lower emissions.
Does the modified project result in substantial changes to the circumstances under which the project is undertaken that require major revisions to the EIR or negative declaration due to the involvement of new significant effects or substantial increases to the severity of previously identified significant effects?	Discussion: There are no substantial changes in circumstances due to the modified project. The modified project is within the same footprint as the project analyzed in the DEIR and RDEIR. Project lot counts and new regulations result in lower emissions than presented in the DEIR and RDEIR. The project would not exceed any new quantitative threshold of significance. The project will comply with air quality and GHG regulations in effect at the time of construction. The latest SJVAPCD air quality plans include no new measures applicable to development projects that would require changes to the DEIR and RDEIR.
Is there new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted?	Discussion: There is no new information of substantial importance. There are no new significant effects not discussed in the DEIR. Air Quality impacts are less than analyzed in the DEIR, so are not more severe. No mitigation measures previously found not to be feasible were excluded from the DEIR. There are no mitigation measures or alternatives which are

	considerably different from those analyzed in the DEIR that would substantially reduce significant impacts that project proponents declined to adopt. The project is required to comply with SJVAPCD Rule 9510 Indirect Source Review (ISR) which requires developers to reduce project construction NOx emissions by 20 percent and exhaust PM10 emissions by 45 percent compared to the statewide average. This is accomplished by the use of cleaner than average construction equipment or through the payment of offsite mitigation fees. Operational NOx and PM10 emissions must be reduced 33 percent and 50 percent from the unmitigated baseline, respectively. Compliance is achieved through onsite design features and payment of offsite mitigation fees. Rule 9510 reduces cumulative ozone and PM10 impacts beyond what is expected from the DEIR mitigation measures, and does not constitute new information of substantial importance, since compliance is mandatory. When the DEIR was prepared, GHG impacts were just beginning to be addressed in EIRs around the State. The GHG analysis was included in the RDEIR to address this emerging issue using an approach recommended by the Office of Planning and Research (OPR). The approach used was conservative in that it identified all feasible mitigation measures and found the impact to be significant and unavoidable. This threshold approach remains valid today, especially with lack of consensus around the State on an appropriate quantitative threshold based on project consistency with the SB 32 2030 reduction target. Therefore, new information related to the GHG emissions would not rise to the level that would require additional analysis. The GHG impacts are not new or more severe and remain significant and unavoidable as reported in the RDEIR.
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Summary and Conclusion

The modified project results in impacts that are less than or equal to those analyzed in the DEIR and RDEIR. The project lot count is lower than was analyzed in the DEIR and RDEIR so emissions related to building construction and project operation will be lower. The project will comply with regulations not in effect at the time the DEIR and RDEIR were prepared that provide lower emissions than estimated in the DEIR and RDEIR. No new information is available that would result in new significant impacts or that would affect the severity of impacts found to be significant. Changes in circumstances due to new regulations result in lower criteria pollutant and GHG emissions than previously assessed and would not require subsequent environmental review.

Carlos Yanez
August 17, 2020
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If you have any questions regarding this analysis, please call me at (559) 246-3732, or via email at dmitchell@mitchellaq.com.

Sincerely,

A handwritten signature in black ink that reads "David M. Mitchell". The signature is written in a cursive style with a small dot above the 'i' in Mitchell.

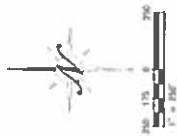
David M. Mitchell, Owner
Mitchell Air Quality Consulting
1164 E. Decatur Avenue
Fresno, CA 93720

Attachments

Live Oak Overall Site Exhibit
CalEEMod Modeling Output.

Attachments

LIVE OAK OVERALL SITE EXHIBIT HANFORD CALIFORNIA



Live Oak Master Plan Const and Ops 2010 - Kings County, Annual

Live Oak Master Plan Const and Ops 2010

Kings County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	1,560.00	Dwelling Unit	390.00	2,808,000.00	4462

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	37
Climate Zone	3			Operational Year	2010
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW/hr)	641.35	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - PG&E Intensity Factors

Land Use - Site plan acreage 390

Construction Phase - 10 year schedule

Architectural Coating - Rule 4601 Architectural Coatings compliance

Vehicle Trips - ITE 10th Ed. Trip Rates 9.44, 9.54, 8.55

Woodstoves - Default woodstoves

Area Coating - Rule 4601 Architectural Coatings compliance

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation - Distance to Downtown Hanford

Area Mitigation -

Energy Mitigation - 2019 Title 24 Compliance

Water Mitigation - CalGreen and MWELO conservation compliance

Waste Mitigation - Achieve 75% Statewide recycling mandate

Fleet Mix - SJVAPCD Residential Fleet Mix 2022

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Table Name	Column Name	Default Value	New Value
tblFleetMix	HHD	0.13	0.02
tblFleetMix	LDA	0.41	0.53
tblFleetMix	LDT1	0.05	0.20
tblFleetMix	LDT2	0.13	0.17
tblFleetMix	LHD1	0.05	1.3000e-003
tblFleetMix	LHD2	7.2430e-003	9.0000e-004
tblFleetMix	MCY	7.9740e-003	2.5000e-003
tblFleetMix	MDV	0.20	0.05
tblFleetMix	MH	1.5340e-003	1.8000e-003
tblFleetMix	MHD	0.01	8.6000e-003
tblFleetMix	OBUS	2.1380e-003	0.00
tblFleetMix	SBUS	1.2030e-003	7.0000e-004
tblFleetMix	UBUS	2.2050e-003	4.4000e-003
tblLandUse	LotAcreage	506.49	390.00
tblVehicleTrips	ST_TR	9.91	9.54
tblVehicleTrips	SU_TR	8.62	8.55
tblVehicleTrips	WD_TR	9.52	9.44

2.0 Emissions Summary

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2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBko- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.2615	2.6765	1.4310	2.6000e-003	1.2019	0.1350	1.3369	0.6580	0.1242	0.7822	0.0000	228.5265	228.5265	0.0716	0.0000	230.3174
2022	0.4561	4.7454	3.3372	6.9500e-003	2.2752	0.2115	2.4866	0.8819	0.1945	1.0764	0.0000	610.9192	610.9192	0.1929	0.0000	615.7427
2023	0.4409	4.4934	3.7094	8.2500e-003	1.6257	0.1853	1.8110	0.5246	0.1705	0.6951	0.0000	724.9175	724.9175	0.2298	0.0000	730.6613
2024	0.4406	4.1192	3.7729	9.5400e-003	1.6168	0.1566	1.7735	0.4785	0.1445	0.6230	0.0000	848.5004	848.5004	0.2097	0.0000	853.7435
2025	0.4494	3.4512	3.9162	0.0140	0.7344	0.0740	0.8084	0.1985	0.0696	0.2681	0.0000	1,280.074 ₈	1,280.074 ₈	0.1249	0.0000	1,283.196 ₅
2026	0.4365	3.4201	3.8116	0.0139	0.7344	0.0740	0.8084	0.1985	0.0696	0.2680	0.0000	1,264.159 ₅	1,264.159 ₅	0.1248	0.0000	1,267.279 ₄
2027	0.4235	3.3906	3.7008	0.0137	0.7344	0.0738	0.8082	0.1985	0.0694	0.2679	0.0000	1,247.508 ₈	1,247.508 ₈	0.1244	0.0000	1,250.619 ₂
2028	0.4089	3.3532	3.5917	0.0135	0.7315	0.0733	0.8048	0.1977	0.0689	0.2666	0.0000	1,228.345 ₅	1,228.345 ₅	0.1235	0.0000	1,231.433 ₀
2029	0.3973	3.3427	3.5156	0.0134	0.7344	0.0733	0.8077	0.1985	0.0690	0.2674	0.0000	1,220.299 ₉	1,220.299 ₉	0.1235	0.0000	1,223.387 ₆
2030	7.3660	1.9008	2.8772	9.4700e-003	0.4587	0.0308	0.4895	0.1237	0.0307	0.1544	0.0000	851.4822	851.4822	0.0426	0.0000	852.5463
Maximum	7.3660	4.7454	3.9162	0.0140	2.2752	0.2115	2.4866	0.8819	0.1945	1.0764	0.0000	1,280.074 ₈	1,280.074 ₈	0.2298	0.0000	1,283.196 ₅

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2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.2615	2.6765	1.4310	2.6000e-003	0.5461	0.1350	0.6811	0.2975	0.1242	0.4217	0.0000	228.5262	228.5262	0.0716	0.0000	230.3171
2022	0.4561	4.7454	3.3372	6.9500e-003	1.0348	0.2115	1.2463	0.3998	0.1945	0.5943	0.0000	610.9185	610.9185	0.1929	0.0000	615.7420
2023	0.4409	4.4934	3.7093	8.2500e-003	0.7430	0.1853	0.9283	0.2391	0.1705	0.4096	0.0000	724.9167	724.9167	0.2298	0.0000	730.6604
2024	0.4406	4.1192	3.7729	9.5400e-003	0.8203	0.1566	0.9770	0.2404	0.1445	0.3848	0.0000	848.4997	848.4997	0.2097	0.0000	853.7427
2025	0.4494	3.4512	3.9162	0.0140	0.7344	0.0740	0.8084	0.1985	0.0695	0.2681	0.0000	1,280.074 5	1,280.074 5	0.1249	0.0000	1,283.196 2
2026	0.4365	3.4201	3.8116	0.0139	0.7344	0.0740	0.8084	0.1985	0.0696	0.2680	0.0000	1,264.159 1	1,264.159 1	0.1248	0.0000	1,267.279 1
2027	0.4235	3.3906	3.7008	0.0137	0.7344	0.0738	0.8082	0.1985	0.0694	0.2679	0.0000	1,247.508 4	1,247.508 4	0.1244	0.0000	1,250.618 8
2028	0.4089	3.3532	3.5917	0.0135	0.7315	0.0733	0.8048	0.1977	0.0689	0.2666	0.0000	1,228.345 1	1,228.345 1	0.1235	0.0000	1,231.432 7
2029	0.3973	3.3427	3.5156	0.0134	0.7344	0.0733	0.8077	0.1985	0.0690	0.2674	0.0000	1,220.299 6	1,220.299 6	0.1235	0.0000	1,223.387 3
2030	7.3660	1.9008	2.8771	9.4700e-003	0.4587	0.0308	0.4895	0.1237	0.0307	0.1544	0.0000	851.4818	851.4818	0.0426	0.0000	852.5459
Maximum	7.3660	4.7454	3.9162	0.0140	1.0348	0.2115	1.2463	0.3998	0.1945	0.5943	0.0000	1,280.074 5	1,280.074 5	0.2298	0.0000	1,283.196 2

ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	32.96	0.00	29.96	37.35	0.00	29.26	0.00	0.00	0.00	0.00	0.00	0.00
Percent Reduction															

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	7-1-2021	9-30-2021	1.4628	1.4628
2	10-1-2021	12-31-2021	1.4629	1.4629
3	1-1-2022	3-31-2022	1.1694	1.1694
4	4-1-2022	6-30-2022	1.2467	1.2467
5	7-1-2022	9-30-2022	1.3998	1.3998
6	10-1-2022	12-31-2022	1.4000	1.4000
7	1-1-2023	3-31-2023	1.2203	1.2203
8	4-1-2023	6-30-2023	1.2337	1.2337
9	7-1-2023	9-30-2023	1.2473	1.2473
10	10-1-2023	12-31-2023	1.2474	1.2474
11	1-1-2024	3-31-2024	1.1607	1.1607
12	4-1-2024	6-30-2024	1.1606	1.1606
13	7-1-2024	9-30-2024	1.1733	1.1733
14	10-1-2024	12-31-2024	1.0610	1.0610
15	1-1-2025	3-31-2025	0.9672	0.9672
16	4-1-2025	6-30-2025	0.9721	0.9721
17	7-1-2025	9-30-2025	0.9828	0.9828
18	10-1-2025	12-31-2025	0.9887	0.9887
19	1-1-2026	3-31-2026	0.9558	0.9558
20	4-1-2026	6-30-2026	0.9610	0.9610
21	7-1-2026	9-30-2026	0.9716	0.9716
22	10-1-2026	12-31-2026	0.9771	0.9771
23	1-1-2027	3-31-2027	0.9449	0.9449
24	4-1-2027	6-30-2027	0.9504	0.9504
25	7-1-2027	9-30-2027	0.9608	0.9608
26	10-1-2027	12-31-2027	0.9659	0.9659

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27	1-1-2028	3-31-2028	0.9456	0.9456
28	4-1-2028	6-30-2028	0.9409	0.9409
29	7-1-2028	9-30-2028	0.9512	0.9512
30	10-1-2028	12-31-2028	0.9560	0.9560
31	1-1-2029	3-31-2029	0.9257	0.9257
32	4-1-2029	6-30-2029	0.9316	0.9316
33	7-1-2029	9-30-2029	0.9419	0.9419
34	10-1-2029	12-31-2029	0.9463	0.9463
35	1-1-2030	3-31-2030	0.7691	0.7691
36	4-1-2030	6-30-2030	0.7735	0.7735
37	7-1-2030	9-30-2030	3.5767	3.5767
		Highest	3.5767	3.5767

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2.2 Overall Operational

Unmitigated Operational

Category	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Area	23.8177	1.9088	84.7554	0.2398		11.8830	11.8830		11.8830	11.8830	1,576.6619	694.7245	2,271.3864	7.4066	0.0124	2,460.2431	
Energy	0.2199	1.8794	0.7987	0.0120		0.1520	0.1520		0.1520	0.1520	0.0000	6,152.3425	6,152.3425	0.2215	0.0771	6,180.8549	
Mobile	17.8575	48.4713	220.9648	0.2058	15.6939	1.0359	16.7298	4.1984	0.9848	5.1832	0.0000	18,508.2207	18,508.2207	2.6432	0.0000	18,574.2998	
Waste						0.0000	0.0000		0.0000	0.0000	326.0684	0.0000	326.0684	19.2701	0.0000	807.8208	
Water						0.0000	0.0000		0.0000	0.0000	32.2458	225.2373	257.4831	3.3221	0.9803	364.4687	
Total	41.8951	52.2595	306.5199	0.4576	15.6939	13.0709	28.7648	4.1984	13.0198	17.2182	1,934.9762	25,580.5250	27,515.5012	32.8635	0.1698	28,387.6873	

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2.2 Overall Operational

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Area	15.8686	0.7313	12.5753	4.3400e-003		0.1081	0.1081		0.1081	0.1081	0.0000	694.7245	694.7245	0.0360	0.0124	699.3168
Energy	0.2199	1.8794	0.7997	0.0120		0.1520	0.1520		0.1520	0.1520	0.0000	6,152.3425	6,152.3425	0.2215	0.0771	6,180.8549
Mobile	17.3015	45.6208	208.8843	0.1922	14.6110	0.9729	15.5840	3.9087	0.9249	4.8336	0.0000	17,286.3507	17,286.3507	2.5263	0.0000	17,349.5087
Waste						0.0000	0.0000		0.0000	0.0000	326.0684	0.0000	326.0684	19.2701	0.0000	807.8208
Water						0.0000	0.0000		0.0000	0.0000	32.2458	225.2373	257.4831	3.3221	0.0803	364.4687
Total	33.3911	48.2315	222.2593	0.2086	14.6110	1.2330	15.8440	3.9087	1.1850	5.0937	358.3142	24,358.6550	24,716.9692	25.3760	0.1698	25,401.9699

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	20.30	7.71	27.49	54.42	6.90	90.57	44.92	6.90	90.90	70.42	81.48	4.78	10.17	22.78	0.00	10.52

3.0 Construction Detail

Construction Phase

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	7/1/2021	6/1/2022	5	240	
2	Grading	Grading	6/2/2022	10/16/2024	5	620	
3	Building Construction	Building Construction	10/17/2024	7/17/2030	5	6200	
4	Paving	Paving	7/18/2030	12/4/2030	5	440	
5	Architectural Coating	Architectural Coating	7/19/2030	12/31/2030	5	440	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 1550

Acres of Paving: 0

Residential Indoor: 5,686,200; Residential Outdoor: 1,895,400; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0
(Architectural Coating – sqft)OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	562.00	167.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	112.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust	0.2566	2.6728	1.3962	2.5100e-003	1.1924	0.0000	1.1924	0.6554	0.0000	0.6554	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2566	2.6728	1.3962	2.5100e-003	1.1924	0.0000	1.1924	0.6554	0.0000	0.6554	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.2566	2.6728	1.3962	2.5100e-003	1.1924	0.0000	1.1924	0.6554	0.0000	0.6554	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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3.2 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.8300e-003	3.6400e-003	0.0348	9.0000e-005	9.5400e-003	6.0000e-005	9.6100e-003	2.5400e-003	6.0000e-005	2.5900e-003	0.0000	7.8507	7.8507	2.7000e-004	0.0000	7.8574
Total	4.8300e-003	3.6400e-003	0.0348	9.0000e-005	9.5400e-003	6.0000e-005	9.6100e-003	2.5400e-003	6.0000e-005	2.5900e-003	0.0000	7.8507	7.8507	2.7000e-004	0.0000	7.8574

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.5366	0.0000	0.5366	0.2949	0.0000	0.2949	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2566	2.6728	1.3962	2.5100e-003		0.1349	0.1349		0.1241	0.1241	0.0000	220.6755	220.6755	0.0714	0.0000	222.4597
Total	0.2566	2.6728	1.3962	2.5100e-003	0.5366	0.1349	0.6715	0.2949	0.1241	0.4191	0.0000	220.6755	220.6755	0.0714	0.0000	222.4597

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3.2 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.8300e-003	3.6400e-003	0.0348	9.0000e-005	9.5400e-003	6.0000e-005	9.6100e-003	2.5400e-003	6.0000e-005	2.5900e-003	0.0000	7.8507	7.8507	2.7000e-004	0.0000	7.8574
Total	4.8300e-003	3.6400e-003	0.0348	9.0000e-005	9.5400e-003	6.0000e-005	9.6100e-003	2.5400e-003	6.0000e-005	2.5900e-003	0.0000	7.8507	7.8507	2.7000e-004	0.0000	7.8574

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.9756	0.0000	0.9756	0.5363	0.0000	0.5363	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1712	1.7865	1.0637	2.0500e-003		0.0871	0.0871		0.0801	0.0801	0.0000	180.5727	180.5727	0.0584	0.0000	182.0327
Total	0.1712	1.7865	1.0637	2.0500e-003	0.9756	0.0871	1.0627	0.5363	0.0801	0.6164	0.0000	180.5727	180.5727	0.0584	0.0000	182.0327

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3.2 Site Preparation - 2022

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6600e-003	2.6600e-003	0.0259	7.0000e-005	7.8100e-003	5.0000e-005	7.8600e-003	2.0700e-003	5.0000e-005	2.1200e-003	0.0000	6.1953	6.1953	1.9000e-004	0.0000	6.2002
Total	3.6600e-003	2.6600e-003	0.0259	7.0000e-005	7.8100e-003	5.0000e-005	7.8600e-003	2.0700e-003	5.0000e-005	2.1200e-003	0.0000	6.1953	6.1953	1.9000e-004	0.0000	6.2002

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.4390	0.0000	0.4390	0.2413	0.0000	0.2413	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1712	1.7865	1.0637	2.0500e-003		0.0871	0.0871		0.0801	0.0801	0.0000	180.5725	180.5725	0.0584	0.0000	182.0325
Total	0.1712	1.7865	1.0637	2.0500e-003	0.4390	0.0871	0.5261	0.2413	0.0801	0.3214	0.0000	180.5725	180.5725	0.0584	0.0000	182.0325

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3.2 Site Preparation - 2022**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6600e-003	2.6600e-003	0.0259	7.0000e-005	7.8100e-003	5.0000e-005	7.8600e-003	2.0700e-003	5.0000e-005	2.1200e-003	0.0000	6.1953	6.1953	1.9000e-004	0.0000	6.2002
Total	3.6600e-003	2.6600e-003	0.0259	7.0000e-005	7.8100e-003	5.0000e-005	7.8600e-003	2.0700e-003	5.0000e-005	2.1200e-003	0.0000	6.1953	6.1953	1.9000e-004	0.0000	6.2002

3.3 Grading - 2022**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					1.2796	0.0000	1.2796	0.3403	0.0000	0.3403	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2755	2.9521	2.2072	4.7200e-003		0.1243	0.1243		0.1143	0.1143	0.0000	414.4630	414.4630	0.1341	0.0000	417.8141
Total	0.2755	2.9521	2.2072	4.7200e-003	1.2796	0.1243	1.4038	0.3403	0.1143	0.4546	0.0000	414.4630	414.4630	0.1341	0.0000	417.8141

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3.3 Grading - 2022

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.7200e-003	4.1600e-003	0.0405	1.1000e-004	0.0122	8.0000e-005	0.0123	3.2400e-003	7.0000e-005	3.3200e-003	0.0000	9.6882	9.6882	3.0000e-004	0.0000	9.6957
Total	5.7200e-003	4.1600e-003	0.0405	1.1000e-004	0.0122	8.0000e-005	0.0123	3.2400e-003	7.0000e-005	3.3200e-003	0.0000	9.6882	9.6882	3.0000e-004	0.0000	9.6957

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Fugitive Dust					0.5758	0.0000	0.5758	0.1531	0.0000	0.1531	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2755	2.9521	2.2072	4.7200e-003		0.1243	0.1243		0.1143	0.1143	0.0000	414.4625	414.4625	0.1341	0.0000	417.8136
Total	0.2755	2.9521	2.2072	4.7200e-003	0.5758	0.1243	0.7001	0.1531	0.1143	0.2675	0.0000	414.4625	414.4625	0.1341	0.0000	417.8136

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3.3 Grading - 2022

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.7200e-003	4.1600e-003	0.0405	1.1000e-004	0.0122	8.0000e-005	0.0123	3.2400e-003	7.0000e-005	3.3200e-003	0.0000	9.6882	9.6882	3.0000e-004	0.0000	9.6957
Total	5.7200e-003	4.1600e-003	0.0405	1.1000e-004	0.0122	8.0000e-005	0.0123	3.2400e-003	7.0000e-005	3.3200e-003	0.0000	9.6882	9.6882	3.0000e-004	0.0000	9.6957

3.3 Grading - 2023

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					1.6048	0.0000	1.6048	0.5191	0.0000	0.5191	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.4318	4.4870	3.6467	8.0700e-003		0.1852	0.1852	0.1704	0.1704	0.1704	0.0000	708.9577	708.9577	0.2293	0.0060	714.6900
Total	0.4318	4.4870	3.6467	8.0700e-003	1.6048	0.1852	1.7899	0.5191	0.1704	0.6894	0.0000	708.9577	708.9577	0.2293	0.0060	714.6900

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3.3 Grading - 2023

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.0900e-003	6.3600e-003	0.0627	1.8000e-004	0.0209	1.3000e-004	0.0210	5.5500e-003	1.2000e-004	5.6700e-003	0.0000	15.9598	15.9598	4.6000e-004	0.0000	15.9713
Total	9.0900e-003	6.3600e-003	0.0627	1.8000e-004	0.0209	1.3000e-004	0.0210	5.5500e-003	1.2000e-004	5.6700e-003	0.0000	15.9598	15.9598	4.6000e-004	0.0000	15.9713

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.7221	0.0000	0.7221	0.2336	0.0000	0.2336	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.4318	4.4870	3.6467	8.0700e-003		0.1852	0.1852	0.1704	0.1704	0.1704	0.0000	708.9569	708.9569	0.2293	0.0000	714.6891
Total	0.4318	4.4870	3.6467	8.0700e-003	0.7221	0.1852	0.9073	0.2336	0.1704	0.4040	0.0000	708.9569	708.9569	0.2293	0.0000	714.6891

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3.3 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.0900e-003	6.3600e-003	0.0627	1.8000e-004	0.0209	1.3000e-004	0.0210	5.5500e-003	1.2000e-004	5.6700e-003	0.0000	15.9598	15.9598	4.6000e-004	0.0000	15.9713
Total	9.0900e-003	6.3600e-003	0.0627	1.8000e-004	0.0209	1.3000e-004	0.0210	5.5500e-003	1.2000e-004	5.6700e-003	0.0000	15.9598	15.9598	4.6000e-004	0.0000	15.9713

3.3 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.4482	0.0000	1.4482	0.4330	0.0000	0.4330	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3347	3.3672	2.8832	6.4600e-003		0.1389	0.1389		0.1278	0.1278	0.0000	567.0030	567.0030	0.1834	0.0000	571.5875
Total	0.3347	3.3672	2.8832	6.4600e-003	1.4482	0.1389	1.5871	0.4330	0.1278	0.5608	0.0000	567.0030	567.0030	0.1834	0.0000	571.5875

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3.3 Grading - 2024

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.8000e-003	4.5800e-003	0.0461	1.4000e-004	0.0167	1.0000e-004	0.0168	4.4400e-003	9.0000e-005	4.5300e-003	0.0000	12.3054	12.3054	3.3000e-004	0.0000	12.3136
Total	6.8000e-003	4.5800e-003	0.0461	1.4000e-004	0.0167	1.0000e-004	0.0168	4.4400e-003	9.0000e-005	4.5300e-003	0.0000	12.3054	12.3054	3.3000e-004	0.0000	12.3136

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.6517	0.0000	0.6517	0.1949	0.0000	0.1949	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3347	3.3672	2.8832	6.4600e-003		0.1389	0.1389		0.1278	0.1278	0.0000	567.0024	567.0024	0.1834	0.0000	571.5869
Total	0.3347	3.3672	2.8832	6.4600e-003	0.6517	0.1389	0.7906	0.1949	0.1278	0.3226	0.0000	567.0024	567.0024	0.1834	0.0000	571.5869

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3.3 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.8000e-003	4.5800e-003	0.0461	1.4000e-004	0.0167	1.0000e-004	0.0168	4.4400e-003	9.0000e-005	4.5300e-003	0.0000	12.3054	12.3054	3.3000e-004	0.0000	12.3136
Total	6.8000e-003	4.5800e-003	0.0461	1.4000e-004	0.0167	1.0000e-004	0.0168	4.4400e-003	9.0000e-005	4.5300e-003	0.0000	12.3054	12.3054	3.3000e-004	0.0000	12.3136

3.4 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0397	0.3630	0.4365	7.3000e-004		0.0166	0.0166		0.0156	0.0156	0.0000	62.5993	62.5993	0.0148	0.0000	62.9693
Total	0.0397	0.3630	0.4365	7.3000e-004		0.0166	0.0166		0.0156	0.0156	0.0000	62.5993	62.5993	0.0148	0.0000	62.9693

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3.4 Building Construction - 2024**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.7600e-003	0.3510	0.0705	1.2300e-003	0.0300	3.6000e-004	0.0304	8.6700e-003	3.4000e-004	9.0100e-003	0.0000	116.8228	116.8228	8.8100e-003	0.0000	117.0430
Worker	0.0496	0.0334	0.3366	9.9000e-004	0.1219	7.4000e-004	0.1226	0.0324	6.8000e-004	0.0331	0.0000	89.7700	89.7700	2.4000e-003	0.0000	89.8300
Total	0.0594	0.3844	0.4071	2.2200e-003	0.1519	1.1000e-003	0.1530	0.0411	1.0200e-003	0.0421	0.0000	206.5928	206.5928	0.0112	0.0000	206.8730

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0397	0.3630	0.4365	7.3000e-004		0.0166	0.0166		0.0156	0.0156	0.0000	62.5992	62.5992	0.0148	0.0000	62.9693
Total	0.0397	0.3630	0.4365	7.3000e-004		0.0166	0.0166		0.0156	0.0156	0.0000	62.5992	62.5992	0.0148	0.0000	62.9693

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3.4 Building Construction - 2024**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.7600e-003	0.3510	0.0705	1.2300e-003	0.0300	3.6000e-004	0.0304	6.6700e-003	3.4000e-004	9.0700e-003	0.0000	116.8228	116.8228	8.8100e-003	0.0000	117.0430
Worker	0.0496	0.0334	0.3366	9.9000e-004	0.1219	7.4000e-004	0.1226	0.0324	6.8000e-004	0.0331	0.0000	89.7700	89.7700	2.4000e-003	0.0000	89.8300
Total	0.0594	0.3844	0.4071	2.2200e-003	0.1519	1.1000e-003	0.1530	0.0411	1.0200e-003	0.0421	0.0000	206.5928	206.5928	0.0112	0.0000	206.8730

3.4 Building Construction - 2025**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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3.4 Building Construction - 2025**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0459	1.6781	0.3242	5.9100e-003	0.1451	1.7000e-003	0.1468	0.0419	1.6300e-003	0.0435	0.0000	560.4631	560.4631	0.0434	0.0000	561.5467
Worker	0.2250	0.1458	1.4929	4.6100e-003	0.5892	3.4900e-003	0.5927	0.1566	3.2100e-003	0.1598	0.0000	416.9569	416.9569	0.0104	0.0000	417.2163
Total	0.2710	1.8239	1.8171	0.0105	0.7344	5.1900e-003	0.7395	0.1985	4.8400e-003	0.2033	0.0000	977.4200	977.4200	0.0537	0.0000	978.7630

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.4 Building Construction - 2025**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0459	1.6781	0.3242	5.9100e-003	0.1451	1.7000e-003	0.1468	0.0419	1.6300e-003	0.0435	0.0000	560.4631	560.4631	0.0434	0.0000	561.5467
Worker	0.2250	0.1458	1.4929	4.6100e-003	0.5892	3.4900e-003	0.5927	0.1566	3.2100e-003	0.1598	0.0000	416.9569	416.9569	0.104	0.0000	417.2163
Total	0.2710	1.8239	1.8171	0.0105	0.7344	5.1900e-003	0.7395	0.1985	4.8400e-003	0.2033	0.0000	977.4200	977.4200	0.0537	0.0000	978.7630

3.4 Building Construction - 2026**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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3.4 Building Construction - 2026**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0450	1.6596	0.3121	5.8700e-003	0.1451	1.6900e-003	0.1468	0.0419	1.6100e-003	0.0435	0.0000	556.7384	556.7384	0.0441	0.0000	557.8399
Worker	0.2131	0.1331	1.4004	4.4800e-003	0.5892	3.4700e-003	0.5927	0.1566	3.1900e-003	0.1597	0.0000	404.7662	404.7662	9.5900e-003	0.0000	405.0060
Total	0.2580	1.7928	1.7126	0.0104	0.7344	5.1600e-003	0.7395	0.1985	4.8000e-003	0.2033	0.0000	961.5046	961.5046	0.0537	0.0000	962.8459

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr															
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.4 Building Construction - 2026**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bld- CO2	NBld- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0450	1.6596	0.3121	5.8700e-003	0.1451	1.6900e-003	0.1468	0.0419	1.6100e-003	0.0435	0.0000	556.7384	556.7384	0.0441	0.0000	557.8399
Worker	0.2131	0.1331	1.4004	4.4800e-003	0.5892	3.4700e-003	0.5927	0.1566	3.1900e-003	0.1597	0.0000	404.7662	404.7662	9.5900e-003	0.0000	405.0060
Total	0.2580	1.7928	1.7126	0.0104	0.7344	5.1600e-003	0.7395	0.1985	4.8000e-003	0.2033	0.0000	961.5046	961.5046	0.0537	0.0000	962.8459
MT/yr																

3.4 Building Construction - 2027**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bld- CO2	NBld- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.1765	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1765	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
MT/yr																

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3.4 Building Construction - 2027**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0440	1.6418	0.3008	5.8400e-003	0.1451	1.6600e-003	0.1468	0.0419	1.5900e-003	0.0435	0.0000	553.5363	553.5363	0.0446	0.0000	554.6511
Worker	0.2010	0.1215	1.3009	4.3300e-003	0.5892	3.3000e-003	0.5925	0.1566	3.0300e-003	0.1596	0.0000	391.3176	391.3176	8.6800e-003	0.0000	391.5346
Total	0.2450	1.7633	1.6018	0.0102	0.7344	4.9600e-003	0.7393	0.1985	4.6200e-003	0.2031	0.0000	944.8539	944.8539	0.0533	0.0000	946.1857

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.4 Building Construction - 2027**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0440	1.6418	0.3008	5.8400e-003	0.1451	1.6600e-003	0.1468	0.0419	1.5900e-003	0.0435	0.0000	553.5363	553.5363	0.0446	0.0000	554.6511
Worker	0.2010	0.1215	1.3009	4.3300e-003	0.5892	3.3000e-003	0.5925	0.1566	3.0300e-003	0.1596	0.0000	391.3176	391.3176	8.6800e-003	0.0000	391.5346
Total	0.2450	1.7633	1.6018	0.0102	0.7344	4.9600e-003	0.7393	0.1985	4.6200e-003	0.2031	0.0000	944.8539	944.8539	0.0533	0.0000	946.1857

3.4 Building Construction - 2028**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Off-Road	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4953	301.4953	0.0709	0.0000	303.2671
Total	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4953	301.4953	0.0709	0.0000	303.2671

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3.4 Building Construction - 2028

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0432	1.6216	0.2917	5.7900e-003	0.1446	1.6400e-003	0.1462	0.0418	1.5700e-003	0.0433	0.0000	548.9044	548.9044	0.0448	0.0000	550.0237
Worker	0.1879	0.1106	1.2090	4.1800e-003	0.5870	3.0600e-003	0.5900	0.1560	2.8100e-003	0.1588	0.0000	377.9458	377.9458	7.8600e-003	0.0000	378.1423
Total	0.2311	1.7322	1.5007	9.9700e-003	0.7315	4.7000e-003	0.7362	0.1977	4.3800e-003	0.2021	0.0000	926.8502	926.8502	0.0526	0.0000	928.1660

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4949	301.4949	0.0709	0.0000	303.2667
Total	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4949	301.4949	0.0709	0.0000	303.2667

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3.4 Building Construction - 2028**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr							MT/yr								
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0432	1.6216	0.2917	5.7900e-003	0.1446	1.6400e-003	0.1462	0.0418	1.5700e-003	0.0433	0.0000	548.9044	548.9044	0.0448	0.0000	550.0237
Worker	0.1879	0.1106	1.2090	4.1800e-003	0.5870	3.0600e-003	0.5900	0.1560	2.8100e-003	0.1588	0.0000	377.9458	377.9458	7.8600e-003	0.0000	378.1423
Total	0.2311	1.7322	1.5007	9.9700e-003	0.7315	4.7000e-003	0.7362	0.1977	4.3800e-003	0.2021	0.0000	926.8502	926.8502	0.9526	0.0000	928.1660

3.4 Building Construction - 2029**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr							MT/yr								
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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3.4 Building Construction - 2029

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0428	1.6141	0.2855	5.7900e-003	0.1451	1.6300e-003	0.1468	0.0419	1.5600e-003	0.0435	0.0000	548.8037	548.8037	0.0452	0.0000	549.9341
Worker	0.1761	0.1013	1.1311	4.0800e-003	0.5892	2.6600e-003	0.5921	0.1566	2.6300e-003	0.1592	0.0000	368.8414	368.8414	7.1500e-003	0.0000	369.0200
Total	0.2188	1.7154	1.4166	9.8700e-003	0.7344	4.4900e-003	0.7389	0.1985	4.1900e-003	0.2027	0.0000	917.6450	917.6450	0.0524	0.0000	918.9541

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.4 Building Construction - 2029**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0428	1.6141	0.2855	5.7900e-003	0.1451	1.6300e-003	0.1468	0.0419	1.5600e-003	0.0435	0.0000	548.8037	548.8037	0.0452	0.0000	549.9341
Worker	0.1761	0.1013	1.1311	4.0800e-003	0.5892	2.8600e-003	0.5921	0.1566	2.6300e-003	0.1592	0.0000	368.8414	368.8414	7.1500e-003	0.0000	369.0200
Total	0.2188	1.7154	1.4166	9.8700e-003	0.7344	4.4900e-003	0.7389	0.1985	4.1900e-003	0.2027	0.0000	917.6450	917.6450	0.0524	0.0000	918.9541

3.4 Building Construction - 2030**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0930	0.5634	1.1472	2.2000e-003		0.0105	0.0105		0.0105	0.0105	0.0000	186.6313	186.6313	7.4900e-003	0.0000	186.8185
Total	0.0930	0.5634	1.1472	2.2000e-003		0.0105	0.0105		0.0105	0.0105	0.0000	186.6313	186.6313	7.4900e-003	0.0000	186.8185

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3.4 Building Construction - 2030**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0230	0.8716	0.1523	3.1400e-003	0.0790	8.8000e-004	0.0799	0.0228	8.4000e-004	0.0236	0.0000	297.6468	297.6468	0.0247	0.0000	298.2633
Worker	0.0887	0.0501	0.5734	2.1600e-003	0.3206	1.4500e-003	0.3220	0.0852	1.3300e-003	0.0865	0.0000	195.5775	195.5775	3.5100e-003	0.0000	195.6653
Total	0.1117	0.9217	0.7257	5.3000e-003	0.3995	2.3300e-003	0.4019	0.1080	2.1700e-003	0.1101	0.0000	493.2243	493.2243	0.0282	0.0000	493.9286
MT/yr																

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0930	0.5634	1.1471	2.2000e-003		0.0105	0.0105		0.0105	0.0105	0.0000	186.6311	186.6311	7.4900e-003	0.0000	186.8183
Total	0.0930	0.5634	1.1471	2.2000e-003		0.0105	0.0105		0.0105	0.0105	0.0000	186.6311	186.6311	7.4900e-003	0.0000	186.8183
MT/yr																

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3.4 Building Construction - 2030**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0230	0.8716	0.1523	3.1400e-003	0.0790	8.8000e-004	0.0799	0.0228	8.4000e-004	0.0236	0.0000	297.6468	297.6468	0.0247	0.0000	298.2633
Worker	0.0887	0.0501	0.5734	2.1600e-003	0.3206	1.4500e-003	0.3220	0.0852	1.3300e-003	0.0865	0.0000	195.5775	195.5775	3.5100e-003	0.0000	195.8653
Total	0.1117	0.9217	0.7257	5.3000e-003	0.3995	2.3300e-003	0.4019	0.1080	2.1700e-003	0.1101	0.0000	493.2243	493.2243	0.0282	0.0000	493.9286

3.5 Paving - 2030**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0692	0.3560	0.7925	1.4000e-003		0.0165	0.0165		0.0165	0.0165	0.0000	120.4976	120.4976	5.6500e-003	0.0000	120.6388
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0692	0.3560	0.7925	1.4000e-003		0.0165	0.0165		0.0165	0.0165	0.0000	120.4976	120.4976	5.6500e-003	0.0000	120.6388

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3.5 Paving - 2030

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6700e-003	9.4000e-004	0.0108	4.0000e-005	6.0300e-003	3.0000e-005	6.0500e-003	1.6000e-003	3.0000e-005	1.6300e-003	0.0000	3.6761	3.6761	7.0000e-005	0.0000	3.6777
Total	1.6700e-003	9.4000e-004	0.0108	4.0000e-005	6.0300e-003	3.0000e-005	6.0500e-003	1.6000e-003	3.0000e-005	1.6300e-003	0.0000	3.6761	3.6761	7.0000e-005	0.0000	3.6777

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0692	0.3560	0.7925	1.4000e-003		0.0165	0.0165		0.0165	0.0165	0.0000	120.4974	120.4974	5.6500e-003	0.0000	120.6387
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0692	0.3560	0.7925	1.4000e-003		0.0165	0.0165		0.0165	0.0165	0.0000	120.4974	120.4974	5.6500e-003	0.0000	120.6387

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3.5 Paving - 2030

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6700e-003	9.4000e-004	0.0108	4.0000e-005	6.0300e-003	3.0000e-005	6.0500e-003	1.6000e-003	3.0000e-005	1.6300e-003	0.0000	3.6761	3.6761	7.0000e-005	0.0000	3.6777
Total	1.6700e-003	9.4000e-004	0.0108	4.0000e-005	6.0300e-003	3.0000e-005	6.0500e-003	1.6000e-003	3.0000e-005	1.6300e-003	0.0000	3.6761	3.6761	7.0000e-005	0.0000	3.6777

3.6 Architectural Coating - 2030

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Archit. Coating	7.0681					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7100e-003	0.0505	0.1061	1.8000e-004		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	15.0642	15.0642	6.1000e-004	0.0000	15.0794
Total	7.0758	0.0505	0.1061	1.8000e-004		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	15.0642	15.0642	6.1000e-004	0.0000	15.0794

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3.6 Architectural Coating - 2030

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0147	8.2900e-003	0.0950	3.6000e-004	0.0531	2.4000e-004	0.0533	0.0141	2.2000e-004	0.0143	0.0000	32.3888	32.3888	5.8000e-004	0.0000	32.4033
Total	0.0147	8.2900e-003	0.0950	3.6000e-004	0.0531	2.4000e-004	0.0533	0.0141	2.2000e-004	0.0143	0.0000	32.3888	32.3888	5.8000e-004	0.0000	32.4033

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Archit. Coating	7.0681					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Oil-Road	7.7100e-003	0.0505	0.1061	1.8000e-004		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	15.0642	15.0642	6.1000e-004	0.0000	15.0794
Total	7.0758	0.0505	0.1061	1.8000e-004		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	15.0642	15.0642	6.1000e-004	0.0000	15.0794

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3.6 Architectural Coating - 2030

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0147	8.2900e-003	0.0950	3.6000e-004	0.0531	2.4000e-004	0.0533	0.0141	2.2000e-004	0.0143	0.0000	32.3888	32.3888	5.8000e-004	0.0000	32.4033
Total	0.0147	8.2900e-003	0.0950	3.6000e-004	0.0531	2.4000e-004	0.0533	0.0141	2.2000e-004	0.0143	0.0000	32.3888	32.3888	5.8000e-004	0.0000	32.4033

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Destination Accessibility

Improve Pedestrian Network

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Category	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Mitigated	17.3015	45.6208	208.8843	0.1922	14.6110	0.9729	15.5840	3.9087	0.9249	4.8336	0.0000	17.286.3507	17.286.3507	2.5263	0.0000	17.349.5087	
Unmitigated	17.8575	48.4713	220.9648	0.2058	15.6939	1.0359	16.7298	4.1884	0.9848	5.1832	0.0000	18.508.2207	18.508.2207	2.6432	0.0000	18.574.2998	

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Single Family Housing	14,726.40	14,882.40	13338.00	41,646,703		38,773,081	
Total	14,726.40	14,882.40	13,338.00	41,646,703		38,773,081	

4.3 Trip Type Information

Land Use	Miles				Trip %				Trip Purpose %			
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by	Diverted	Pass-by	Pass-by
Single Family Housing	10.80	7.30	7.50	42.30	19.60	38.10	86	11	3			

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.534300	0.203000	0.167300	0.054500	0.001300	0.000900	0.008600	0.020700	0.000000	0.004400	0.002500	0.000700	0.001800

5.0 Energy Detail

Historical Energy Use: N

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5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	3,975.8156	3,975.8156	0.1798	0.0372	3,991.3940
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	3,975.8156	3,975.8156	0.1798	0.0372	3,991.3940
NaturalGas Mitigated	0.2199	1.8794	0.7997	0.0120		0.1520	0.1520		0.1520	0.1520	0.0000	2,176.5269	2,176.5269	0.0417	0.0399	2,189.4610
NaturalGas Unmitigated	0.2199	1.8794	0.7997	0.0120		0.1520	0.1520		0.1520	0.1520	0.0000	2,176.5269	2,176.5269	0.0417	0.0399	2,189.4610

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5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use kBtu/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																	
Single Family Housing	4.07866e+007	0.2199	1.8794	0.7997	0.0120		0.1520	0.1520		0.1520	0.1520	0.0000	2,176.5269	2,176.5269	0.0417	0.0399	2,189.4610
Total		0.2199	1.8794	0.7997	0.0120		0.1520	0.1520		0.1520	0.1520	0.0000	2,176.5269	2,176.5269	0.0417	0.0399	2,189.4610
MT/yr																	

Mitigated

Land Use	NaturalGas Use kBtu/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																	
Single Family Housing	4.07866e+007	0.2199	1.8794	0.7997	0.0120		0.1520	0.1520		0.1520	0.1520	0.0000	2,176.5269	2,176.5269	0.0417	0.0399	2,189.4610
Total		0.2199	1.8794	0.7997	0.0120		0.1520	0.1520		0.1520	0.1520	0.0000	2,176.5269	2,176.5269	0.0417	0.0399	2,189.4610
MT/yr																	

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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.36668e +007	3,975.815 6	0.1798	0.0372	3,991.394 0
Total		3,975.815 6	0.1798	0.0372	3,991.394 0

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.36668e +007	3,975.815 6	0.1798	0.0372	3,991.394 0
Total		3,975.815 6	0.1798	0.0372	3,991.394 0

6.0 Area Detail

6.1 Mitigation Measures Area

Live Oak Master Plan Const and Ops 2010 - Kings County, Annual

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use only Natural Gas Hearths

Category	ROG	NOx	CO	SO2	tons/yr					MT/yr					CO2e
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	
Mitigated	15.8696	0.7313	12.5753	4.3400e-003		0.1081	0.1081		0.1081	0.1081	0.0000	694.7245	694.7245	0.0360	699.3168
Unmitigated	23.8177	1.9088	84.7554	0.2398		11.8830	11.8830		11.8830	11.8830	1,576.6619	694.7245	2,271.3864	7.4066	2,460.2431

Live Oak Master Plan Const and Ops 2010 - Kings County, Annual

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	4.3926					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	10.9666					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	8.0163	1.7610	72.4283	0.2392		11.8221	11.8221		11.8221	11.8221	1,576.6619	675.8035	2,252.4655	7.3835	0.0124	2,440.7458
Landscaping	0.4421	0.1478	12.3270	6.1000e-004		0.0610	0.0610		0.0610	0.0610	0.0000	18.9209	18.9209	0.0231	0.0000	19.4973
Total	23.8177	1.9088	84.7554	0.2398		11.8830	11.8830		11.8830	11.8830	1,576.6619	694.7245	2,271.3864	7.4066	0.0124	2,460.2431

Live Oak Master Plan Const and Ops 2010 - Kings County, Annual

6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr					MT/yr										
Architectural Coating	4.3926					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	10.9666					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0683	0.5835	0.2483	3.7200e-003		0.0472	0.0472		0.0472	0.0472	0.0000	675.8035	675.8035	0.0130	0.0124	679.6195
Landscaping	0.4421	0.1478	12.3270	6.1000e-004		0.0610	0.0610		0.0610	0.0610	0.0000	18.9209	18.9209	0.0231	0.0000	19.4973
Total	15.8696	0.7313	12.5754	4.3300e-003		0.1081	0.1081		0.1081	0.1081	0.0000	694.7245	694.7245	0.0360	0.0124	699.3168

7.0 Water Detail

7.1 Mitigation Measures Water

Live Oak Master Plan Const and Ops 2010 - Kings County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	257.4831	3.3221	0.0803	364.4687
Unmitigated	257.4831	3.3221	0.0803	364.4687

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	101.64 / 64.0776	257.4831	3.3221	0.0803	364.4687
Total		257.4831	3.3221	0.0803	364.4687

Live Oak Master Plan Const and Ops 2010 - Kings County, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	101.64 / 64.0776	257.4831	3.3221	0.0803	364.4687
Total		257.4831	3.3221	0.0803	364.4687

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	326.0684	19.2701	0.0000	807.8208
Unmitigated	326.0684	19.2701	0.0000	807.8208

Live Oak Master Plan Const and Ops 2010 - Kings County, Annual

8.2 Waste by Land UseUnmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	1606.32	326.0684	19.2701	0.0000	807.8208
Total		326.0684	19.2701	0.0000	807.8208

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	1606.32	326.0684	19.2701	0.0000	807.8208
Total		326.0684	19.2701	0.0000	807.8208

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Live Oak Master Plan Const and Ops 2010 - Kings County, Annual

10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Live Oak Master Plan Const and Ops 2022 - Kings County, Annual

Live Oak Master Plan Const and Ops 2022

Kings County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	1,470.00	Dwelling Unit	390.00	2,646,000.00	4204

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	37
Climate Zone	3			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW/hr)	290	CH4 Intensity (lb/MW/hr)	0.022	N2O Intensity (lb/MW/hr)	0.005

1.3 User Entered Comments & Non-Default Data

Live Oak Master Plan Const and Ops 2022 - Kings County, Annual

Project Characteristics - PG&E Intensity Factors

Land Use - Site plan acreage 390

Construction Phase - 8 year schedule

Architectural Coating - Rule 4601 Architectural Coatings compliance

Vehicle Trips - ITE 10th Ed. Trip Rates 9.44, 9.54, 8.55

Woodstoves - Default woodstoves

Area Coating - Rule 4601 Architectural Coatings compliance

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation - Distance to Downtown Hanford

Area Mitigation -

Energy Mitigation - 2019 Title 24 Compliance

Water Mitigation - CalGreen and MWELO conservation compliance

Waste Mitigation - Achieve 75% Statewide recycling mandate

Fleet Mix - SJVAPCD Residential Fleet Mix 2022

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Interior	150.00	65.00
tblArchitecturalCoating	EF_Residential_Exterior	150.00	65.00
tblArchitecturalCoating	EF_Residential_Interior	150.00	65.00
tblAreaCoating	Area_EF_Residential_Exterior	150	65
tblAreaCoating	Area_EF_Residential_Interior	150	65
tblConstructionPhase	NumDays	6,200.00	1,500.00
tblConstructionPhase	NumDays	440.00	100.00
tblConstructionPhase	NumDays	440.00	118.00
tblConstructionPhase	PhaseEndDate	7/22/2048	7/17/2030
tblConstructionPhase	PhaseEndDate	3/30/2050	12/4/2030
tblConstructionPhase	PhaseEndDate	12/6/2051	12/31/2030

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tblConstructionPhase	PhaseStartDate	7/23/2048	7/18/2030
tblConstructionPhase	PhaseStartDate	3/31/2050	7/19/2030
tblFleetMix	HHD	0.16	0.02
tblFleetMix	LDA	0.50	0.53
tblFleetMix	LDT1	0.03	0.20
tblFleetMix	LDT2	0.15	0.17
tblFleetMix	LHD1	0.02	1.3000e-003
tblFleetMix	LHD2	4.3940e-003	9.0000e-004
tblFleetMix	MCY	5.6650e-003	2.5000e-003
tblFleetMix	MDV	0.12	0.05
tblFleetMix	MH	6.9000e-004	1.8000e-003
tblFleetMix	MHD	0.01	8.6000e-003
tblFleetMix	OBUS	1.7250e-003	0.00
tblFleetMix	SBUS	9.4300e-004	7.0000e-004
tblFleetMix	UBUS	1.7700e-003	4.4000e-003
tblLandUse	LoLAcreage	477.27	390.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.022
tblProjectCharacteristics	CO2IntensityFactor	641.35	290
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.005
tblVehicleTrips	ST_TR	9.91	9.54
tblVehicleTrips	SU_TR	8.62	8.55
tblVehicleTrips	WD_TR	9.52	9.44

2.0 Emissions Summary

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2.1 Overall Construction

Unmitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
2021	0.2615	2.6765	1.4310	2.6000e-003	1.2019	0.1350	1.3369	0.6580	0.1242	0.7822	0.0000	228.5265	228.5265	0.0716	0.0000	230.3174
2022	0.4561	4.7454	3.3372	6.9500e-003	2.2752	0.2115	2.4866	0.8819	0.1945	1.0764	0.0000	610.9192	610.9192	0.1929	0.0000	615.7427
2023	0.4409	4.4934	3.7094	8.2500e-003	1.6257	0.1853	1.8110	0.5246	0.1705	0.6951	0.0000	724.9175	724.9175	0.2298	0.0000	730.8613
2024	0.4371	4.0962	3.7489	9.4100e-003	1.6079	0.1566	1.7645	0.4761	0.1444	0.6205	0.0000	836.2339	836.2339	0.2091	0.0000	841.4602
2025	0.4334	3.3421	3.8091	0.0134	0.6911	0.0737	0.7648	0.1868	0.0693	0.2561	0.0000	1,222.0310	1,222.0310	0.1217	0.0000	1,225.0725
2026	0.4213	3.3129	3.7107	0.0133	0.6911	0.0737	0.7648	0.1868	0.0693	0.2560	0.0000	1,207.0544	1,207.0544	0.1216	0.0000	1,210.0944
2027	0.4090	3.2852	3.6064	0.0131	0.6911	0.0735	0.7646	0.1868	0.0691	0.2559	0.0000	1,191.3852	1,191.3852	0.1212	0.0000	1,194.4161
2028	0.3953	3.2496	3.5032	0.0129	0.6884	0.0730	0.7614	0.1860	0.0686	0.2547	0.0000	1,173.2844	1,173.2844	0.1204	0.0000	1,176.2934
2029	0.3844	3.2401	3.4321	0.0128	0.6911	0.0731	0.7641	0.1868	0.0687	0.2555	0.0000	1,165.7795	1,165.7795	0.1204	0.0000	1,168.7890
2030	11.0524	1.8452	2.8293	9.1400e-003	0.4323	0.0307	0.4629	0.1166	0.0305	0.1471	0.0000	820.4399	820.4399	0.0409	0.0000	821.4611
Maximum	11.0524	4.7454	3.8091	0.0134	2.2752	0.2115	2.4866	0.8819	0.1945	1.0764	0.0000	1,222.0310	1,222.0310	0.2298	0.0000	1,225.0725

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2.1 Overall Construction

Mitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
2021	0.2615	2.6765	1.4310	2.6000e-003	0.5461	0.1350	0.6811	0.2975	0.1242	0.4217	0.0000	228.5262	228.5262	0.0716	0.0000	230.3171
2022	0.4561	4.7454	3.3372	6.9500e-003	1.0348	0.2115	1.2463	0.3998	0.1945	0.5943	0.0000	610.9185	610.9185	0.1929	0.0000	615.7420
2023	0.4409	4.4934	3.7093	8.2500e-003	0.7430	0.1853	0.9283	0.2391	0.1705	0.4096	0.0000	724.9167	724.9167	0.2298	0.0000	730.6604
2024	0.4371	4.0962	3.7489	9.4100e-003	0.8114	0.1566	0.9679	0.2379	0.1444	0.3823	0.0000	836.2331	836.2331	0.2091	0.0000	841.4594
2025	0.4334	3.3421	3.8091	0.0134	0.6911	0.0737	0.7648	0.1868	0.0693	0.2561	0.0000	1,222.0306	1,222.0306	0.1217	0.0000	1,225.0722
2026	0.4213	3.3129	3.7107	0.0133	0.6911	0.0737	0.7648	0.1868	0.0693	0.2560	0.0000	1,207.0541	1,207.0541	0.1216	0.0000	1,210.0840
2027	0.4090	3.2852	3.6064	0.0131	0.6911	0.0735	0.7646	0.1868	0.0691	0.2559	0.0000	1,191.3848	1,191.3848	0.1212	0.0000	1,194.4157
2028	0.3953	3.2496	3.5032	0.0129	0.6884	0.0730	0.7614	0.1860	0.0686	0.2547	0.0000	1,173.2840	1,173.2840	0.1204	0.0000	1,176.2930
2029	0.3844	3.2401	3.4321	0.0128	0.6911	0.0731	0.7641	0.1868	0.0687	0.2555	0.0000	1,165.7791	1,165.7791	0.1204	0.0000	1,168.7887
2030	11.0524	1.8452	2.8293	9.1400e-003	0.4323	0.0307	0.4629	0.1166	0.0305	0.1471	0.0000	820.4395	820.4395	0.0409	0.0000	821.4607
Maximum	11.0524	4.7454	3.8081	0.0134	1.0348	0.2115	1.2463	0.3998	0.1945	0.5943	0.0000	1,222.0306	1,222.0306	0.2298	0.0000	1,225.0722

ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	33.74	0.00	30.61	38.05	0.00	29.71	0.00	0.00	0.00	0.00	0.00	0.00

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	7-1-2021	9-30-2021	1.4628	1.4628
2	10-1-2021	12-31-2021	1.4629	1.4629
3	1-1-2022	3-31-2022	1.1694	1.1694
4	4-1-2022	6-30-2022	1.2467	1.2467
5	7-1-2022	9-30-2022	1.3998	1.3998
6	10-1-2022	12-31-2022	1.4000	1.4000
7	1-1-2023	3-31-2023	1.2203	1.2203
8	4-1-2023	6-30-2023	1.2337	1.2337
9	7-1-2023	9-30-2023	1.2473	1.2473
10	10-1-2023	12-31-2023	1.2474	1.2474
11	1-1-2024	3-31-2024	1.1607	1.1607
12	4-1-2024	6-30-2024	1.1606	1.1606
13	7-1-2024	9-30-2024	1.1733	1.1733
14	10-1-2024	12-31-2024	1.0340	1.0340
15	1-1-2025	3-31-2025	0.9360	0.9360
16	4-1-2025	6-30-2025	0.9409	0.9409
17	7-1-2025	9-30-2025	0.9513	0.9513
18	10-1-2025	12-31-2025	0.9568	0.9568
19	1-1-2026	3-31-2026	0.9253	0.9253
20	4-1-2026	6-30-2026	0.9305	0.9305
21	7-1-2026	9-30-2026	0.9407	0.9407
22	10-1-2026	12-31-2026	0.9459	0.9459
23	1-1-2027	3-31-2027	0.9151	0.9151
24	4-1-2027	6-30-2027	0.9205	0.9205
25	7-1-2027	9-30-2027	0.9306	0.9306
26	10-1-2027	12-31-2027	0.9354	0.9354

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27	1-1-2028	3-31-2028	0.9160	0.9160
28	4-1-2028	6-30-2028	0.9116	0.9116
29	7-1-2028	9-30-2028	0.9216	0.9216
30	10-1-2028	12-31-2028	0.9261	0.9261
31	1-1-2029	3-31-2029	0.8970	0.8970
32	4-1-2029	6-30-2029	0.9029	0.9029
33	7-1-2029	9-30-2029	0.9128	0.9128
34	10-1-2029	12-31-2029	0.9170	0.9170
35	1-1-2030	3-31-2030	0.7409	0.7409
36	4-1-2030	6-30-2030	0.7453	0.7453
37	7-1-2030	9-30-2030	5.2255	5.2255
		Highest	5.2255	5.2255

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2.2 Overall Operational

Unmitigated Operational

	Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
		tons/yr										MT/yr						
	Area	19.7526	1.8534	83.3407	0.2396		11.8797	11.8797	11.8797	11.8797	11.8797	1,576,661 ₉	654,644 ₂	2,231,306 ₂	7.4000	0.0117	2,419,784 ₈	
	Energy	0.2072	1.7710	0.7536	0.0113		0.1432	0.1432	0.1432	0.1432	0.1432	0.0000	3,744,991 ₁	3,744,991 ₁	0.1678	0.0668	3,769,095 ₅	
	Mobile	4.4408	16.2203	53.8231	0.1534	14.7721	0.1396	14.9117	3.9491	0.1303	4.0794	0.0000	14,046.72 ₂₉	14,046.72 ₂₉	0.8300	0.0000	14,067.47 ₂₅	
	Waste						0.0000	0.0000		0.0000	0.0000	307.2146	0.0000	307.2146	18.1559	0.0000	761.1113	
	Water						0.0000	0.0000		0.0000	0.0000	30.3854	95.9701	126.3556	3.1282	0.0754	227.0124	
	Total	24.4006	19.8447	137.9173	0.4043	14.7721	12.1625	26.9346	3.9491	12.1532	16.1023	1,914,282 ₀	18,542.32 ₈₃	20,456.59 ₀₃	29.6818	0.1538	21,244.47 ₆₄	

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2.2 Overall Operational

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Area	11.8045	0.6759	11.1607	4.0900e-003		0.1048	0.1048		0.1048	0.1048	0.0000	654.6442	654.6442	0.0294	0.0117	658.8585
Energy	0.1948	1.6646	0.7084	0.0106		0.1346	0.1346		0.1346	0.1346	0.0000	3,608.3869	3,608.3869	0.1644	0.0643	3,631.6649
Mobile	4.3461	15.5701	50.9423	0.1436	13.7529	0.1311	13.8839	3.6767	0.1223	3.7990	0.0000	13,144.5395	13,144.5395	0.7980	0.0000	13,164.4392
Waste						0.0000	0.0000		0.0000	0.0000	230.4110	0.0000	230.4110	13.6169	0.0000	570.8335
Water						0.0000	0.0000		0.0000	0.0000	24.3084	76.7761	101.0845	2.5025	0.0603	181.6099
Total	16.3454	17.9106	62.8113	0.1583	13.7529	0.3705	14.1234	3.6767	0.3618	4.0384	254.7193	17,484.3468	17,739.0661	17.1093	0.1363	18,207.4060

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	33.01	9.75	54.46	60.85	6.90	96.95	47.56	6.90	97.02	74.92	88.69	5.71	13.28	42.36	11.42	14.30

3.0 Construction Detail

Construction Phase

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	7/1/2021	6/1/2022	5	240	
2	Grading	Grading	6/2/2022	10/16/2024	5	620	
3	Building Construction	Building Construction	10/17/2024	7/17/2030	5	1500	
4	Paving	Paving	7/18/2030	12/4/2030	5	100	
5	Architectural Coating	Architectural Coating	7/19/2030	12/31/2030	5	118	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 1550

Acres of Paving: 0

Residential Indoor: 5,358,150; Residential Outdoor: 1,786,050; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0
(Architectural Coating – sqft)OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	529.00	157.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	106.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.1924	0.0000	1.1924	0.6554	0.0000	0.6554	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2566	2.6728	1.3962	2.5100e-003		0.1349	0.1349	0.1241	0.1241	0.1241	0.0000	220.6757	220.6757	0.0714	0.0000	222.4600
Total	0.2566	2.6728	1.3962	2.5100e-003	1.1924	0.1349	1.3273	0.6554	0.1241	0.7796	0.0000	220.6757	220.6757	0.0714	0.0000	222.4600

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3.2 Site Preparation - 2021

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.8300e-003	3.6400e-003	0.0348	9.0000e-005	9.5400e-003	6.0000e-005	9.6100e-003	2.5400e-003	6.0000e-005	2.5900e-003	0.0000	7.8507	7.8507	2.7000e-004	0.0000	7.8574
Total	4.8300e-003	3.6400e-003	0.0348	9.0000e-005	9.5400e-003	6.0000e-005	9.6100e-003	2.5400e-003	6.0000e-005	2.5900e-003	0.0000	7.8507	7.8507	2.7000e-004	0.0000	7.8574

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.5366	0.0000	0.5366	0.2949	0.0000	0.2949	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2566	2.6728	1.3962	2.5100e-003		0.1349	0.1349		0.1241	0.1241	0.0000	220.6755	220.6755	0.0714	0.0000	222.4597
Total	0.2566	2.6728	1.3962	2.5100e-003	0.5366	0.1349	0.6715	0.2949	0.1241	0.4191	0.0000	220.6755	220.6755	0.0714	0.0000	222.4597

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3.2 Site Preparation - 2021

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.8300e-003	3.6400e-003	0.0348	9.0000e-005	9.5400e-003	6.0000e-005	9.6100e-003	2.5400e-003	6.0000e-005	2.5900e-003	0.0000	7.8507	7.8507	2.7000e-004	0.0000	7.8574
Total	4.8300e-003	3.6400e-003	0.0348	9.0000e-005	9.5400e-003	6.0000e-005	9.6100e-003	2.5400e-003	6.0000e-005	2.5900e-003	0.0000	7.8507	7.8507	2.7000e-004	0.0000	7.8574

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.9756	0.0000	0.9756	0.5363	0.0000	0.5363	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1712	1.7865	1.0637	2.0500e-003		0.0871	0.0871		0.0801	0.0801	0.0000	180.5727	180.5727	0.0584	0.0000	182.0327
Total	0.1712	1.7865	1.0637	2.0500e-003	0.9756	0.0871	1.0627	0.5363	0.0801	0.6164	0.0000	180.5727	180.5727	0.0584	0.0000	182.0327

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3.2 Site Preparation - 2022

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6600e-003	2.6600e-003	0.0259	7.0000e-005	7.8100e-003	5.0000e-005	7.8600e-003	2.0700e-003	5.0000e-005	2.1200e-003	0.0000	6.1953	6.1953	1.9000e-004	0.0000	6.2002
Total	3.6600e-003	2.6600e-003	0.0259	7.0000e-005	7.8100e-003	5.0000e-005	7.8600e-003	2.0700e-003	5.0000e-005	2.1200e-003	0.0000	6.1953	6.1953	1.9000e-004	0.0000	6.2002

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Fugitive Dust					0.4390	0.0000	0.4390	0.2413	0.0000	0.2413	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1712	1.7865	1.0637	2.0500e-003		0.0871	0.0871		0.0801	0.0801	0.0000	180.5725	180.5725	0.0584	0.0000	182.0325
Total	0.1712	1.7865	1.0637	2.0500e-003	0.4390	0.0871	0.5261	0.2413	0.0801	0.3214	0.0000	180.5725	180.5725	0.0584	0.0000	182.0325

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3.2 Site Preparation - 2022

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6800e-003	2.6600e-003	0.0259	7.0000e-005	7.8100e-003	5.0000e-005	7.8600e-003	2.0700e-003	5.0000e-005	2.1200e-003	0.0000	6.1953	6.1953	1.9000e-004	0.0000	6.2002
Total	3.6800e-003	2.6600e-003	0.0259	7.0000e-005	7.8100e-003	5.0000e-005	7.8600e-003	2.0700e-003	5.0000e-005	2.1200e-003	0.0000	6.1953	6.1953	1.9000e-004	0.0000	6.2002

3.3 Grading - 2022

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Fugitive Dust					1.2796	0.0000	1.2796	0.3403	0.0000	0.3403	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2755	2.9521	2.2072	4.7200e-003		0.1243	0.1243	0.1143	0.1143	0.1143	0.0000	414.4630	414.4630	0.1341	0.0000	417.8141
Total	0.2755	2.9521	2.2072	4.7200e-003	1.2796	0.1243	1.4038	0.3403	0.1143	0.4546	0.0000	414.4630	414.4630	0.1341	0.0000	417.8141

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3.3 Grading - 2022

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.7200e-003	4.1600e-003	0.0405	1.1000e-004	0.0122	8.0000e-005	0.0123	3.2400e-003	7.0000e-005	3.3200e-003	0.0000	9.6882	9.6882	3.0000e-004	0.0000	9.6957
Total	5.7200e-003	4.1600e-003	0.0405	1.1000e-004	0.0122	8.0000e-005	0.0123	3.2400e-003	7.0000e-005	3.3200e-003	0.0000	9.6882	9.6882	3.0000e-004	0.0000	9.6957

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Fugitive Dust					0.5758	0.0000	0.5758	0.1531	0.0000	0.1531	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2755	2.9521	2.2072	4.7200e-003		0.1243	0.1243		0.1143	0.1143	0.0000	414.4625	414.4625	0.1341	0.0000	417.8136
Total	0.2755	2.9521	2.2072	4.7200e-003	0.5758	0.1243	0.7001	0.1531	0.1143	0.2675	0.0000	414.4625	414.4625	0.1341	0.0000	417.8136

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3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.7200e-003	4.1600e-003	0.0405	1.1000e-004	0.0122	8.0000e-005	0.0123	3.2400e-003	7.0000e-005	3.3200e-003	0.0000	9.6882	9.6882	3.0000e-004	0.0000	9.6957
Total	5.7200e-003	4.1600e-003	0.0405	1.1000e-004	0.0122	8.0000e-005	0.0123	3.2400e-003	7.0000e-005	3.3200e-003	0.0000	9.6882	9.6882	3.0000e-004	0.0000	9.6957

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.6048	0.0000	1.6048	0.5191	0.0000	0.5191	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.4318	4.4870	3.6467	8.0700e-003		0.1852	0.1852		0.1704	0.1704	0.0000	708.9577	708.9577	0.2293	0.0000	714.6900
Total	0.4318	4.4870	3.6467	8.0700e-003	1.6048	0.1852	1.7899	0.5191	0.1704	0.6894	0.0000	708.9577	708.9577	0.2293	0.0000	714.6900

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3.3 Grading - 2023

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.0900e-003	6.3600e-003	0.0627	1.8000e-004	0.0209	1.3000e-004	0.0210	5.5500e-003	1.2000e-004	5.6700e-003	0.0000	15.9598	15.9598	4.6000e-004	0.0000	15.9713
Total	9.0900e-003	6.3600e-003	0.0627	1.8000e-004	0.0209	1.3000e-004	0.0210	5.5500e-003	1.2000e-004	5.6700e-003	0.0000	15.9598	15.9598	4.6000e-004	0.0000	15.9713

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust	0.4318	4.4870	3.6467	8.0700e-003	0.7221	0.0000	0.7221	0.2336	0.0000	0.2336	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.4318	4.4870	3.6467	8.0700e-003	0.7221	0.0000	0.7221	0.2336	0.0000	0.2336	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.4318	4.4870	3.6467	8.0700e-003	0.7221	0.0000	0.7221	0.2336	0.0000	0.2336	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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3.3 Grading - 2023

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr								MT/yr							
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.0900e-003	6.3600e-003	0.0627	1.8000e-004	0.0209	1.3000e-004	0.0210	5.5500e-003	1.2000e-004	5.6700e-003	0.0000	15.9598	15.9598	4.6000e-004	0.0000	15.9713
Total	9.0900e-003	6.3600e-003	0.0627	1.8000e-004	0.0209	1.3000e-004	0.0210	5.5500e-003	1.2000e-004	5.6700e-003	0.0000	15.9598	15.9598	4.6000e-004	0.0000	15.9713

3.3 Grading - 2024

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr								MT/yr							
Fugitive Dust					1.4482	0.0000	1.4482	0.4330	0.0000	0.4330	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3347	3.3672	2.8832	6.4600e-003		0.1389	0.1389		0.1278	0.1278	0.0000	567.0030	567.0030	0.1634	0.0000	571.5875
Total	0.3347	3.3672	2.8832	6.4600e-003	1.4482	0.1389	1.5871	0.4330	0.1278	0.5608	0.0000	567.0030	567.0030	0.1634	0.0000	571.5875

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3.3 Grading - 2024

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr							MT/yr								
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.8000e-003	4.5900e-003	0.0461	1.4000e-004	0.0167	1.0000e-004	0.0168	4.4400e-003	9.0000e-005	4.5300e-003	0.0000	12.3054	12.3054	3.3000e-004	0.0000	12.3136
Total	6.8000e-003	4.5900e-003	0.0461	1.4000e-004	0.0167	1.0000e-004	0.0168	4.4400e-003	9.0000e-005	4.5300e-003	0.0000	12.3054	12.3054	3.3000e-004	0.0000	12.3136

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr							MT/yr								
Fugitive Dust					0.6517	0.0000	0.6517	0.1849	0.0000	0.1949	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3347	3.3672	2.8832	6.4600e-003		0.1389	0.1389		0.1278	0.1278	0.0000	567.0024	567.0024	0.1834	0.0000	571.5869
Total	0.3347	3.3672	2.8832	6.4600e-003	0.6517	0.1389	0.7906	0.1949	0.1278	0.3226	0.0000	567.0024	567.0024	0.1834	0.0000	571.5869

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3.3 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.8000e-003	4.5800e-003	0.0461	1.4000e-004	0.0167	1.0000e-004	0.0168	4.4400e-003	9.0000e-005	4.5300e-003	0.0000	12.3054	12.3054	3.3000e-004	0.0000	12.3136
Total	6.8000e-003	4.5800e-003	0.0461	1.4000e-004	0.0167	1.0000e-004	0.0168	4.4400e-003	9.0000e-005	4.5300e-003	0.0000	12.3054	12.3054	3.3000e-004	0.0000	12.3136

3.4 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0397	0.3630	0.4365	7.3000e-004		0.0166	0.0166		0.0156	0.0156	0.0000	62.5993	62.5993	0.0148	0.0000	62.9693
Total	0.0397	0.3630	0.4365	7.3000e-004		0.0166	0.0166		0.0156	0.0156	0.0000	62.5993	62.5993	0.0148	0.0000	62.9693

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3.4 Building Construction - 2024**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.1800e-003	0.3300	0.0662	1.1600e-003	0.0282	3.4000e-004	0.0286	8.1500e-003	3.2000e-004	8.4700e-003	0.0000	109.8274	109.8274	8.2800e-003	0.0000	110.0344
Worker	0.0467	0.0315	0.3169	9.3000e-004	0.1148	7.0000e-004	0.1154	0.0305	6.4000e-004	0.0311	0.0000	84.4988	84.4988	2.2600e-003	0.0000	84.5553
Total	0.0559	0.3614	0.3831	2.0900e-003	0.1430	1.0400e-003	0.1440	0.0386	9.6000e-004	0.0396	0.0000	194.3262	194.3262	0.0105	0.0000	194.5897

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0397	0.3630	0.4365	7.3000e-004		0.0166	0.0166		0.0156	0.0156	0.0000	62.5992	62.5992	0.0148	0.0000	62.9693
Total	0.0397	0.3630	0.4365	7.3000e-004		0.0166	0.0166		0.0156	0.0156	0.0000	62.5992	62.5992	0.0148	0.0000	62.9693

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3.4 Building Construction - 2024**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.1800e-003	0.3300	0.0662	1.1600e-003	0.0282	3.4000e-004	0.0285	8.1500e-003	3.2000e-004	8.4700e-003	0.0000	109.8274	109.8274	8.2800e-003	0.0000	110.0344
Worker	0.0467	0.0315	0.3169	9.3000e-004	0.1148	7.0000e-004	0.1154	0.0305	6.4000e-004	0.0311	0.0000	84.4988	84.4988	2.2600e-003	0.0000	84.5553
Total	0.0559	0.3614	0.3831	2.0900e-003	0.1430	1.0400e-003	0.1440	0.0386	9.6000e-004	0.0396	0.0000	194.3262	194.3262	0.0105	0.0000	194.5897

3.4 Building Construction - 2025**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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3.4 Building Construction - 2025**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0432	1.5776	0.3048	5.5500e-003	0.1365	1.6000e-003	0.1381	0.0394	1.5300e-003	0.0409	0.0000	526.9024	526.9024	0.0408	0.0000	527.9212
Worker	0.2118	0.1372	1.4053	4.3400e-003	0.5546	3.2900e-003	0.5579	0.1474	3.0300e-003	0.1504	0.0000	392.4737	392.4737	9.7700e-003	0.0000	392.7178
Total	0.2550	1.7148	1.7100	9.8900e-003	0.6911	4.8900e-003	0.6960	0.1868	4.5600e-003	0.1913	0.0000	919.3761	919.3761	0.0505	0.0000	920.6390

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.4 Building Construction - 2025**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0432	1.5776	0.3048	5.5500e-003	0.1365	1.6000e-003	0.1381	0.0394	1.5300e-003	0.0409	0.0000	526.9024	526.9024	0.0408	0.0000	527.9212
Worker	0.2118	0.1372	1.4053	4.3400e-003	0.5546	3.2900e-003	0.5579	0.1474	3.0300e-003	0.1504	0.0000	392.4737	392.4737	9.7700e-003	0.0000	392.7178
Total	0.2550	1.7148	1.7100	9.8900e-003	0.6911	4.8900e-003	0.6960	0.1868	4.5600e-003	0.1913	0.0000	919.3761	919.3761	0.0505	0.0000	920.6390

3.4 Building Construction - 2026**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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3.4 Building Construction - 2026

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0423	1.5603	0.2934	5.5200e-003	0.1365	1.5800e-003	0.1380	0.0394	1.5100e-003	0.0409	0.0000	523.4007	523.4007	0.0414	0.0000	524.4364
Worker	0.2005	0.1253	1.3182	4.2100e-003	0.5546	3.2600e-003	0.5579	0.1474	3.0000e-003	0.1504	0.0000	380.9988	380.9988	9.0300e-003	0.0000	381.2245
Total	0.2428	1.6856	1.6116	9.7300e-003	0.6911	4.8400e-003	0.6959	0.1868	4.5100e-003	0.1913	0.0000	904.3996	904.3996	0.0505	0.0000	905.6608

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.4 Building Construction - 2026**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0423	1.5603	0.2934	5.5200e-003	0.1365	1.5800e-003	0.1360	0.0394	1.5100e-003	0.0409	0.0000	523.4007	523.4007	0.0414	0.0000	524.4364
Worker	0.2005	0.1253	1.3182	4.2100e-003	0.5546	3.2600e-003	0.5579	0.1474	3.0000e-003	0.1504	0.0000	380.9988	380.9988	9.0300e-003	0.0000	381.2245
Total	0.2428	1.6856	1.6116	9.7300e-003	0.6911	4.8400e-003	0.6959	0.1868	4.5100e-003	0.1913	0.0000	904.3996	904.3996	0.0505	0.0000	905.6608

3.4 Building Construction - 2027**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr											MT/yr					
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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3.4 Building Construction - 2027**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0414	1.5435	0.2828	5.4900e-003	0.1365	1.5700e-003	0.1380	0.0394	1.5000e-003	0.0409	0.0000	520.3904	520.3904	0.0419	0.0000	521.4385
Worker	0.1892	0.1144	1.2246	4.0700e-003	0.5546	3.1000e-003	0.5577	0.1474	2.8600e-003	0.1502	0.0000	368.3399	368.3399	8.1700e-003	0.0000	368.5441
Total	0.2306	1.6579	1.5074	9.5600e-003	0.6911	4.6700e-003	0.6957	0.1868	4.3600e-003	0.1911	0.0000	888.7303	888.7303	0.0501	0.0000	889.9826

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.4 Building Construction - 2027

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0414	1.5435	0.2828	5.4900e-003	0.1365	1.5700e-003	0.1380	0.0394	1.5000e-003	0.0409	0.0000	520.3904	520.3904	0.0419	0.0000	521.4385
Worker	0.1892	0.1144	1.2246	4.0700e-003	0.5546	3.1000e-003	0.5577	0.1474	2.8600e-003	0.1502	0.0000	368.3399	368.3399	8.1700e-003	0.0000	368.5441
Total	0.2306	1.6579	1.5074	9.5600e-003	0.6911	4.6700e-003	0.6957	0.1868	4.3600e-003	0.1911	0.0000	888.7303	888.7303	0.0501	0.0000	889.9826

3.4 Building Construction - 2028

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4953	301.4953	0.0709	0.0000	303.2671
Total	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4953	301.4953	0.0709	0.0000	303.2671

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3.4 Building Construction - 2028

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0406	1.5245	0.2742	5.4400e-003	0.1359	1.5400e-003	0.1375	0.0393	1.4800e-003	0.0407	0.0000	516.0359	516.0359	0.0421	0.0000	517.0881
Worker	0.1769	0.1041	1.1381	3.9300e-003	0.5525	2.8800e-003	0.5554	0.1468	2.6500e-003	0.1494	0.0000	355.7532	355.7532	7.4000e-003	0.0000	355.9382
Total	0.2175	1.6286	1.4122	9.3700e-003	0.6884	4.4200e-003	0.6928	0.1860	4.1300e-003	0.1902	0.0000	871.7891	871.7891	0.0495	0.0000	873.0263

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4949	301.4949	0.0709	0.0000	303.2667
Total	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4949	301.4949	0.0709	0.0000	303.2667

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3.4 Building Construction - 2028**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0406	1.5245	0.2742	5.4400e-003	0.1359	1.5400e-003	0.1375	0.0393	1.4800e-003	0.0407	0.0000	516.0359	516.0359	0.0421	0.0000	517.0881
Worker	0.1769	0.1041	1.1381	3.9300e-003	0.5525	2.8800e-003	0.5554	0.1468	2.6500e-003	0.1494	0.0000	355.7532	355.7532	7.4000e-003	0.0000	355.9382
Total	0.2175	1.6286	1.4122	9.3700e-003	0.6884	4.4200e-003	0.6928	0.1860	4.1300e-003	0.1902	0.0000	871.7891	871.7891	0.0495	0.0000	873.0263

3.4 Building Construction - 2029**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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3.4 Building Construction - 2029**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0402	1.5174	0.2684	5.4400e-003	0.1365	1.5300e-003	0.1380	0.0394	1.4700e-003	0.0409	0.0000	515.9412	515.9412	0.0425	0.0000	517.0039
Worker	0.1657	0.0954	1.0647	3.8400e-003	0.5546	2.6900e-003	0.5573	0.1474	2.4800e-003	0.1498	0.0000	347.1834	347.1834	6.7300e-003	0.0000	347.3516
Total	0.2059	1.6128	1.3331	9.2800e-003	0.6911	4.2200e-003	0.6953	0.1868	3.9500e-003	0.1907	0.0000	863.1246	863.1246	0.0492	0.0000	864.3555

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.4 Building Construction - 2029**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0402	1.5174	0.2684	5.4400e-003	0.1365	1.5300e-003	0.1380	0.0394	1.4700e-003	0.0409	0.0000	515.9412	515.9412	0.0425	0.0000	517.0039
Worker	0.1657	0.0954	1.0647	3.8400e-003	0.5546	2.6900e-003	0.5573	0.1474	2.4800e-003	0.1498	0.0000	347.1834	347.1834	6.7300e-003	0.0000	347.3516
Total	0.2059	1.6128	1.3331	9.2800e-003	0.6911	4.2200e-003	0.6953	0.1868	3.9500e-003	0.1907	0.0000	863.1246	863.1246	0.0492	0.0000	864.3555

3.4 Building Construction - 2030**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0930	0.5634	1.1472	2.2000e-003		0.0105	0.0105		0.0105	0.0105	0.0000	186.6313	186.6313	7.4900e-003	0.0000	186.8185
Total	0.0930	0.5634	1.1472	2.2000e-003		0.0105	0.0105		0.0105	0.0105	0.0000	186.6313	186.6313	7.4900e-003	0.0000	186.8185

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3.4 Building Construction - 2030

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0216	0.8194	0.1432	2.9500e-003	0.0742	8.3000e-004	0.0751	0.0214	7.9000e-004	0.0222	0.0000	279.8237	279.8237	0.0232	0.0000	280.4032
Worker	0.0835	0.0471	0.5398	2.0300e-003	0.3017	1.3600e-003	0.3031	0.0802	1.2500e-003	0.0814	0.0000	184.0934	184.0934	3.3100e-003	0.0000	184.1760
Total	0.1051	0.8666	0.6829	4.9800e-003	0.3760	2.1900e-003	0.3782	0.1016	2.0400e-003	0.1037	0.0000	463.9170	463.9170	0.0265	0.0000	464.5792

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0930	0.5634	1.1471	2.2000e-003		0.0105	0.0105		0.0105	0.0105	0.0000	186.6311	186.6311	7.4900e-003	0.0000	186.8183
Total	0.0930	0.5634	1.1471	2.2000e-003		0.0105	0.0105		0.0105	0.0105	0.0000	186.6311	186.6311	7.4900e-003	0.0000	186.8183

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3.4 Building Construction - 2030**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0216	0.8194	0.1432	2.9500e-003	0.0742	8.3000e-004	0.0751	0.0214	7.9000e-004	0.0222	0.0000	279.8237	279.8237	0.0232	0.0000	280.4032
Worker	0.0835	0.0471	0.5398	2.0300e-003	0.3017	1.3600e-003	0.3031	0.0802	1.2500e-003	0.0814	0.0000	184.0934	184.0934	3.3100e-003	0.0000	184.1760
Total	0.1051	0.8666	0.6829	4.9800e-003	0.3760	2.1900e-003	0.3782	0.1016	2.0400e-003	0.1037	0.0000	463.9170	463.9170	0.0265	0.0000	464.5792

3.5 Paving - 2030**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0692	0.3560	0.7925	1.4000e-003		0.0165	0.0165		0.0165	0.0165	0.0000	120.4976	120.4976	5.6500e-003	0.0000	120.6388
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0692	0.3560	0.7925	1.4000e-003		0.0165	0.0165		0.0165	0.0165	0.0000	120.4976	120.4976	5.6500e-003	0.0000	120.6388

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3.5 Paving - 2030

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6700e-003	9.4000e-004	0.0108	4.0000e-005	6.0300e-003	3.0000e-005	6.0500e-003	1.6000e-003	3.0000e-005	1.6300e-003	0.0000	3.6761	3.6761	7.0000e-005	0.0000	3.6777
Total	1.6700e-003	9.4000e-004	0.0108	4.0000e-005	6.0300e-003	3.0000e-005	6.0500e-003	1.6000e-003	3.0000e-005	1.6300e-003	0.0000	3.6761	3.6761	7.0000e-005	0.0000	3.6777

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0692	0.3560	0.7925	1.4000e-003		0.0165	0.0165		0.0165	0.0165	0.0000	120.4974	120.4974	5.6500e-003	0.0000	120.6387
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0692	0.3560	0.7925	1.4000e-003		0.0165	0.0165		0.0165	0.0165	0.0000	120.4974	120.4974	5.6500e-003	0.0000	120.6387

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3.5 Paving - 2030

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6700e-003	9.4000e-004	0.0108	4.0000e-005	6.0300e-003	3.0000e-005	6.0500e-003	1.6000e-003	3.0000e-005	1.6300e-003	0.0000	3.6761	3.6761	7.0000e-005	0.0000	3.6777
Total	1.6700e-003	9.4000e-004	0.0108	4.0000e-005	6.0300e-003	3.0000e-005	6.0500e-003	1.6000e-003	3.0000e-005	1.6300e-003	0.0000	3.6761	3.6761	7.0000e-005	0.0000	3.6777

3.6 Architectural Coating - 2030

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Archit. Coating	10.7618					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7100e-003	0.0505	0.1061	1.8000e-004		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	15.0642	15.0642	6.1000e-004	0.0000	15.0794
Total	10.7696	0.0505	0.1061	1.8000e-004		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	15.0642	15.0642	6.1000e-004	0.0000	15.0794

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3.6 Architectural Coating - 2030

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0139	7.8500e-003	0.0899	3.4000e-004	0.0502	2.3000e-004	0.0505	0.0134	2.1000e-004	0.0136	0.0000	30.6536	30.6536	5.5000e-004	0.0000	30.6674
Total	0.0139	7.8500e-003	0.0899	3.4000e-004	0.0502	2.3000e-004	0.0505	0.0134	2.1000e-004	0.0136	0.0000	30.6536	30.6536	5.5000e-004	0.0000	30.6674
MT/yr																

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Archit. Coating	10.7618					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7100e-003	0.0505	0.1061	1.8000e-004		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	15.0642	15.0642	6.1000e-004	0.0000	15.0794
Total	10.7696	0.0505	0.1061	1.8000e-004		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	15.0642	15.0642	6.1000e-004	0.0000	15.0794
MT/yr																

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3.6 Architectural Coating - 2030

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0139	7.8500e-003	0.0899	3.4000e-004	0.0502	2.3000e-004	0.0505	0.0134	2.1000e-004	0.0136	0.0000	30.6536	30.6536	5.5000e-004	0.0000	30.6674
Total	0.0139	7.8500e-003	0.0899	3.4000e-004	0.0502	2.3000e-004	0.0505	0.0134	2.1000e-004	0.0136	0.0000	30.6536	30.6536	5.5000e-004	0.0000	30.6674

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Destination Accessibility

Improve Pedestrian Network

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	4.3461	15.5701	50.9423	0.1436	13.7529	0.1311	13.8839	3.6767	0.1223	3.7990	0.0000	13,144.53 95	13,144.53 95	0.7960	0.0000	13,164.43 92
Unmitigated	4.4408	16.2203	53.8231	0.1534	14.7721	0.1396	14.9117	3.9491	0.1303	4.0794	0.0000	14,046.72 29	14,046.72 29	0.8300	0.0000	14,067.47 25

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	13,876.80	14,023.80	12,568.50	39,244,009	36,536,172
Total	13,876.80	14,023.80	12,568.50	39,244,009	36,536,172

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.80	7.30	7.50	42.30	19.60	38.10	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.534300	0.203000	0.167300	0.054500	0.001300	0.000900	0.008600	0.020700	0.000000	0.004400	0.002500	0.000700	0.001800

5.0 Energy Detail

Historical Energy Use: N

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5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tuns/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,680.552 ₄	1,680.552 ₄	0.1275	0.0290	1,692.374 ₃
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,694.033 ₀	1,694.033 ₀	0.1285	0.0292	1,705.949 ₆
NaturalGas Mitigated	0.1948	1.6646	0.7084	0.0106		0.1346	0.1346		0.1346	0.1346	0.0000	1,927.834 ₅	1,927.834 ₅	0.0370	0.0353	1,939.290 ₇
NaturalGas Unmitigated	0.2072	1.7710	0.7536	0.0113		0.1432	0.1432		0.1432	0.1432	0.0000	2,050.958 ₁	2,050.958 ₁	0.0393	0.0376	2,063.145 ₉

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5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use kBTU/yr	SO ₂	CO	NO _x	ROG	Exhaust PM ₁₀	Fugitive PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
tons/yr																	
Single Family Housing	3.84335e+007	0.0113	0.7536	1.7710	0.2072	0.1432		0.1432		0.1432	0.1432	0.0000	2,050.958	2,050.958	0.0393	0.0376	2,063.145
Total		0.0113	0.7536	1.7710	0.2072	0.1432		0.1432		0.1432	0.1432	0.0000	2,050.958	2,050.958	0.0393	0.0376	2,063.145
MT/yr																	

Mitigated

Land Use	NaturalGas Use kBTU/yr	SO ₂	CO	NO _x	ROG	Exhaust PM ₁₀	Fugitive PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
tons/yr																	
Single Family Housing	3.61263e+007	0.0106	0.7084	1.6646	0.1948	0.1346		0.1346		0.1346	0.1346	0.0000	1,927.834	1,927.834	0.0370	0.0353	1,939.290
Total		0.0106	0.7084	1.6646	0.1948	0.1346		0.1346		0.1346	0.1346	0.0000	1,927.834	1,927.834	0.0370	0.0353	1,939.290
MT/yr																	

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5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.28763e +007	1,694.033 0	0.1285	0.0292	1,705.949 6
Total		1,694.033 0	0.1285	0.0292	1,705.949 6

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.27758e +007	1,680.552 4	0.1275	0.0290	1,692.374 3
Total		1,680.552 4	0.1275	0.0290	1,692.374 3

6.0 Area Detail**6.1 Mitigation Measures Area**

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Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	11.8045	0.6759	11.1607	4.0900e-003		0.1048	0.1048		0.1048	0.1048	0.0000	654.6442	654.6442	0.0294	0.0117	658.8585
Unmitigated	19.7526	1.8534	83.3407	0.2396		11.8797	11.8797		11.8797	11.8797	1,576.6619	654.6442	2,231.3062	7.4000	0.0117	2,419.7848

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6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2a
Architectural Coating	1.0762					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	10.3340					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	8.0124	1.7274	72.4140	0.2390		11.8193	11.8193		11.8193	11.8193	1,576.661 ₉	636.8149	2,213.476 ₈	7.3828	0.0117	2,401.525 ₄
Landscaping	0.3300	0.1260	10.9267	5.8000e-004		0.0604	0.0604		0.0604	0.0604	0.0000	17.8293	17.8293	0.0172	0.0000	18.2584
Total	19.7526	1.8534	83.3407	0.2396		11.8797	11.8797		11.8797	11.8797	1,576.661 ₉	654.6442	2,231.306 ₂	7.4000	0.0117	2,419.784 ₈

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6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	1.0762					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	10.3340					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0644	0.5499	0.2340	3.5100e-003		0.0445	0.0445		0.0445	0.0445	0.0000	636.8149	636.8149	0.0122	0.0117	640.5991
Landscaping	0.3300	0.1260	10.9267	5.8000e-004		0.0604	0.0604		0.0604	0.0604	0.0000	17.8293	17.8293	0.0172	0.0000	18.2594
Total	11.8045	0.6759	11.1607	4.0900e-003		0.1048	0.1048		0.1048	0.1048	0.0000	654.6442	654.6442	0.0294	0.0117	858.8585

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	101.0845	2.5025	0.0603	181.6099
Unmitigated	126.3556	3.1282	0.0754	227.0124

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	95.7764 / 60.3808	126.3556	3.1282	0.0754	227.0124
Total		126.3556	3.1282	0.0754	227.0124

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7.2 Water by Land Use**Mitigated**

Land Use	Indoor/Outdoor Use	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
	Mgal	MT/yr			
Single Family Housing	76.6211 / 48.3046	101.0845	2.5025	0.0603	181.6099
Total		101.0845	2.5025	0.0603	181.6099

8.0 Waste Detail**8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

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Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	230.4110	13.6169	0.0000	570.8335
Unmitigated	307.2146	18.1559	0.0000	761.1113

8.2 Waste by Land UseUnmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	Tons	MT/yr			
Single Family Housing	1513.44	307.2146	18.1559	0.0000	761.1113
Total		307.2146	18.1559	0.0000	761.1113

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8.2 Waste by Land UseMitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	1135.08	230.4110	13.6169	0.0000	570.8335
Total		230.4110	13.6169	0.0000	570.8335

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary EquipmentFire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
set forth in §2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 Code of Federal Regulations. b. Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments. c. Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the (vehicle miles traveled) VMT. d. Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features: • A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or • A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development) • Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations • Neighborhood designed for walking and cycling e. Voluntary Emission Reduction Agreement - Design elements, mitigation measures, and compliance with District rules and regulations may not be sufficient to reduce project-related impacts on air quality to a less than significant level. In such situation, project proponents may enter into a Voluntary Emission Reduction Agreement (VERA) with the District to reduce the project related impact on air quality to a less than significant level. A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of air emissions increases through a process that funds and implements emission reduction projects, which are administered through the District's emission reduction incentive grant programs. A VERA can be implemented to address impacts from both construction and operational phases of a project. The District recommends that a copy of the District's comment letter be provided to the Project proponent. District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this Project. If you have any questions or require further information, please contact Carol Flores by e-mail at carol.flores@valleyair.org or by phone at (559) 230-5935. When calling or emailing the District, please reference District CEQA number 20200402. Analysis: The project will be subject to District Rule 9510, which is intended to mitigate the project's impact on air quality through design elements or payment of applicable off-site mitigation fees. An Air Impact Assessment application is required to be submitted to the SJVAPCD prior to issuance of a building permit.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The project does not propose renovation or demolition of any buildings on site, therefore, the project is not subject to District Rule 4002.

The project is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to any earthmoving activities.

A copy of the District's comments has been provided to the Project proponent. The Project proponent has been encouraged to contact the Air District's small Business Assistance Office to identify other rules and regulations the project may be subject to.

Checklist Discussion

- a) **Less than Significant Impact with Mitigation Incorporation** - The project will not disrupt implementation of the San Joaquin Valley Unified Air Pollution Control District's Air Quality Plan. Compliance with the Air District's Air Quality Plan is a requirement of development. Additionally, the applicant will be required to obtain any necessary permits through the SJVAPCD. With these mitigation measures, the project will have a less than significant impact. *Coccidioides immitis*, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.
- b) **Less than Significant with Mitigation Incorporation** - in a consultation received from the San Joaquin Valley Air Pollution Control District, it was determined that the project would not exceed the District's significance thresholds for NOX, ROG, or PM10. The District concluded that the project specific criteria pollutant emissions would have no significant adverse impact on air quality. The project will be subject to District Rule 9510, which is intended to mitigate the project's impact on air quality through design elements or payment of applicable off-site mitigation fees. An Air Impact Assessment application is required to be submitted to the SJVAPCD prior to issuance of a building permit. The project is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to any earthmoving activities.
- c) **Less than Significant with Mitigation Incorporation** - in a consultation received from the San Joaquin Valley Air Pollution Control District, it was determined that the project would not exceed the District's significance thresholds for NOX, ROG, or PM10. The District concluded that the project specific criteria pollutant emissions would have no significant adverse impact on air quality. The project will be subject to District Rule 9510, which is intended to mitigate the project's impact on air quality through design elements or payment of applicable off-site mitigation fees. An Air Impact Assessment application is required to be submitted to the SJVAPCD prior to issuance of a building permit. The project is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to any earthmoving activities.
- d) **Less than Significant Impact** - There are no known pollutant concentrations that would be generated by the future residential development project that would expose sensitive receptors to substantial pollutant concentrations. The nearest potential sensitive receptors are directly to the south, east and west, where residential development is located or proposed; however, since there are not known pollutant concentrations to be emitted from the project, the project impact is considered less than significant
- e) **Less than Significant Impact** - the proposed project is for a residential development. The normal use of a

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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residential subdivision does not create objectionable odors. No objectionable odors are anticipated to occur as a result of development of the residential subdivision. Therefore, the impact is considered less than significant.

Mitigation Measures:

MM Air Quality 1: That the applicant complies with the SJVAPCDC Air Quality Plan and obtains any necessary permits through the SJVAPCD.

MM Air Quality 2: 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/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

MM Air Quality 3: 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.

Conclusion: Less than Significant with Mitigation Incorporation -The project will not create or result in any significant air quality impacts, with the incorporation of the rules and regulations of the SJVUAPCD for dust control measures.

Source(s): Hanford General Plan (2017), General Plan Environmental Impact Report (2017), San Joaquin Valley Air Pollution Control District, California Air Resources Board 2008, Ambient Air Quality Standards (4/1/2008) <http://www.arb.ca.gov>; Consultation received from the San Joaquin Valley Air Pollution Control District on February 15, 2018 (attached)

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery	☐	☐	☒	☐



AGENDA
STAFF REPORT

MEETING DATE: 5/6/2025	AGENDA SECTION: GENERAL BUSINESS
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SUBJECT:

Presentation and Council direction on proposed increase to the City of Hanford’s Transient Occupancy Tax.

RECOMMENDATION:

Recommendation: That the City Council receive the presentation and provide direction on the possible adoption of a resolution to place a measure on the upcoming November 25 ballot proposing an increase to the City’s Transient Occupancy Tax from 8%, subject to voter approval.

BACKGROUND:

The Transient Occupancy Tax (TOT), also known as the hotel tax, is charged to guests who occupy a room or space in a hotel, motel, or other short-term rental for 30 days or less. The lodging establishment is then responsible for remitting it to the City on a quarterly basis. The current TOT rate in the City is 8% and has not been updated since 1985. This is being brought to the Council after discussion on April 16, 2025, on goals and objectives and City Council’s interest in further discussion on the TOT.

As tourism and short-term rentals have continued to grow in our region, the TOT has become a stable funding source for the City. In recent years, many neighboring cities have adjusted their TOT rates to better align with industry norms and to support local services, infrastructure, and tourism development. Comparative data shows:

<u>City of</u>	<u>TOT Rate</u>
Visalia	10%
Porterville	12%
Tulare	10%
Fresno	12%
Selma	12%
Kingsburg	12%
Lemoore	8%

For the fiscal year ending June 30, 2024, the City collected TOT from nine hotels and motels and two short-term rental homes within City limits. This amounted to revenues of approximately \$750,000. By

increasing the TOT from the current 8%, the City would align with regional trends and ensure we are not underutilizing this important revenue stream.

Two potential increases are presented below:

<u>Potential New Rate</u>	<u>10%</u>	<u>12%</u>
Additional Revenue Annually	\$187,500	\$375,000

The TOT is paid by overnight visitors—not local residents—making it a sustainable and equitable revenue source. A potential increase up to 12% keeps the City competitive with other tourist destinations, without significantly impacting visitor demand.

If the City Council approves moving forward with a potential ballot measure for the November 2025 election, staff would work with the City Attorney's office to prepare the necessary draft documents. These documents must be submitted to the Kings County Elections Office by August 2025.

FISCAL IMPACT:

An increase in the TOT from 8% to 12% is projected to result in an additional annual revenue of \$375,000, based on current and projected occupancy rates. These additional funds could increase General Fund revenues that support essential services, including public safety, parks, community development and recreation services.

The anticipated costs to the City associated with this ballot measure include the City Attorney's time to assist with document preparation, staff time, and costs from the County Elections Office. Staff would estimate total costs to be \$60,000 to \$80,000.

ATTACHMENTS:

None

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	To be performed as part of Facilities Master Plan late 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	To be presented after that annual report for the Point In Time count is received.
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	Analysis to be performed as part of the current Impact Fee Update process later this year.
1/21/2025	Further discussion of future changes to Council Compensation as allowed under SB329.	City Manager	Mario Cifuentez	8/5/2025
4/1/2025	Overall Budget final review /wrap up and Personnel Master List	Finance Director	Chris Tavarez	5/20/2025
4/1/2025	Public Hearing for budget adoption, Budget Book presentation and Vacancy Rate Report (AB 2561)	Finance Director	Chris Tavarez	6/3/2025
4/15/2025	Council discussion of possible amendments to the Municipal Code for Prohibited Signs 17.56.050	Council Direction	Jason Waters	7/1/2025
4/15/2025	Council discussion of the future of balloting for Landscape Assessment Districts and a process for improvements in the LAD's with a positive fund balance.	Council Directions	Various Staff	8/5/2025