



City Council Meeting Agenda

December 16, 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/>

4:00 PM CALL TO ORDER STUDY SESSION AND CLOSED SESSION:

ROLL CALL BY THE CITY CLERK:

PUBLIC COMMENT:

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

STUDY SESSION:

- A. New Employee introduction: Ryan Bresenio, Information Systems Analyst
- B. Receive an update for 2026 Crow Abatement services by Hawk on Hand for the downtown area in partnership with Main Street Hanford
- C. Presentation of a Solar Only Contract with OPTERRA Energy Services for the Design and Construction of a Solar Photovoltaic Facility at the City of Hanford's Wastewater Treatment Facility (WWTF) in the amount of \$3,680,000.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (GC 54956.9)(d)(1))

Ann Stockton v. City of Hanford, et al. Kings County
Case No. 24CU0123

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

One potential case.

CALL TO ORDER REGULAR SESSION:

ROLL CALL:

INVOCATION:

Pastor Thomas King

FLAG SALUTE:

CLOSED SESSION ACTION REPORT:

RECOGNITION:

- A. Badge Pinning Ceremony and Oath of Office for the Fire Department Promotions and New Firefighters — Promotions: Fire Captain Jared Turner, Fire Captain Christopher Fredian, Fire Captain Matthew Martinez, Fire Engineer Bryan Wolfe, Fire Engineer Cody Neal, and Fire Engineer Timofey Borshch; and new Firefighters: Connor Paden, Daniel Maertens, Alan Pelayo Martinez, Diego Padilla, Garrett Myers, Mason Hemaidan, and Kreston Medina.
- B. Proclamation Celebrating Arbor Day and the planting of 100 new trees as part of the Urban Green Grant

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. City Attorney: Approval of Settlement and Release Agreement with Ann Stockton
- C. Administration: Approval of the renewal and Authorization for the City Manager to execute the annual Professional Services Agreement with Thorn Run Partners for federal legislative advocacy services, effective January 1, 2026, through Dec. 31, 2026, for a monthly fee of \$5,500.
- D. Administration: Approval of First Amendment to "In-Kind" Lease Agreement with State Center Community College District on behalf of Valley Community Small Business Development Center (VCSBDC) for use of office space inside Amtrak Station for an additional two (2) years.
- E. Public Works: Approval of the Notice of Completion for the FY 24-25 Pavement Resurfacing Treatment (Manhole and Valve Cover Adjustment) Project, with a final sub-project cost of \$205,367.86, and Authorization for the Mayor to execute and the City

Clerk to file the Notice with the Kings County Recorder's Office.

- F. Public Works: Authorize the City Manager to award a construction contract for The Plunge Slide Repairs to Safe Slide Restoration, of Farmington, MO, for an amount not to exceed \$75,764.00.
- G. Utilities and Engineering: Approval of a Contract with OPTERRA Energy Services for the Design and Construction of a 845kW Solar Photovoltaic Facility at the City of Hanford's Wastewater Treatment Facility (WWTF) in the amount of \$3,680,000.
- H. Fire: Waiver of second reading and adoption of Ordinance No. 25-11, amending, Chapter 8.11 of the Hanford Municipal Code relating to dangerous fireworks and illegal fireworks activities.

PUBLIC HEARING:

- A. Community Development: Public Hearing for the Copper Ridge Mixed Use Project. The project proposes the phased development of a 650-unit subdivision with a 5.45-acre commercial portion, through Tentative Subdivision Map 00012-24. Additional project components include:
 - 1. Annexation 165, in order to annex 141.85 acres into the City limits from the Kings County Jurisdiction.
 - 2. General Plan Amendment No. 0009-24: to change the land use designation from Low- and Medium-Density Residential to Medium-Density Residential (78.16 acres) and Neighborhood Mixed Use (5.45 acres).
 - 3. Prezone No. 0013-24: to prezone the properties as R-M (78.16 acres), MX-N (5.45 acres), R-L-5 (51.92 acres) and C-N (6.32 acres);
 - 4. Planned Unit Development No. 0037-24: to allow various deviations from the regulation of the R-M Medium-Density Residential zone district; and
 - 5. Mitigated Negative Declaration No. 2025-73: a request to certify that the project will have a less than significant adverse impact on the environment with the incorporation of mitigation measures.The Project site is located north of Grangeville Boulevard and east of 9 ¼ Avenue. (APNS 014-143-022, -069, -078, 014-830-010, -011, and -013 to -018).
- B. Finance: Public Hearing and Adoption of Resolution 25-73-R to approve the amendments of the Master Fee Schedule for Fiscal Year 2025-26 which includes proposed new fees, deletions of fees and increases/adjustments to existing fees.
- C. Community Development: Adoption of Ordinance No. 25-12, adopting the 2025 California Building Standards Code (Title 24) and Amendment to Title 15 of the Hanford Municipal Code.

GENERAL BUSINESS:

- A. Police: Adoption of Chapter 12.30.01 – Regulation of Bicycles, E-Bikes, E-Scooters, and E-Skateboards
- B. Community Development: Adoption of the Kings-Tulare High-Speed Rail Station Transit Oriented Development Plan
- C. Council: Receive and discuss the list of Committees and Boards that have representation appointed directly by the Council and approval of the proposed

appointments through a formal vote.

D. Council: Review and Approve of the 2026 Calendar of City Council Meetings

COUNCIL REPORTS/GENERAL REPORTS:

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

A. INFORMATION REPORT — NOVEMBER WARRANT REGISTER

ITEMS FOR FUTURE AGENDAS:

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

A. Council Future Agenda Items

B. Upcoming Events and Important Dates:

December 17: Fire Department Toy Drive (last day) Drop Off Location: Fire Station 1-350 W. Grangeville Blvd.

December 18: Council Corner with Council Member Regan at Help-U-Sell 107 W. Seventh Street 5:00 pm - 6:30 pm

December 19: Hanford Police Department hosts Central California Blood Center's 2025 South Valley Battle of the Badges 425 N. Irwin St. 10:00 pm - 2:00 pm

December 20: Longfield Center Toy Giveaway 560 S. Douty St. 8:00 am - 12:30 pm

December 24-January 1: Holiday Closure for city offices

ADJOURNMENT:

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



AGENDA STAFF REPORT

MEETING DATE: 12/16/2025	AGENDA SECTION: STUDY SESSION
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SUBJECT:

Receive an update for 2026 Crow Abatement services by Hawk on Hand for the downtown area in partnership with Main Street Hanford

RECOMMENDATION:

Recommendation: Receive an update for 2026 Crow Abatement services by Hawk on Hand for the downtown area in partnership with Main Street Hanford

Recommended Motion: No motion is required. This item is for City Council's discussion and feedback as desired.

BACKGROUND:

In 2025, the City Council decided on utilizing some General Fund monies with downtown district business license monies (received from business licenses in the downtown district) for crow abatement in the downtown area and some adjacent areas. Large concentrations of American crows gather to roost in downtown Hanford year-round, reaching the highest numbers in the fall and winter. They come from the surrounding agricultural areas and residential neighborhoods to begin assembling just before sunset. The birds eventually settle in to roost in street trees and on power lines, and during the course of the night, leave an unsightly and unhygienic mess on the sidewalks, benches, restaurant tables, lamp posts, parked vehicles, and everything else beneath them. Pressure washing can be cost-prohibitive and does not address the root of the problem.

With the growth of the Thursday Night Market Place into the Civic Park and the hugely successful Winter Wonderland, the City now has two signature events in the downtown that span 9 months out of the year. Those events amplify the need to keep the crows from roosting in the downtown area. Up until 2020, the approach to dealing with a growing Crow problem in the Downtown had been largely reactive. Through the efforts of a falconer there have been dramatic reductions of the crow population in downtown Hanford. Main Street Hanford continues to support the Crow Abatement and its members are very supportive of the service as well. Past results have proven that a year-long program with the firm Hawk on Hand would be advantageous in relocating the Crow population to a more appropriate roosting and nesting environment away from local businesses.

This renewal contract for 2026 is offered for a similar price as 2025. However, staff has negotiated a reduced amount for the City to pay by focusing on city owned property areas of influence. Several years of providing the service have allowed the contractor to maintain an efficient schedule and continue to provide services at an overall reasonable cost. With the City Council's action in 2025 to

modify the Hanford Municipal Code and pass through all the revenue (from business licenses) from the Business Improvement District (B.I.D.) to Main Street Hanford, any share of the Contract that the Council would support would have to be funded out of the City's General Fund.

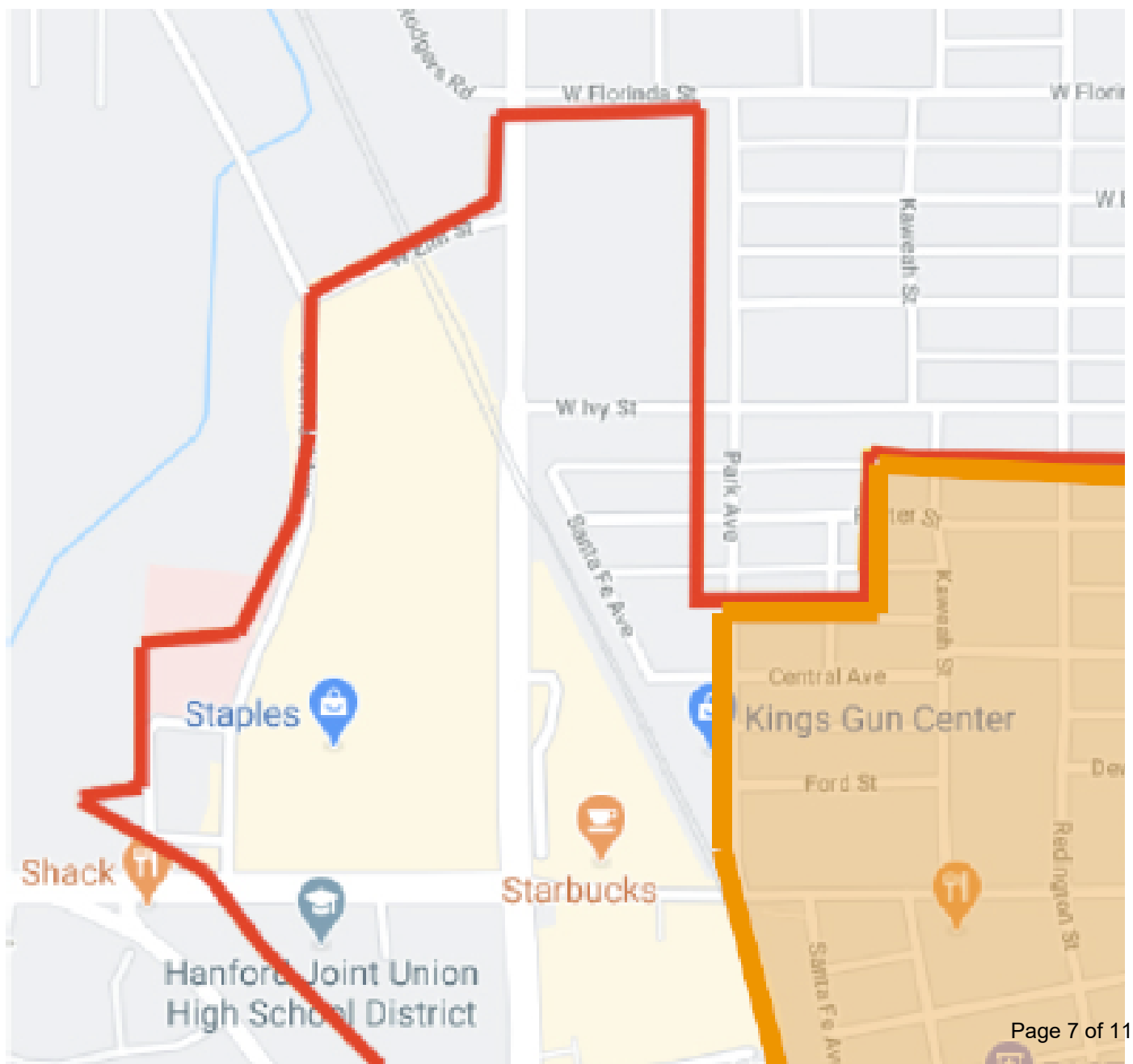
Map 1: Project Area

PROJECT AREA M

Red Line Indicates Last Year's Project

Orange Line Indicates Main Street Hanford/BID

Green Line Indicates City/Public Portion



ATTACHMENTS:

1. Hanford Crow Proposal 2026

HAWK ON HAND

Falconry Services, Bird Control, Education
www.hawkonhand.com



BIRD ABATEMENT PROPOSAL

28 October 2025

PURCHASER

City of Hanford / Main Street Hanford

PURCHASER'S REPRESENTATIVE

Chris Tavarez

Hawk on Hand (Vendor), has successfully cleared roosting crows from an approximately 30-block area of downtown Hanford, CA for the past 5 years. Due to the project's success we began providing year-round services over an expanded project area in 2021. Our work has provided an effective solution to the long-standing crow problem in Hanford, and virtually eliminated unsightly crow droppings in the core business district and historical downtown area. The need for a year-round crow abatement program in Hanford is evident and has been requested by several prominent businesses, including FAST Credit Union, Smart & Final, Aria Health Clinic, and Staples.

We propose continuing the year-round program in 2026 (January 1 – December 31). The project area (Page 3) has historically included the core of Hanford's BID and historic downtown, as well as the City Hall/Police Station/Civic Center Park areas, along with the commercial district along 11th Ave. However, at the request of the City, we are submitting a proposal for a smaller area, which only includes the BID (orange area on Page 3) and the courthouse square/city park (green area on Page 3) this year. We've scaled back the number of visits here from previous years to reduce costs. Our proposed Schedule of Services is outlined on Page 2, totaling \$26,100 for Main Street and \$14,500 for the City. This compromise, and cost-sharing scenario, allows us to provide year round services for the community in Hanford.

Thank you for the opportunity to present our proposal. We look forward to helping you keep your community clean again this year.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam Baz', followed by a horizontal line.

Adam Baz
Falconer / Owner
845.532.5401

SCHEDULE OF SERVICES

Main Street Hanford / BID Portion – Orange Area on Map

MONTH	TOTAL SHIFTS	RATE	COST
January	12	225	2,700
February	12	225	2,700
March	8	225	1,800
April	8	225	1,800
May	8	225	1,800
June	8	225	1,800
July	8	225	1,800
August	8	225	1,800
September	8	225	1,800
October	12	225	2,700
November	12	225	2,700
December	12	225	2,700
			\$26,100

City of Hanford Portion – Green Area on Map

MONTH	TOTAL SHIFTS	RATE	COST
January	12	125	1,500
February	12	125	1,500
March	8	125	1,000
April	8	125	1,000
May	8	125	1,000
June	8	125	1,000
July	8	125	1,000
August	8	125	1,000
September	8	125	1,000
October	12	125	1,500
November	12	125	1,500
December	12	125	1,500
			\$14,500

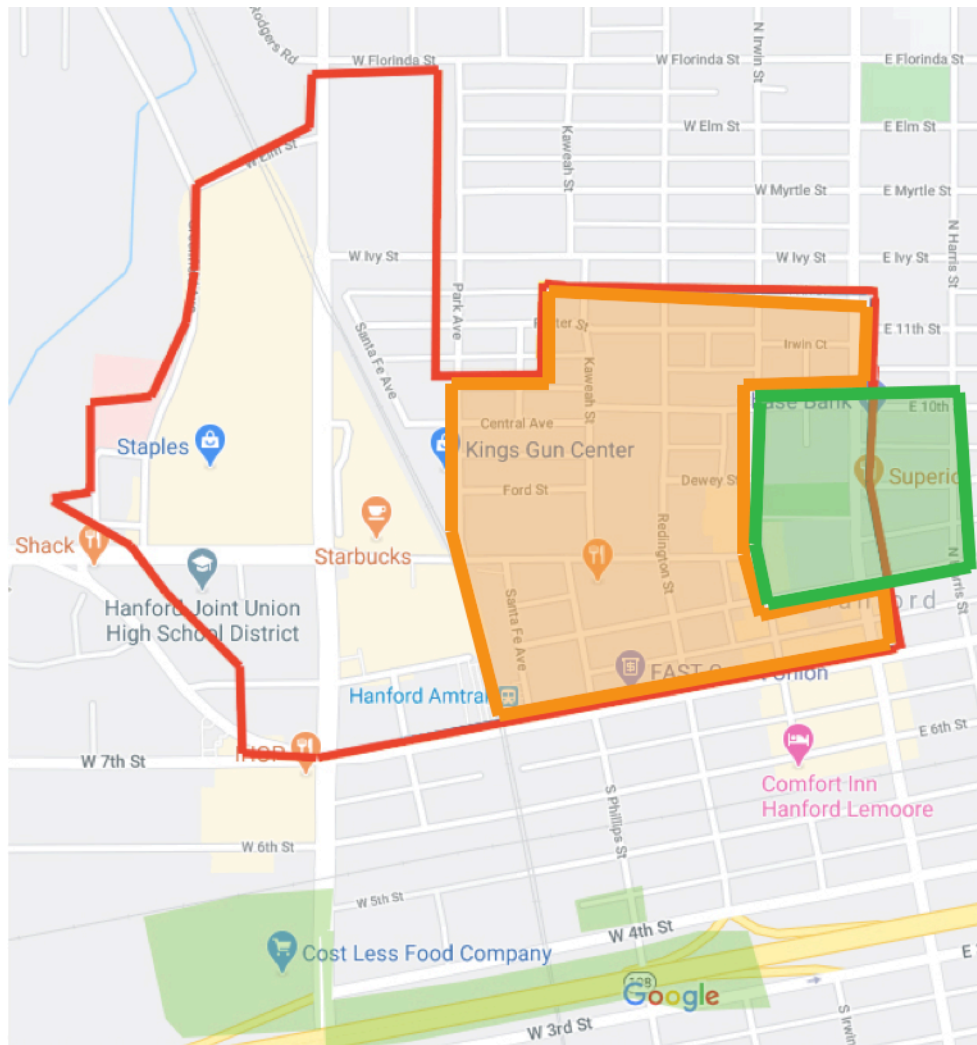


PROJECT AREA MAP

Red Line Indicates Last Year's Project Area

Orange Line Indicates Main Street Hanford/BID Portion for 2026

Green Line Indicates City/Public Portion for 2026



TERMS & CONDITIONS

A. Vendor shall furnish the labor and falconry-trained raptors to assist in the abatement of roosting crows within the project area. Vendor is well experienced in bird abatement and possesses the relevant licenses and permit. All raptors used will be legally allowed for bird abatement.

B. Services will commence on January 1, 2026.

C. Services will include mobilization/demobilization to and from the project area, assessment and observation of pest birds, free flying of raptors, raptor feeding and maintenance, equipment maintenance, and tracking of wayward or lost raptors if required. Raptors are the primary method of bird abatement, but our falconers may use other tools such as noisemakers and visual deterrents (e.g., tree tappers, laser pointers, whistles, etc.).

D. Abatement activities will begin around sunset when crows are staging to roost. Shifts will end once crows have retreated from the project area. Some pre-dawn shifts may also be implemented if needed.

E. Vendor and Vendor's falconers are independent contractors and are not employees of Purchaser.

F. Purchaser shall assist Vendor in properly advertising the project and notifying relevant stakeholders (e.g., Police Department, City officials, local businesses, etc.) of the proposed activities.

G. Vendor shall submit monthly invoices to Purchaser. Payment terms are Net 15. Invoices remaining unpaid beyond thirty (30) days may be subject to service charge of 5% per annum.

H. This Proposal is confidential and contains proprietary information and intellectual property of Vendor. The rates, schedule, scope-of-work or other elements may not be disclosed to anyone outside this agreement without the express written permission of Vendor.



ABOUT THE COMPANY

Hawk On Hand is a network of talented falconers, experienced wildlife biologists, and passionate bird management professionals. We take a long and comprehensive view of every new opportunity and bring all our faculties and resources to bear with the singular goal of solving your bird problem. Our company is unique in that it is run and managed by falconers who also hold graduate degrees in wildlife biology. Thus, we offer a deep and unparalleled understanding of avian biology, which is invaluable for managing nuisance bird problems. Falconry is the foundation of our business and the most powerful bird management tool on the market. When everything else falls short, pest birds will not ignore the threat posed by a free-flying falcon or hawk. Our falconry programs are turn-key, natural, non-lethal, and sustainable.



Adam Baz (Owner & Lead Falconer) is a Master Falconer with 15 years of experience. He holds a Masters of Science in Avian Biology from Portland State University, and has conducted over 10 years of research focusing on human-wildlife conflicts, and the behavior of wildlife in urban settings. He delivers highly effective bird control programs throughout California and Oregon.





AGENDA STAFF REPORT

MEETING DATE: 12/16/2025

AGENDA SECTION: STUDY SESSION

SUBJECT:

Presentation of a Solar Only Contract with OPTERRA Energy Services for the Design and Construction of a Solar Photovoltaic Facility at the City of Hanford's Wastewater Treatment Facility (WWTF) in the amount of \$3,680,000.

RECOMMENDATION:

Recommendation:

That the City Council receive a presentation and provide comment on a Solar Only Contract with OPTERRA Energy Services for the Design and Construction of a Solar Photovoltaic Facility at the City of Hanford's Wastewater Treatment Facility (WWTF) in the amount of \$3,680,000

Recommended Motion:

No action is required. This item is to receive a presentation from Staff regarding a Solar Only Contract with OPTERRA Energy Services for the Design and Construction of a Solar Photovoltaic Facility at the City of Hanford's Wastewater Treatment Facility (WWTF) in the amount of \$3,680,000.

BACKGROUND:

This item provides a presentation to the City Council regarding a "Solar-Only" contract with Opterra for design and construction of the Solar portion of the greater Energy Savings Project at the Wastewater Treatment Facility (WWTF). Recall, the greater Energy Savings Project (the combined Solar and WWTF improvements) constitutes six Energy Conservation Measures (ECM's) improvements at the WWTF that includes a New Solar Generation Facility, the decommissioning of the older Trickling Filter Plant, Construction of a new Oxidation Ditch, Retrofitting the existing Oxidation Ditch, a New Clarifier, and other miscellaneous improvements. The second new Clarifier is outside of the ECM list.

This presentation focuses solely on the Solar Generation Facility and providing detailed information ahead of a recommendation of award of contract which is being recommended as a separate item on the Consent Calendar of the December 16 regular meeting agenda.

Approval of the contract is needed for Opterra to obtain bonds, provide necessary insurance, and mobilize construction crews. Approving the contract, will enable boots on the ground starting January 5th all the while maintaining forward momentum to meet SCE's NEM 2.0 deadline of April 14, 2026.

The attached draft contract was reviewed and negotiated by several parties involved in the project (City Saff, Opterra, Cummings Group, City Attorney's Office, Carollo) resulting in the final version found acceptable by both Opterra's and the City's legal counsel. Specific references or items relevant to the Wastewater ECM's will be made in a future amendment to the Contract, which will subject to City Council approval.

A Solar only contract is recommended at this time because Opterra's final pricing for the overall Energy Savings Project will not be available until January. At the time of preparing this report, Opterra was completing the project's final engineering plans which form the Basis of Design and from which the Energy Saving Project's final cost is determined. A financing model and rate fee study will be updated once a final contract cost is received. Staff will return back to present the combined contract (WWTF and Solar) along Opterra's proposed final fee.

Project Cost:

Opterra's fee of \$3,680,000 for Solar-only remains unchanged from the "Solar Only" Option previously submitted. This information was included in the September 16, 2025 Report; *"Solar only Project with no WWTF Improvements" and includes a \$705,480 increase if a stand-alone (which is still below Cumming Group's \$6.50 per watt average database)"*

The cost for Solar with the combined Energy Savings Project is reduced to **\$2,974,520**, which represents a credit in project delivery efficiencies.

The project also qualifies for a 30% federal Investment Tax Credit (ITC / §48E) provided as a cash refund from the IRS. This has been worked in as a credit towards the project cost as shown in the project ProForma. This is based on current information available through federal government website(s) but no guarantee is provided.

Project Energy Savings:

Opterra is incorporating a "Guaranteed Savings" feature, that is based on the solar project's monetized expected savings in energy. This will generate a guarantee payment for any True-Up Term in the form of a cash payment or additional energy or retrofit services. A True-Up Term is comprised of a 60-month period and a Guarantee Payment will occur if there exists a resultant energy savings shortfall for that particular True-Up Term, noting numerous factors that can work against the facility's energy savings. An energy shortfall occurs when the energy savings is less than expected. The table of the Guarantee Savings is shown as follows and is included in Exhibit E of the contract and the attached ProForma:

Measurement Period	Solar PV Expected Savings	True-Up Term	Guaranteed Savings
1	\$207,500	1st True-Up	\$1,157,382
2	\$218,850		
3	\$230,821		
4	\$243,447		
5	\$256,764		
6	\$270,809	2nd True-Up	\$1,510,505
7	\$285,622		
8	\$301,246		
9	\$317,724		
10	\$335,104		
11	\$353,434	3rd True-Up	\$1,971,366
12	\$372,767		
13	\$393,157		
14	\$414,663		
15	\$437,345		
16	\$461,268	4th True-Up	\$2,572,833
17	\$486,499		
18	\$513,110		
19	\$541,177		
20	\$570,779		

Additionally, based on the attached Proforma, the payback period and/or when the facility is expected to generate positive savings begins in Year 12. Note that the energy savings generated through the solar ECM alone is insufficient to cover the WWTF's utility bill (\$780,985 for electricity in Fiscal Year 2024/2025). Still, the inclusion of solar power is a cost-effective method to hedge increasing energy costs, noting that Engie (now Opterra) successfully installed the previous phase of the Solar Generation Facility at the WWTF. Though not part of this discussion, the true benefit of the Solar project is when combined with the other ECM's mentioned above.

Additional Project Background:

At the September 16th, 2025 City Council meeting, City Council adopted Resolution 25-54-R (Attachment 2) making a finding in accordance with California Government Code 4217.10 through 4217.18 (GC 4217) that it was in the best interest of the City to enter into a energy services contract with Opterra Energy Services. The energy savings contract is premised on meeting GC4217 that the cost of the Project's proposed six Energy Conservation Measures (ECMs) is less than the anticipated marginal cost to the City of electrical energy that would have been consumed in the absence of the project. In other words that the project's proposed savings in energy is greater than the cost of the project.

Resolution 25-54-R also authorized the City Manager or designee to 1) negotiate the contract's final fee and terms and conditions of the contract, and 2) to issue a Limited Notice to Proceed for the Solar Generation Project. This Limited Notice to Proceed was for a limited scope of work not to

exceed \$200,000. The Solar Generation part of the project has a critical deadline in order to meet qualification under Southern California Edison (SCE)'s Net Energy Metering (NEM) 2.0 Program.

A second Limited Notice to Proceed (LNTP) was authorized by Resolution 25-65-R at the November 18, 2025 City Council Meeting. This second LNTP authorized Opterra to continue performing a limited scope of work and expenses not to exceed \$390,000.

Both LNTP's were established to maintain forward momentum of Opterra's project schedule to meet the NEM 2.0 deadline and in the absence of a formal contract.

Prior to this, the City Council also authorized the procurement of an electrical switchgear cabinet through Wesco Distribution at the June 3, 2025 City Council meeting. The switchgear was procured in advance due to the long lead time associated with manufacturing and delivery. The switchgear is currently being manufactured and has an estimated delivery date of January 27, 2026. The delivery date fits within Opterra's project schedule. City Council had previously awarded the procurement of the Switchgear from OneSource Distributors on April 1, 2025. However, it rescinded the award based on the duration or delivery schedule provided by OneSource. That delivery timeline would not have met the NEM 2.0 deadline.

Foregoing any catastrophic event or delay of equipment, Opterra is confident to complete the project by the April 14th 2026 deadline; Noting that the project must be inspected by the City's Building Department and found ready by the City's building department for connection to SCE's grid network by that deadline date.

Prior Council Meetings (Summary):

November 18, 2025: Approve Resolution 25-65-R authorizing LNTP #2 for limited scope of work not to exceed \$390,000

September 16, 2025: Approve Resolution 25-54-R Making findings per Government Code 4217, Authorize City Manager to negotiate an Energy Savings Agreement, and authorize LNTP#1 for limited scope of work not to exceed \$200,000.

June 3, 2025: Rescind prior award of Electrical Switchgear to OneSource Distributors and award procurement of the switchgear to Wesco Distribution in the amount of \$133,368

April 1, 2025: Authorize the City Manager to execute the purchase of the Electrical Switchgear from OneSource Distributors in the amount of \$130,528.85 and provide direction to Staff regarding expanding the WTTTF's operating capacity to 12MGD (Million Gallons per Day).

October 1, 2024: Authorization for the advance purchase of Electrical Switchgear and Appropriation of \$400,000 from the Wastewater Fund and Authorization to commence negotiations for a sole-source contract with Engie Energy Services U.S. to design and construct energy-related projects at the City's Wastewater Treatment Facility (WWTF) pursuant to California Government Code Section 4217

Next Steps:

Energy Savings Project:

As mentioned above, Opterra is completing the project's final engineering plans which form the Basis

of Design and from which the Energy Saving Project's final cost is determined. Staff expects this work to be completed the weeks of December 8th and/or 15th. Once completed, Staff will begin the negotiation of the final combined project contract language and cost. The final cost will be forwarded to both NHA Financial and L&T (the City's financial advisor and rate study consultant) for preparation of financing models and a proposed rate fee increase.

Staff will return back to present the combined contract (WWTF and Solar –the “Energy Savings Project”) along with Opterra’s proposed final fee for consideration of award of contract.

A Prop 218 process will begin following approval of the Energy Savings Project’s contract. Staff will again return to Council for approval of financing of the project following the Prop 218 public hearing to include anticipated interest rate and terms

FISCAL IMPACT:

In the essence of time, Staff is recommending that City Council approve a contract for Solar-only with Opterra to begin the construction of the Solar Project at the Wastewater Treatment Facility to meet SCE's NEM 2.0 April 14, 2026 deadline.

The contract amount is based on a previously presented Solar-only project proforma providing a project cost of \$3,680,000. The project can be funded using the current Wastewater Fee Structure and Wastewater Funds, but would be at the expense of other crucial deferred Wastewater Capital Improvement Projects. Alternative funding options previously presented at the September 16th meeting were to undergo a Prop 218 process for a Wastewater Rate Fee increase that would fund either a standalone Solar or combined Solar and Wastewater Energy Savings Project.

In conclusion, a Solar-only contract is recommended at this time because Opterra’s final pricing for the overall Energy Savings Project will not be available until January. Approval of the Solar-only contract would facilitate the start of construction, weather permitting, January 5th.

Staff will return at a future meeting to present the overall Energy Savings Project cost along with funding options at which point City Council can determine the direction it would like to go; Consideration of Solar only or the combined Energy Savings Project (Solar and Wastewater Improvements).

ATTACHMENTS:

1. Opterra Solar Only Contract_Final
2. Opterra Solar Plans_Exhibit H
3. Opterra solar-only proforma 12-9-25
4. OPTERRA_Solar Only Monthly Cashflow Schedule

ENGINEERING, PROCUREMENT AND CONSTRUCTION CONTRACT

This Engineering, Procurement and Construction Contract (this “**Contract**”) is entered into as of December 16, 2025 (the “**Effective Date**”) by and between OPTERRA Energy Services LLC, a limited liability company formed under the laws of the State of Delaware (together with its successors and assigns, hereinafter referred to as the “**Contractor**”) and City of Hanford (together with its successors and assigns, hereinafter referred to as the “**Owner**”) (each of Contractor and Owner are referred to in the singular as a “**Party**” and in the plural as the “**Parties**”).

RECITALS:

- (A) Owner owns and operates certain public facilities specifically described in Exhibit A (the “**Premises**”) and Owner wishes to reduce the Premises’ energy consumption and costs and increase the Premises’ processing capacity and efficiency;
- (B) Contractor is a full-service energy services company with the technical capabilities to provide services to Owner, including identifying supply-side and/or demand-side energy conservation measures (“**ECMs**”), engineering, procurement, construction management, installation, construction and training;
- (C) Contractor has identified potential energy and operational savings and process operational improvement opportunities at Owner’s Premises and estimated program costs to implement the ECMs and presented an overall potential energy cost and consumption savings for implementing the ECMs (the “**Project**”);
- (D) Owner desires to engage Contractor in the design, engineering, procurement and construction activities for the Project, and Contractor is interested in accepting said tasks, upon the terms and conditions specified under this Contract; and
- (E) On September 16, 2025, the Council of the City of Hanford adopted Resolution 25-54-R which authorized the City Manager to negotiate the final fee, terms and conditions of this Contract
- (F) At the request of Owner, Contractor is updating the Basis of Design and Scope of Work for Wastewater Treatment Plant improvements, ECMs 2, 2A, 2B, 2C, 2D, 2E, and 2F herein (collectively, “**Wastewater ECMs**”), which updates are expected to be completed in early January 2026. However, due to the urgency of commencing the Solar Photovoltaic Installation (ECM 1, the “**Solar Scope**”), the Parties agree to enter into this Contract in advance of the finalization of the updates to the Wastewater ECMs, and agree further that this Contract will be amended to include the final Basis of Design and revised Scope of Work for the Wastewater ECMs upon completion of the updates.

- (G) Based on all of the foregoing, the Parties have agreed to enter into this Contract upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties covenant and agree as follows:

ARTICLE 1 DEFINITIONS; RULES OF USAGE; PRECEDENCE OF DOCUMENTS

Section 1.1 Defined Terms. As used in this Contract, the following terms shall have the following meanings:

“Acceptance Test” means those tests to be conducted pursuant to the Scope of Work.

“Applicable Laws” means all laws, treaties, ordinances, judgments, decrees, injunctions, writs and orders of any court, arbitrator, or governmental agency or authority, and rules, regulations, orders and interpretations of any federal, state, county, municipal, regional, environmental or other governmental body, instrumentality, agency, authority, court or other body having jurisdiction over Contractor, the Project, the Premises, performance of the Work, operation of the Systems, the qualification of the Project for applicable Environmental Attributes, as in each case may be in effect on the Effective Date and, solely with respect to Applicable Laws, the requirements of which are imposed upon Contractor, any Subcontractor, Owner, as such Applicable Laws may be modified, vacated or amended from time to time (specifically including Environmental Laws so imposed).

“Applicable Permits” means, as to the Project, all valid and effective waivers, franchises, variances, permits, Authorizations, licenses or orders of or from any federal, state, local, county, municipal, regional, environmental or other Governmental Authority, court or other body having jurisdiction, which are required to be obtained or maintained in connection with construction of the Project on the Premises, performance of the Work, or operation of the Project.

“Authorizations” means any authorization, Applicable Permit, certificate, permission, concession, license, order, communication, decision or other authorizing/approving act by any Governmental Authority whatsoever which are required under Applicable Law, thus including, by way of example and without limitation, those required to install, own, access, operate, dispose and maintain in any manner the Project under any applicable environmental, town planning, building, archaeological or landscape Laws or regulations.

“Authorized Representative” means, with respect to Owner, the Person appointed by Owner to act on Owner’s behalf with respect to Owner’s duties and responsibilities under this Contract in accordance with Section 23.1.

“Basis of Design” means written documentation of the design approved and agreed to by Owner, including applicable design criteria, calculations, mass balances, studies, testing, and modeling completed to define the proposed design. The Basis of Design is attached hereto as Exhibit B-2.

“Beneficial Use” means when major new equipment and Systems included in the Scope of Work are properly installed, inspected, operational, and are capable of being used for their intended purpose. Beneficial Use can occur for an individual piece of equipment, a system, an individual ECM or the entire Project.

“Business Day” means a calendar day that is not a Saturday, Sunday, or a day that the Federal Reserve member banks in California are authorized to be closed. References to “day” shall mean a calendar day, unless the term “Business Day” is used.

“Change” means a change, modification, addition, or deletion to or in the Design Documents, the Construction Documents, the Contract Price, or the Project Schedule, as applicable.

“Change in Law” means any of the following events or circumstances occurring after the Effective Date: (i) an amendment, modification, interpretation, construction, enforcement standard, supplement or other change in or repeal of an existing Applicable Law; or (ii) an enactment or making of a new Applicable Law (excluding a change in any income or franchise tax law, worker’s compensation, payroll or withholding tax law, but including any change in law imposing new or additional tariffs or import duties).

“Change Order” means a written order pursuant to ARTICLE 8, executed by Owner and Contractor authorizing a Change.

“CM” means the Construction Manager for the Project assigned by Contractor pursuant to Section 2.4(b) and acting under the authority described therein.

“Construction Documents” means the final designs, drawings, specifications and submittals that are approved for construction, and any Change Orders affecting those documents, that describe the technical requirements for the installation of all the materials and equipment pursuant to this Contract.

“Contract” has the meaning set forth in the introductory paragraph to this Contract and shall include all Exhibits hereto and all Change Orders and amendments hereto executed in accordance with the provisions of this Contract.

“Contract Price” means Three Million Six Hundred Eighty Thousand Dollars (\$3,680,000.00), as the same may be modified from time to time pursuant to Change Orders.

“Contractor” has the meaning set forth in the introductory paragraph to this Contract.

“Contractor Default” has the meaning set forth in Section 14.6.

“Contractor Indemnitees” means Contractor, its successors and assigns, and each of their owners, directors, officers, employees, representatives, agents, and subcontractors.

“Contractor Losses” has the meaning set forth in Section 18.2(a).

“Contractor-Required Change” has the meaning set forth in Section 8.4(a).

“Contractor’s Personnel” means Contractor, its employees, agents, representatives, Subcontractors and Subcontractor’s employees, and agents.

“Default Rate” means the lesser of (i) the prime rate plus two percent (2%) as published in “The Monthly Rates” section of The Wall Street Journal (U.S. Edition) and (ii) the maximum rate permitted by Applicable Law. Such interest shall be calculated on the basis of the actual

number of days elapsed and on the basis of dividing the Default Rate by a year of three hundred sixty-five (365) days (the Daily Rate) and then multiplying this Daily Rate by the number of days past due and then times the amount outstanding.

“Design Documents” has the meaning set forth in Section 2.3.

“Differing Site Conditions” are concealed or latent physical conditions or subsurface conditions at the Site that (i) materially differ from the conditions indicated in the investigative reports produced by Contractor or (ii) are of an unusual nature, differing materially from conditions ordinarily encountered and generally recognized inherent in the Work.

“Disputes” has the meaning set forth in Section 20.1.

“ECM(s)” shall have the meaning set forth in the Recitals to this Contract.

“Environmental Attributes” means any credit, benefit, reduction, offset, financial incentive, tax credit and other beneficial allowance that is in effect as of the Effective Date or may come into effect in the future, including, to the extent applicable and without limitation, (i) all environmental and renewable energy attributes and credits of any kind and nature resulting from or associated with the Project and/or its electricity generation, including, without limitation, renewable energy certificates or any similar certificates or credits, (ii) government financial incentives, (iii) tax credits, incentives or depreciation allowances established under any federal or state law, and (iv) other allowances howsoever named or referred to, with respect to any and all fuel, emissions, air quality, or other environmental characteristics, resulting from the use of solar generation or the avoidance of the emission of any gas, chemical or other substance into the air, soil or water attributable to the Project and/or their electricity generation.

“Environmental Laws” means any Applicable Law governing or relating to (a) ambient air, surface water, ground water, land surface and subsurface strata, and natural resources, (b) releases or threatened releases of Hazardous Materials including investigations, monitoring and abatement of such releases, and (c) the manufacture, handling, transport, use, treatment, storage or disposal of Hazardous Materials or materials containing Hazardous Materials.

“EPC Requirements” means this Contract (including, without limitation, the Scope of Work, the Basis of Design, and the Project Schedule), the Premises-Related Requirements, the Interconnection Agreements, Applicable Laws (including, without limitation, Applicable Permits), Prudent Industry Practices, and the Construction Documents.

“Equipment” means all equipment, machinery, apparatus, materials, articles, components, raw materials, supplies, parts, Projects, structures and any other equipment or items (including the Owner-Supplied Equipment), to the extent specified by Contractor and comprising or otherwise necessary or appropriate for completion of the Work in accordance with the EPC Requirements.

“Excusable Event” means an act, event, occurrence, condition or cause beyond the control of Contractor, including, but not limited to, the following: (i) any act or failure to act of, or other delay caused by any Owner Person; (ii) the failure to obtain, or delay in obtaining, any Interconnection Agreement, or Applicable Permit (including due to failure to make timely inspection), or delays caused by changes and/or modifications to the Scope of Work required by a Governmental Authority, other than a failure caused by the action or inaction of Contractor; (iii) changes in the design, scope or schedule of the Project required by any Governmental Authority or Owner Person; (iv) undisclosed, differing or unforeseen conditions encountered at

the Premises, including discovery or existence of Hazardous Material; (v) the failure to obtain, or delay in obtaining, approval of any Governmental Authority or the Utility for design and installation of any portion of the Project, including any further or subsequent approval required with respect to any change in the Scope of Work, other than a failure caused by the action or inaction of Contractor; (vi) information provided to Contractor by any Owner Person or Utility is later found to be inaccurate or incomplete; (vii) any Change in Law; (viii) delay caused by pending arbitration; (ix) work or delay by the Utility; (x) material shortages, delay in manufacturing or deliveries of equipment, supply chain disruptions, embargo, or material price increases that exceed fifteen percent (15%) in a six (6) month period; or (ix) an event of Force Majeure.

“Exhibit” means the following attachments to this Contract, each of which is an “Exhibit:”

Exhibit A	Premises
Exhibit B	Scope of Work
Exhibit B-2	Basis of Design
Exhibit C	Insurance Requirements
Exhibit D	Monitoring Installation Scope of Work
Exhibit E	M&V Services
Exhibit F	Maintenance Services
Exhibit G	Spare Parts List
Exhibit H	Preliminary Drawings
Exhibit I	Geotechnical Report

“Final Completion” has the meaning set forth in Section 10.5.

“Force Majeure” has the meaning set forth in Section 15.1.

“Governmental Authority” means any federal, national, state, municipal, local, territorial, or other governmental department, commission, board, bureau, agency, regulatory authority, instrumentality, judicial or administrative body, and any arbitral tribunal, including any state Governmental Authority and the Internal Revenue Service.

“Hazardous Material” means any and all chemicals, constituents, contaminants, pollutants, materials, and wastes and any other carcinogenic, corrosive, ignitable, radioactive, reactive, toxic or otherwise hazardous materials or mixtures (whether solids, liquids, gases), or any substances now or at any time subject to regulation, control, remediation or otherwise addressed as a hazardous material under Applicable Laws, including those laws, regulations and policies

relating to the discharge, emission, spill, release, or threatened release into the environment or relating to the disposal, distribution, manufacture, processing, storage, transport, treatment, , or other use of such substances.

“Indemnifying Party” has the meaning set forth in Section 18.4.

“Indemnitee” means a Person seeking indemnification pursuant to ARTICLE 18.

“Interconnection Agreement” shall mean each Interconnection Service Agreement made and entered into by Owner with the Utility, which authorizes the interconnection of the PV System with the local electric distribution Project of the Utility.

“Invoice” means an invoice delivered by Contractor to Owner indicating the amount owed as a Progress Payment.

“Manufacturer’s Warranty” has the meaning set forth in Section 11.1(a).

“Notice of Final Completion” has the meaning set forth in Section 10.6.

“Notice of Substantial Completion” has the meaning set forth in Section 10.2(a).

“Notice to Proceed” has the meaning set forth in Section 7.1.

“Owner” has the meaning set forth in the introductory paragraph to this Contract.

“Owner-Caused Delay” means a delay in the Work caused by material failure by Owner to perform any of Owner’s obligations under this Contract, including (i) any material failure by Owner to timely review, comment on, or approve Contractor’s submittals and notices delivered in connection with this Contract, including notices regarding Notice to Proceed, Notice of Substantial Completion and Notice of Final Completion within the timeframes established herein; (ii) Owner’s material interference with the performance of the Work; and (iii) material delays by the Utility to timely review, comment on, or approve Contractor’s submittals and notices delivered in connection with this Contract, or to perform inspections or its other obligations under an Interconnection Agreement, in each case, that (A) is beyond the reasonable control of Contractor and any of its Subcontractors; (B) does not result from the negligence or willful misconduct of Contractor or any of its Subcontractors; (C) could not have been prevented or overcome by the reasonable efforts and due diligence of Contractor or any of its Subcontractors; and (D) either (1) materially adversely affects the Work such that the performance of the Work is prevented or delayed or (2) causes an actual, substantiated increase in the cost of Contractor’s performance of the Work.

“Owner-Requested Change” has the meaning set forth in Section 8.2.

“Owner-Supplied Equipment” means any equipment designated to be supplied by Owner in the Scope of Work, but does not include any equipment not specified by Contractor and not included in the Construction Documents.

“Owner Indemnitees” means Owner, and its respective affiliates, successors, and assigns, and each of their respective officials, officers, employees, representatives, and agents.

“Owner Losses” has the meaning set forth in Section 18.1(a).

“Owner Person” means Owner its officials, officers, agents, employees, subcontractors, architects, general contractors, lease/leaseback contractors or other persons acting on behalf of Owner or for whom Owner is responsible.

“Party” has the meaning set forth in the introductory paragraph to this Contract.

“Person” means any individual, corporation, partnership, limited liability company, association, joint stock company, trust, unincorporated organization, joint venture, government or political subdivision or agency thereof.

“PM” means the Project Manager for the Project assigned by Contractor pursuant to Section 2.4(b) and acting under the authority described therein.

“Premises” shall have the meaning set forth in the Recitals to this Contract.

“Premises-Related Requirements” shall have the meaning set forth in Section 2.3(a).

“Progress Payment” has the meaning set forth in Section 6.4(a).

“Project” means, collectively, the design, engineering, permitting, procurement, construction, installation, commissioning, start-up, testing and completion of the entire Scope of Work in a manner and at the times required under this Contract.

“Project Schedule” means the schedule for the completion of the Project that shall be developed by Contractor pursuant to Section 2.1(b).

“Prudent Industry Practices” means the practices, methods, techniques and standards that (a) are generally accepted in the electric power industry in California for use in connection with the design, procurement, engineering, construction, testing, operation and maintenance of power generating projects of similar size and type as the Project all in a manner consistent with Premises-Related Requirements, Applicable Laws, Applicable Permits, reliability, safety, and good workmanship, and (b) conform to the manufacturer’s design, engineering, construction, testing, operation and maintenance guidelines applicable to the equipment in question. Prudent Industry Practices are not limited to the optimum practice or method to the exclusion of others, but rather refer to commonly used and reasonable practices and methods.

“Punch-List” means the list prepared in accordance with Section 10.4(a), which list shall set forth all items of work that remain to be performed in order to ensure that the Work fully complies with all of the standards and requirements set forth herein.

“PV System(s)” means the photovoltaic solar system(s) described in the Scope of Work.

“Schedule of Values” means a schedule of values apportioned to the various divisions or phases of the Work; each line item contained in the Schedule of Values will be assigned a value such that the total of all items equals the Contract Price. The Schedule of Values will be provided by Contractor to Owner within thirty (30) days of the Effective Date.

“Scope of Work” means the scope of work attached hereto as Exhibit B.

“Subcontractor” means each and every vendor, supplier, materialmen or contractor, other than Contractor, performing any part of the Work or providing any equipment or materials in connection with the Work.

“Substantial Completion” has the meaning set forth in Section 10.1.

“Project Warranty” shall have the meaning set forth in Section 11.1(a)(i).

“Project” has the meaning set forth in the Recitals to this Contract.

“Termination Notice” has the meaning set forth in Section 14.3(a).

“Termination Payment” has the meaning set forth in Section 14.4(a)(i).

“Utility” means the local provider of electric service to the Premises (Southern California Edison).

“Warranties” has the meaning set forth in Section 11.1(a)(i).

“Warranty Period” has the meaning set forth in Section 11.1(a)(i).

“Work” has the meaning set forth in Section 2.1(e).

Section 1.2 Rules of Usage. The Parties hereby agree that the following rules of usage shall apply to this Contract unless otherwise required by the context or unless otherwise specified:

(a) Singular and Plural. Definitions set forth herein shall be equally applicable to the singular and plural forms of the terms defined.

(b) References to Persons. References to any Person shall include such Person and its successors and permitted assigns and transferees.

(c) Agreements as Amended. Reference to any agreement (including this Contract) means such agreement as amended, supplemented or otherwise modified from time to time in accordance with the applicable provisions thereof.

(d) Grammatical Forms. Where a word or phrase is specifically defined, other grammatical forms of such word or phrase have corresponding meanings; the words “herein,” “hereunder,” and “hereof” refer to the provisions of this Contract as a whole and not to any particular portion or provision of this Contract; “including” means “including, but not limited to,” and other forms of the verb “to include” are to be interpreted similarly; references to “or” shall be deemed to be disjunctive but not necessarily exclusive (i.e., unless the context dictates otherwise, “or” shall be interpreted to mean “and/or” rather than “either/or”); and masculine includes feminine and neuter.

(e) Days. References to “days” shall mean calendar days, unless the term “Business Days” is used. If the time for performing an obligation under this Contract expires on a day that is not a Business Day, the time shall be extended until that time on the next Business Day.

(f) Reasonableness; Timeliness. Whenever a Party’s consent, approval, satisfaction, or determination will be required or permitted under this Contract, and this Contract does not expressly state that the Party may act in its sole discretion, such consent, approval, satisfaction, or determination will not be unreasonably withheld, qualified, conditioned, or delayed, whether or not such a “reasonableness” standard is expressly stated in this Contract. Whenever a Party’s cooperation is required for the other Party to carry out its obligations hereunder, each Party agrees that it will act in good faith and reasonably in so cooperating with the other Party or its designated representatives or assignees or subcontractors. Each Party will furnish decisions, information, and approvals required by this Contract in a timely manner so as not to delay the other Party’s performance under this Contract.

Section 1.3 Precedence of Documents. In case of any inconsistency, conflict, or ambiguity among the Contract documents, the documents shall govern in the following order:

- (a) Change Orders and Amendments to this Contract
- (b) The body of this Contract
- (c) Official responses by the Engineer of Record to Requests For Information
- (d) Scope of Work, Exhibit B
- (e) Preliminary Drawings, Exhibit H
- (f) Approved Final Submittals

ARTICLE 2

CONTRACTOR'S WORK AND OTHER OBLIGATIONS

Section 2.1 Work and Project Schedule / Contract Time of Completion.

(a) Consistent with the EPC Requirements, Contractor will perform the Work in accordance with the Project Schedule, as may be adjusted by Change Order, an Owner-Caused Delay or an event of Force Majeure.

(b) Contractor shall develop a construction schedule (the “***Project Schedule***”), in form and substance reasonably satisfactory to Owner, using Microsoft Project. Owner shall deliver its comments, if any, to the Project Schedule to Contractor within ten (10) Business Days after receipt thereof from Contractor, and Contractor shall promptly thereafter incorporate Owner’s reasonable comments in the Project Schedule. Contractor shall plan, develop, supervise, control, and coordinate the performance of the Work in accordance with the Project Schedule.

(c) The detailed Project Schedule shall indicate the times (numbers of days or dates) for starting and completing the various stages of the Work, including each Milestone Date specified in the Contract Documents, and a schedule of required submittals with the times for submitting, reviewing and processing each submittal.

(d) After issuance of the Notice to Proceed, Contractor will establish a bi-weekly or weekly (at Owner’s preference) construction meeting with Owner (by conference call or in person) at which time the Work of the prior period will be reviewed, and Contractor will provide Owner with a three-week prospective look forward to the Work to be completed in such prospective period.

(e) Contractor shall provide the Project Schedule and any updates thereto on a monthly basis as the Work progresses, including the incorporation of progress changes where appropriate.

(f) Except as otherwise expressly set forth herein as being the responsibility of Owner or a third party retained by Owner, Contractor shall perform, or cause to be performed, all of the work and services required in connection with the design, engineering, permitting, procurement, civil works, construction, installation, commissioning, start-up, testing and completion of the Project, and procure and provide the Equipment (other than Owner-Supplied Equipment), machinery, tools, labor, utilities, chemicals, transportation, administration and other services and items required for and

related to the foregoing, all in accordance with the EPC Requirements and as further described in the Scope of Work (the “**Work**”).

(g) Liquidated Damages. Reserved for Amendment.

Section 2.2 Engineering, Design, Construction. Contractor will provide the engineering and design services necessary for the Work in a manner that meets the requirements set forth in the Scope of Work and applicable EPC Requirements. Contractor will cooperate and coordinate with Owner, Owner-Supplied Equipment suppliers and Governmental Authorities having jurisdiction over the Work, the Project, or the Premises. All engineering Work to be performed by Contractor requiring certification shall be certified by professional engineers licensed under Applicable Law and properly qualified to perform such engineering services in the State of California.

Section 2.3 Design Documents.

(a) Contractor shall review and become familiar with the following documents, Authorizations and Applicable Laws in order to incorporate within the Design Documents and the Construction Documents all planning, design, project coordination and notification, safety and monitoring, construction and engineering requirements therein contained relating to the Project:

- (i) the Applicable Permits issued as of the Effective Date;
- (ii) the Utility Interconnection Agreements

(such requirements, collectively, the “**Premises-Related Requirements**”).

(b) As further described in the Scope of Work, Contractor will prepare design documents for the Project, consistent with the Basis of Design and consisting of the mechanical, process, structural, civil, and other drawings, models, specifications, plans and other documents necessary to describe the Project with respect to the civil engineering, structural, instrumentation, control, mechanical, electrical, and life safety Projects to be incorporated therein, including the documents specified in the Scope of Work (collectively, the “**Design Documents**”).

(c) The Design Documents will be submitted to Owner for review at intervals identified in Exhibit B, Scope of Work. Owner shall provide comments on the Design Documents to Contractor within fifteen (15) Business Days after Owner’s receipt thereof, and Contractor shall take Owner’s comments into consideration in the final Design Documents; provided however, that changes to the Basis of Design or other Design Documents may result in a Change Order. Owner’s review is for general conformance only and does not approve or transfer responsibility for design. Contractor remains solely responsible for design sufficiency to meet performance requirements and all Laws and Regulations.

Section 2.4 Construction Management.

(a) Contractor shall construct the Project in accordance with the EPC Requirements. Contractor shall inspect all Equipment (including Owner-Supplied Equipment) to be incorporated in the Project and shall reject those items determined not to be in compliance with the requirements of this Contract and the Construction

Documents. Any item that is rejected by Contractor pursuant to the immediately preceding sentence shall be corrected (whether by repair, replacement or otherwise) so that it is in compliance with the requirements of this Contract and the Construction Documents. Repair, replacements or otherwise of the Owner-Supplied Equipment shall be at Owner's cost unless such is necessitated by the actions of Contractor. Contractor shall ensure that all Subcontractors perform their respective subcontracts in accordance with the EPC Requirements. Contractor shall review and shall be fully responsible for the Work, including any portion of the Work performed by Subcontractors.

(b) Contractor shall notify Owner of the designated individuals to serve as the CM and PM for the Project. Contractor acknowledges and agrees that the individuals designated as CM and PM shall have experience with management of similar facility installations and shall have the professional qualifications customarily held by individuals serving in such capacities. The CM shall have day-to-day responsibility for the Work in the field, while the PM shall have overall responsibility for communication and coordination with Owner in respect thereof, and any other matters relating to this Contract. Should Owner, at any time, find the performance of the CM or PM to be unacceptable, Owner shall so notify Contractor of its reasons therefor. Contractor must resolve the objections of Owner with respect to the CM or PM to Owner's reasonable satisfaction, which may involve replacing such individual if Owner reasonably requests such replacement. Contractor may designate a different CM or PM at any time by written notice to Owner.

(c) Contractor will subcontract as needed to provide the construction oversight required to meet the requirements of Applicable Permits and Authorizations.

Section 2.5 Quality Assurance / Quality Control Plan/Inspection

(a) General. Unless waived in writing by Owner, the Contractor shall prepare and maintain a Quality Assurance/Quality Control Plan (QA/QCP) to address all quantitative performance/specification requirements, installed conditions and operating characteristics. The QA/QCP is intended to document those inspections/tests necessary to assure Owner that product delivery, quality and performance are as required. It also serves as an inspection coordination tool between the Contractor and Owner.

(b) Content. For each requirement, the QA/QCP shall identify: item/system to be tested, exact test(s) to be performed, measured parameters, inspection/testing organization, and the stage of construction development when tests are to be performed. Organize the QA/QCP into volumes. Each inspection/test shall be coded and referenced on timeline charts to identify when tests should be performed. The Contractor is not relieved from required performance tests should these not be included in the plan.

Section 2.6 Correction of Work

(i) Contractor shall promptly correct Work rejected by the Engineer or failing to conform to the requirements of the Contract Documents, whether discovered before or after Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, shall be at the Contractor's expense.

Section 2.7 Study and Inspection of the Premises. Prior to the start of the Work, Contractor shall ensure that it has studied and inspected to its full satisfaction the Premises, as well as the Premises-Related Requirements, geotechnical and geo-morphological/hydro-geological studies/restraints disclosed to Contractor by Owner and the surroundings, accesses and weather characteristics of the Premises, to the extent that the foregoing are reasonably observable consistent with Prudent Industry Practices. If during these studies or investigations, or during the performance of the Work, a Differing Site Condition is discovered that affects performance of the Work, Contractor shall provide notice to Owner within five (5) Business Days, and the Parties shall work to arrive at a mutually acceptable approach to address the Differing Site Condition discovered and agree on a Change Order under which Contractor shall receive equitable adjustment to the Project Schedule and Contract Price to account for such Differing Site Condition(s).

Section 2.8 Procurement of Materials, Equipment, Supplies and Labor; Interconnection.

(a) Contractor shall procure, in Contractor's name, and receive, store on or off the Premises, and transport to the Premises, the Equipment required for completion of the Project in accordance with the EPC Requirements; provided, however, that Contractor shall not be obligated to procure the Owner-Supplied Equipment. Owner shall provide the Owner-Supplied Equipment in quantity and schedule that will not negatively impact the Project Schedule or cause Contractor to incur additional expense; if Owner does not fulfill this obligation, Contractor shall be entitled to a Change Order under which it shall receive equitable adjustment to the Project Schedule and the Contract Price.

(b) Contractor shall be solely responsible for obtaining the building permit for the Project and complying with Applicable Law and rules and regulations applicable to the Work. Contractor shall be responsible for obtaining and paying for all other Applicable Permits and Authorizations.

(c) Neither the Contract Price nor this Contract includes the cost of addressing any changes to Owner's or Utility's equipment for interconnection of the PV Project that are not expressly provided for in the Scope of Work. If the Utility requires any modification of the Scope of Work or any construction, improvement or renovation of the Owner's or Utility's equipment, then Owner may utilize a contractor of Owner's choice to undertake such construction, improvement, or renovation to Utility's or Owner's equipment, or, if Owner elects to utilize Contractor, Contractor shall be entitled to a Change Order for the cost of such work.

(d) Contractor shall also supply or arrange for Contractor and Subcontractor labor and manufacturing and related services that are required for completion of the Work.

Section 2.9 Start-Up. Contractor shall be responsible for the start-up of the Project and its components; the calibration of controls and all Equipment and commissioning. Owner shall operate the Project during and after initial startup of the Project.

Section 2.10 Testing. Contractor shall perform, and re-perform as necessary, the Acceptance Tests in accordance with the Scope of Work.

Section 2.11 Pre-Existing Conditions. Contractor shall not be responsible for work to address existing conditions, which could not be reasonably discoverable by Contractor by visual inspection, that (i) are non-compliant with applicable codes, (ii) may become non-compliant with applicable codes upon completion of Contractor's Work, (iii) may cause Contractor's completed Work to be non-compliant with applicable codes, (iv) may prevent Owner from realizing the full benefits of Contractor's Work, (v) may present a safety or equipment hazard, or (vi) are otherwise outside the scope of Contractor's Work. A Change Order will be required to bring any such pre-existing conditions into compliance.

Section 2.12 Incentives. Contractor makes no guarantee that Owner will receive funding from any Environmental Attribute, energy efficiency rebate, incentive, tax credits, and/or loan program(s), including the Inflation Reduction Act (collectively, "Incentive Funds"), or any portion thereof; Contractor expressly disclaims any liability for Owner's failure to receive any portion of the Incentive Funds, and Owner acknowledges and agrees that Contractor will have no liability for any failure to receive all or any portion of the Incentive Funds. Procurement, or lack thereof, of the Incentive Funds will not alter the Contract Price of this Contract or the payment timeline associated with payment of the Contract Price.

Section 2.13 Standard of Performance. Contractor shall be responsible for construction means, methods, techniques, sequences, procedures and safety and security programs in connection with the performance of the Work. Contractor shall perform the Work in a professional, prudent, good and workmanlike manner and in accordance with the EPC Requirements. Without limitation of the foregoing, all Equipment and materials supplied under this Contract shall new and of good quality, unless specified otherwise in this Contract.

Section 2.14 Labor and Personnel.

(a) Contractor shall provide and be responsible for the services of Contractor's Personnel in connection with the Work. Contractor shall, and shall cause each Subcontractor to, use qualified labor and personnel for the performance of the Work in accordance with Prudent Industry Practice. All Contractors' Personnel shall be licensed and insured to perform the Work to the extent required by Applicable Law or Prudent Industry Practice. Owner can require replacement of any of Contractor's Personnel if Owner has a reasonable concern with respect to the performance of such personnel and if Owner provides prior written notice of such request, and Contractor shall have up to ten (10) Business Days to comply with such request to minimize any disruption in the Project Schedule.

(b) Contractor shall be responsible for all labor relations matters relating to the Project, including wages, salaries, hours of work, employee benefits, labor contracts, safety and related matters. Contractor shall at all times maintain discipline, safety and good order at the Premises and in the performance of the Work and shall remove and replace any personnel failing to maintain discipline, safety and good order.

(c) Contractor shall cause all Contractor's Personnel to be trained in and made aware of any applicable Premises-Related Requirements pertaining to any part of the Work performed by such Contractor's Personnel, including, without limitation, instruction of all such Contractor's Personnel regarding conditions at the Premises.

Section 2.15 Permitting.

(a) Contractor shall timely obtain and maintain in effect (including by timely meeting all filing and other reporting requirements) all Applicable Permits that are not the legal responsibility of Owner to obtain, including, without limitation, permits as required by the California State Water Resources Control Board or City of Hanford. Owner shall timely obtain and maintain in effect (including by timely meeting all filing and other reporting requirements) all other Applicable Permits. Owner and Contractor shall cooperate with each other in connection with the other Party's efforts to obtain the Applicable Permits required to be obtained by the other Party under this Contract. Contractor shall perform the Work in compliance with all Applicable Permits.

(b) In connection with the Work, including without limitation the fulfillment of the conditions and requirements of the Applicable Permits pertaining thereto, Contractor's Personnel shall fully and continuously cooperate with applicable Governmental Authorities, which cooperation shall include causing the CM and/or PM to meet at the Premises with Governmental Authorities as may be required and to provide such reports and filings as may be reasonably requested by such Governmental Authorities.

Section 2.16 Clean-Up and Waste Disposal.

(a) During the performance of the Work, Contractor shall keep the Premises clean and free from accumulations of waste materials, rubbish and other debris resulting from the Work. Such rubbish, waste materials and debris shall be removed from time to time and disposed of in accordance with the EPC Requirements.

(b) Prior to Final Completion, Contractor will remove Contractor's waste materials, rubbish, tools, construction equipment, machinery, surplus materials and other Project-related debris from the Project and the Premises and dispose of the same in accordance with Applicable Laws and Applicable Permits.

(c) Contractor shall follow permit closeout requirements of general stormwater construction permit

Section 2.17 Safety Precautions. Contractor shall be responsible for the safety of its Work and the operations of each Subcontractor in accordance with Prudent Industry Practice and applicable OSHA requirements. Contractor will initiate and maintain a safety program in connection with its construction of the Project. Contractor will submit a Construction Site Safety Plan for Project to the Owner. Contractor will take reasonable precautions for the safety of, and will provide reasonable protection to prevent damage, injury, or loss to: (i) employees of Contractor and Subcontractors performing Work under this Contract; (ii) Contractor's property and other materials to be incorporated into the Project, under the care, custody, and control of Contractor or its Subcontractors; and (iii) other property at or adjacent to the Premises not designated for removal, relocation, or replacement during the course of construction. Contractor will not be responsible for Owner's employees' safety unless and to the extent that Contractor's negligence or intentional misconduct in the performance of its Work is the proximate cause of the employee's injury. Any person entering areas where Work is being performed must follow Contractor's and Owner's written safety rules and regulations or such person may be escorted from the site.

Section 2.18 Hazardous Materials.

(a) Contractor contemplates that it will not encounter any Hazardous Materials at the Premises, except as has been disclosed as a pre-existing condition by Owner prior to the Effective Date. However, any disclosure of Hazardous Materials that will affect the performance of the Work after the Effective Date will constitute a valid basis for a Change Order.

(b) Contractor shall not use any Hazardous Materials at the Premises except as may be necessary to perform the Work, and then only in accordance with Applicable Laws. Contractor will prevent the release of any Hazardous Materials by Contractor or its Subcontractors in the course of performing the Work.

(c) Contractor will be responsible for removing from the Project, the Premises and areas adjacent thereto, and for properly disposing of, in compliance with Applicable Laws and Applicable Permits, all Hazardous Materials brought onto the Premises by Contractor or any Subcontractor during the performance of the Work. In the event Contractor encounters any Hazardous Materials at the Premises (including without limitation, a Differing Site Condition) when performing the Work, Contractor shall promptly cease any Work or operations in progress in an orderly, safe and efficient manner and inform Owner of the nature and location of said Hazardous Materials and Contractor shall receive equitable adjustment to the Project Schedule, the Contract Price, and the Work accordingly. As between Owner and Contractor, it shall then be Owner's responsibility, at Owner's sole cost and expense, to immediately eliminate or contain such Hazardous Materials in a commercially reasonable manner and in compliance with Applicable Law in order to allow Contractor and its Subcontractors to continue or finalize any such Work or operations in progress; provided, however, that nothing in this Section 2.18(c) shall represent or shall be construed by any Person to represent, Owner's accepting responsibility for or otherwise in any fashion agreeing to remediate, cure or prevent Hazardous Materials present or hereafter existing at the Premises, it being acknowledged and agreed by Contractor and Owner that Owner's liabilities and obligations with respect to such Hazardous Materials (other than to Contractor as set forth in this Section 2.18(c)) are strictly limited as set forth in Applicable Law.

(d) As a condition to Substantial Completion, Contractor will certify to Owner that, to Contractor's current actual knowledge, without duty of inquiry or investigation, no Hazardous Materials were brought onto or generated at the Project or the Premises by Contractor or any Subcontractor or otherwise incorporated in the Project other than Hazardous Materials disclosed in writing to Owner, and that such Hazardous Materials were used, released, removed or disposed of in compliance with the EPC Requirements.

(e) Contractor will immediately notify Owner of any spills, emissions or other releases of Hazardous Materials that occur in connection with the performance of the Work.

Section 2.19 Security of Premises and Protection of Work.

(a) During the construction of the Project, Contractor shall store and maintain the Equipment in accordance with manufacturers' recommendations and the EPC Requirements. During the construction of the Project, Contractor shall also receive all

Equipment (including Owner-Supplied Equipment); provided, however, that Contractor shall not have an independent duty or obligation to examine shipments of Owner-Supplied Equipment and instead, shall reasonably cooperate with Owner to jointly examine such Owner-Supplied Equipment with Owner upon its delivery to the Premises. If, after such joint examination, the Parties determine that certain portions of Owner-Supplied Equipment are broken or otherwise defective or damaged, Owner shall have the duty and responsibility to procure replacement Owner-Supplied Equipment as promptly as possible so as to not adversely impact the Project Schedule. For the avoidance of doubt, in the event any Equipment is stored by Contractor away from the Premises, all costs of such storage, and related insurance and transportation costs, shall be borne by Contractor and shall not be the subject of a Change Order hereunder. For avoidance of doubt, to the extent that Owner-Supplied Equipment needs to be stored away from the Premises because it is to be delivered more than two (2) weeks prior to such Owner-Supplied Equipment's scheduled delivery to the Premises as included in the Project Schedule, Owner shall bear all costs of such storage prior to such two (2) week period.

(b) In the performance of the Work, Contractor will protect and preserve the Work and other public and private property on, along, adjacent to or near the Premises, including, if necessary, by means of erecting a perimeter site fence. If any of Contractor's Personnel directly or indirectly cause any damage to any such property, then Contractor will repair, rebuild or otherwise restore the same or otherwise make whole such damage in a reasonable manner and, in connection therewith, apply the proceeds of any available insurance received by Contractor in connection with such damage.

Section 2.20 Taxes.

(a) Except as set forth in Section 2.20(b), the Contract Price includes all taxes and fees applicable to the Work, including: (i) all corporate income tax, employee benefit taxes for all Work (whether performed by Contractor or any Subcontractor, and whether performed at the Premises or elsewhere); (ii) Contractor fees for Applicable Permits for which Contractor is responsible under this Contract; (iii) taxes imposed upon the Work or wages of Contractor's employees, agents, representatives and Subcontractors; and (iv) except in respect of Owner-Supplied Equipment, duties, tariffs (including, without limitation, any tax or tariff imposed on any Equipment by reason of its importation from the People's Republic of China or other foreign nation), and other charges, including sales and use taxes, income, excise, import or export and similar assessments imposed by any Governmental Authority with respect to this Contract that are in effect as of the Effective Date of the Contract. New or additional taxes, excise, import, export, tariff, duty or similar assessments imposed by any Governmental Authority after the Effective Date are not included in the Contract Price and shall be paid for by Owner.

(b) Notwithstanding anything else contained in this Section 2.20, the Contract Price shall exclude (i) any energy resources surcharge, (ii) any real property taxes with respect to the Premises or the improvements from time to time thereon, and (iii) any personal property taxes with respect to the Equipment incorporated into the Project.

(c) Owner shall provide copies to Contractor of statutorily required exemption certificates for sales and use tax, if applicable. Notwithstanding anything else contained in this Section 2.20, to the extent sales and use tax with respect to any Equipment or the

Project is not subject to an exemption, or if Owner fails to provide Contractor with an exemption certificate statutorily required to obtain an exemption (and no other exemption is available), then Owner shall be responsible for reimbursing Contractor for any such sales and use tax.

Section 2.21 Owner Provided Premises Information. To the extent available and as requested by Contractor, Owner will provide Contractor with copies of maps, as-builts, utility locations, environmental surveys, land surveys, and other Premises information developed by or for Owner, or that have been provided to Owner by third parties. Contractor shall be entitled to rely on the accuracy of information actually provided in or depicted on maps, surveys, or other information that were developed by Owner or by parties under contract to Owner in connection with the ownership of the Premises or development of the Project. Owner makes no representation or warranty as to the accuracy of any maps, surveys or other Premises information that were provided to Owner by parties not under contract to Owner, and Contractor may use such maps, surveys and other Premises information at its own risk.

Section 2.22 Public Works Provisions.

(a) Pursuant to California Labor Code §6705, if the Work is a public work involving an estimated expenditure in excess of \$25,000 and includes the excavation of any trench or trenches five (5) feet or more in depth, Contractor will, in advance of excavation, submit to Owner and/or a registered civil or structural engineer, employed by Owner, to whom authority to accept has been delegated, a detailed plan showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trench or trenches, which provisions will be no less effective than the current and applicable CAL-OSHA Construction Safety Orders. No excavation of such trench or trenches may be commenced until this detailed plan has been accepted by Owner or by the person to whom authority to accept has been delegated by Owner. Pursuant to California Labor Code §6705, nothing in this Section 2.22(a) imposes tort liability on Owner or any of its employees.

(b) Pursuant to California Public Contract Code §7104, if the Work is a public work involving digging trenches or other excavations that extend deeper than four (4) feet below the surface of the ground:

(i) Contractor will promptly, and before the following conditions are disturbed, notify Owner, in writing, of any:

(A) Material that Contractor believes may be material that is hazardous waste, as defined in California Health and Safety Code §25117, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law;

(B) Subsurface or latent physical conditions at the site differing from those indicated by information about the site made available to Contractor before the Effective Date;

(ii) Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Contract.

(iii) Owner will promptly investigate the conditions and, if it finds that the conditions do materially so differ or do involve hazardous waste, and cause a decrease or increase in Contractor's cost of, or the time required for, performance of any part of the Work will issue a Change Order under the procedures described in this Contract.

(iv) If a dispute arises between Owner and Contractor, whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in Contractor's cost of, or time required for, performance of any part of the Work, Contractor will not be excused from any scheduled completion date provided for by this Contract but will proceed with all Work to be performed under this Contract. Contractor will retain any and all rights provided either by contract or by law which pertain to the resolution of disputes and protests between the Parties.

ARTICLE 3 SUBCONTRACTORS

Section 3.1 Subcontractors.

(a) Owner acknowledges and agrees that Contractor may have portions of the Work performed by Subcontractors.

(b) No contractual relationship shall exist between Owner and any Subcontractor with respect to the Work, and no Subcontractor is intended to be or shall be deemed a third-party beneficiary of this Contract. Contractor shall be responsible to Owner for the acts and omissions of Subcontractors and of Persons directly or indirectly employed by them for the Work, to the same extent as Contractor is responsible to Owner for the acts and omissions of Contractor and its employees. Nothing contained in this Contract shall obligate Owner to pay or otherwise be responsible for the payment of any Subcontractor, except as may be required by Applicable Law. Entry into any Subcontract shall not relieve Contractor of any of its obligations under this Contract, including the obligations to perform the Work in accordance with the EPC Requirements. Owner will identify submittals it requires for major Equipment and Contractor shall submit to the Owner a copy of all specifications and warranties for such identified Equipment supplied by any Subcontractors.

(c) All Subcontracts shall be in writing. Contractor shall use commercially reasonable efforts to cause each Subcontract to:

(i) contain provisions that require the Work be performed in accordance with the EPC Requirements;

(ii) require the Subcontractors to satisfy the insurance requirements contained herein, or, if a Subcontractor does not satisfy the insurance requirements of this Agreement, Contractor's insurance will provide the coverage required hereunder for the Subcontractor;

(iii) require any Subcontractor at all times to maintain discipline, safety and good order at the Premises in the performance of its work and that of its personnel, and require that any Subcontractor remove and replace any personnel failing to maintain discipline, safety and good order;

(iv) require any Subcontractor that would have the capacity to place a lien on any portion of the Work to make timely payments to its laborers and suppliers and to submit certificates and waivers of liens for work completed by it and by its Subcontractors;

(v) require the Subcontractor to acknowledge that warranties related to the Work performed by the Subcontractor may be assigned directly to Owner without the further consent of the Subcontractor; and

Section 3.2 Labor Code. To the extent required by California Labor Code §1771 or other Applicable Law, all employees of Contractor and Contractor's Subcontractors performing Work at the Premises will be paid the per diem prevailing wages for the employee's job classification in the locality in which the Work is performed. In accordance with California Labor Code §§1773 and 1773.2, Owner will obtain from the Director of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work, in the locality in which the Work is to be performed, for each craft, classification or type of worker needed to execute the Work at the Premises, and will cause copies of such determinations to be kept on file at its principal office and posted at each Premises.

ARTICLE 4 OWNER-SUPPLIED EQUIPMENT

Section 4.1 Owner-Supplied Equipment.

(a) Owner shall be responsible for procuring the Owner-Supplied Equipment as described in the Scope of Work. Contractor shall be responsible for coordinating deliveries with the supplier of the Owner-Supplied Equipment in accordance with the terms of Owner's purchase order for said equipment. Any failure by a supplier of the Owner-Supplied Equipment to comply with the terms of the purchase order with respect to delivery lead-times or quantities shall be an Owner-Caused Delay.

(b) Contractor and Owner shall jointly inspect such Owner-Supplied Equipment within five (5) Business Days of receipt of such equipment and shall jointly either accept such Owner-Supplied Equipment or reject any portion of such equipment, including a detailed description of why such Owner-Supplied Equipment does not meet the requirements established pursuant to this Contract. Owner shall have the option in its sole discretion to either repair or replace such Owner-Supplied Equipment and any delay caused thereby shall constitute an Owner-Caused Delay.

(c) Contractor shall ensure that any Work performed or provided in connection with Owner-Supplied Equipment shall be provided or performed in compliance with the EPC Requirements.

(d) Risk of loss of the Owner-Supplied Equipment following delivery to the Premises and joint acceptance in accordance with Section 2.19(a) shall be with

Contractor until Substantial Completion at which such point risk of loss shall be with Owner. Prior to delivery to the Premises, risk of loss of the Owner-Supplied Equipment shall be with Owner or the supplier of the Owner-Supplied Equipment. Notwithstanding the risk of loss, title to the Owner-Supplied Equipment shall at all times remain with Owner.

(e) The Contract Price specifically excludes the cost of any Owner-Supplied Equipment, but includes installation and testing of such equipment.

Section 4.2 Cooperation. Contractor and Owner will cooperate with each other (a) to ensure that each of Contractor and Owner has correct and complete copies (redacted as appropriate) of all Owner-Supplied Equipment contracts and all other information relating to the Owner-Supplied Equipment, and (b) without limiting the obligations of Contractor hereunder, in the performance of all duties, responsibilities, obligations and exercise of all rights under this Contract with respect to the Owner-Supplied Equipment.

ARTICLE 5 OWNER OBLIGATIONS

Section 5.1 Real Estate Rights. Owner will secure and maintain at its expense all real estate rights which are necessary for Contractor's Personnel to perform the Work.

Section 5.2 Owner's Energy and Operational Records and Data. If Contractor requests, Owner will provide, within thirty (30) calendar days after such request, Owner's Energy Usage Data for the twelve (12) months preceding the Contract Effective Date, and will make commercially reasonable efforts to provide the Energy Usage Data for the thirty-six (36) months preceding the Contract Effective Date. "Energy Usage Data" means all of Owner's records and complete data concerning energy usage, energy-related maintenance, and other related costs for the Premises, and including, without limitation, utility records; applicable building drawings, specifications, existing AutoCAD files, operation and maintenance manuals, and as-builts; bills and records relating to operation and maintenance of systems and equipment within the Premises, and a description of operation and management procedures currently utilized. Owner agrees that Contractor may reasonably rely on the foregoing data as being accurate to the best of Owner's actual knowledge.

Section 5.3 Applicable Permits; Owner-Supplied Equipment.

(a) Contractor shall secure and maintain at its expense all Applicable Permits, including environmental and regulatory approvals, except those that by law must be obtained by Owner. For such Owner-required permits, Contractor shall assist in the preparation of applications and Owner shall execute promptly. Charges for permanent utility connections remain Owner's responsibility.

(b) Subject to the other provisions of this Contract, Owner shall deliver the Owner-Supplied Equipment to the Premises in accordance with the Project Schedule.

(c) Prior to issuing the Notice to Proceed, Owner must register the Project with the California Department of Industrial Relations, using Form PWC-100.

(d) Contractor shall contract and provide interim inspection services in support of its QA/QC Program. Owner shall provide Owner Advisor/Construction Manager to

oversee Contractor's compliance with its QA/QC Program. Owner shall provide special inspections. The rights and obligations of Owner and Contractor under this Section 5.3(d) shall be subject to the following:

(i) Owner shall fully cooperate with Contractor to complete and submit all paperwork and forms required for Authority Having Jurisdiction ("**AHJ**") approval.

(ii) Contractor shall not be responsible for satisfying any requirements or improvements required by the AHJ for compliance with Americans with Disabilities Act ("**ADA**") resulting from the construction, improvement or renovation of the Owner's buildings and/or structures. Further, Contractor shall not be obligated to proceed with the installation of the Project if AHJ approval is conditioned upon any improvements or upgrades and the Owner elects not to provide for such upgrades.

(e) Owner will operate valves and Equipment installed or housed at the wastewater treatment plant, including those installed as part of the Work. Owner will provide a reasonable number of operators for coordination and assistance as required for shutdowns, start-up, commissioning, and acceptance testing of Equipment and systems.

(f) From and after Beneficial Use of Equipment, Owner shall provide licensed operators to operate each Equipment (including Owner-Supplied Equipment) and each portion of the Project that is operational.

(g) Owner will provide seed material and any associated transportation with the Work.

Section 5.4 Preparation for Work; during Work. Owner will do the following:

(a) drain, clean, and remove debris from any existing tank, wetwell and/or structures, unless specifically identified in Design Drawings. Prior to the start of Work within the existing Oxidation Ditch, Owner shall remove all debris and grit and spray down tank walls. Contractor will provide a minimum of four (4) week notice prior to accessing tanks, wetwells, and/or other structures.

(b) provide a temporary staging area for use during the construction phase of the Work to store and assemble equipment for completion of the Work, if needed. Owner will provide sufficient space at the Premises for the performance of the Work.

(c) provide access to and reasonable use of necessary quantities of water, electrical power and other utilities, as needed for the construction of the Work (including construction trailers), at no cost to Contractor.

(d) obtain any required environmental clearances required under Applicable Law, including but not limited to, any clearances required under CEQA, prior to scheduled construction start date.

(e) remove subsurface conditions and obstacles (buried pipe, utilities, etc.) that are not otherwise previously and accurately documented by Owner to Contractor. Any such unforeseen conditions in the performance of the Work will entitle Contractor to a Change Order.

Section 5.5 Duty to Cooperate. Owner shall, throughout the performance of the Work, cooperate with Contractor in a manner which is consistent with EPC Requirements and perform its responsibilities, obligations and services under this Contract in a timely manner to facilitate Contractor's timely and efficient performance of the Work and so as not to delay or interfere with Contractor's performance of its obligations under the Construction Documents. Owner shall coordinate the Work to be performed by Contractor with its own operations and with any other construction project that is ongoing at or around the Premises, with the exception that Contractor will coordinate the Interconnection Facilities work, if any, which will be performed by the Utility. Owner shall allow Contractor and its subcontractors access to and reasonable use of necessary quantities of Owner's water and other utilities, including electrical power, as needed for the construction of the Work, at no cost to Contractor.

Section 5.6 Adjacent Land Owners. Owner shall, at its sole expense, arrange for and execute all agreements with land or property owners adjacent to or near the Premises that are necessary to enable Contractor to perform the Work.

Section 5.7 Access to Premises. Throughout the period of Contractor's performance of the Work, and subject to all EPC Requirements, Premises-Related Requirements, and to the requirements set forth in Owner Materials, Owner shall afford Contractor, and its Subcontractors, consultants and suppliers, and all other Contractor's Personnel access to the Premises in order to timely and efficiently perform the Work, including providing parking permits and identification tags, for Contractor and subcontractors and providing either provide a set or sets of keys to Contractor or providing a readily available security escort to unlock and lock doors.

Section 5.8 Assistance with Government Approvals. Owner shall provide commercially reasonable assistance to Contractor in obtaining the building permit required to be obtained by Contractor.

ARTICLE 6 CONTRACT PRICE; PAYMENT

Section 6.1 Contract Price. As full compensation and consideration for the full and complete performance of all of the Work and all of Contractor's other obligations under this Contract and all costs in connection therewith, Owner shall pay to Contractor, and Contractor shall accept, the Contract Price, subject to the provisions of this Contract, including without limitation, ARTICLE 8.

Section 6.2 Value Engineering

The City of Hanford encourages contractors to develop and implement innovative approaches to construction projects. When new approaches result in construction cost savings that represent a benefit to Owner's wastewater utility ratepayers, Owner and the contractor may share the savings in construction cost. Refer to Caltrans Section 4- 1.07, "Value Engineering," of the *Standard Specifications*; method and procedure for sharing construction cost savings as a general guideline.

Section 6.3 Payment of Contract Price.

(a) Before the first Application for Payment and within the time specified in the Agreement, the Contractor shall submit to Owner a detailed Schedule of Values, which shall be used as the basis for payment.

(b) Prior to the Effective Date, Owner issued two (2) separate Notices to Proceed for the PV System in the amounts of Two Hundred Thousand Dollars (\$200,000.00) and Three Hundred Ninety Thousand Dollars (\$390,000.00) and Contractor has invoiced Owner for payment thereof. Payment must be received by Contractor no later than December 31, 2025 in order to establish “start of construction” for purposes of investment tax credits on the PV System for which Owner will apply.

(c) Monthly Progress Payments. As the Work progresses, Contractor will submit to Owner its Invoice for monthly payments based on the progress made on the Project (a “**Progress Payment**”) through the date on which Contractor submits such Invoice. All Invoices will be in accordance with the Schedule of Values.

(d) APPLICATION FOR PAYMENT

(i) In submitting each Application For Payment, Contractor warrants that: title to all Work covered by each Application for Payment shall pass to Owner no later than the time of payment. Contractor further warrants that all Work covered by the previous Application for Payments are free and clear of liens, claims, security interest or other encumbrances to the extent of payments received from Owner.

(e) Each Application for Payment shall:

(i) Describe the services performed;

(ii) Include an estimate of the percentage of Work completed;

(iii) Show the total amount of the payment due;

(iv) Include a certification by the project manager, that the Work has been performed in accordance with the provisions of the Contract Documents;

(v) Maintain and, upon request, include such documentation as may be reasonably necessary to substantiate the percentage of completion of Work in accordance with the Schedule of Values;

(vi) Include duly completed and executed forms of Conditional Waiver and Release in accordance with California Civil Code Section 8132 of all persons eligible to file stop notices in connection with the Work covering the payment requested; and

(vii) Include duly completed and executed forms of Unconditional Waiver and Release, in accordance with California Civil Code Section 8134 of all persons eligible to file stop notices in connection with the Work covering the payment received by Contractor for the previous Application for Payment.

(f) Materials Stored Off-Site. In addition to the Progress Payments specified in Section 6.2(a), Contractor may invoice Owner for materials purchased in advance and not stored at the Premises. Each such Invoice will be accompanied by proof of off-site material purchases, evidence that the materials have been delivered to a warehouse reasonably acceptable to Owner and evidence of appropriate insurance coverage. Owner will pay one hundred percent (100%) of Contractor's Invoice for the materials delivered, less Retention. Contractor will protect and insure, for replacement value, stored materials from damage. Damaged materials, even though paid for, will not be incorporated into the Work. Contractor will be solely responsible for promptly replacing, at its sole cost, any materials damaged during storage or transportation to the Premises.

(g) Retention. Owner, or its designee, must approve and pay each Invoice, less a retention amount ("**Retention**") of five percent (5%) in accordance with California Public Contract Code §7201, within thirty (30) calendar days after its receipt of the Invoice. A failure to approve and pay an Invoice in a timely manner is a material default by Owner under this Contract. Owner may, but shall not be required to, make Progress Payments in full without Retention at any time after fifty percent (50%) of the Work has been completed, as permitted pursuant to California Public Contract Code §9203. Upon Substantial Completion, the Retention must be reduced to two percent (2%) of the Contract Price, and Contractor may invoice and Owner will pay this amount. Owner will pay Contractor the remaining two percent (2%) Retention amount upon achieving Final Completion. In lieu of Retention being held by Owner, Contractor may request that securities be substituted or Retention be held in an escrow account pursuant to California Public Contract Code §22300.

(h) Final Payment. Upon Final Completion, Contractor shall submit to Owner a final Invoice for an amount equal to the balance of the Contract Price not previously invoiced, with releases and lien waivers to be provided by Contractor. Owner shall pay the final Invoice within fifteen (15) days after receipt by Owner if there is no Contractor Default at the time payment is due.

Section 6.4 Owner's Right to Withhold Payments. If any Contractor Default has occurred and is continuing or if there is a breach that Contractor is curing, then Owner shall have the right to retain out of any amount payable to or for the account of Contractor under this Contract an amount sufficient to provide Owner security for the performance of the defaulted or unsatisfied obligations of Contractor under this Contract. Within ten (10) days following the cessation of the applicable Contractor Default or breach, resulting from Contractor having cured the same and having paid Owner all amounts owed to Owner under this Contract, any amounts withheld pursuant to this Section 6.5 shall be paid to Contractor, unless this Contract has been terminated by reason of a Contractor Default pursuant to Section 14.7.

Section 6.5 Payments Not Waiver. No payment made, or deemed to be made, by Owner under this Contract shall constitute a waiver of any claim or right Owner may have at that time or thereafter, including claims regarding unsettled liens, warranty rights, and indemnification obligations of Contractor.

Section 6.6 Payment of Subcontractors. Contractor shall promptly pay each Subcontractor the amount to which the Subcontractor is entitled in accordance with Applicable Laws and the terms and conditions set forth in the respective Subcontract.

Section 6.7 Interest and Disputed Invoices. Any amounts not paid by either Party to the other when due under any provision of this Contract, including the provisions of this Section 6.8, shall bear interest from and including the date payment was originally due through and including the actual date of payment at the Default Rate. If there is any dispute about any amount invoiced by Contractor, the amount not in dispute shall be paid pursuant to this ARTICLE 6 and any disputed amount that is ultimately determined to have been payable shall be paid with interest at the Default Rate from and including the date the item was payable through and including the actual date of payment.

Owner will pay undisputed portions of properly submitted payment requests within thirty (30) days per PCC §20104.50. Owner may withhold up to 150% of disputed amounts. Interest, if any, applies only to undisputed late amounts at the Default Rate.

ARTICLE 7 COMMENCEMENT OF WORK

Section 7.1 Notice to Proceed. Execution of this Contract constitutes full notice to proceed (“***Notice to Proceed***”) for the Solar Scope. Within ten (10) days after Owner has closed the financing referenced in Section 7.2, Owner will issue to Contractor the written notice to proceed for the Wastewater ECMs (“***Wastewater Notice to Proceed***”). Contractor will begin Work on the Wastewater ECMs within thirty (30) calendar days after Contractor’s receipt of the Wastewater Notice to Proceed. If Owner fails to issue the Wastewater Notice to Proceed within twenty (20) calendar days after the financing has closed, Contractor will be entitled to an equitable extension of time and/or an equitable adjustment in the Contract Price as a result of such delay. Any Work performed by Contractor prior to the issuance of the Wastewater Notice to Proceed shall be performed in Contractor’s sole discretion and at its risk, with no payment obligation by Owner therefor, provided, however, that if the Wastewater Notice to Proceed is ultimately issued by Owner, then all Work performed prior to the Wastewater Notice to Proceed issuance shall be deemed to have been performed under this Contract and shall be subject to the terms and conditions of this Contract (including payment obligations).

Section 7.2 Finance Contingency. It is acknowledged and agreed by the Parties that the continued existence of this Contract is expressly contingent upon Owner closing financing that will allow it to make the payments to Contractor required by this Contract; provided however, that Owner, as of the Effective Date, is authorizing Contractor to proceed with the Solar Scope, and therefore, prior to the financing closing, Owner shall pay Contractor for all Work completed in accordance with the Schedule of Values. It is acknowledged and agreed that Contractor will have no obligation to commence performance of the Work unless and until the financing has been closed.

Section 7.3 Proof of Financial Arrangements. Upon Owner closing financing referenced in Section 7.2 above, Owner will provide Contractor proof that financial

arrangements have been made to fulfill Owner's obligations under this Contract. Owner's requirement to furnish such proof to Contractor is a condition precedent to continuation of the Work. Thereafter, Contractor may request such proof if (i) Owner fails to make payments to Contractor as this Contract requires; (ii) a Change in the Work materially changes the Contract Price to the extent that Owner must secure additional financing to pay the costs associated with the Change in the Work; or (iii) Contractor has other reasonable concerns regarding Owner's ability to fulfill its payment obligations under this Contract when due. Owner will furnish such proof as a condition precedent to commencement or continuation of the Work or the portion of the Work affected by a material change. After Owner furnishes any such proof, Owner will not materially vary such financial arrangements without prior consent of Contractor. If Owner fails to provide Contractor with such proof within ten (10) calendar days of receiving a demand from Contractor, Contractor will be entitled to suspend its performance under this Contract until such proof is received.

ARTICLE 8 CHANGES

Section 8.1 Change; Change Orders. A Change will result from an Owner-Requested Change pursuant to Section 8.2 or a Contractor-Required Change pursuant to Section 8.4(a). No Change shall be made except in accordance with a duly issued Change Order executed in writing by both Parties in accordance with this ARTICLE 8. Each Change Order shall contain details of the Change, and any adjustments of the Design Documents, the Construction Documents, the Contract Price, and the Project Schedule.

Section 8.2 Owner-Requested Changes. Owner may, at any time prior to Substantial Completion, by notice to Contractor, request Changes in the Work consisting of additions, deletions, modifications or substitutions within the general scope of this Contract (any such notice, an "***Owner-Requested Change***"), subject to any equitable adjustments to the Contract Price, or the Project Schedule in accordance with Section 8.6 and Section 8.7.

Section 8.3 Differing Site Conditions. If Contractor encounters a Differing Site Condition, Contractor will be entitled to an adjustment in the Contract Price and/or Project Schedule to the extent Contractor's cost and/or time of performance are adversely impacted/by the Differing Site Condition. Upon encountering a Differing Site Condition, Contractor shall provide prompt written notice to Owner of such condition, which notice shall not be later than twenty-one (21) days after such condition has been encountered. Contractor shall, to the extent reasonably possible, provide such notice before Differing Site Condition has been substantially disturbed or altered.

Section 8.4 Contractor Changes.

(a) Contractor shall be entitled to an equitable adjustment by a Change Order ("***Contractor-Required Change***") resulting from the following circumstances: (i) an Excusable Event (in which case Contractor will have an obligation to identify and implement reasonable mitigation of foreseeable impacts of an Excusable Event); (ii) delays in the delivery of Owner-Supplied Equipment to the Premises as referenced in Section 2.8(a) that are the cause of disruption and change to the Project Schedule; (iii) as provided in connection with a suspension of the Work under Section 14.1(b) (*provided*, that such suspension is not in connection with a Contractor Default); (iv) an Owner-

Caused Delay, or (v) any other circumstance beyond the reasonable control of Contractor which has a material impact on the Contract Price or the Project Schedule.

(b) Contractor shall provide notice to Owner of any Contractor-Required Change. Such notice shall include details concerning the reasons for the Change and all other information required below.

Section 8.5 Notice to Owner.

(a) Contractor shall give timely notice to Owner of any event or circumstance that Contractor believes is or will give rise to a Contractor-Required Change. Such notice shall be in writing and shall include information on the event or circumstance that gives rise to a Contractor-Required Change; *provided, however*, that each such notice shall be issued as promptly as possible but in no event later than fifteen (15) Business Days following Contractor's (or any Subcontractor's) actual knowledge of any such event or circumstance.

(b) In the case of any Change, Contractor shall promptly prepare and submit to Owner an estimate of the increase or decrease, if any, in the Contract Price and the lengthening or shortening, if any, of the Project Schedule required to complete the Change and the remaining portion of the Work, together with an explanation of the basis for the estimates taking into consideration available mitigation of such impact, and the related amendments to any provision of this Contract. Upon Owner's approval of such Change, Contractor shall prepare the Change Order for the Parties to execute and, upon its execution and delivery by both Parties, proceed with the implementation of the Change.

(c) Within ten (10) Business Days of receipt of any notice of a Contractor-Required Change and all supplemental supporting documentation reasonably necessary for Owner to evaluate the Contractor-Required Change, or such longer period as Owner may reasonably require to secure necessary approvals (which period shall be added to the Project Schedule, and in any event shall not exceed an additional ten (10) Business Days), Owner shall notify Contractor of its approval or proposed changes to the Contractor-Required Change. If Owner disputes Contractor's entitlement to or the proposed terms of a Contractor-Required Change, then, subject to Section 8.8, the provisions of ARTICLE 200 may be invoked to resolve the dispute.

Section 8.6 Adjustments to Contract Price. The price of any Work required or modified by a Change shall be on a lump-sum fixed price agreed to by the Parties, unless another method, including, without limitation, a Time and Material Basis, is mutually agreed upon.

Section 8.7 Adjustments to Schedule. Adjustments to the Project Schedule as a result of a Change shall be equal to the actual amount of delay incurred by Contractor on the critical path of the performance of the Work, subject to adjustments to the Work to mitigate the delay. Contractor shall use reasonable efforts to mitigate delays; *provided, however*, if such mitigation would cause a material increase in the costs of performing the Work, Contractor shall not pursue such efforts unless requested in writing by Owner, in which case Contractor shall be entitled to a related Change in the Contract Price.

Section 8.8 Continuation of Work Pending Resolution of Dispute. In the event of a dispute in connection with a Contractor-Required Change or an Owner-Requested Change, during all periods prior to the resolution of the dispute, if so directed by Owner, Contractor shall perform the undisputed portion of the Work.

Section 8.9 Other Provisions Unaffected. Except to the extent the Parties specifically modify any of the provisions of this Contract as part of an executed Change Order, all provisions of this Contract shall apply to all Changes, and no Change, amendment, or waiver shall be implied as a result of any other Change.

ARTICLE 9 ACCEPTANCE TEST; INTERCONNECTION

Section 9.1 Notice of Acceptance Test.

(a) At least ten (10) Business Days prior to performing the Acceptance Test, Contractor shall deliver to Owner a written notice specifying a date for commencement of the Acceptance Test for each ECM.

(b) Owner may be present during the Acceptance Test.

Section 9.2 Acceptance Test Guidelines.

(a) Contractor shall develop its Acceptance test procedures in a manner consistent with the acceptance test guidelines (“*Acceptance Testing*”) provided in Exhibit B, Scope of Work. The Acceptance Test shall be performed by Contractor in order to demonstrate if the Project meets the Contract requirements. Contractor shall maintain detailed records of the Acceptance Test, and deliver copies of such records to Owner upon completion of the Acceptance Test. Contractor shall provide an Acceptance Test report to Owner within thirty (30) days following the test completion.

(b) Contractor shall perform the Acceptance Test in accordance with the Acceptance Test Guidelines and the EPC Requirements. During the Acceptance Test, Contractor shall provide all consumables, skilled labor, and such other materials or services necessary for the completion of the Acceptance Test. Owner shall provide licensed operators to operate the equipment and systems. If the Acceptance Test reveals that the ECM or Project does not meet or exceed the EPC Requirements, Contractor shall remedy the issue at its own cost and repeat the Acceptance Test. At such time as the Acceptance Test demonstrates that the ECM or Project meets or exceeds the EPC Requirements, Contractor shall certify same to Owner in a written notice signed by Contractor, that includes all Acceptance Test results as required under this Section 9.22.

ARTICLE 10 COMPLETION AND ACCEPTANCE OF THE WORK

Section 10.1 Substantial Completion. Contractor shall have achieved “*Substantial Completion*” when each of the following conditions has been met in respect of an individual ECM:

(a) Contractor has completed the start-up and commissioning of the ECM;

(b) the preparation and successful execution of all activities described in the Scope of Work required to place the ECM into initial operation following commissioning;

(c) except for the Punch-List, the Work required to be furnished by Contractor has been properly provided, assembled, installed, constructed, correctly adjusted, tested, and otherwise incorporated into the ECM consistent with the EPC Requirements;

(d) the ECM is capable of being operated in accordance with the EPC Requirements;

(e) the Punch-List for the ECM has been prepared by Contractor and delivered to Owner and Contractor certifies that it has no knowledge of any incomplete Work or deficiencies in the ECM or any other Work, except as set forth in the Punch-List; the Punch-List may also include items as identified by the Owner;

(f) the Construction Documents and other deliverables that are to be delivered to Owner by Contractor on or before Substantial Completion for such ECM pursuant to this Contract have been completed and delivered to Owner in the form and substance required by this Contract and Contractor has delivered to Owner effective waivers and releases of Contractor's liens through such date (which waivers and releases may be conditioned upon payments due by Owner hereunder); and

(g) the Acceptance Test has been successfully completed pursuant to Section 9.22, demonstrating that the Project meets or exceeds the Contract requirements, including, without limitation, applicable performance requirements.

Section 10.2 Notice and Report of Substantial Completion.

(a) When Contractor believes that it has achieved the requirements set forth in Section 10.1, Contractor shall deliver to Owner a written notice of such determination ("**Notice of Substantial Completion**"). The Notice of Substantial Completion shall contain a report with sufficient detail to enable Owner to determine whether the ECM has achieved Substantial Completion. In addition, upon request by Owner, Contractor shall provide reasonable access to the Premises, the ECM, and all other Work so that Owner may conduct such investigations and inspections as are reasonably needed.

(b) Within ten (10) Business Days of receipt of the Notice of Substantial Completion, Owner shall either (a) acknowledge that Contractor has achieved Substantial Completion by signing the acknowledgment in the Notice of Substantial Completion and returning it to Contractor, or (b) notify Contractor that Substantial Completion was not achieved, stating the reasons therefor. If Owner certifies that Substantial Completion has been met, the date indicated as such on such certificate shall be deemed the date of Substantial Completion. If Owner notifies Contractor that Substantial Completion has not been met, Contractor will promptly undertake such action or work as necessary to achieve Substantial Completion and shall then issue another Notice of Substantial Completion to Owner pursuant to Section 10.2(a) stating that Contractor believes that such requirements have been achieved. Such procedure shall be repeated until Substantial Completion is achieved in accordance with Section 10.2(a). If Owner fails to notify Contractor within ten (10) Business Days after receipt of the Notice of

Substantial Completion whether Substantial Completion has or has not been achieved, Substantial Completion will be deemed to have been achieved.

Section 10.3 Transfer of Possession and Control of the Project to Owner. Upon Beneficial Use of any ECM or System, possession and control of that ECM or System, as applicable, shall be conveyed by Contractor to Owner free and clear of any and all liens or encumbrances (other than liens or encumbrances in connection with Owner's failure to pay amounts due hereunder), and Owner shall assume care, custody and control, risk of loss, and responsibility to insure such ECM or System, as applicable. Upon Substantial Completion of all ECMs, Owner shall assume care, custody and control, risk of loss, and responsibility to insure the Project.

Section 10.4 Punch-List.

(a) Not less than fifteen (15) days prior to Contractor's submission to Owner of a Notice of Substantial Completion, Owner and Contractor shall inspect the Project and Contractor shall prepare a Punch-List. Contractor shall provide the Punch-List to Owner together with an estimate of the time to complete or correct each item on the proposed Punch-List for review. Owner shall review and comment on the Punch-List not later than five (5) Business Days after receipt from Contractor. Contractor shall issue a revised Punch-List to Owner that takes account of or responds to Owner's comments to the draft Punch-List not later than five (5) Business Days after Contractor's receipt of such comments. Such procedure shall be repeated until Owner has approved the Punch-List. Failure to approve or comment on the draft Punch-List within the allowed time period shall be deemed acceptance. Contractor shall be solely responsible for completing the items on the Punch-List prior to Final Completion.

(b) Promptly after Owner's receipt and acceptance, or deemed acceptance of the Punch-List for the Project, Contractor and Owner shall agree upon a schedule for Contractor's completion of such Punch-List, which schedule shall provide that Contractor shall complete the Punch-List within sixty (60) days following Substantial Completion. Owner shall provide Contractor reasonable access to the Project to perform such Work in accordance with the agreed schedule. Upon completion of the final Punch-List for the Project to the reasonable satisfaction of Owner, and compliance by Contractor with the other requirements for Final Completion, Owner shall make the final payment to Contractor pursuant to Section 6.4(f).

Section 10.5 Final Completion. Contractor shall have achieved "**Final Completion**" when each of the following conditions has been met in respect of the Project:

- (a) all of the Work shall be complete, including all items on the final Punch-List;
- (b) Substantial Completion has occurred for every ECM;
- (c) delivery to Owner of all releases and lien waivers;
- (d) delivery to Owner of final as-built drawings of the Project, if different from any as-built drawings delivered at Substantial Completion;
- (e) Contractor's obligations under this Contract required to be performed on or prior to Final Completion, other than any obligations that survive the termination of this

Contract or that are, by their express terms, not to be performed until after Final Completion, have been completely and satisfactorily performed;

(f) the Project has been constructed in accordance with the EPC Requirements, including, without limitation, applicable performance requirements;

(g) all Contractor equipment and all of Contractor's supplies, personnel, debris, rubbish, and foreign material have been removed from the Premises and other areas disturbed by the Work;

(h) Contractor has paid to Owner payments due and payable hereunder, if applicable; and

(i) Contractor has issued and delivered a Notice of Final Completion to Owner.

Section 10.6 Notice and Report of Final Completion. When Contractor believes that it has achieved Final Completion in accordance with Section 10.5, Contractor shall deliver to Owner a written notice of such determination ("**Notice of Final Completion**"). The Notice of Final Completion shall contain a report with sufficient detail to enable Owner to determine the achievement by Contractor of Final Completion.

Section 10.7 Achievement of Final Completion. Within ten (10) Business Days of receipt of the Notice of Final Completion, Owner shall either (a) acknowledge that Contractor has achieved Final Completion by signing the acknowledgment in the Notice of Final Completion and returning it to Contractor, or (b) notify Contractor in writing that Final Completion has not been achieved, stating the reasons therefor. If Owner acknowledges that Final Completion has been met, the date indicated as such on such certificate shall be deemed the date of Final Completion. If Owner notifies Contractor that Final Completion has not been met, Contractor will promptly undertake such action or work as necessary to achieve Final Completion and shall then issue another Notice of Final Completion to Owner stating that Contractor believes that Final Completion has been achieved. Such procedure shall be repeated until Final Completion is achieved. If Owner fails to notify Contractor within ten (10) Business Days after receipt of the Notice of Final Completion whether Final Completion has or has not been achieved, such failure shall constitute an Owner-Caused Delay.

ARTICLE 11 WARRANTIES ON WORK AND EQUIPMENT

Section 11.1 Warranties.

(a) Contractor shall provide the following warranties in connection with the Work (collectively, the "**Warranties**"):

(i) Commencing on the date of Substantial Completion on each portion of the Project, as identified on the Schedule of Values, and for a period of one (1) year thereafter (the "**Warranty Period**"), Contractor warrants that such portion of the Project will conform in all respects to the Scope of Work and the Construction Documents and will be free from defects in design, engineering, workmanship and materials, except to the extent any such defects in design, engineering, workmanship and materials are covered by any Manufacturer's Warranty (the "**Project Warranty**"). Contractor shall be liable with respect to any action or failure

to act by Contractor or its Subcontractors which results in the Project Warranty, or any part thereof, being voided or limited in any way. The Parties agree that they will work together in good faith to develop the Project Warranty and other provisions for the Wastewater ECMs, which will be mutually agreed upon and included in the Amendment. The portion of this Agreement regarding the installation and construction of Wastewater ECMs is explicitly conditioned on the parties' execution of such Amendment.

(ii) Notwithstanding any other term or provision herein to the contrary, Owner acknowledges and agrees that all equipment manufacturer warranties ("Manufacturer's Warranty(ies)") are intended to be a pass-through of the warranties provided by the original equipment manufacturers. Contractor shall not be responsible for the cost of repairing a defect to the extent that the original equipment manufacturer of any Equipment does not honor its Manufacturer's Warranty for any reason, including as a result of its termination of operations, insolvency, liquidation, bankruptcy or similar occurrence.

(iii) During the Warranty Period, Contractor shall enforce the Manufacturer's Warranties for and on behalf of Owner and shall use reasonable efforts and diligence to pursue and preserve any Manufacturer's Warranty claim against the applicable manufacturer; provided however, that Owner shall be responsible to pursue any breach of warranty claim against a manufacturer who breaches its Manufacturer's Warranty.

(b) The Project Warranty does not apply to an instance of damage, malfunction, or degradation of the Project, directly caused by:

(i) normal wear and tear;

(ii) someone other than Contractor or its Subcontractors installing, removing, re-installing or repairing the Project; provided, however, that (x) authorized representatives of any Manufacturer who provide installation, removal, repair or re-installation of Equipment covered under such Manufacturer's Warranty shall not be considered "someone other than Contractor or its Subcontractors" for purposes of this Section;

(iii) destruction or damage to the Project or the capacity of the Project to safely operate in accordance with the EPC Requirements or Prudent Industry Practices, in either case not caused by Contractor or its approved service providers while servicing the Project;

(iv) Owner's failure to perform, or breach of, Owner's obligations hereunder (including Owner's maintenance obligations) or misuse of the Project;

(v) any Force Majeure event; or

(vi) a power or voltage surge caused by someone other than Contractor including a grid supply voltage outside of the standard range specified by the Utility.

Section 11.2 Repair of Defects.

(a) If during the Warranty Period, Owner discovers a breach of the Warranties, Owner will notify Contractor in writing of such failure promptly upon discovery but no later than ten (10) Business Days following discovery of such breach. Subject to Section 11.1(a)(ii), during the Warranty Period, Contractor shall at its own cost and expense, as promptly as possible, repair or replace any portion of the Work that does not conform to Project Warranty. In addition, Contractor shall promptly perform such tests as Owner may reasonably require in order to demonstrate the cure of such failure as the result of Contractor's repair or replacement as aforesaid.

(b) Contractor shall use commercially reasonable efforts to coordinate with Owner any repairing, replacing or re-performing of the Work covered by the Warranties, in each case pursuant to this Section 11.2 so as to minimize any adverse impact on the operation of the Project.

(c) If Contractor does not use its reasonable efforts to commence and diligently pursue the activities required hereunder within ten (10) Business Days after receipt of written notice of a nonconformity, or such longer time as may reasonably be required to commence such activities, then Owner, after written notice to Contractor, may perform or have performed by qualified and experienced third parties the necessary remedy consistent with such activities required under Section 11.2(a) and Section 11.2(b), and Contractor shall be liable for all direct, reasonable and documented costs, charges and expenses (including transportation) incurred by Owner in connection with such remedy, provided that such remedy does not void any of the Warranties. If Contractor fails to perform timely, Owner may utilize Contractor's warranty security to remedy Contractor's breach, with Contractor remaining liable for direct, reasonable, and documented costs, charges, and expenses (including transportation) incurred by Owner in connection with such remedy that are not paid by Contractor's security.

Section 11.3 Warranty Period Extension. Any Work re-performed and any part of the Project that is reworked, repaired or replaced pursuant to Contractor's obligations in connection with the Project Warranty will be warranted by Contractor for the later of duration of the remainder of the unexpired Warranty Period or ninety (90) days after such rework, repair or replacement.

Section 11.4 Assignment of Warranties. Upon Final Completion, to the extent that the Manufacturers' Warranties are not directly enforceable by Owner pursuant to their terms, Contractor shall assign all Manufacturer Warranties to Owner.

Section 11.5 LIMITATION OF WARRANTY. THE WARRANTIES PROVIDED IN THIS CONTRACT ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES FROM CONTRACTOR OF ANY KIND, WHETHER EXPRESS OR IMPLIED (INCLUDING ALL WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE) AND OWNER HEREBY EXPRESSLY WAIVES THE RIGHT TO THE SAME.

ARTICLE 12

REPRESENTATIONS AND WARRANTIES

Section 12.1 Representations and Warranties.

(a) Contractor hereby represents and warrants to Owner as follows:

(i) Due Organization of Contractor. Contractor is a corporation duly organized, validly existing and in good standing under the laws of the State of Delaware and has the requisite power and authority to own and operate its business and properties and to carry on its business as such business is now being conducted. Contractor is duly qualified to do business in the State of California and in any other jurisdiction in which the transaction of its business makes such qualification necessary.

(ii) Due Authorization of Contractor; Binding Obligation. Contractor has full power and authority to execute and deliver this Contract and to perform its obligations hereunder, and the execution, delivery and performance of this Contract by Contractor have been duly authorized by the necessary action on the part of Contractor; this Contract has been duly executed and delivered by Contractor and is the valid and binding obligation of Contractor and, to Contractor's current actual knowledge, without duty of inquiry or investigation, enforceable in accordance with its terms.

(iii) No Violation of Law; Litigation. Contractor is not in violation of any Applicable Law which violations, individually or in the aggregate, would affect its performance of any obligation under this Contract or Owner's rights under this Contract. There is no litigation nor are there any arbitration proceedings by or before any arbitrators, court or other Governmental Authority now pending or (to its current actual knowledge, without duty of inquiry or investigation) threatened against it which, if adversely determined, could reasonably be expected to have a material adverse effect on its ability to perform all its obligations under this Contract.

(iv) Non-Contravention. The execution, delivery and performance of this Contract by Contractor and the consummation of the transactions contemplated hereby do not and will not contravene the certificate of incorporation or by-laws of Contractor and do not and will not conflict with or result in a breach of or default under any indenture, mortgage, lease, agreement, instrument, judgment, decree, order or ruling to which Contractor is a party or by which it or any of its properties is bound or affected.

(v) Regulatory Approvals. Governmental or other authorizations, approvals, orders, licenses, or consents required in connection with the execution, delivery and performance of this Contract by Contractor have been obtained or will be obtained in due course.

(b) Owner hereby represents and warrants to Contractor as follows:

(i) Due Authorization of Owner; Binding Obligation. Owner has full power and authority to execute and deliver this Contract and to perform its obligations hereunder and the execution, delivery and performance of this Contract by Owner have been duly authorized by the necessary actions on the part of Owner; this Contract has been duly executed and delivered by Owner and is the valid and binding obligation of Owner enforceable in accordance with its terms.

(ii) No Violation of Law; Litigation. Owner is not in violation of any Applicable Law which violations, individually or in the aggregate, would affect its performance of any obligation under this Contract or Contractor's rights under this Contract. There is no litigation nor are there any arbitration proceedings by or before any arbitrators, court or other Governmental Authority now pending or (to its best knowledge) threatened against it which, if adversely determined, could reasonably be expected to have a material adverse effect on its ability to perform all its obligations under this Contract.

(iii) Non-Contravention. The execution, delivery and performance of this Contract by Owner and the consummation of the transactions contemplated hereby do not and will not contravene the organizational documents or policies of Owner and do not and will not conflict with or result in a breach of or default under any indenture, mortgage, lease, agreement, instrument, judgment, decree, order or ruling to which Owner is a party or by which it or any of its properties is bound or affected.

(iv) Regulatory Approvals. Governmental or other authorizations, approvals, orders, licenses, or consents required in connection with the execution, delivery and performance of this Contract by Owner have been obtained or will be obtained in due course.

ARTICLE 13

OWNER'S RIGHT TO INSPECT WORK AND STOP WORK FOR CAUSE

Section 13.1 Inspection and Re-Performance.

(a) Owner will have the right to have access to and perform its own inspection of the Work, wherever located, at any stage of completion, provided that any unreasonable interference by Owner shall constitute an Owner-Caused Delay.

(b) Owner may reject any Work that does not comply with the EPC Requirements. If Owner's inspection reveals any such non-compliance or any other defects in any portion of Work, then Contractor will commence remedial efforts within five (5) days of Owner's rejection of Work and shall diligently pursue such efforts through completion.

(c) No inspection performed, or failed to be performed by Owner or any Governmental Authority hereunder or under any Premises-Related Requirements, will be deemed a waiver of any of Contractor's obligations under this Contract or be construed as an approval or acceptance of the Work or any portion thereof.

ARTICLE 14

TERMINATION AND SUSPENSION

Section 14.1 Owner's Right to Suspend Work for Convenience.

(a) Owner may at any time and from time to time by notice to Contractor suspend (and later reinstate) the Work without terminating this Contract. If Owner suspends the Work pursuant to this Section 14.1, then Contractor shall:

(i) suspend all further Work related to the portion of the Work that is suspended, except such Work as Owner may specify; and

(ii) secure the Work against any deterioration, loss, or damage.

(b) Contractor will be entitled to a Change Order (including an equitable change to the Contract Price, and Project Schedule) in accordance with ARTICLE 8.

(c) If Owner does not notify Contractor to resume the Work within ninety (90) days, Contractor may terminate the Contract, and such termination shall be deemed a termination for the convenience of Owner pursuant to Section 14.3.

Section 14.2 Certain Payment Upon Owner's Suspension. Owner shall pay Contractor for any actual costs and charges reasonably incurred as a result of such suspension on a monthly basis, including any reasonable suspension charges, demobilization and remobilization expenses, and other payments due to the Subcontractors. Contractor shall mitigate such costs and charges to the extent reasonably possible. Reasonable suspension charges include, without limitation, fees or penalties paid by Contractor to vendors.

Section 14.3 Owner's Right to Termination for Convenience.

(a) Owner shall have the right to terminate this Contract, in whole, not in part, for its sole convenience at any time by giving thirty (30) days prior written notice thereof (the "***Termination Notice***") to Contractor.

(b) If Owner elects to terminate this Contract pursuant to this Section 14.3, then Contractor shall, at Owner's request and expense, perform the following services, as applicable:

(i) cease all further Work, except such Work as Owner may specify in the Termination Notice for the sole purpose of reasonably protecting that part of the Work already executed;

(ii) promptly assist Owner in preparing an inventory of all Equipment in use or in storage at, or off, the Premises;

(iii) transfer or assign, as applicable, to Owner, without any right to additional compensation:

(A) unencumbered and lien-free title to all Work not already owned by Owner, provided that Owner has paid to Contractor the portion of the Contract Price that covers such Work;

(B) to the extent assignable or transferable, all Applicable Permits, if any, then held by Contractor pertaining to the Project; and

(C) remove from the Premises all of Contractor's personal property and Contractor's debris and rubbish as Owner may request.

Section 14.4 Termination Payment Upon Termination for Convenience.

(a) Amount of Termination Payment.

(i) If Owner elects to terminate this Contract under Section 14.3, Owner shall pay to Contractor a termination payment (the “**Termination Payment**”).

(ii) The Termination Payment shall consist of:

(A) amounts due, but not yet paid, for Work performed prior to the effective date of termination;

(B) direct costs paid, contracted or for which Contractor is liable, in accordance with the EPC Requirements or as required by Applicable Law, at the time of termination that are in addition to amounts otherwise paid or due as of the effective date of termination;

(C) cancellation or restocking costs payable to a Subcontractor or vendor under the terms of the applicable contract between Contractor and such Subcontractor or vendor;

(D) direct, out of pocket costs reasonably incurred by Contractor in protecting the Work;

(E) direct, out of pocket costs reasonably incurred by Contractor in performance of the items enumerated in Section 14.3; and

(F) Contractor’s profit and overhead on all completed Work and costs of termination.

Section 14.5 Payment of the Termination Payment. Owner shall pay the entire Termination Payment to Contractor within thirty (30) days of Owner’s receipt of Contractor’s submission of a detailed invoice of the amounts outlined in Section 14.4.

Section 14.6 Events of Default by Contractor. Each of the following events or conditions will constitute an “**Contractor Default**”:

(i) any substantial failure by Contractor to perform or comply with this Contract, including a material breach of any covenant contained herein, and such failure continues for thirty (30) calendar days after notice to Contractor demanding that such failure to perform be cured; *provided* that (y) such failure to perform will not be deemed a default hereunder if it is excused by a provision of this Contract, and (z) if such cure cannot be effected in thirty (30) calendar days, Contractor will be deemed to have cured the default upon the commencement of a cure within thirty (30) calendar days and diligent subsequent completion thereof; or

(ii) any representation or warranty furnished by Contractor in this Contract which was false or misleading in any material respect when made.

Section 14.7 Termination for Default by Contractor. If there is a Contractor Default, unless such Event of Default has been cured within the applicable time periods for a cure set forth in Section 14.6, Owner may terminate this Contract by providing ten (10) Business Days’ written notice to Contractor. Upon termination, Contractor will promptly return to Owner all papers, materials, and property of Owner held by Contractor in connection with this Contract. Contractor will also assist Owner in the orderly termination of this Contract

and the transfer of all aspects hereof, tangible and intangible, as may be necessary for the orderly, non-disrupted business continuation of Owner.

Section 14.8 Remedies Upon Contractor Default. If this Contract is terminated due to Contractor Default, Owner will be entitled to obtain any available legal or equitable remedies through arbitration proceedings instituted pursuant to Section 20.3, including, without limitation, recovering amounts due and unpaid by Contractor and/or damages, which will include Owner's reasonable, actual, direct out-of-pocket losses incurred by reason of such Contractor Default; and any payment or delivery required to have been made on or before the date of the Contractor Default and not made, including interest on any sums due, and losses and costs incurred as a result of terminating this Contract and all costs and expenses reasonably incurred in exercising the foregoing remedies.

Section 14.9 Events of Default by Owner. Each of the following events or conditions will constitute an "Event of Default" by Owner:

- (i) any substantial failure by Owner to perform or comply with this Contract, including a material breach of any covenant contained herein, and such failure continues for thirty (30) calendar days after notice to Owner demanding that such failure to perform be cured; *provided* that (y) such failure to perform will not be deemed a default hereunder if it is excused by a provision of this Contract; and (z) if such cure cannot be effected in thirty (30) calendar days, Owner will be deemed to have cured the default upon the commencement of a cure within thirty (30) calendar days and diligent subsequent completion thereof; or
- (ii) any representation or warranty furnished by Owner in this Contract which was false or misleading in any material respect when made; or
- (iii) any failure by Owner to pay any amount to Contractor which is not paid within ten (10) calendar days after written notice from Contractor that the amount is past due.

Section 14.10 Remedies Upon Owner Default. If this Contract is terminated due to Owner Default, Contractor will be entitled to obtain any available legal or equitable remedies through arbitration proceedings instituted pursuant to Section 20.3, including, without limitation, recovering amounts due and unpaid by Owner and/or damages, which will include Contractor's reasonable, actual, direct out-of-pocket losses incurred by reason of such Owner Default; and any payment or delivery required to have been made on or before the date of the Owner Default and not made, including interest on any sums due, and losses and costs incurred as a result of terminating this Contract and all costs and expenses reasonably incurred in exercising the foregoing remedies.

ARTICLE 15 FORCE MAJEURE

Section 15.1 Force Majeure. As used in this Contract, an event of "***Force Majeure***" shall mean any circumstance not within the reasonable control, directly or indirectly, of the Party affected, but only if and to the extent that (1) despite the exercise of due diligence, such circumstance, or the impact thereof, cannot, through commercially reasonable efforts be prevented, avoided or removed by the affected Party, (2) such event is

not due to the affected Party's negligence or intentional misconduct, and (3) such circumstance is not the result of any failure of such Party to perform any of its obligations under this Contract. Subject expressly to the foregoing conditions, Force Majeure may include:

(a) war, sabotage, hostilities, acts of a public enemy, terrorist acts; action or omissions by a Governmental Authority, including failure of Governmental Authority to promptly conduct inspections and issue Authorizations which have been duly applied for;

(b) adverse weather conditions or natural phenomena, including but not limited to, typhoons, hurricanes, tornadoes, lightning storms, explosions or fires arising from natural causes, earthquakes, hailstorms, landslides, volcanic eruptions, range or forest fires, floods, sustained winds over manufacturer's installation requirements, and other climatic and weather conditions that are abnormally severe for the period of time when, and the area where, such storms or conditions occur, in each case occurring at a property, the access roads to a property, or any other location where Work is then being performed, and unsafe or hazardous conditions arising from such adverse weather conditions or natural phenomena. The term "adverse weather conditions" specifically includes rain, snow or sleet in excess of one hundred fifty percent (150%) of the median level over the preceding ten (10) year period for the local geographic area and time of year in which such rain, snow or sleet accumulates;

(c) strikes, walkouts, lockouts or similar industrial or labor actions (including disruptive union activity meant to force the use of union work force) or disputes, provided, however that strikes, walkouts, lockouts or similar industrial or labor actions or disputes threatened or initiated by or solely against any Contractor's Personnel or arising as a result of any Contractor's Personnel's failure to comply with or enter into a collective bargaining agreement shall expressly not be an event of Force Majeure;

(d) delays which result from the conduct of any Owner Person;

(e) power outages or shutdown of transmission facilities;

(f) vandalism, riot, insurrection, or other public disorder or civil disturbance;
and

(g) regional epidemic or global pandemic.

Notwithstanding anything to the contrary, the term "Force Majeure" shall not include: (1) any delay, default or failure of a Subcontractor, vendor or other Person performing the Work, except to the extent such Subcontractor, vendor or other Person, if they were a party hereto, would be able to claim a Force Majeure event in connection with such delay, default or failure, or (2) a Party's financial inability to perform.

Section 15.2 Burden of Proof. The burden of proof as to whether a Force Majeure event has occurred shall be upon the Party claiming a Force Majeure event.

Section 15.3 Excused Performance. If either Party is rendered wholly or partly unable to perform its obligations under this Contract because of a Force Majeure event, that Party will be excused from whatever performance is affected by the Force Majeure event, and the Project Schedule shall be extended, to the extent so affected; provided, however, that

Contractor shall endeavor to continue to perform its obligations under this Contract so far as reasonably practicable.

ARTICLE 16

TITLE AND RISK OF LOSS

Section 16.1 Title. Title to the Equipment (other than Owner-Supplied Equipment) and all other materials, supplies and machinery used in connection with the Work and that become a permanent part of the Project shall vest in Owner upon the earlier of (i) payment in full for each Equipment hereunder by Owner to Contractor for such Equipment or other items, and (ii) the incorporation of such Equipment, materials, supplies or machinery into the Work.

Section 16.2 Risk of Loss. Notwithstanding the passage of title to Owner in accordance with Section 16.1, or Owner's title to Owner-Supplied Equipment, Contractor shall have the full responsibility for care, custody, and control of the Project, including Equipment incorporated into the Work (as well as all Owner-Supplied Equipment upon joint acceptance of such Owner-Supplied Equipment at the Premises by Owner and Contractor in accordance with Section 2.8), and shall bear the risk of loss of and damage to, and shall be obligated to repair, replace, or reconstruct all Equipment or other item of Work that is lost, damaged, or destroyed prior to (1) Beneficial Use of the Equipment, ECM, or Project, or (2) Substantial Completion, whichever occurs first.

Section 16.3 No Liens or Encumbrances.

(a) Contractor warrants and guarantees that legal title to and the ownership of license to the Work (including, without limitation, the Project and the Equipment (other than any Owner-Supplied Equipment), operation and maintenance manuals, services, materials and supplies provided pursuant to this Contract) shall pass to Owner, free and clear of any and all liens, provided that Owner has made payment in full for all amounts due to Contractor then required by this Contract to have been made.

(b) In the event of any liens, Contractor promptly shall, at its own cost, and provided that Owner has paid to Contractor all undisputed amounts related to such lien, shall remove and discharge any such lien; *provided, however*, if Contractor is unable so to promptly remove and discharge any such encumbrance, Contractor, at its own cost, may provide to Owner in lieu thereof a bond or other collateral, in form and substance satisfactory to Owner, to fully indemnify Owner against any loss resulting from such liens.

Section 16.4 Intellectual Property.

(a) License. The Scope of Work and the Design and Construction Documents and certain technology, drawings, designs, details, databases, data, software, and other property delivered by Contractor hereunder and reasonably identified as proprietary, whether or not incorporated into the Project, are and shall at all times remain the sole and exclusive property of Contractor. Effective from the earlier of the completion of the applicable Work and the early termination of this Contract, Contractor hereby grants Owner (and its successors and assigns) a royalty-free license, for the life of the Project, to use the Design Documents and Construction Documents (including, without limitation

in CAD format) and all technology, drawings, designs, details, databases, data, software, and other property delivered by Contractor, solely for the operation, maintenance and repair of the Project, but not for the resale or leasing of such Project (except in conjunction with a permitted assignment of this Contract or permitted sale of the Project). Owner may use the Design Documents and Constructions documents for expansion of the Project at its sole risk and without liability to Contractor. Nothing in this Contract shall transfer any right, title or interest in any intellectual property of Contractor or Contractor's Personnel or of any Subcontractor. For the avoidance of doubt, notwithstanding any provision of this Contract to the contrary, all Intellectual Property of Contractor owned by or under license to Contractor shall remain the property of Contractor.

ARTICLE 17 INSURANCE AND BONDS

Section 17.1 Contractor's Insurance. As of the Effective Date and continuing through the date of Final Completion, Contractor shall, at its cost and expense, obtain and maintain in force insurance policies providing the coverage of the types and in the amounts provided in Exhibit C.

Section 17.2 Owner's Insurance. As of the Effective Date and continuing through the date of Final Completion, Owner shall, at its cost and expense, obtain and maintain in force insurance policies providing the coverage of the types and in the amounts provided in Exhibit C.

Section 17.3 Certificates. The Parties shall, no later than the date Notice to Proceed is issued, deliver to each other certificates of insurance and endorsements evidencing compliance with the requirements in the Contract.

Section 17.4 Payment and Performance Bonds. Prior to commencing Work under this Contract, Contractor will furnish to Owner a performance bond, in an amount equal to one hundred percent (100%) of the Contract Price, and a payment bond to guarantee payment of all claims for labor and materials furnished, in an amount equal to one hundred percent (100%) of the Contract Price (collectively, the "**Contract Bonds**"). Contracts Bonds will be written on forms reasonably acceptable to Owner. The Contract Bonds are not being furnished to cover the performance of any performance or savings guarantee or maintenance work under this Contract, nor to cover any equipment and/or material manufacturer's warranty or other third-party warranty being assigned to Owner.

Section 17.6 Reduction of Bonds at Substantial Completion. As each ECM achieves Substantial Completion, Contractor may reduce the amount of the Contract Bonds by ninety-five percent (95%) of the amount attributed to such ECM in the Schedule of Values.

ARTICLE 18 INDEMNIFICATION

Section 18.1 Contractor Indemnity.

(a) Contractor agrees to indemnify, defend, and hold harmless Owner Indemnitees, from and against any and all demands, liens or other encumbrances on

Owner, the Work, the Premises, the Project, or Owner's other property, claims, losses, liabilities, costs, damages, causes of action, expenses, fines, settlements and judgments, including court costs, experts' fees and reasonable attorneys' fees, resulting from or in connection with (i) the claims of third parties whether arising in equity, at common law, or by statute, or under the law of contracts, torts or property, of every kind or character, to the extent relating to the negligence or willful misconduct of Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them, or anyone for whose negligent acts such Person may be liable, or a material breach of any covenant, representation or warranty made by Contractor under this Contract or any Exhibit hereto, (ii) any fines, penalties, proceeding or action of any Governmental Authority (iii) the use of Hazardous Materials, whether lawful or unlawful, brought onto the Premises by Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them, or anyone for whose acts such Person may be liable (collectively, the "**Owner Losses**"). This indemnification obligation will survive the termination of this Contract.

(b) Notwithstanding the foregoing, nothing herein shall require Contractor to indemnify, defend or hold harmless an Owner Indemnitee for Owner Losses to the extent such Owner Losses have resulted from the negligence or willful misconduct of, or breach of Applicable Law by, any Owner Indemnitee.

Section 18.2 Owner Indemnity. To the fullest extent permitted by Applicable Laws, Owner will indemnify, hold harmless, release and defend Contractor, its officers, employees, and agents from and against any and all actions, claims, demands, damages, disabilities, fines, penalties, losses, costs, expenses (including consultants' and attorneys' fees and other defense expenses) and liabilities of any nature that may be asserted by any person or entity, to the extent arising out of Owner's gross negligence, unlawful acts or willful misconduct. This indemnification obligation will survive the termination of this Contract.

Section 18.3 Notices. Each Party shall notify the other in writing of any claims from any third party within ten (10) Business Days of receipt of a claim that may be covered by the indemnities set forth herein. The failure of the Indemnitee to promptly notify the Indemnifying Party will not relieve the Indemnifying Party of any indemnification responsibility, except to the extent, if any, that such failure materially prejudices the ability of the Indemnifying Party to defend such claim.

Section 18.4 Defense of Claims. The indemnifying Party under this Contract ("**Indemnifying Party**") shall have the sole right to control the defense of any suit or proceeding with its choice of counsel based on any claim, demand, loss, damage, cause of action, suit or liability for which Indemnifying Party is responsible under any such indemnification. The Indemnifying Party shall not settle any claim without the prior written consent of the Indemnitee if such settlement (a) does not include an irrevocable release of all claims against the Indemnitee; (b) materially diminishes any of the Indemnities' rights under this Contract or seeks to impose additional obligations on the Indemnitee; (c) modifies the Project or the operation or maintenance of the Project; or (d) contains a stipulation or admission or acknowledgement of any liability or wrongdoing on the part of the Indemnitee. The Indemnitee shall give the Indemnifying Party such assistance as the Indemnifying Party may reasonably require in such defense, at the Indemnifying Party's expense. The Indemnitee shall have the right to be represented in such defense and settlement by counsel of its own choice at its own expense. If, following written notice and a reasonable opportunity to cure,

the Indemnifying Party fails to defend diligently such suit or proceeding, the Indemnatee may, in its reasonable discretion, either defend such suit or proceeding or settle the claim which is the basis thereof, without the consent of the Indemnifying Party, but with prior notice to the Indemnifying Party, without relieving the Indemnifying Party of its indemnification obligations hereunder and in each case the Indemnifying Party shall reimburse the Indemnatee for the settlement payment, expenses, court costs and reasonable attorneys' fees.

ARTICLE 19 LIMITATION OF LIABILITY

Section 19.1 Limitation of Liability. The liability of a defaulting Party will be limited to direct, actual damages. Except as expressly provided in this ARTICLE 19, in no event shall either Party (or their Subcontractors, employees and affiliates) be liable to the other Party (or its Subcontractors, employees and affiliates) for special, indirect, consequential and punitive damages, arising out of or in connection with the performance of the Work or this Contract whether or not any such liability is claimed in contract (including breach) law, equity, tort or otherwise, and this limitation shall apply irrespective of negligence, fault or strict liability. Contractor's total liability hereunder to Owner shall not exceed one hundred fifty percent (150%) of the Contract Price; provided that such limitation on liability shall not apply to any claim based on gross negligence, fraud or willful misconduct of Contractor. Owner's liability hereunder to Contractor shall not exceed one hundred percent (100%) of the Contract Price; provided, that such limitation on liability shall not apply to any claim based on gross negligence, fraud or willful misconduct of Owner. The limitations of liability set forth above shall not apply to: (a) Owner's obligations to make payments for the Work under this Contract; or (b) any acts or omissions for which liability cannot be disclaimed or limited under applicable law.

ARTICLE 20 DISPUTE RESOLUTION

Section 20.1 Initial Dispute Resolution. If a dispute arises out of or relates to this Contract, the transaction contemplated by this Contract, or the breach of this Contract (a "Dispute"), either Party may initiate the dispute resolution process set forth in this Article 20 by giving notice to the other Party. The Parties will endeavor to settle the Dispute as follows:

(i) *Field Representatives' Meeting:* Within fifteen (15) Business Days after notice of the Dispute, Contractor's senior project management personnel will meet with Owner's project representative in a good faith attempt to resolve the Dispute.

(ii) *Management Representatives' Meeting:* If Contractor's and Owner's project representatives fail to meet, or if they are unable to resolve the Dispute, senior executives for Contractor and for Owner, neither of whom have had day-to-day management responsibilities for the Project, will meet, within thirty (30) calendar days after notice of the Dispute, in an attempt to resolve the Dispute and any other identified disputes or any unresolved issues that may lead to a dispute. If the senior executives are unable to resolve a Dispute or if a senior management

conference is not held within the time provided herein, either Party may submit the Dispute to mediation in accordance with Section 20.2.

Section 20.2 Mediation. If the Dispute is not settled pursuant to Section 20.1, the Parties will endeavor to settle the Dispute by mediation under the Commercial Mediation Procedures of the American Arbitration Association. Mediation is a condition precedent to arbitration or the institution of legal or equitable proceedings by either Party. Once one Party files a request for mediation with the other Party and with the American Arbitration Association, the Parties agree to conclude the mediation within sixty (60) calendar days after filing the request. Either Party may terminate the mediation at any time after the first session, but the decision to terminate must be delivered in person by the Party's representative to the other Party's representative and the mediator. If the Dispute is not resolved by mediation within sixty (60) calendar days after the date of filing of the request for mediation, then the exclusive means to resolve the Dispute is final and binding arbitration, as described in Section 20.3. Either Party may initiate arbitration proceedings by notice to the other Party and the American Arbitration Association.

Section 20.3 Arbitration Proceedings. The following provisions apply to all arbitration proceedings pursuant to this Section 20.3:

(i) The place of arbitration will be Kings County, California.

(ii) One arbitrator (or three arbitrators if the monetary value of the Dispute is more than \$2,000,000) (the "Arbitral Panel") will conduct the arbitral proceedings in accordance with the rules of the American Arbitration Association currently in effect ("Arbitration Rules"). To the extent of any conflicts between the Arbitration Rules and the provisions of this Contract, the provisions of this Contract prevail.

(iii) The Parties will submit true copies of all documents considered relevant with their respective statement of claim or defense, and any counterclaim or reply. In the discretion of the Arbitral Panel, the production of additional documents that are relevant and material to the determination of the Dispute may be required.

(iv) The Arbitral Panel does not have the power to award, and may not award, any punitive, indirect or consequential damages (however denominated). Arbitration fees and costs shall be paid by the non-prevailing Party. The Party prevailing in arbitration will be awarded its reasonable attorneys' fees and costs.

(v) The award must be in the form of a reasoned award.

(vi) The Dispute will be resolved as quickly as possible. The Arbitral Panel will endeavor to issue the arbitration award within six (6) months after the date on which the arbitration proceedings were commenced.

(vii) The award will be final and binding and subject to confirmation and enforcement proceedings in any court of competent jurisdiction.

Section 20.4 Multiparty Proceeding. Either Party may join third parties whose joinder would facilitate complete resolution of the Dispute and matters arising from the resolution of the Dispute.

Section 20.5 Lien Rights. Nothing in this Article 20 limits any rights or remedies not expressly waived by Contractor that Contractor may have under any lien laws or stop notice laws.

Section 20.6 Obligations Continue. The pendency of a Dispute shall not in and of itself relieve either Party of its duty to perform the undisputed portion of the Work under the Contract.

Section 20.7 Injunctive Relief. Notwithstanding anything in this Contract to the contrary, nothing in this Contract is intended to, nor shall it, prevent the Parties from seeking injunctive relief at any time as may be available under law or in equity.

ARTICLE 21 COOPERATION WITH OWNER

Section 21.1 Cooperation with Owner. Contractor shall coordinate with Owner for the ingress and egress of Contractor's personnel to and from the Premises so as to minimize disruption of its operations. Through effective material management, traffic and logistics coordination and resource management to be deployed in consultation with Owner, Contractor shall ensure minimal disruption while accommodating any reasonable special needs of the Owner, such as mitigation of traffic and parking issues. Contractor shall prohibit and prevent its personnel and its Subcontractors' personnel from loitering or wandering on the Premises.

ARTICLE 22 RECORDS AND AUDITS

Section 22.1 Technical Documentation. Except to the extent Applicable Laws require a longer retention, Contractor shall maintain and shall cause its Subcontractors to maintain all technical documentation pertaining to the Equipment for a period of not less than three (3) years after Final Completion or, if longer, in accordance with Contractor's document retention program.

Section 22.2 Accounting Records. Except to the extent Applicable Laws require a longer retention, Contractor shall maintain and shall use commercially reasonable efforts to cause Subcontractors to maintain records relating to the Work performed or provided under this Contract for a period of not less than three (3) years after Final Completion.

ARTICLE 23 MISCELLANEOUS

Section 23.1 Authorized Representative. Owner shall appoint an Authorized Representative and notify Contractor in writing of such representative's name, address, email address, and telephone number within thirty (30) days of the Effective Date. Owner may, at any time, change the designation of its Authorized Representative, provided, Owner shall promptly notify Contractor in writing of such change. Such Authorized Representative shall be authorized to administer, but not modify or amend, this Contract on behalf of Owner and agree upon procedures and provide such information as is necessary for coordinating the efforts of the Parties. In order to secure effective cooperation and to deal on a prompt and

orderly basis with the various scheduling and administrative issues which may arise in connection with the rights and obligations of the Parties hereunder, such Authorized Representative and the PM shall reasonably and continuously cooperate and communicate with one another until Final Completion.

Section 23.2 Utility Work. Owner expressly understands and agrees that Excusable Events may occur due to Interconnection Facilities work that may need to be performed by the Utility in order for Contractor to fully implement the Project. “Interconnection Facilities” means any distribution or transmission lines and other facilities that may be required to connect equipment supplied under this Contract to an electrical distribution/transmission system owned and maintained by the Utility. Any Interconnection Facilities work that may be required will be performed by the Utility under the Interconnection Agreement.

Section 23.3 Trade Secrets. If any materials or information provided by Contractor to Owner under this Contract are designated by Contractor as a “trade secret” or otherwise exempt from disclosure under the Public Records Act (California Government Code §7920.000 *et seq.*, the “Act”) and if a third party makes a request for disclosure of the materials under the Act, as soon as practical (but not later than five (5) calendar days) after receipt of such request, Owner will notify Contractor of such request and advise Contractor whether Owner believes that there is a reasonable possibility that the materials may not be exempt from disclosure. Within ten (10) calendar days after a third party’s request for disclosure of materials under the Act, Contractor will (i) authorize Owner to release the documents or information sought; or (ii) if Contractor reasonably believes that the information is exempt from disclosure, advise Owner not to release the materials. Contractor will indemnify, defend, and hold Owner and owner’s officers, officials, employees, and agents harmless with respect to any claims and liabilities arising from the withholding of records at Contractor’s request.

Section 23.4 Municipal Advisor. THE PARTIES ACKNOWLEDGE AND AGREE THAT OPTERRA ENERGY SERVICES, LLC IS NOT A MUNICIPAL ADVISOR AND CANNOT GIVE ADVICE TO OWNER WITH RESPECT TO MUNICIPAL SECURITIES OR MUNICIPAL FINANCIAL PRODUCTS ABSENT OWNER BEING REPRESENTED BY, AND RELYING UPON THE ADVICE OF, AN INDEPENDENT REGISTERED MUNICIPAL ADVISOR. OPTERRA ENERGY SERVICES, LLC IS NOT SUBJECT TO A FIDUCIARY DUTY WITH REGARD TO OWNER OR THE PROVISION OF INFORMATION TO OWNER. OWNER WILL CONSULT WITH AN INDEPENDENT REGISTERED MUNICIPAL ADVISOR ABOUT THE FINANCING OPTION APPROPRIATE FOR OWNER’S SITUATION.

Section 14.02 Tax Advisor. The Parties acknowledge and agree that Opterra Energy Services, LLC is not a tax advisor and cannot give advice to Owner with respect to the Inflation Reduction Act and any funds Owner may be eligible for thereunder. Owner must consult its own tax and legal advisors with regard thereto.

Section 23.5 Assignments.

(a) Except as set forth below, this Contract may be assigned only with the prior written consent of the other Party.

(b) Owner may collaterally assign this Contract and any rights or obligations hereunder to any Financing Party as collateral security.

(c) Contractor may assign this Contract and all related contracts without the consent of Owner: (i) to an affiliate; or (ii) pursuant to a merger, consolidation, transfer of substantially all its assets, or by operation of law.

Section 23.6 Governing Law. This Contract shall in all respects be governed by and construed in accordance with the laws of the State of California, without giving effect to any choice of law rules thereof which may direct the application of the laws of another jurisdiction.

Section 23.7 Severability. If any provision of this Contract shall be held void, voidable, invalid or inoperative, no other provision of this Contract shall be affected as a result thereof, and, accordingly, the remaining provisions of this Contract shall remain in full force and effect as though such void, voidable, invalid or inoperative provision had not been contained herein.

Section 23.8 Notices.

(a) All notices permitted or required to be given under this Contract shall be in writing and shall be sent by personal delivery or courier service (such as FedEx or UPS) to the other Party at the address set forth below. Writing shall not include electronic mail, unless receipt is acknowledged by recipient.

If to Owner:

City of Hanford
Attn: Utilities & Engineering Director
900 S. 10th Ave.
Hanford, CA 93230

If to Contractor:

OPTERRA Energy Services, LLC
35 North Lake Street, Suite 900
Pasadena, CA 91101
ATTN: Contract Administrator

(b) Notices, addressed in compliance with the foregoing, shall be deemed received: (i) on the day on which such notice is delivered personally or (ii) the following Business Day if deposited with a recognized overnight carrier.

(c) Each Party shall have the right to change the place to which notice shall be sent or delivered or to specify one additional address to which copies of notices may be sent, in either case by similar notice sent or delivered in like manner to the other Party.

Section 23.9 No Waiver of Rights. Except as may be specifically agreed in writing, the failure of Owner or Contractor to insist in any one or more instances upon the strict performance of any one or more of the provisions of this Contract or to exercise any right herein contained or provided hereunder, shall not be construed as, or constitute in any

way, a waiver, modification or relinquishment of the performance of such provision or right(s), or of the right to subsequently demand such strict performance or exercise such right(s), and such rights shall continue unchanged and remain in full force and effect.

Section 23.10 Entire Contract. This Contract and its Exhibits contain the entire agreement between the Parties with respect to the subject matter hereof, and supersedes any and all prior and contemporaneous written and oral agreements, proposals, negotiations, understandings and representations pertaining to the subject matter hereof. This Contract is the result of arms-length negotiations between two sophisticated parties and ambiguities or uncertainties in it will not be construed for or against either Party, but will be construed in a manner that most accurately reflects the intent of the Parties as of the Effective Date. Each of the Parties acknowledges and agrees that neither Party has provided the other with any legal, accounting, regulatory, financial, or tax advice with respect to any of the transactions contemplated hereby, and each Party has consulted its own legal, accounting, regulatory, financial and tax advisors to the extent it has deemed appropriate.

Section 23.11 Amendments. No amendments or modifications of this Contract shall be valid unless evidenced in writing and signed by a duly authorized representative of the Party against which enforcement is sought.

Section 23.12 Survival. Cancellation, expiration or earlier termination of this Contract shall not relieve the Parties of obligations that by their nature should survive such cancellation, expiration or termination.

Section 23.13 No Third-Party Rights. This Contract and all rights hereunder are intended for the sole benefit of the Parties and, to the extent expressly provided, for the benefit of the Owner Indemnitees and Contractor Indemnitees, and shall not imply or create any rights on the part of, or obligations to, any other Person.

Section 23.14 Obligations Non-Recourse. The Parties acknowledge that each Party has entered into this Contract entirely on its own behalf, and not on behalf of its affiliates, and that neither Party shall have any recourse against any of the other Party's affiliates, members, partners, parents, joint venturers, officers or directors for any reason.

Section 23.15 Relationship of the Parties. Nothing in this Contract shall be deemed to constitute either Party a partner, agent or legal representative of the other Party, or to create any joint venture, partnership or fiduciary relationship between the Parties. Contractor is and shall remain an independent contractor in the performance of this Contract, maintaining complete control of its personnel, workers, Subcontractors and operations required for performance of the Work.

Section 23.16 Counterparts. This Contract may be executed and delivered (including by facsimile transmission or portable document format) in one or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the Parties and delivered to the other Parties, it being understood that all Parties need not sign the same counterpart.

[Signature pages follow]

IN WITNESS WHEREOF, the Parties, intending to be legally bound, have caused this Engineering, Procurement and Construction Contract to be executed by their duly authorized officers and to be effective as of the day and year first above written.

Contractor:

OPTERRA ENERGY SERVICES, LLC

By: Courtney Jenkins

Title: President & CEO

Owner:

CITY OF HANFORD

By:_____

Name: CHRISTOPHER TAVAREZ

Title: Interim City Manager

Exhibit A

PREMISES

Facility	Address
City of Hanford Waste Water Treatment Plant	10555 Houston Ave, Hanford, CA 93230

Exhibit B

SCOPE OF WORK

California State Contractor's License Number 1142716

California Public Works Contractor Registration Number 2000014411

Energy Conservation Measures (ECM) to Be Implemented

ECM #	Description
1	Solar Photovoltaic Installation
2	Waste Water Treatment Plant Upgrades
2A	Upgrade Existing Oxidation Ditch
2B	Install New Oxidation Ditch
2C	New Secondary Clarifiers
2D	New RAS/WAS Pumps
2E	New Chemical Storage and Treatment System
2F	Instrumentation and Controls

***ECMs 2 through 2F to be added by Amendment

1. Solar Photovoltaic Installation

- 1.1. The installation of a 838kWdc fixed tilt ground mount system.
- 1.2. All systems shall meet the requirements of all national and California building codes.
- 1.3. General Specifications:
 - 1.3.1. All arrays will follow natural grade.
 - 1.3.2. Posts shall be installed plumb within the manufacturer's tolerances.
 - 1.3.3. Minimum ground clearance of 18 inches and a maximum clearance of 30 inches.
 - 1.3.4. Module tilt angle of 25 degrees.
 - 1.3.5. Repair any concrete, hardscape, landscape or asphalt damaged by Contractor and its subcontractors to extent required.
 - 1.3.6. Electrical equipment shall be new, UL listed material and equipment that carry the manufacturers' original warranties.
 - 1.3.7. Shutdowns will be coordinated with Utility and Owner to minimize impact on facility.

- 1.3.8. Procure materials and equipment necessary for construction.
 - 1.3.8.1. Owner shall procure new solar PV switchgear for installation by Contractor. Such switchgear shall be delivered to the Premises no later than January 27, 2026.
- 1.3.9. Provide project management and construction management necessary for a full and complete installation.
- 1.4. Modules:
 - 1.4.1. JA Solar 530/540/545W or equal.
- 1.5. Inverters:
 - 1.5.1. PV Inverter shall be SMA commercial string inverters or equal.
- 1.6. Fencing:
 - 1.6.1. Installation of up to 1,200' of new permanent fencing, to fully enclose new array on three sides.
 - 1.6.2. Fencing shall be 6' high galvanized chain link metal fence with privacy slats and three-strand barbed wire top to match existing fencing.
 - 1.6.3. Two (2) gates shall be installed for access with a minimum 12-foot opening.
- 1.7. Electrical Enclosures and Boxes:
 - 1.7.1. Interior and exterior enclosures and boxes shall be minimum NEMA 4X.
 - 1.7.2. A copper ground bus shall be provided in each enclosure or cabinet. It shall have provisions for connecting a minimum of ten grounding conductors.
- 1.8. Wire:
 - 1.8.1. DC wiring within the solar canopies and ground mount structures shall be copper wire. Aluminum wire shall be used for all AC wiring, including from each system's AC combiner to the main point of connection at the site's electrical switchgear.
 - 1.8.2. Insulation of all conductors and cables shall be rated for the voltage of the system.
- 1.9. Preliminary Drawings:
 - 1.9.1. Proposed site plan shown in Exhibit H – Preliminary Drawings.
 - 1.9.2. The proposed site plan is a schematic engineering layout and is subject to change due to field conditions and completion of final engineering.
- 1.10. Inclusions:
 - 1.10.1. Provide geotechnical evaluations necessary for design requirements.
 - 1.10.2. Perform underground utility surveys to locate any existing utilities that are in the path of horizontal boring, vertical boring or trenching.
 - 1.10.3. Provide and install solar ground mounted structures.
 - 1.10.4. Provide driven pile or concrete pier foundations at maximum 8' deep.
 - 1.10.5. Furnish and install solar PV modules and necessary mounting hardware.
 - 1.10.6. Furnish and install all underground wiring in conduit, no-direct burial
 - 1.10.7. Furnish and install string inverters and necessary electrical equipment and conduits to connect system to the electrical switchgear or meter.
 - 1.10.8. Installation of Owner Provided Equipment, specifically the PV switchboard to match specifications as shown in Exhibit H – Preliminary Drawings.

- 1.10.9. Furnish and install new utility approved AC disconnect switch.
- 1.10.10. Furnish and install new data acquisition system (DAS) including all necessary communication conduit and wiring. New DAS system will connect to Contractor provided cellular modem.
- 1.10.11. Provide and coordinate installation of the net generation output meter (NGOM) and net energy meter (NEM) metering to monitor PV production and facility usage.
- 1.10.12. Integrate new data acquisition with existing to provide one complete monitoring system for both PV Systems.
- 1.10.13. Perform horizontal boring and/or trenching of existing concrete, hardscape or asphalt areas as required to route conduits.
- 1.10.14. Contractor to coordinate with Owner on final design of ground mounted structures to confirm the arrays do not interfere with existing access to or operation of the underground water lines at the site. Any changes to the proposed location, orientation, or size of the structures due to design changes will result in a review of the costs and/or schedule to confirm if a Change Order is required.
- 1.10.15. Contractor has included one (1) mobilization per site, which includes free access to the entire mobilized portion of the construction area for the full scope of work.
- 1.10.16. Owner will provide access to the Facilities, laydown areas at the work sites, and a reasonable number of parking spaces at the Facility.
- 1.10.17. Start-up, test, and commission the PV Systems in accordance with design plan.
- 1.10.18. Coordinate with Owner and Utility on proposed Utility upgrades. Owner is responsible for paying for all costs and fees associated with the proposed Utility upgrades, including any additional metering required by the Utility.

1.11. Solar PV Exclusions:

- 1.11.1. Grading of the solar area.
- 1.11.2. Security camera system or other security measures.
- 1.11.3. Owner will be responsible for hiring and paying all County, City and other special inspectors.
- 1.11.4. Plan check fees are excluded.
- 1.11.5. Costs due to additional footing depth beyond 8' for driven pier or concrete foundations. Deeper foundation depths will result in a Change Order for increased cost.
- 1.11.6. California Environmental Quality Act (CEQA) study is not included in scope of work.
- 1.11.7. Stormwater pollution prevention documentation.
- 1.11.8. Work associated with unsuitable soil conditions not limited to water intrusion, liquefaction, caving, sandy/rocky soils etc.
- 1.11.9. Decorative fencing, Iron rod, or black vinyl coated, on fencing.
- 1.11.10. Temporary lighting during construction is excluded.
- 1.11.11. Provision of, modifications to or additions to fire life safety systems, including but not limited to fire alarm systems, fire sprinklers, new fire lanes and alarm speaker systems are excluded.
- 1.11.12. Costs of any site improvements, material, or engineering necessary for ADA compliance are excluded.
- 1.11.13. No allowance has been made for screening, bird spikes, or other mitigations to eliminate nesting or occupation of wildlife on or within major equipment or elsewhere on the Premises where Work is performed. Wildlife debris cleanup is excluded.

- 1.11.14. Existing lighting circuits and controls are assumed usable and able to be reused for canopy lighting without any additional upgrades.
- 1.11.15. Relocation of underground utilities required for installation of solar arrays in the proposed locations .
- 1.11.16. Panic hardware on any gates or fencing.
- 1.11.17. Ongoing landscaping maintenance.
- 1.11.18. Electrical upgrades on Owner's or Utility's side of the electrical gear, including bringing existing systems up to code. If utility upgrades are required, a Change Order will be required for additional costs incurred. This includes costs associated with extended Utility review times or delays.
- 1.11.19. Corrections or upgrades to existing equipment, systems, or other improvements not associated with the specific scope of work above.
- 1.11.20. Temporary power during facility shutdowns.
- 1.11.21. Temporary power during parking lot work.
- 1.11.22. Haul off or removal of contaminated soils. If contaminated soils are found during final engineering and haul off is required, Contractor will notify Owner and provide a Change Order to remove the soils.
- 1.11.23. Additional costs related to underground obstructions encountered during trenching or other excavations.
- 1.11.24. Structural upgrades to existing structures.
- 1.11.25. Screening of new or existing equipment.
- 1.11.26. Repair or replacement of existing housekeeping pads, concrete pads, or base repair of existing walkway lighting are excluded.
- 1.11.27. Bolt covers are excluded.
- 1.11.28. Painting, unless specified in scope of work, is excluded.
- 1.11.29. When new equipment is connecting to the existing electrical distribution system, Contractor will not be responsible for the electrical integrity of the existing electrical system, e.g., the condition and proper termination of current-carrying, grounded, and grounding conductors, bus taps, protective elements, the proper protection of existing wire through knockouts, or missing components. Owner is responsible for providing and maintaining the building's electrical distribution system that meets the latest NEC and guidelines adopted by the authority having jurisdiction.
- 1.11.30. Solar PV Equipment Warranties:

Equipment Type	Warranty Length
Solar PV Inverters	10 Year Manufacturer
Solar PV Modules	12-yr Product Warranty, and 30-yr Linear Power Output Warranty with 0.45% Annual Degradation over 30-yr
Solar Medium Voltage Transformer	3 Year Manufacturer

2. Waste Water Treatment Plant Upgrades *-to be added by Amendment when final*

EXHIBIT B-2

Basis of Design

To be added by Amendment when final

Exhibit C

INSURANCE REQUIREMENTS

Contractor's Insurance

a. Contractor, at Contractor'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 or substantially similar, including products and completed operations, with a limit of no less than TWO MILLION AND NO/100 DOLLARS (\$2,000,000) per occurrence for bodily injury, personal injury, and property damage, and a general aggregate limit of no less than FOUR MILLION AND NO/100 DOLLARS (\$4,000,000).

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

iv. Builder's Risk (Course of Construction) utilizing an "All Risk" (Special Perils) coverage form, with limits equal to the completed value of the project and no coinsurance penalty provisions. Contractor shall have full discretion, subject to the terms hereof, to determine the scope, form, limits, deductibles, insurers, and other terms and conditions of such 'all-risk' property insurance, and may modify or replace such coverage from time to time as it deems appropriate, provided such insurance remains commercially reasonable for projects of similar type, size, and risk profile; further provided, the scope, form, limits, deductibles, insurers, and other terms and conditions of such 'all-risk' property insurance shall be subject to Owner's approval, which approval will not be unreasonably withheld.

v. Professional Liability. Contractor will maintain professional liability coverage with limits no less than TWO MILLION AND NO/100 DOLLARS (\$2,000,000) per occurrence or claim, and TWO MILLION AND NO/100 DOLLARS (\$2,000,000) policy aggregate.

vi. Contractors' Pollution Legal Liability. Contractor will maintain pollution legal liability coverage with limits no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per occurrence, and TWO MILLION AND NO/100 DOLLARS (\$2,000,000) policy aggregate. If the services involve lead-based paint or asbestos identification/remediation, the Contractors Pollution Liability policy shall not contain lead-based paint or asbestos exclusions. If the services involve mold identification/remediation, the Contractors Pollution Liability policy shall not contain a mold exclusion, and the definition of Pollution shall include microbial matter, including mold.

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

Contractor may use Umbrella or Excess Policies to provide the liability limits as required in this Agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required, including, but not limited to, primary and non-contributory, additional insured (except for Worker's Compensation and Professional Liability), deductibles and self-insured retentions, indemnity, and defense requirements. No insurance policies maintained by any additional insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until Contractor's primary and excess liability policies are exhausted.

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. Owner and its officers, officials, employees, and agents are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of Contractor including materials, parts, or equipment furnished in connection with such work or operations; products used by Contractor; or automobiles owned, leased, hired or borrowed by Contractor. General liability coverage can be provided in the form of an endorsement to Contractor'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. If ISO Forms are not available, then substantially equivalent forms may be provided. The coverage shall contain no special limitations on the scope of protection afforded to Owner and its officers, officials, employees, or agents.

ii. For any claims related to this Agreement, Contractor's insurance coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 as to the City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by Owner and/or its officers, officials, employees, or volunteers shall be in excess of Contractor'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 thirty (30) days (except 10 days for non-payment of premium) prior written notice to Owner.

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

Contractor shall furnish Owner 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 Owner before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. Owner reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

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

e. Contractor may submit evidence of Builder's Risk insurance in the form of Course of Construction coverage. Such coverage shall name City as a loss payee.

f. Contractor's insurance policies shall be "occurrence" policies and not "claims-made" coverage, except for Professional Liability Coverage. If any coverage required is written on a claims-made coverage form:

1. The retroactive date must be shown, and this date must be before the execution date of this contract or the beginning date of contractor work.

2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.

3. If coverage is canceled or non-renewed and not replaced without another claims-made policy form with a retroactive date prior to the contract effective date, or start of work date, Contractor must purchase extended reporting period coverage for a minimum of five (5) years after completion of contract work.

4. A copy of the claims reporting requirements must be submitted to City for review and approval.

g. Contractor shall require and verify that all subcontractors maintain insurance meeting all requirements stated herein, subject to Section 3.1(c)(ii) of the Contract. For CGL coverage, subcontractors shall provide coverage with a form at least as broad as CG 20 38 04 13. Contractor will obtain from each subcontractor all insurance certificates and endorsements required hereunder and will submit such material to City with the certificates and endorsements evidencing Contractor's coverage.

Owner's Insurance

Owner will maintain, or cause to be maintained, for the duration of this Contract, the insurance coverage outlined below, which may be met by self-insurance or through Owner's joint powers authority, and all such other insurance as required by Applicable Law. Evidence of coverage will be provided to Contractor via an insurance certificate or letter of self-insurance.

(a) Commercial General Liability insurance, written on an occurrence form, with limits of:

- * \$2,000,000 each occurrence for Bodily Injury and Property Damage; and
- * \$4,000,000 General Aggregate

(b) Auto Liability coverage for owned, hired and non-owned vehicles with limits of \$1,000,000 per accident

- Workers' Compensation with statutory limits
- Employers Liability with limits of \$1,000,000 per accident
- Pollution for Pre-existing conditions with limits of \$1,000,000 per occurrence; \$2,000,000 policy aggregate
- Property for Existing Structures Insurance

The insurance provided for above will contain waivers of subrogation rights against Contractor, will include Contractor as an additional insured, and will provide that the insurance is primary coverage with respect to all insureds.

Exhibit D

SCOPE OF MONITORING INSTALLATION

Overview of DAS Network Installation and Equipment Requirements

Contractor will provide a revenue-grade billing, data acquisition system (DAS). This will provide readily available access to various internal and external information collected on the PV Systems.

- Supply and install hardware specific to the DAS system.
- Supply and install, terminate, label, and test all Data Point of Connection (DPOC) communication cabling from each DAS node to the predetermined and respective DPOC(s); in accordance with Hanford's specifications.
- Test and verify Premises network connectivity.
 - a. TCP/IP internal addressing and verification
- Supply, install, and configure a Modbus based digital Net Energy Meter (NEM).
- Connect the data portion of digital NEM(s) to their respective DPOC(s).
- Supply, install, and configure a Modbus based digital Net Generation Output Meter (NGOM).
- Perform the physical installation, labeling, testing and certification testing of each data circuit from the digital NEM(s) to their respective DPOC(s).
- Provide basic system training to designated Owner maintenance staff.

Exhibit E

M&V SERVICES

Contractor will perform measurement and verification services (“M&V Services”) as set forth in this Exhibit E with respect to Owner’s Premises below:

Facility	Address
City of Hanford Waste Water Treatment Plant	10555 Houston Avenue, Hanford, CA 93230

I. Definitions:

Capitalized terms used in this Exhibit E and not defined in the Contract, have the meanings set forth below:

“**Base Energy Rate**” means the dollars per energy unit for each building and/or each ECM, set forth in this Exhibit E, Section (III), and used by Contractor to calculate the EC Savings.

“**Construction Period**” means the period beginning with the first day of the month in which material or equipment is first installed at the Premises and continuing until the M&V Commencement Date.

“**EC Savings**” means the savings in units of dollars (\$) calculated by Contractor in the manner set forth in this Exhibit E, Section (III), achieved through the reduction in consumption or demand through implementation of the Work.

“**Energy Savings Report**” means an annual report prepared by Contractor containing a precise calculation of the EC Savings during the applicable Measurement Period. The Energy Savings Report shall be submitted to Customer within ninety (90) days after each Measurement Period.

“**Energy Savings Term**” means the period beginning on the first day of the Construction Period and ending on the earlier of: (i) the day immediately preceding the twentieth (20th) anniversary of the M&V Commencement Date; (ii) the termination of the Contract; or (iii) the termination by Owner of the M&V Services in accordance with this Exhibit E, Section (II)(G).

“**Energy Unit Savings**” means the savings in units of energy, power, water, etc., calculated by Contractor in the manner set forth in this Exhibit E, Section (III), achieved through the reduction in consumption or demand through implementation of the Work.

“**Energy Use Factors**” means factors identified by Contractor which may affect the Energy Unit Savings of the Generating Facility, including but not limited to: quality, quantity, and timeliness of maintenance and repairs to the PV Systems or building electrical distribution system; inability to timely procure replacement parts/components; inability to submit claims under manufacturer warranty, including by reason of manufacturer insolvency; damage or

defects no longer covered or excluded under manufacturer warranty; soiling in excess of predicted soiling based on industry-standard modeling; material reduction in energy consumption at a Project Location which significantly limits the PV Systems ability to offset Project Location electric consumption; non-operation or shutdown of the PV Systems by Owner or a third party other than Contractor; damage to the PV Systems not caused by Contractor; and any reduction in annual solar irradiation at a nearby NOAA weather station of more than 10% below the 30-year average.

“Guarantee Payment” means, for any True-Up Term, either: (i) a cash payment by Contractor to Owner in an amount equal to the Guarantee Shortfall for that True-Up Term pursuant to this Exhibit E, Section (II)(A)(ii); or (ii) additional energy services or energy saving retrofits requested by Owner with an agreed value equal to the Guarantee Shortfall for that Measurement Period pursuant to this Exhibit E, Section (II)(A)(iii).

“Guarantee Shortfall” means an amount calculated in accordance with this Exhibit E, Section (II)(I)(v).

“Guaranteed Savings” means, for any True-Up Term, the dollar amount set forth below for such True-Up Term, as the same may be adjusted by Contractor for changes in Energy Use Factors:

Measurement Period	Solar PV Expected Savings	True-Up Term	Guaranteed Savings
1	\$207,500	1st True-Up	\$1,157,382
2	\$218,850		
3	\$230,821		
4	\$243,447		
5	\$256,764		
6	\$270,809	2nd True-Up	\$1,510,505
7	\$285,622		
8	\$301,246		
9	\$317,724		
10	\$335,104		
11	\$353,434	3rd True-Up	\$1,971,366
12	\$372,767		
13	\$393,157		
14	\$414,663		
15	\$437,345		
16	\$461,268	4th True-Up	\$2,572,833
17	\$486,499		
18	\$513,110		
19	\$541,177		
20	\$570,779		

“**IPMVP**” means the International Performance Measurement and Verification Protocol prepared by Efficiency Valuation Organization.

“**M&V Commencement Date**” means the first day of the month immediately following the later of (i) Contractor’s receipt of the fully signed Certificate of Final Completion, and (ii) Contractor’s receipt of the full Contract Amount.

“**Measurement Period**” means each one-year period following the M&V Commencement Date.

“**Projected Energy Savings**” means those Energy Unit Savings which Contractor anticipates will be realized from the installation and continued operation of the Work, as set forth in this Exhibit E, Section (III).

“**Savings Guarantee**” is defined in this Exhibit E, Section (II)(A)(i).

“**True-Up Term**” means each 60-month period beginning on the M&V Commencement Date and concluding at the end of the Energy Savings Term.

II. Terms and Conditions

A. Guaranteed Savings.

- i. Savings Guarantee. Upon the terms and subject to the conditions set forth herein, Contractor warrants that Owner will realize total EC Savings during the Energy Savings Term of not less than the total Guaranteed Savings (the “Savings Guarantee”), as the same may be adjusted for changes in Energy Use Factors.
- ii. Guarantee Payment. For any True-Up Term in which there is a Guarantee Shortfall, Contractor will pay to Owner, within thirty (30) calendar days after the acceptance and approval by Owner of the Energy Savings Report for such True-Up Term, the Guarantee Payment for that True-Up Term.
- iii. Services or Retrofits in Lieu of Guarantee Payment. If in the judgment of Owner, Owner would benefit from additional energy services or energy saving retrofits, Owner and Contractor may mutually agree that Contractor will provide such services or retrofits in lieu of the Guarantee Payment for such Measurement Period. For the purposes of this Contract, such services or retrofits will have a deemed value equal to the Guarantee Shortfall for that Measurement Period.
- iv. Excusable Events. If Contractor is delayed in, or prevented from, accurately calculating the actual EC Savings for any day of any Measurement Period by reason of any Excusable Event, such circumstance will not constitute a default, and Contractor will be excused from performing the M&V Services while such event is continuing. During such event, Projected Energy Savings for the month(s) in which such event is continuing will be used in lieu of actual data; provided that if three (3) or more years of post M&V Commencement Date data are available for such month(s), the historical average of such data for such month(s) will be used in lieu of Projected Energy Savings.

B. Changes in Energy Use Factors.

- i. Adjustments to Guaranteed Savings. If a change in any Energy Use Factor results in a reduction of EC Savings, then the Guaranteed Savings for the corresponding Measurement Period(s) will be decreased by the same amount. Contractor will notify Owner, in writing, of all such requested changes, and proposed changes will be subject to Owner approval, which will not be unreasonably withheld.
- ii. Projected Energy Savings. During the Energy Savings Term, when the ultimate effect of the Work on EC Savings cannot be accurately determined due to pending construction or changes to the Scope of Work, Projected Energy Savings for the Premises will be used until the effect of the changes can be determined by Contractor.
- iii. Change Order – Savings Effect. Contractor will calculate the energy impact of any Change Orders. Such calculation will be subject to Owner approval, which approval will not be unreasonably withheld.
- iv. Inspection of Facilities. Owner agrees that Contractor will have the right, with or without prior notice, to inspect the Premises to determine if Owner has consistently complied with its obligations as set forth above. If any inspection discloses that Owner has materially failed, on or prior to the date of such inspection, to be in compliance with any of its obligations, then the Guaranteed Savings will be assumed to have been achieved for the portion of the Energy Savings Term during which such failure will have existed.
- v. Interference. Owner may not cause, and will take all commercially reasonable steps to prevent any third party from causing, any overshadowing, shading or other interference with the solar insolation that falls on the PV System. Upon discovering, or otherwise becoming aware of, any actual or potential overshadowing, shading or other interference with insolation, Owner will promptly notify Contractor. If an unforeseeable overshadowing or shading condition that is within Owner's reasonable control and which is not caused by Contractor or its subcontractors exists and continues for five (5) Business Days or more, Owner agrees that the Guaranteed Savings for such PV System will be reduced based upon such shading condition, and Contractor may present Owner with a proposed reduction to the Guaranteed Savings reflecting such overshadowing, shading or other interference.

C. Owner Maintenance. Beginning at Beneficial Use or Substantial Completion, whichever occurs later, for any portion of the Work, Owner will maintain such portion of the Work and upon Final Completion will maintain the Project, in accordance with the maintenance schedules and procedures recommended by Contractor and by the manufacturers of the relevant equipment, such maintenance to include maintaining all landscaping (including tree trimming) in and around the PV Systems.

D. Energy Savings Report. Annually for the duration of the Energy Savings Term, Contractor will submit to Owner an energy savings report containing a precise calculation of the EC Savings during the applicable Measurement Period (an "Energy Savings Report"). Contractor will use its best efforts to submit such Energy Savings Report within ninety (90) calendar days after receipt of all needed information for a Measurement Period,

unless additional information is needed to accurately calculate the EC Savings, in which case Owner will be notified of such a situation within the ninety (90) calendar-day period.

E. On-Site Measurements. Owner irrevocably grants to Contractor the right, during the Energy Savings Term, to monitor EC Savings and energy management performance by conducting on-site measurements, including, but not limited to, reading meters and installing and observing on-site monitoring equipment. Contractor will not exercise such right in a manner that unreasonably interferes with the business of Owner as conducted at the Premises as of the date hereof. Owner will cooperate fully, at no cost to Owner, with the exercise of such right by Contractor pursuant to this Exhibit E, Section (II)(E). Owner will further cooperate with Contractor's performance of the M&V Services by providing utility information, changes in Energy Use Factors, and/or additional information as reasonably requested by Contractor

F. *Not Used*.

G. Termination of Guaranteed Savings. If (i) Owner notifies Contractor in writing of its intent to terminate the M&V Services, (ii) the Contract is terminated by Contractor for material default by Owner or by Owner for any reason permitted by the Contract, (iii) Contractor is no longer the provider of the Maintenance Services set forth in Exhibit F, unless due to an uncured material breach by Contractor, or (iv) Owner fails to maintain the Project in accordance with this Exhibit E, Section (II)(C), or is in material default of any of its other obligations under this Exhibit E, the obligation of Contractor to prepare and deliver the Energy Savings Report and to make a Guarantee Payment will also be terminated. If such termination occurs on a date other than the last day of a Measurement Period, Contractor will have no obligation to make a Guarantee Payment or prepare and deliver an Energy Savings Report for such Measurement Period.

H. *Not Used*.

I. Calculation of Guarantee Shortfall. The Guarantee Shortfall, for any True-Up Term, will be calculated by Contractor as the difference, to the extent positive, between the Guaranteed Savings for such True-Up Term minus the sum of EC Savings for such True-Up Term.

III. Methodologies and Calculations

The following details the methodologies and calculations to be used in determining the Energy Unit Savings under this Contract.

Table E-1: Measurement and Verification Methods

ECM	ECM Description	M&V Method	
		Electric Usage	Electric Demand
1	Solar Photovoltaic Installation	Option B	N/A

1. M&V Option B: Energy savings performance of Scope of Work are measured and verified at the end-use site. Option B techniques are designed for projects where long-

term continuous measurement of performance is desired and warranted. Under Option B, while some parameter may be stipulated or measured once then stipulated, some individual loads are continuously monitored to determine performance; and this measured performance is compared with an equipment-use Baseline to determine the Energy Unit Savings.

- a. Kilowatt-hours produced by the PV system will be measured using automated metering. First-year projected energy production is shown in *Table E-2* below and is assumed to degrade by 0.5% per year thereafter.
- b. EC Savings will be calculated by multiplying the actual PV system production by the applicable Base Energy Rate and presented in the Energy Savings Reports. EC Savings achieved during the Construction Period will be included in the EC Savings for the first True-Up Term.

Table E-2: First Year Solar PV Production

Location	Projected Annual Production (kWh)
WWTP	1,311,730

2. Base Energy Rates: EC Savings will be calculated using the Base Energy Rates for each Project Location and shall be stipulated as shown in *Table E-3* below.

The Base Energy Rates listed here are to be increased each Measurement Period on a cumulative basis by six percent (6%) beginning on the first (1st) anniversary of the M&V Commencement Date and continuing on the first day of each Measurement Period thereafter.

Table E-3: Base Energy Rates

ECM	Location	Avoided Electricity Rate (\$/kWh)
1	WWTP	0.1582

EXHIBIT F

MAINTENANCE SERVICES

Contractor will perform preventive maintenance services (“Maintenance Services”) as set forth in this Exhibit F with respect to PV Systems being constructed on Owner’s Premises below:

Site Name	Site Address	City	State	Zip Code
City of Hanford Waste Water Treatment Plant	10555 Houston Ave	Hanford	CA	93230

Capitalized terms used in this Exhibit F and not defined in the Contract, have the meanings set forth below:

I. Definitions

“**Annual Maintenance Fee**” means a fee payable annually in advance by Owner to Contractor, in consideration of the provision of up to twenty (20) years of Maintenance Services. The Annual Maintenance Fee is set forth in the Table below:

Annual Maintenance and Monitoring Fee			
Year	PV O&M Services	Monitoring Services	Total
1	\$ 26,466	\$ 2,491	\$ 28,957
2	\$ 27,789	\$ 2,616	\$ 30,405
3	\$ 29,179	\$ 2,746	\$ 31,925
4	\$ 30,638	\$ 2,884	\$ 33,521
5	\$ 32,169	\$ 3,028	\$ 35,197
6	\$ 33,778	\$ 3,179	\$ 36,957
7	\$ 35,467	\$ 3,338	\$ 38,805
8	\$ 37,240	\$ 3,505	\$ 40,745
9	\$ 39,102	\$ 3,680	\$ 42,783
10	\$ 41,057	\$ 3,864	\$ 44,922

*11	\$ 162,575	\$ 4,058	\$ 166,633
12	\$ 45,266	\$ 4,260	\$ 49,526
13	\$ 47,529	\$ 4,473	\$ 52,002
14	\$ 49,905	\$ 4,697	\$ 54,603
15	\$ 52,401	\$ 4,932	\$ 57,333
16	\$ 55,021	\$ 5,179	\$ 60,199
17	\$ 57,772	\$ 5,438	\$ 63,209
18	\$ 60,660	\$ 5,709	\$ 66,370
19	\$ 63,693	\$ 5,995	\$ 69,688
*20	\$ 261,474	\$ 6,295	\$ 267,769

*Includes Inverter replacement budget for year 11 & 21

II. Term

So long as Owner pays to Contractor the Annual Maintenance Fee, Contractor will provide the Maintenance Services, as described herein, up to twenty (20) years from the M&V Commencement Date on an annualized basis. At the end of this term, Owner may:

- Enter into another agreement with Contractor to perform Maintenance Services
- Enter into an agreement with another service provider
- Self-perform preventive maintenance

III. Annual Maintenance Fee; Reporting

The Annual Maintenance Fee for the first Measurement Period will be invoiced by Contractor to Owner in a lump sum on the M&V Commencement Date. All subsequent Annual Maintenance Fees will be invoiced by Contractor on the first day of the corresponding Measurement Period. Owner will pay Contractor such Annual Maintenance Fee within thirty (30) calendar days after its receipt of the corresponding invoice. If: (i) Owner pays the Annual Maintenance Fee for a Measurement Period, and (ii) Contractor fails to perform some or all of the required Maintenance Services during the Measurement Period, the Annual Maintenance Fee for the subsequent Measurement Period will be adjusted pro rata to reflect the Maintenance Services that Contractor failed to provide during the preceding Measurement Period and Owner will pay the adjusted amount following Contractor's completion of the Maintenance Services. Any failure to provide Maintenance Services for multiple consecutive Measurement Periods will be a material default by Contractor. Any failure to timely pay the Annual Maintenance Fee in accordance with this Exhibit

F will be a material default by Owner, and Contractor, in addition to any other legal, contractual and equitable remedies available to it, will have no obligation thereafter to provide Maintenance Services. Each Party has the right to cure a default as set forth in Article 14 of the Contract prior to any remedies being exercised by the non-defaulting Party.

Any amount not paid when due will, from and after the due date, bear interest at the Default Rate (“Interest”). Accrued and unpaid Interest on past due amounts (including Interest on past due Interest) will be due and payable upon demand.

Contractor will schedule annual Maintenance Services with Owner in writing at least five (5) business days prior to the commencement of annual Maintenance Services.

Contractor’s Maintenance Services shall be subject to review and written approval by Owner. Contractor will promptly remedy any Maintenance Services deficiencies identified by Owner, and Contractor’s failure to remedy any deficiency shall be a basis for withholding and adjustment of a future Annual Maintenance Fee.

The Annual Maintenance Fee is not refundable unless, at the conclusion of this Agreement, Contractor has failed to provide Maintenance Services and the Annual Maintenance Fee has been paid by Owner.

Upon completion of any maintenance or repair work, Contractor will update service logs detailing the work performed, location and any notes relevant to safe and efficient operations. These service logs will be compiled and submitted to Owner on a quarterly basis.

IV. Preventive Maintenance Services Provided

Contractor will provide the following Maintenance Services during the term:

- a. Inspection: Inspect PV modules, combiner boxes, inverters, isolation transformers, and PV service roof penetrations and support structure on an annual basis.
- b. Testing: Perform voltage testing, amperage testing, and infrared scans of inverters, combiner boxes, disconnects and switchgear on an annual basis.
- c. Monitoring: Monitor system performance on a daily basis.
- d. Cleaning:
 - i. Remove dust, dirt, and debris from outside cabinets of combiner boxes, inverters, transformers, and disconnect switches on an annual basis.
 - ii Wash PV modules and remove accumulated dust and debris on a semi- annual basis.
- e. Weed Abatement: The scope of work pertains solely to the WW Ground Mount Expansion site and involves the use of mechanical equipment for mowing or trimming vegetation within the fenced area enclosing the PV System, ensuring it remains at a height of 12 inches or less from the ground. No chemicals will be utilized for any purpose. These services will be conducted on an annual basis.

V. Repair Services

If a PV System is damaged and requires safe-off, repair, demolition and/or reconstruction, or otherwise requires repair outside of warranty or outside of the Maintenance Services described in Section 3.01, Owner must contact the Contractor PV Operations & Maintenance Manager and submit a request for quotation. Contractor will inspect the damage and provide a written quotation and complete scope of work to Owner to restore the PV System to normal operational condition. Before proceeding with repairs, Contractor and Owner must execute a Work Order, on Contractor's form, a sample of which is attached hereto as Exhibit F-1, for the agreed scope of work and quotation amount. Quotations for repair work are calculated on a time and materials basis. Standard Business Hours are M-F, 7am to 5pm. Non-business Hours & Saturdays equals 1.5x Rates. Sundays & Holidays equals 2.0x Rates. Owner may obtain additional quotations for the repair work to negotiate and confirm Contractor's quotation is in alignment with local industry costs.

Labor Category		Straight Time
Hourly Rate – PV Electrical Journeyman Technician ¹	\$/hr.	County Labor Rate
Hourly Rate – PV Electrical Apprentice Technician ¹	\$/hr.	County Labor Rate
Hourly Rate – Senior PV Tech/Commissioning ²	\$/hr.	\$175.00
Hourly Rate – Engineering ²	\$/hr.	\$ 185.00
Hourly Rate-Project Management ²	\$/hr.	\$230.00
Hourly Rate – Administrative ²	\$/hr.	\$ 108.00
Mileage	\$/Mi	\$1.00
Material mark-up %	%	15.00
Lift rental fee	\$	Current Market Price

¹Trade Hourly rate will be adjusted based on the current year of the local prevailing wage determination plus Burden, requirement for either travel or subsistence and lodging, and markup for services being requested.

²*Escalated according to an inflation rate to the year in which service will occur.*

VI. Warranty Services

The Contractor PV Operations & Maintenance Manager will also be Owner's point of contact for all issues related to Contractor's Warranty set forth in the Contract. Owner should refer to the Contract for services provided by Contractor to Owner in relation to manufacturer's warranties. The terms and conditions of the relevant manufacturer's warranties can be found in the operation and maintenance manuals delivered to Owner at Final Completion.

VII. Services and Equipment to Be Covered by Customer

Contractor's obligations under this Exhibit F are expressly conditioned upon Owner's payment of the Annual Maintenance Fee and providing and being responsible for the following, without cost to Contractor:

- a. Making the PV Systems described herein available to Contractor as of the Contract Effective Date.
- b. Operating and maintaining security systems associated with the PV Systems.
- c. Maintaining all landscaping in and around PV Systems including tree trimming.
- d. Pad-mount transformers
- e. Allowing Contractor and its personnel access as necessary to the PV Systems, and any related areas that may be reasonably necessary for performance of the Maintenance Services, including reasonable work, parking, and equipment staging areas.
- f. Allowing Contractor and its personnel to access electrical power and other utilities then existing at the PV Systems as necessary for Contractor to satisfy its obligations under the Contract.
- g. Remediating, pursuant to Applicable Law, any known Hazardous Materials encountered by Contractor during the performance of the Maintenance Services which Hazardous Materials were not deposited by Contractor, including any backfill with clean soil as may be reasonably required.
- h. Insuring the PV Systems against loss due to acts of God and the public enemy; flood, earthquake, tornado, storm, fire; civil disobedience, sabotage, and vandalism and other damages.
- i. Timely reporting of, and permitting timely repair of, PV Systems damaged by Owner Persons or third parties, including damage resulting from parking lot activities. Cost of repairs is the responsibility of Owner.

Contractor will have no obligation to provide the Maintenance Services to the extent such provision of Maintenance Services is materially adversely affected by Owner's failure to satisfy the conditions set forth in this Exhibit F.

Exhibit F-1
Form of Maintenance Services Work Order

WORK ORDER #__

This Work Order ("Work Order") dated [REDACTED] ("Work Order Effective Date") is issued pursuant to and is subject to the terms and conditions of the Engineering, Procurement and Construction Contract ("Contract") by and between Opterra Energy Services, LLC ("Opterra") and [REDACTED] ("Customer") dated [REDACTED]. The terms and conditions of the Agreement are hereby incorporated into and made a part of this Work Order for all purposes.

Project Name:

Scope of Work:

Electrical and Structural Repairs:

EXCLUSIONS: [EDIT, AS NEEDED]

- Premium Time or Over Time
- Work on Nights or Weekends
- Cutting, Patching or Painting
- Permitting
- Plan Revisions
- Review/Edit/Writing of Specifications
- Geotechnical Reports/Inspections
- PLA/PSA Agreements
- Irrigation System Inspection/Repairs
- Landscape Repair/Tire Track Removal
- Landscape Maintenance
- Infestations

COST ESTIMATE: [INSERT]

Pricing assumes State prevailing wages for on-site labor. Quote valid for 30 days.

Payment to Opterra is not contingent on Customer's receipt of any insurance proceeds and will be invoiced by Opterra to Customer in a lump sum upon the completion of the work under this Work Order.

Acceptance and Notice to Proceed

By signing below, Customer agrees to the terms and conditions set forth in this Work Order and authorizes Opterra to proceed with the scope of work set forth herein.

The Parties may execute this Work Order in counterparts, each counterpart constituting an original, and all counterparts, collectively, constituting only one Work Order. The signatures of each Party need not appear on the same counterpart, and in the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature will create a valid and binding obligation of the Party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.

[Signature block]

Exhibit G

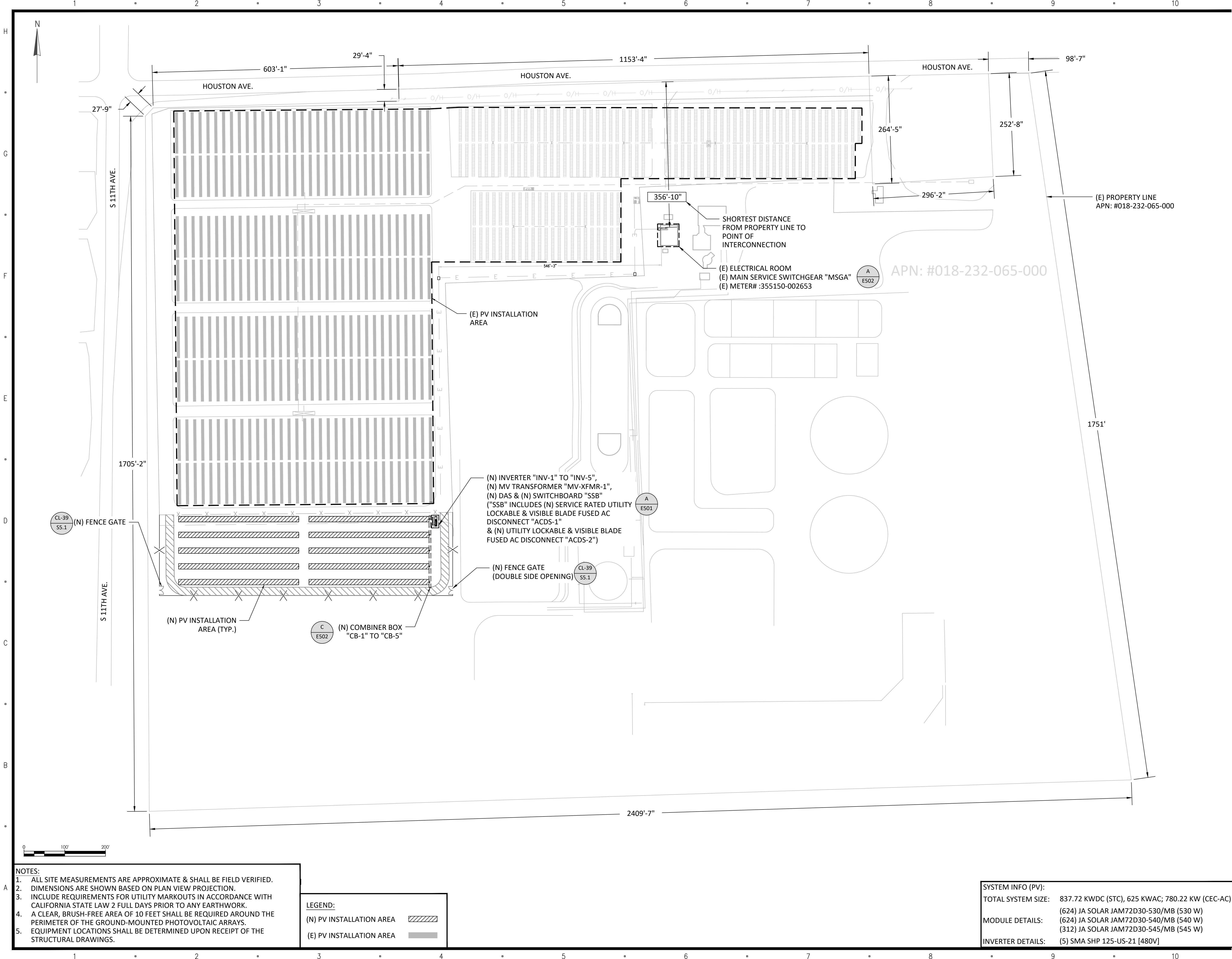
Spare Parts List

To be added by Amendment when final

Exhibit H

Preliminary Drawings

See attached PDFs.



OWNER



CITY OF HANFORD
315-321 NORTH DOUTY STREET
HANFORD, CA 93230

PROJECT LOCATION

WASTEWATER
TREATMENT FACILITY
10555 HOUSTON AVENUE
HANFORD, CA 93230

DEVELOPER & GENERAL CONTRACTOR



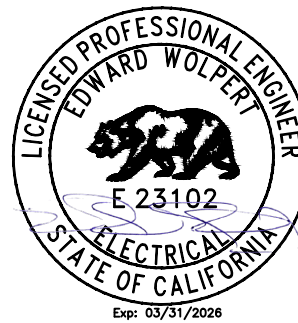
PASADENA, CALIFORNIA OFFICE
35 N. LAKE AVE, SUITE 900
Tel 626 377 4748
Fax 626 737 5978

ENGINEER OF RECORD & CONTRACTOR



MBL-ENERGY
SINCE 2002
16264 CHURCH STREET SUITE 100
MORGAN HILL, CA 95037
T: (888) 885-4401 | F: (888) 885-4401
WWW.MBL-ENERGY.COM

ENGINEER STAMP



KEY PLAN

ISSUE

11/06/2025	ISSUED FOR PERMIT

SHEET TITLE

GENERAL
SITE PLAN

SHEET NUMBER

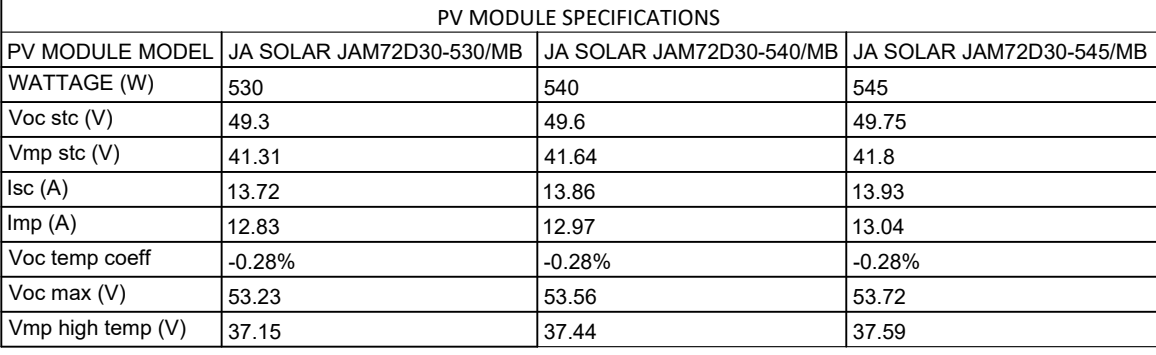
G100

NOTES:
1. ALL SITE MEASUREMENTS ARE APPROXIMATE & SHALL BE FIELD VERIFIED.
2. DIMENSIONS ARE SHOWN BASED ON PLAN VIEW PROJECTION.
3. INCLUDE REQUIREMENTS FOR UTILITY MARKOUTS IN ACCORDANCE WITH CALIFORNIA STATE LAW 2 FULL DAYS PRIOR TO ANY EARTHWORK.
4. A CLEAR, BRUSH-FREE AREA OF 10 FEET SHALL BE REQUIRED AROUND THE PERIMETER OF THE GROUND-MOUNTED PHOTOVOLTAIC ARRAYS.
5. EQUIPMENT LOCATIONS SHALL BE DETERMINED UPON RECEIPT OF THE STRUCTURAL DRAWINGS.

LEGEND:

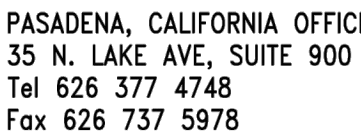
(N) PV INSTALLATION AREA
(E) PV INSTALLATION AREA

SYSTEM INFO (PV):
TOTAL SYSTEM SIZE: 837.72 KWDC (STC), 625 KWAC; 780.22 KW (CEC-AC)
MODULE DETAILS: (624) JA SOLAR JAM72D30-530/MB (530 W)
(624) JA SOLAR JAM72D30-540/MB (540 W)
(312) JA SOLAR JAM72D30-545/MB (545 W)
INVERTER DETAILS: (5) SMA SHP 125-US-21 [480V]



PROJECT LOCATION

DEVELOPER & GENERAL CONTRACTOR

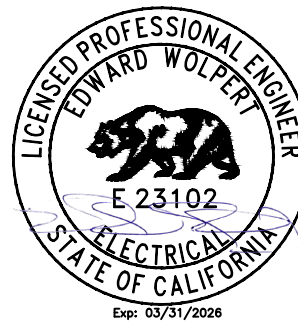


ENGINEER OF RECORD & CONTRACTOR



SINCE 2002
264 CHURCH STREET SUITE 10
MORGAN HILL, CA 95037
(888) 885-4401 | F: (888) 885-4402
WWW.MBL-ENERGY.COM

ENGINEER STAMP



KEY PLAN

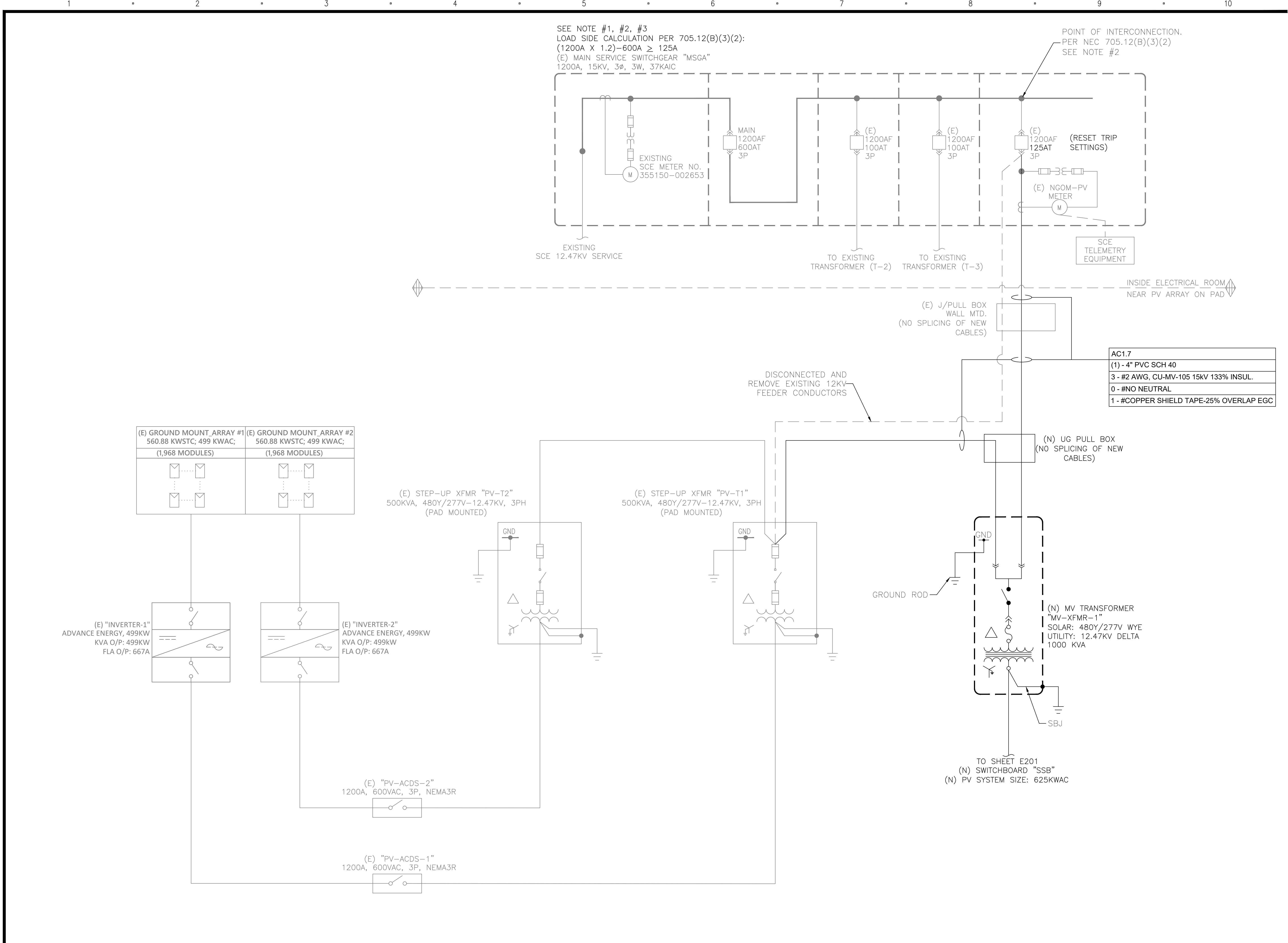
ISSUE		
	11/06/2025	ISSUED FOR PERMIT
		
		
		
		
		
		
		
		

SHEET TITLE

SINGLE LINE DIAGRAM-1

SHEET NUMBER

E201



NOTES:
1. INSTALLER SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL BACKFED BREAKERS ARE SUITABLE FOR THE APPLICATION AND THAT IF GFP IS PRESENT ALL SOLAR FEEDERS SHALL HAVE GFP PER 705.32.
2. THE PV OCPD SHALL BE CONNECTED AT THE END OF THE BUS.
3. THE KAIC RATING OF "MSGA" HAS BEEN ASSUMED TO BE 65KAIC. INSTALLER TO FIELD VERIFY IT.

OWNER



CITY OF HANFORD
315-321 NORTH DOUTY STREET
HANFORD, CA 93230

PROJECT LOCATION

WASTEWATER
TREATMENT FACILITY
10555 HOUSTON AVENUE
HANFORD, CA 93230

DEVELOPER & GENERAL CONTRACTOR



PASADENA, CALIFORNIA OFFICE
35 N. LAKE AVE, SUITE 900
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ENGINEER STAMP



KEY PLAN

ISSUE

△	11/06/2025	ISSUED FOR PERMIT
△		
△		
△		
△		
△		
△		
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SHEET TITLE

SINGLE LINE
DIAGRAM-2

SHEET NUMBER

E202

City of Hanford Phase 3 Solar only project								
Preliminary Cash Flow Analysis								
Project Cost								\$3,680,000
City Contingency								\$368,000
Amount to be Financed								\$4,048,000
Finance Term in Years								20
Estimated Annual Interest Rate								4.15%
Annual Escalation of Electricity Cost								6.00%
Annual Escalation of Solar Maintenance Cost								5.00%
Annual Degradation of Solar Panels								0.50%
Year	Solar Energy Savings	IRA Direct Payment	Total Program Savings	Lease Payment	Inverter Replacement costs	Solar Operations & Maintenance Cost	Total Program Costs	Net Savings
Year 1	\$207,500	\$938,400	\$1,145,900	\$301,829		\$24,577	\$326,406	\$819,494
Year 2	\$218,850		\$218,850	\$301,829		\$25,806	\$327,634	-\$108,784
Year 3	\$230,821		\$230,821	\$301,829		\$27,096	\$328,925	-\$98,103
Year 4	\$243,447		\$243,447	\$301,829		\$28,451	\$330,280	-\$86,832
Year 5	\$256,764		\$256,764	\$301,829		\$29,873	\$331,702	-\$74,938
Year 6	\$270,809		\$270,809	\$301,829		\$31,367	\$333,196	-\$62,387
Year 7	\$285,622		\$285,622	\$301,829		\$32,936	\$334,764	-\$49,142
Year 8	\$301,246		\$301,246	\$301,829		\$34,582	\$336,411	-\$35,165
Year 9	\$317,724		\$317,724	\$301,829		\$36,311	\$338,140	-\$20,416
Year 10	\$335,103		\$335,103	\$301,829		\$38,127	\$339,956	-\$4,852
Year 11	\$353,433		\$353,433	\$301,829	\$119,465	\$40,033	\$461,327	-\$107,894
Year 12	\$372,766		\$372,766	\$301,829		\$42,035	\$343,864	\$28,903
Year 13	\$393,156		\$393,156	\$301,829		\$44,137	\$345,965	\$47,191
Year 14	\$414,662		\$414,662	\$301,829		\$46,344	\$348,172	\$66,490
Year 15	\$437,344		\$437,344	\$301,829		\$48,661	\$350,489	\$86,855
Year 16	\$461,267		\$461,267	\$301,829		\$51,094	\$352,922	\$108,344
Year 17	\$486,498		\$486,498	\$301,829		\$53,649	\$355,477	\$131,021
Year 18	\$513,110		\$513,110	\$301,829		\$56,331	\$358,160	\$154,950
Year 19	\$541,177		\$541,177	\$301,829		\$59,147	\$360,976	\$180,201
Year 20	\$570,779		\$570,779	\$301,829		\$62,105	\$363,933	\$206,846
Year 21	\$379,260		\$379,260	\$0	\$194,596	\$65,210	\$259,806	\$119,454
Year 22	\$400,006		\$400,006	\$0		\$68,471	\$68,471	\$331,535
Year 23	\$421,886		\$421,886	\$0		\$71,894	\$71,894	\$349,992
Year 24	\$444,964		\$444,964	\$0		\$75,489	\$75,489	\$369,475
Year 25	\$469,303		\$469,303	\$0		\$79,263	\$79,263	\$390,040
Year 26	\$494,974		\$494,974	\$0		\$83,226	\$83,226	\$411,747
Year 27	\$522,049		\$522,049	\$0		\$87,388	\$87,388	\$434,661
Year 28	\$550,605		\$550,605	\$0		\$91,757	\$91,757	\$458,848
Year 29	\$580,723		\$580,723	\$0		\$96,345	\$96,345	\$484,378
Year 30	\$612,489		\$612,489	\$0		\$101,162	\$101,162	\$511,326
Totals	\$12,088,338		\$13,026,738	\$6,036,572		\$1,632,868	\$7,983,501	\$5,043,238

City of Hanford - PhIII
Solar PV - Schedule of Values and Draw Schedule
Draft

Scope Description	Total Amount
Program Development - Preliminary Engineering Design	\$ 58,000.00
Design, Engineering and Specification	\$ 64,000.00
Preconstruction Services	\$ 56,000.00
Project Management and Safety	\$ 435,000.00
General Conditions	\$ 300,000.00
Material Procurement	\$ 395,000.00
Structural Installation	\$ 657,416.00
Electrical Installation	\$ 934,882.00
Civil work	\$ 61,000.00
Fencing	\$ 20,000.00
Commissioning and Metering	\$ 38,000.00
Closeout and Turnover	\$ 145,480.00
P&P Bonds and Insurance	\$ 61,482.00
Overhead	\$ 252,078.00
Profit	\$ 201,662.00
TOTAL =	\$3,680,000.00

Monthly Draw Schedule Invoicing

Oct '25	Nov '25	Dec '25	Jan '26	Feb '26	Mar '26	Apr '26	May '26	Jun '26	
\$ -	\$ 58,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ 64,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ 11,518	\$ 44,482	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 395,000	\$ -	
\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 280,000	\$ -	
\$ -	\$ 78,000	\$ 317,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 257,416	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 300,000	\$ 300,000	\$ 134,882	\$ -	
\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 21,000	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,000	\$ -	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,480	\$ -	
\$ -	\$ -	\$ 61,482	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 52,078	\$ -	
\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 41,662	\$ -	
\$ -	\$ 200,000	\$ 390,000	\$ 369,482	\$ 535,000	\$ 693,416	\$ 405,000	\$ 1,087,102	\$ -	\$3,680,000



City of Hanford Proclamation
Celebrating Arbor Day and the planting of
100 new trees as part of the Urban Green Grant

Whereas, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

Whereas, this special day, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and Arbor Day is now observed throughout the nation and the world; and

Whereas, the City of Hanford recognizes that trees enhance the beauty of our residential streets, community parks, business districts, and school grounds; and

Whereas, trees enrich our lives by providing numerous environmental benefits, including shade, reduced heating and cooling costs, temperature moderation, cleaner air, life-giving oxygen, and essential habitats for wildlife; and

Whereas, trees in our community increase property values, enhance the economic vitality of business areas, and contribute to the overall beautification of our city; and

Whereas, the Arbor Day tradition continues in Hanford through the planting of trees each spring, an effort that has helped earn the City recognition as a Tree City USA community.

Now, therefore, the Hanford City Council does hereby celebrate December 16, 2025, as Arbor Day in the City of Hanford. I encourage all citizens to celebrate Arbor Day and support efforts to protect our trees and woodlands.

Furthermore, we urge everyone to plant trees, bringing joy to the heart and promoting the well-being of this and future generations.

Dated this day of December 16, 2025.



Mark Kairis, Mayor

Nancy Howze, Vice Mayor

Travis Paden, Council Member

Kimber Regan, Council Member

Lou Martinez, Council Member



AGENDA STAFF REPORT

MEETING DATE: 12/16/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of Settlement and Release Agreement with Ann Stockton

RECOMMENDATION:

Recommendation: It is recommended that the City Council approve the Settlement and Release Agreement with Ann Stockton and direct staff to take all necessary action to carry out the terms of the settlement.

Recommended Motion: I move to: (i) approve the Settlement and Release Agreement regarding the lawsuit filed against the City by Ann Stockton; (ii) authorize and direct the City Manager to execute the Settlement and Release Agreement on the City's behalf; and (iii) and authorize and direct the City Manager to carry out the terms of Settlement and Release Agreement.

BACKGROUND:

Ann Stockton filed a civil lawsuit against the City of Hanford following an incident which occurred on August 23, 2023 in which Ms. Stockton tripped in a divot in the sidewalk located directly in front of Samurai Sushi Bar & Grill along Douty Street.

On March 18, 2024, Ms. Stockton filed suit against the City and Maria Del Carmen Gallardo, the owner of 215 N. Douty Street, which is home to Samurai Sushi Bar & Grill, for negligence and premises liability (dangerous condition of public property). On June 4, 2025, Ms. Stockton filed the operative complaint, naming Jose Martin Castillo and Jesus Perez as defendants, as owners of 215 N. Douty Street. On July 23, 2025, Ms. Del Carmen Gallardo and Mr. Castillo filed a Cross-Complaint against the City, as well as Norma and Saul Villanueva dba Samurai Sushi Bar & Grill, for equitable and implied indemnity, comparative indemnity, and declaratory relief. The City denied all allegations in the complaints and cross-complaint.

At the time of the incident, Ms. Stockton alleges that the divot in the sidewalk was 11 inches wide, 7 inches long, and 2 inches deep. Ms. Stockton contends that there were no markings or warning signs that would notify the public of any fault in the sidewalk. That same day, Ms. Stockton experienced immediate and significant pain in her left foot and ankle. The next morning, Ms. Stockton obtained medical care at the Veterans Administration, where it was determined that she had broken her left ankle as a result of the incident. Ms. Stockton wore a walking boot, and subsequently used a scooter for mobility purposes; Ms. Stockton also attended physical therapy at Adventist Health PT. Ms. Stockton reported constant severe pain in her left leg and ankle as a result of the incident. If the matter went to trial, it is expected that Ms. Stockton would also claim non-physical injuries, including anxiety and lost wages.

The City asserted in its responsive pleadings that Hanford Municipal Code sections 12.20.030 and 12.20.040 apply, which provide that “an owner of a lot or portion of a lot adjacent to or fronting any portion of a sidewalk area or on which a sidewalk area is located shall maintain and repair the sidewalk....” The sidewalk where Plaintiff tripped on August 23, 2023 is located directly in front of Samurai Sushi Bar & Grill, which was owned by Ms. Del Carmen Gallardo and Mr. Castillo at the time of the incident.

Trial in this matter was set for February 17, 2026.

On October 15, 2025, counsel for Ms. Stockton made an offer to settle with the City, Ms. Del Carmen Gallardo, and Mr. Castillo in the aggregate amount of \$100,000. On October 23, 2025, the City Attorney’s Office made an offer to Ms. Stockton in the amount of \$15,000, which was accepted. Ms. Del Carmen Gallardo, Mr. Castillo and Ms. Stockton reached a settlement separately.

Although the damages presented by Ms. Stockton are contested, the cost of filing a motion for summary judgment and trial along with the possible award that a jury may be inclined to award are potentially much higher than the settlement amount.

FISCAL IMPACT:

The City’s self-insured retention amount is \$100,000, and PRISM will pay the portion of the settlement, fees, and costs in this matter that exceed \$100,000.

ATTACHMENTS:

1. 2025.11.04 Settlement and Release Agreement executed (2)

SETTLEMENT AND RELEASE AGREEMENT

This Settlement and Release Agreement (“Agreement”) shall be deemed entered into and effective on the date of its full execution by the parties hereto.

PARTIES

The parties to this Agreement are Plaintiff, Ann Stockton (“Plaintiff”) and Defendant, City of Hanford (“Defendant”) (collectively, the “Parties” and each a “Party”).

RECITALS

- A. Plaintiff filed a Complaint for Damages entitled *Ann Stockton v. City of Hanford, et al.*, Kings County Superior Court Case No. 24CU0123 on March 18, 2024, seeking damages arising out of an incident which allegedly occurred on or around August 23, 2023 (hereinafter “Incident”) as more specifically set forth in the operative Second Amended Complaint (hereinafter “Complaint”), which is incorporated herein by this reference (hereinafter, “Lawsuit”).
- B. Plaintiff alleges two causes of action against Defendant; namely, Negligence and Premises Liability – Dangerous Condition on Public Property. Defendant denies all allegations.
- C. The Parties wish to settle any and all claims arising out of the Complaint they may have against one another and to dismiss the Lawsuit and all causes of action with prejudice.

The Parties hereto agree as follows:

1. NO ADMISSION

By entering into this Agreement, no Party is admitting the sufficiency of any claim, allegation, assertion, contention, or position of any other party or the sufficiency of any defense to any such claim, allegation, assertion, contention, or position. The Parties have entered into this Agreement in good faith and with a desire to forever settle the claims related to the Lawsuit.

2. CONSIDERATION

In consideration for execution of this Agreement, and the Parties’ full and complete compliance with all covenants and promises herein, Plaintiff and Defendant agree to do the following:

- A. Within thirty (30) days of the City Council of the City of Hanford’s approval of this Agreement:
 - i. Defendant agrees to pay a total sum of Fifteen Thousand Dollars and Zero Cents (\$15,000.00) (“Settlement Payment”).
 - ii. City agrees that the Settlement Payment will be paid by check payable to Kahn, Soares & Conway, LLP – In Trust for Ann Stockton and will be delivered to Kahn Soares & Conway, LLP.

- iii. Said Settlement Payment will fully and finally settle all of Plaintiff's claims against City for damages, attorneys' fees, costs, expenses, and interest arising from and related to this Lawsuit.
- B. Plaintiff agrees to dismiss the Complaint against Defendant with prejudice within seven (7) days of receipt of the Settlement Payment.

3. RELEASE AND DISCHARGE

In consideration of the terms of Section 2 herein, Plaintiff hereby completely releases and forever discharges Defendant, as well as its current and former elected and appointed officials, officers, representatives, agents, directors, employees, insurers, attorneys, successors and assigns, and all persons, firms/ associations, and/or corporations, entities connected with them (collectively, "**Released Parties**") of and from any and all liability of any nature whatsoever for all damages, general or special, or injury to Plaintiff, specifically including, but not limited to, all expenses to which Plaintiff may have been put, any and all personal injuries, financial injuries, emotional distress, and attorneys' fees and costs, and all consequential damages to Plaintiff, on account of the Incident, as well as for all consequences, effects and results of the Incident and resulting damages, general or special, for injury to Plaintiff, whether the same or any circumstances thereto are now known or unknown to the Parties, or any of them, or anyone else, expected or unexpected by the Parties, or any of them, or anyone else, have already appeared or developed, or may now be latent or in the future appear or develop or become known to the Parties, or any of them, or anyone else.

4. UNKNOWN CLAIMS AND DAMAGES

Plaintiff waives and relinquishes, to the fullest extent permitted by law, the benefits of California Civil Code section 1542 and all similar state or federal statutes or rules of law. California Civil Code section 1542 provides: "**A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.**"

5. DISPUTED CLAIMS

Plaintiff acknowledges full satisfaction of all settled claims, and generally releases, settles and discharges Defendant from all Settled Claims in the Action. For purposes of this paragraph, "**Settled Claims**" means and includes any and all claims, actions, causes of action, offsets or liabilities running between Plaintiff and Defendant, whether known or unknown, suspected or unsuspected, contingent or matured, which the parties have had, now have, or may in the future have, arising out of any act, omission, transaction or event which occurred, in whole or in part, before the date this Agreement was executed, and (i) which is alleged in the Lawsuit or (ii) which arises from or in connection with the causes of action in the Lawsuit.

6. ATTORNEYS' FEES AND COSTS

Each Party hereto shall bear any and all attorneys' fees and costs arising from the actions of their own counsel in connection with the Lawsuit, this Agreement, and any matter or document referred to herein and all related matters.

7. TAX CONSEQUENCES

Plaintiff acknowledges and agrees that Defendant and/or its current and former elected and appointed officials, officers, representatives, agents, directors, employees, insurers, attorneys, successors and assigns, and all persons, firms/ associations, and/or corporations, entities connected with it are not responsible for the tax consequences to Plaintiff, if any, related to the consideration provided in Section 2 of this Agreement.

8. GOVERNING LAW

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

9. REPRESENTATION OF COMPREHENSION OF AGREEMENT

Plaintiff and Defendant represent that they have relied upon the legal advice of their attorneys, if any, who are the attorneys of their choice, and that the terms of this Agreement have been completely read and explained to them by their attorneys and that these terms are fully understood and voluntarily accepted by Plaintiff and Defendant.

Plaintiff and Defendant also expressly warrant, represent, and agree that in executing this Agreement, Plaintiff and Defendant are not relying upon any representation or statements made by or on behalf of any other party or entity with respect to any aspect of this Agreement, except representations and statements as set forth herein. No promise or inducement has been made other than those set forth in this Agreement.

10. BINDING EFFECT

This Agreement shall be binding upon and inure to the benefit of the Parties and their respective past and present heirs, executors, administrators, trustors, trustees, beneficiaries, predecessors, successors, current and former elected and appointed officials, officers, representatives, agents, directors, employees, insurers, attorneys, and all persons, firms/ associations, and/or corporations, entities connected with them.

11. SEVERABILITY

If any term, right, provision, or duty of this Agreement is deemed void or unenforceable, the remaining terms, rights, provisions and duties shall be unimpaired and shall remain valid and enforceable, so long as the same is consistent with the intention of the parties entering into this Agreement.

12. MATERIALITY

The representations and warranties made in this Agreement shall be deemed material to the rights and obligations of Plaintiff, Defendant, and the Released Parties under this Agreement. Plaintiff and Defendant agree and acknowledge that their respective representations and warranties contained herein are essential and material terms of this Agreement.

13. ENFORCEMENT

This Agreement is hereby stipulated to be subject to enforcement by the Kings County Superior Court pursuant to California Code of Civil Procedure section 664.6 and the Kings County Superior Court shall retain jurisdiction for such purpose.

14. RULES OF CONSTRUCTION

This Agreement is the result of a negotiated settlement and may not be construed as having been prepared by any one party. The parties and their counsel have reviewed this Agreement and specifically agree that any rule of construction, to the effect that ambiguities are to be resolved against the drafting party, shall not apply to the interpretation of this Agreement. The headings and numbering of the different paragraphs of this Agreement are inserted for convenient reference only and are not to be taken as part of this Agreement to control or affect the meaning, construction or effect of the same.

15. FURTHER ACTS

Plaintiff and Defendant agree to execute or delivery any instrument, furnish any information, or perform any other act necessary to carry out the provisions of this Agreement without undue delay or expense.

16. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the Parties with regard to the matters herein set forth. There are no representations, warranties, agreements, arrangements, undertakings, oral or written, between or among the Parties hereto related to the subject matter of this Agreement, which are not fully expressed herein.

17. VOLUNTARY AGREEMENT

Plaintiff represents and declares that she has carefully read this Agreement, or had this Agreement read to her, and knows the contents thereof, and that she signed the same freely and voluntarily.

18. COUNTERPARTS

This Agreement may be executed in counterparts which, taken together, shall constitute the entire Agreement of the parties hereto.

BY EXECUTING THIS RELEASE, THE SIGNATOR ACKNOWLEDGES THAT THEY HAVE READ THIS AGREEMENT AND UNDERSTANDS ITS TERMS AND PROVISIONS AND THAT THEY HAVE CONSULTED WITH THEIR COUNSEL.

PLAINTIFF

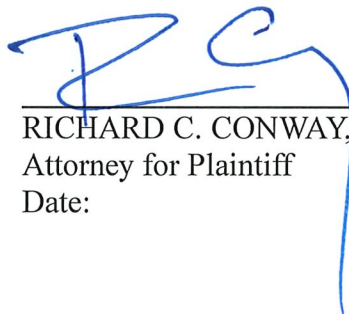


ANN STOCKTON
Date: 11-4-2025

DEFENDANT

CHRISTOPHER TAVAREZ
City Manager for the City of Hanford
Date:

APPROVED AS TO FORM:



RICHARD C. CONWAY, Esq.
Attorney for Plaintiff
Date:

NICHOLAS M. MATOIAN, Esq.
Attorney for Defendant
Date:



AGENDA STAFF REPORT

MEETING DATE: 12/16/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of the renewal and Authorization for the City Manager to execute the annual Professional Services Agreement with Thorn Run Partners for federal legislative advocacy services, effective January 1, 2026, through Dec. 31, 2026, for a monthly fee of \$5,500.

RECOMMENDATION:

Recommendation: That the City Council, by motion, Renew the Annual Contract and Authorize the City Manager to execute the annual Professional Services Agreement with Thorn Run Partners for federal legislative advocacy services, effective January 1, 2026, through Dec. 31, 2026, for a monthly fee of \$5,500.

Recommended Motion: I motion to renew the Annual Contract and Authorize the City Manager to execute the annual Professional Services Agreement with Thorn Run Partners for federal legislative advocacy services, effective January 1, 2026, through Dec. 31, 2026, for a monthly fee of \$5,500.

BACKGROUND:

Greg Burns of Thorn Run Partners (TRP) has been the City's federal lobbyist since Early 2021. Thorn Run partners was founded in 2010 as a Bipartisan lobby shop and has grown to a 35-person government affairs and strategic communications firm. TRP represents over 35 local governments in CA, FL, KS, OR, and TX and has represented some for almost 20 years. Their clients include large and urban communities to small, rural areas. In California, they currently represent Pismo Beach, Visalia, and Del Norte County. They handle a wide variety of complex issues and projects.

During 2025, Greg Burns and the rest of his firm worked with staff on several Federal matters. They have been working with staff on the submittal of the City's RAISE (now BUILD) grant of approximately \$15 million, which didn't receive an award originally but was recognized as a "Project of Merit", which qualified to be resubmitted this year and subsequently received conditional award and is now awaiting approval from FHWA/and Caltrans. The City is awaiting final notification if we are awarded that grant. Additionally, they have been instrumental in several grant debriefs, which are instrumental in educating staff on the elements of previously submitted grant applications that need to be amended for the application to have a better chance of funding in future funding cycles.

Their efforts to gain bipartisan support in both the House and Senate resulted in the inclusion of a FY23 appropriation of \$541k and a FY24 appropriation of over \$7.3mil to fund improvements at the Veteran's Building and the remainder of the East Lacey corridor improvements, respectively.

Additionally, they have advised staff on a variety of other grant opportunities and other legislative issues of importance. During their time with the City working with staff, approximately \$25 million in

federal funds were awarded or potentially awarded to the City.

Mr. Burns and Thorn Run Partners have been very responsive and proven to be valuable partners in the City's efforts to establish contacts and gain insights from various federal agencies and officials on matters affecting the City. The City Manager and staff, work directly with Mr. Burns and Thorn Run staff on federal legislative matters and their past work related with awarded projects and familiarity with the city warrants the renewal of this annual contract.

Upon renewal of this contract, Mr. Burns will be providing City Council an update on federal legislative matters in early 2026.

FISCAL IMPACT:

The annual cost of the contract, \$66,000, is already included in the City Manager's Division budget as part of the 2025/26 Council-adopted budget.

ATTACHMENTS:

1. Hanford - TRP Agreement letter 2026



THORN RUN PARTNERS

GOVERNMENT RELATIONS

December 8, 2025

Chris Tavarez, Interim City Manager
City of Hanford
319 N. Douty Street
Hanford, CA 93230

Dear Chris and members of the City Council:

When we shared our last federal advocacy update with the City in early 2025, President Trump had recently been sworn into his second term in office, and we were hopeful Congress would finish its work on pending government funding legislation.

Unfortunately, Congress never completed work to fund the government for Fiscal Year (FY) 2025, instead relying on a full-year Continuing Resolution (CR) to continue operations at FY 2024 levels for another year. President Trump has begun his second term in office even more focused on achieving his goals, as evidenced by his rapid rate of Executive Orders (EO), with more than 210 signed as of early November. Those EO's have been met with equal vigor by his opponents, leading to more than 150 lawsuits filed on orders as diverse as immigration, tariffs, and federal agency restructuring, among others. That has led to at least 31 EO's that have been permanently blocked, 86 temporarily blocked, and 21 blocked pending appeal.

Meanwhile, we endured the longest government shutdown in history, one lasting 43 days, with the House of Representatives out of session for 53 days. However, we remain optimistic that the next several months could lead to a flurry of meaningful legislation, although there are other issues on the horizon about which we remain concerned.

Federal Funding

Given that Congress was unable to complete its work on the FY 2025 funding process and instead reverted to an FY 2024 CR, all community projects were dropped from consideration last March, including one we had put forward in 2024 on behalf of the City. This spring, we transitioned to seek funding for the Grangeville Boulevard Grade Separation Project in FY 2026, which was requested by Senator Padilla on behalf of the City, resulting in the following:

- \$2 million for the Grangeville Boulevard Grade Separation Project in the Senate version of the Transportation, Housing and Urban Development bill.

When Congress ended the recent government shutdown, they passed a CR to fund the government through January 30. However, they also passed three (of twelve) full-year appropriations bills for a

few federal agencies, two of which included community project requests. While the City's project is in one of the remaining nine bills, we feel optimistic Congress could complete work on bills that would codify the City's project in the next two-plus months. As we look to next year, we will work with City staff to develop project ideas for the FY 2027 funding process.

Before this year, the City's Congressional delegation, particularly Representative Valadao, have been very successful on behalf of the City, helping to secure the following:

- \$7,315,245 for the East Lacey Improvement multi-use project in Fiscal Year 2024
- \$561,000 for renovations to the Veteran's Memorial Building in Fiscal Year 2023

In terms of other funding successes, we have also helped the City secure two competitive federal grants:

- \$15,533,000 in DOT RAISE funding for Fast Track Hanford
- \$1,656,000 in DOT Railroad Crossing Elimination funding for Project Development and Final Design for a future grade separation of Grangeville Boulevard from BNSF track

Other Advocacy Efforts

In terms of other areas of engagement, we have engaged in several big-picture activities that may be meaningful for Hanford:

- **Surface Transportation Reauthorization:** As we reach the end of the Bipartisan Infrastructure Law (BIL), which included a surface transportation authorization plus additional funding for a variety of infrastructure projects, we have shared that the next iteration of the surface transportation law will look much different from the BIL. First, there will be far less money, much of that is likely to be directed to states for traditional highway formula programs, there are likely to be fewer discretionary grant programs available to communities, and transit funding could come under attack. With respect to the latter issue, the Administration has proposed to Congress that the next transportation bill not direct any Highway Trust Fund revenue to transit, nor allow transfers from each states' highway fund to support transit (some states like California do this more than others). These proposals, if enacted by Congress, would be a significant blow to transit nationwide. While we do not think they will become law, they represent what we have foreshadowed and heighten our concern that transit funding, among other things, will be a major flashpoint in the next surface transportation reauthorization debate.
- **Federal Homelessness Funding:** The Department of Housing and Urban Development's (HUD's) Continuum of Care (CoC) program is the primary federal funding stream to address homelessness. Recently, HUD released the FY 2025 CoC notice of funding availability (NOFO), which included dramatically altered program criteria that could significantly impact how communities use funding for homelessness related services. Currently, approximately 87 percent of prior-year CoC funds are allocated to permanent housing, including permanent supportive housing (PSH) and rapid rehousing. The new NOFO limits how much CoC funding communities can spend on PSH to 30 percent, which could force a reallocation of funds from

PSH programs to other programs, like transitional housing, emergency shelter, or new Supportive Services Only projects. The Kings/Tulare Homeless Alliance is the CoC in the region and last year received more than \$3.5 million from the Coc program, providing for PSH in the region.

- **Older Americans Act:** Recently, the Senate Special Committee on Aging held a hearing on the reauthorization of and improvements to the Older Americans Act (OAA), which is needed because its authorization has lapsed. The OAA is one of the primary supports for the provision of services to seniors by the federal government. The bill was proposed for a five-year reauthorization as part of an enhanced CR set to be passed by Congress in December 2024, but that deal fell apart at the last moment. The OAA reauthorization at that time had already been passed separately by the Senate via Unanimous Consent (meaning it had the support of all 100 Senators), but the House never took it up before the end of the last Congress, so it still needs legislative action. While it is possible a reauthorization could be included in a year-end package this year or dealt with separately sometime next year, its lack of authorization presents a risk to seniors in the community who benefit from its programs.
- **Telecom Preemption:** For decades, telecommunications companies have sought federal legislative and administrative preemption from what they perceive to be burdensome regulatory oversight by states and local governments for the deployment of wireless and broadband infrastructure. While their legislative efforts in Congress have generally stalled, they have had success with obtaining favorable outcomes from the Federal Communications Commission (FCC), most recently with small cell 5G wireless towers. Recently, they are seeking similar relief from the FCC for additional wireless deployment, which could be meaningful to the City. Relatedly, the House Energy & Commerce Committee recently passed a suite of other telecom permitting preemption bills. While these efforts in past Congress' have not succeeded, that does not stop telecom companies from trying, something we will continue to closely monitor.

Contract Extension

To continue our work on behalf of the City, we propose a contract from January 1, 2026, through December 31, 2026 for a flat monthly fee of \$5,500. This is the same fee for which we have worked during the past year. Alternatively, should the City wish to match our contract term to your fiscal year, we would also be willing to propose a contract from January 1, 2026 through June 30, 2027, still for the same flat monthly fee of \$5,500.

Thank you again for the opportunity to represent the City of Hanford in Washington, D.C. I look forward to continuing our work together.

Sincerely,



Gregory D. Burns



AGENDA STAFF REPORT

MEETING DATE: 12/16/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of First Amendment to "In-Kind" Lease Agreement with State Center Community College District on behalf of Valley Community Small Business Development Center (VCSBDC) for use of office space inside Amtrak Station for an additional two (2) years.

RECOMMENDATION:

Recommendation: That the City Council, by motion, approve the First Amendment to an "In-Kind" Lease Agreement with State Center Community College District on behalf of Valley Community Small Business Development Center (VCSBDC) for use of office space inside Amtrak Station for an additional two (2) years.

BACKGROUND:

The City of Hanford's in-kind two-year facility lease agreement with Valley Community Small Business Development Center was approved by the Hanford City Council on December 19, 2023 and became effective on January 1, 2024. The agreement has allowed VCSBDC to occupy Suite E inside the City-owned Amtrak Station building (200 Santa Fe Street, Hanford) rent-free in exchange for its services to the City. These services include small business development workshops and one-on-one counseling or technical assistance for Hanford small business owners and entrepreneurs, as well as other services such as assistance with the City's Cut to Business ribbon cutting program. These are meaningful ways the City may provide resources for businesses in our community.

The lease agreement is expiring on December 31, 2025. Therefore, a First Amendment to Lease Agreement was prepared (Exhibit A), which extends the term of the lease by two (2) years until December 31, 2027. All terms and provisions of the lease not otherwise modified by the amendment will remain in effect. The First Amendment to Lease Agreement has been signed by State Center Community College District on behalf of Valley Community Small Business Development Center (Exhibit B). Exhibit B also includes the original lease agreement, starting on page 6. Upon Council approval of the amended agreement, the Interim City Manager will also sign the agreement and it will subsequently take effect.

FISCAL IMPACT:

None

ATTACHMENTS:

1. Exhibit A - COH-SBDC First Amendment to Lease (PDF)
2. Exhibit B - COH-SBDC First Amendment to Lease - Signed by Tenant (PDF)

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO LEASE AGREEMENT (“**Amendment**”) is made and entered into by and between the CITY OF HANFORD, a municipal corporation (hereinafter referred to as “**Landlord**”), and the State Center Community College District on behalf of Valley Community Small Business Development Center (hereinafter referred to as “**Tenant**”).

This Amendment modifies the following terms of that Lease Agreement (“**Agreement**”) originally made between Landlord and Tenant, effective January 1, 2024, the terms of which are incorporated herein by reference:

1. It is the intent of Landlord and Tenant to extend the term of the Lease by two (2) years. As a result, Section 2 of the Lease is hereby deleted in its entirety and restated as follows:

“The term of this Lease shall commence on January 1, 2024 and end at 11:59 p.m., December 31, 2027 (“**Expiration Date**”). If Tenant continues to occupy the Premises after the Expiration Date, this Lease shall continue on a month-to-month basis on the terms set forth in this document.”

2. All terms and provisions of the Lease not otherwise modified by this Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment in Hanford, California.

TENANT

State Center Community College District on behalf of
Valley Community Small Business Development Center

Dated: _____, 2025

By: _____
W. ANDREW DUNN
Interim Vice Chancellor, Finance and
Administration

LANDLORD

City of Hanford

Dated: _____, 2025

By: _____
CHRISTOPER TAVAREZ
Interim City Manager

**STATE CENTER COMMUNITY COLLEGE DISTRICT
CONTRACT/AGREEMENT/GRANT APPROVAL COVER SHEET**

Title of Contract/Agreement/Grant: Hanford Lease Agreement

Please select as many as apply:

☐ New	☐ Continuing (no changes)	☐ Continuing (with changes, note changes in description)	☐ Addendum to Existing
☐ SCCCD Generated	☐ Requires Legal Review	☐ Requires Insurance (If yes, complete Insurance form)	☐ Resolution Required

Additional Required Information:

Check One:

☐

Grant

☐

Agreement/Contract

Check One:

☐

Application

☐

Draft

☐

Final

Total Amount: _____ Date Final Approved: _____

Yr 1: _____ Yr 2: _____ Yr 3: _____ Yr 4: _____ Yr 5: _____

Budget No. _____ Match: _____ Period: _____

Description of Funding Source: _____

Approval Signature District Senior Accountant (grants only): _____ **Date:** _____

Description/Notes (Explanation of grant/agreement and changes from prior agreement, if any):

Hanford lease agreement with an attached amendment to extend the lease by two years.

Approval Signatures:

1. Initiator Signature & Date:

_____ Date: _____

Print Name & Title:

2. Approval Signature & Date:

Richard Mostert

_____ Date: _____

Print Name & Title: Richard Mostert, SBDC, Director

3. VP Admin Services Approval Signature & Date:

Kimberly Duong

Kimberly Duong (Nov 6, 2025 16:39:53 PST) Date: _____

Print Name: Kimberly Duong, VP Admin Services

4. President Approval Signature & Date:

Kim Armstrong

Kim Armstrong (Nov 6, 2025 16:49:03 PST) Date: _____

Print Name: Dr. Kim Armstrong, College President

**Please note: Upon full execution of the contract, a copy must be submitted to
the office of the Vice Chancellor of Finance and Administration.**

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO LEASE AGREEMENT (“**Amendment**”) is made and entered into by and between the CITY OF HANFORD, a municipal corporation (hereinafter referred to as “**Landlord**”), and the State Center Community College District on behalf of Valley Community Small Business Development Center (hereinafter referred to as “**Tenant**”).

This Amendment modifies the following terms of that Lease Agreement (“**Agreement**”) originally made between Landlord and Tenant, effective January 1, 2024, the terms of which are incorporated herein by reference:

1. It is the intent of Landlord and Tenant to extend the term of the Lease by two (2) years. As a result, Section 2 of the Lease is hereby deleted in its entirety and restated as follows:

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2. All terms and provisions of the Lease not otherwise modified by this Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment in Hanford, California.

TENANT

State Center Community College District on behalf of
Valley Community Small Business Development Center

Dated: Nov 24, 2025, 2025

By: *David El Fattal*
David El Fattal (Nov 24, 2025 17:14:57 PST)
Dr. David El Fattal
Vice Chancellor, Finance and Administration

LANDLORD

City of Hanford

Dated: _____, 2025

By: _____
CHRISTOPER TAVAREZ
Interim City Manager

EVIDENCE OF COVERAGE

DATE (MM/DD/YYYY)
12/14/2023

This Evidence of Coverage is used as a matter of information only and confers no rights upon the Certificate Holder. This Evidence of Coverage does not amend, extend, or alter the coverage afforded by the memoranda listed below.

MEMORANDUM NUMBER: 175

JOINT POWERS AUTHORITY (JPA)

Alliance of Schools for Cooperative Insurance Programs
16550 Bloomfield Avenue
Cerritos, CA 90703

www.ASCIP.org

CONTACT NAME: Mr. Reshan Cooray

PHONE: (562) 404-8029

cooray@ascip.org

JPA MEMBER

State Center Community College District
1171 Fulton Street, Floor 5
Fresno CA 93721

This is to certify that the Alliance of Schools for Cooperative Insurance Programs (ASCIP) Memorandum of Coverages on insurance listed below have been issued to the Covered Party named above for the period indicated. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this Evidence of Coverage may be used or may pertain, the coverages afforded by the Memorandum of Coverages described herein are subject to all the terms, exclusions, and conditions of such Memorandum of Coverages.

TYPE OF COVERAGE	ADDL INSR	MEMORANDUM NUMBER (MOC)	POLICY EFF (MM/DD/YYYY)	POLICY EXP 12:01a.m.	LIMIT OF LIABILITY / COVERAGE	
GENERAL LIABILITY ☒ OCCURRENCE ☒ Personal Injury ☒ Errors & Omission ☒ Employment Practices	✓	MOC #175	7/1/2023	7/1/2024	COMBINED SINGLE LIMIT PER OCCURRENCE	\$ \$5,000,000
					AGGREGATE	\$ none
						\$
						\$
						\$
AUTOMOBILE LIABILITY ☒ AUTOMOTIVE PHYSICAL DAMAGE ☒ COMPREHENSIVE / COLLISION ☒ ANY AUTO ☒ Owned Auto ☒ Hired Auto		MOC #175	7/1/2023	7/1/2024	COMBINED SINGLE LIMIT PER OCCURRENCE	\$ \$5,000,000
					ACTUAL CASH VALUE	\$
						\$
						\$
						\$
PROPERTY ☒ BUILDING / CONTENTS ☒ FIRE, THEFT, RENTAL INTERRUPTION ☐ ☐		MOC #175	7/1/2023	7/1/2024	REPLACEMENT COST SUBJECT TO POLICY LIMITS, TERMS, AND CONDITIONS	
						\$ \$500,000,000
						\$
						\$
						\$
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ☒ WC STATUTORY LIMITS	N/A	MOC #175	7/1/2023	7/1/2024	EACH ACCIDENT	\$ \$2,000,000
					PER EMPLOYEE	\$ \$2,000,000
					POLICY LIMIT	\$ \$2,000,000
OTHER ☐ EMPLOYEE DISHONESTY (CRIME) ☐ ☐ ☐					SUBJECT TO POLICY LIMITS, TERMS, AND CONDITIONS	
						\$
						\$
						\$
						\$

ADDITIONAL REMARKS:

As respects to Small Business Development Center Lease Agreement effective January 1, 2024

Tenant's coverage is primary and non-contributory with respect to any coverage maintained by the City
Tenant's coverage will not be canceled unless written notice is provided to the City

CERTIFICATE HOLDER

City of Hanford
Attn: City Manager
319 N. Douty Street
Hanford CA 93230

CANCELLATION

Should any of the above coverages for the Covered Party be changed or withdrawn prior to the expiration date issued above, ASCIP will mail 30 days written notice to the Certificate Holder, but failure to mail such notice shall impose no obligation or liability of any kind upon ASCIP, its agents, or representatives.



AUTHORIZED REPRESENTATIVE: Fritz J. Heirich

*ASCIP is a joint powers authority pursuant to Article 1 (commencing with Section 6500) Chapter 5 of Division 7 of Title 1 of the Government Code and Sections 39603 and 81603 of the Education Code.

Rev 5-97

Additional Covered Party Endorsement

District: State Center Community College District

Endorsement No.

77699502

Additional Covered Party:

City of Hanford
its officers, officials, employees and volunteers

Description of Operations, Vehicle, or Property:

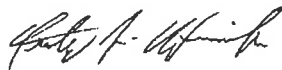
As respects to Small Business Development Center Lease Agreement
effective January 1, 2024

Coverage Period:

Effective:7/1/2023

Expires 12:01 a.m.: 7/1/2024

The coverage provided to the Covered Party is hereby extended by this endorsement to the Additional Covered Party named above in accordance with the provisions contained in the Memorandum of Coverage (MOC). The coverage extended hereby applies only with respect to liability arising out of activities in the Description of Operations, Vehicle, or Property noted above. It is intended by ASCIP in issuing this endorsement to defend and/or indemnify the Additional Covered Party. In issuing this endorsement, ASCIP intends and agrees to extend coverage pursuant to the terms and conditions of the MOC to the Additional Covered Party named above only to the extent that the Additional Covered Party faces liability arising out of claims, demands, or lawsuits claiming money damages on account of bodily injury or property damage as defined and limited in the ASCIP MOC. The limits of liability extended to the Additional Covered Party listed above is \$5,000,000 per occurrence for liability. Such insurance as afforded by this policy shall be primary, and any insurance carried by the Additional Covered Party named above shall be in excess and non-contributory.



Authorized Representative:

Date Issued:12/14/2023

ASCIP is a joint powers authority pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code and Sections 39603 and 81603 of the Education Code.

Rev 5/97

Waiver of Subrogation Endorsement

District: State Center Community College District		Endorsement No. 77699502
Name of Person or Organization: City of Hanford its officers, officials, employees, and volunteers	Description of Operations: As respects to Small Business Development Center Lease Agreement effective January 1, 2024	
Coverage Period:	Effective: 7/1/2023	Expires 12:01 a.m.: 7/1/2024

ASCIP has the right to pursue subrogation recoveries from any party liable for an injury, in whole or in part, in accordance with the provisions contained in the ASCIP Memorandum of Coverage (MOC). With reference only to the Agreement between State Center Community College District and the City of Hanford dated July 1, 2023, ASCIP waives any direct right of subrogation against the City of Hanford on a Workers' Compensation or Employers' Liability claim for activities arising from that agreement. The subrogation waiver shall not apply to ASCIP's right to recoup Workers' Compensation benefits paid when the injured worker recovers from a third-party defendant, including ASCIP's right to intervene and assert a lien in any third party action. The waiver of subrogation shall not apply to any other type of loss or payment paid by ASCIP.

Authorized Representative: 

Date Issued: 12/14/2023

ASCIP is a joint powers authority pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code and Sections 39603 and 81603 of the Education Code.

Rev 5/16

LEASE AGREEMENT

* * * * *

This Lease Agreement ("**Lease**") is made effective on the 1st day of January, 2024, by and between the CITY OF HANFORD, a municipal corporation (hereinafter referred to as "**Landlord**"), and the State Center Community College District on behalf of Valley Community Small Business Development Center, (hereinafter referred to as "**Tenant**").

In consideration of the terms contained in this Lease, Landlord and Tenant agree to the following:

1. PREMISES

Landlord hereby leases to Tenant the premises outlined in red on the attached site plan, a copy of which is attached hereto as Exhibit "A" incorporated herein by reference, consisting of approximately 390 square feet and the parking area adjacent thereto (collectively "**Premises**"), more commonly known 200 Santa Fe Street, Suite "___", Hanford, California 93230.

2. TERM OF LEASE

The term of this Lease shall commence on January 1, 2024 and end at 11:59 p.m., December 31, 2025 ("**Expiration Date**"); provided however, Tenant may terminate this Lease prior to the expiration of the term by providing Landlord with thirty (30) calendar days prior written notice. If Tenant continues to occupy the Premises after the Expiration Date, this Lease shall continue on a month-to-month basis on the terms set forth in this document.

3. RENT

Tenant will not be required to pay rent. In lieu of the payment of rent, Tenant will provide the services described herein.

4. USE OF PREMISES AND TAXES

A. Permitted Use:

Tenant shall use the Premises for the purposes described in the attached Exhibit "B," which is incorporated herein by reference, and for no other purpose. As partial consideration for Tenant's right to occupy the Premises, Tenant shall provide those services more particularly described in the attached Exhibit "B" to businesses and residents of the City of Hanford free of charge.

B. Prohibited Uses:

When using the Premises for the permitted purpose stated in Section 4.A. above, Tenant shall not: (i) use the Premises in violation of any law, ordinance, or regulation; (ii) do or allow anything that will invalidate, cause cancellation of, or increase the cost of Landlord's fire and

extended coverage or any other insurance policy covering the Premises; or (iii) use the Premises in a way that creates a nuisance or which causes damage to the Premises or any other property.

C. TAXES AND ASSESSMENTS

- (1) Tenant understands and agrees that: (i) this Lease may create a possessory interest in Tenant which may be subject to property taxes; (ii) the personal property of Tenant may be subject to property taxes; and (iii) this Lease may be subject to property taxes. Tenant shall pay all such taxes before they become delinquent.
- (2) If any taxes are charged to Landlord or Landlord's property as a result of Tenant's personal property, trade fixtures, or possessory interest in the Premises, or if the assessed value of the Premises is increased due to the value of Tenant's property or trade fixtures, Tenant shall, on demand, immediately pay Landlord amounts equal to the increased or new taxes caused by Tenant. Tenant's duty to pay increased or new taxes charged to Landlord or Landlord's property shall continue as long as this Lease remains in effect.

5. TENANT IMPROVEMENTS

A. Tenant may install or construct improvements at the Premises and the Common Area, which is identified in Exhibit "A," only after receiving Landlord's written approval. Work approved by Landlord must be done in full compliance with all laws, ordinances, and regulations.

B. Fixtures installed at the Premises by Tenant will not be removed by Tenant at the expiration or termination of this Lease unless Landlord instructs Tenant in writing to remove Tenant's fixtures. If Landlord requires the removal of Tenant-installed fixtures, Tenant will promptly repair any damage to the Premises and the Common Area caused by the removal of Tenant's fixtures.

C. Tenant will be solely responsible for maintaining, repairing, and improving the Premises and the Common Area so they comply with the Americans With Disabilities Act of 1990 (ADA) and related regulations. Landlord will not be required to install any improvements that may be required under the ADA.

D. Tenant shall keep the Premises, the Common Area, and all improvements located at the Premises and Common Area free from liens.

E. All of Tenant's improvement work will be done at Tenant's sole cost. Landlord will not be responsible for any costs associated with Tenant's improvements.

F. Tenant will not change the security features of the Premises or the Common Area, including, without limitation, door locks, unless Tenant obtains Landlord's written approval.

G. Tenant shall not place on the windows, doors, exterior walls, walkways, or roof of the Premises or the Common Area any signs, advertisements, banners, or any other similar item without Landlord's prior written consent, which may be withheld at Landlord's sole discretion.

6. TENANT'S MAINTENANCE, REPAIR, AND UTILITIES

A. Tenant shall, at Tenant's sole cost and expense, keep the Premises and the Common Area in good condition and repair and will return the Premises and the Common Area to Landlord in such condition when this Lease ends. Landlord and Tenant acknowledge that Tenant's responsibility to maintain the Common Area is partial consideration for Tenant's right to occupy the Premises.

B. If Tenant or an employee of Tenant causes damage to any portion of the Premises or the Common Area, Tenant will promptly notify Landlord in writing and will be solely responsible for promptly repairing such damage.

C. Landlord shall have no obligation to maintain, repair, or improve the Premises or the Common Area. Tenant waives its rights under law regarding any Landlord duty to maintain, repair, and improve the Premises and the Common Area.

D. Although Landlord will have no duty to maintain, repair, or improve the Premises or Common Area, Landlord or Landlord's contractor may enter the Premises or Common Area to conduct the necessary work if Tenant fails to satisfy its duties under Section 6.A. above. Tenant will, in accordance with Section 11.B. below, pay Landlord for any costs incurred by Landlord for such work.

E. Tenant states that Landlord has made no promises regarding the condition of the Premises or the Common Area. Tenant has inspected the Premises and the Common Area and accepts them in their current AS-IS condition.

F. Tenant shall be solely responsible for promptly paying for all utility services that Tenant utilizes at the Premises.

7. INSURANCE

A. Tenant will, during the term of this Lease, maintain insurance coverage which shall be at least as broad as:

- (1) Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 0001 1207 covering CGL on an "occurrence" basis, including products-completed operations, personal and advertising injury, with limits no less than TWO MILLION AND

NO/100 DOLLARS (\$2,000,000) per occurrence and FOUR MILLION AND NO/100 DOLLARS (\$4,000,000) aggregate.

- (2) Automobile Liability: ISO Form Number CA 00 01 covering any auto (Code 1), or if Tenant has no owned autos, hired (Code 8), and non-owned autos (Code 9), with a limit no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury and property damage
- (3) Workers' Compensation: as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury or disease.

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

B. Tenant's insurance policies are to contain, or be endorsed to contain, the following provisions:

- (1) Landlord and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy. General liability coverage can be provided in the form of an endorsement to Tenant's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to Landlord and its officers, officials, employees or volunteers.
- (2) For any claims related to this Lease, Tenant's insurance coverage shall be the primary insurance as respect to Landlord and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by Landlord and/or its officers, officials, employees, or volunteers shall be in excess of Tenant's insurance and shall be non-contributory.
- (3) Each insurance policy required above shall provide that coverage shall not be canceled, except with written notice to the City.

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

D. Tenant shall furnish Landlord 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 Landlord before

Tenant takes possession of the Premises. However, failure to obtain the required documents prior to Tenant taking possession of the Premises shall not waive Tenant's obligation to provide them. Landlord reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

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

F. Tenant shall obtain, at Tenant's sole cost, insurance coverage on Tenant's property and improvements at their full replacement value. Landlord will not be responsible for obtaining insurance on Tenant's property and improvements.

8. LIABILITY

A. Landlord will not be liable for and Tenant shall indemnify, defend, and hold Landlord and Landlord's officers, officials, employees, and volunteers harmless from any and all injuries, damages, losses, penalties, costs (including attorneys' fees), expenses, liabilities, claims, and causes of action resulting from:

- (1) Tenant's use of the Premises and the Common Area;
- (2) Tenant's breach of this Lease;
- (3) Any act or omission of:
 - (a) Tenant or its employees, customers, invitees, or contractors;
 - (b) Landlord or its officers, officials, employees, or volunteers, with the exception of gross negligence and intentional misconduct; or
 - (c) Any member of the public;while on or about the Premises or the Common Area; or
- (4) The condition of the Premises or the Common Area.

B. The provisions of this Section 8 shall survive the termination of this Lease.

9. ASSIGNMENT

Tenant shall not voluntarily or involuntarily assign this Lease or sublease any portion of the Premises.

10. ENTRY BY LANDLORD

Landlord and its authorized representatives shall, during Tenant's regular business hours, have the right to enter and inspect the Premises; provided however, such inspection shall not unreasonably interfere with Tenant's operations.

11. DEFAULT AND REMEDIES

A. Tenant Acts Constituting a Default: Any and all of the following shall constitute a default under this Lease:

- (1) Breach of any non-monetary provision of this Lease;
- (2) The abandonment of the Premises by Tenant for five (5) consecutive business days or more; or
- (3) Tenant's failure to pay any amount required under this Lease within ten (10) calendar days of the due date.

B. Landlord Remedies:

- (1) If Tenant breaches this Lease, Landlord shall have any and all remedies that may be available in law and equity, including, without limitation, the right to terminate this Lease and sue Tenant for the amount(s) owed by Tenant.
- (2) Upon ten (10) calendar days' prior written notice to Tenant, Landlord may enter the Premises and/or the Common Area and cure any Tenant breach at Tenant's cost; provided however, Landlord will not be required to give written notice if the condition of the Premises and/or the Common Area threatens the public's safety. If Landlord incurs any expense to cure a Tenant breach, the expenses incurred by Landlord shall be immediately payable by Tenant and will bear interest at the rate of ten percent (10%) per year from the date the cost is incurred by Landlord.

C. Landlord's Default:

- (1) Except as otherwise provided in Section 11.C.(2) below, Landlord shall be in default if it fails to perform any provision of this Lease and the breach is not cured within thirty (30) calendar days after written notice has been given by Tenant to Landlord.

- (2) If the Landlord's breach cannot be reasonably cured within the thirty (30) calendar day period, Landlord shall not be in default if Landlord commences to cure the breach within the thirty (30) calendar day period and diligently and in good faith continues to cure the breach.

12. NOTICE

Except as otherwise expressly provided herein, any notice, consent, authorization or other communication to be given hereunder shall be in writing and shall be deemed duly given and received when delivered personally, one (1) business day after being deposited for next-day delivery with a nationally recognized overnight delivery service, or three (3) business days after being mailed by first class mail, charges and postage prepaid, properly addressed to the party to receive such notice at the last address furnished for such purpose by the party to whom notice is directed and addressed as follows:

- | | |
|---|---|
| (a) In the case of Landlord:
City Manager
City of Hanford
319 N. Douty Street
Hanford, California 93230 | (b) In the case of Tenant:
State Center Community College
District on behalf of Valley
Community SBDC
1171 Fulton St., Fresno, CA 93721 |
|---|---|

13. WAIVER OF BREACH

Landlord's failure to strictly enforce this Lease shall not be a waiver of any of Landlord's rights, nor shall any custom or practice which may develop between Landlord and Tenant become a waiver of Landlord's right to require Tenant's full performance under this Lease. Landlord's waiver of a breach in one (1) instance shall not constitute a waiver of the same or similar breaches occurring later. Only a written notice from Landlord to Tenant shall serve as Landlord's waiver of its rights under this Lease.

14. ATTORNEY'S FEES

In the event of any lawsuit between Landlord and Tenant regarding this Lease, the prevailing party in the lawsuit shall be entitled to receive its reasonable attorneys' fees and costs.

15. TIME OF ESSENCE

Time is of the essence in the performance of each provision of this Lease.

16. SEVERABILITY

If any term of this Lease is held by a court to be invalid, void, or unenforceable, the remainder of the provisions of this Lease shall remain in full force and effect.

17. PRIOR AGREEMENTS, AMENDMENTS

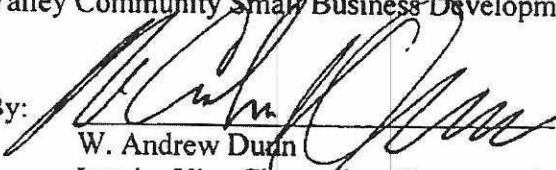
This Lease contains the entire agreement regarding Landlord's and Tenant's duties and rights regarding Tenant's lease of the Premises. Any verbal promises made by either party shall be binding only if they are set forth in this Lease. In order to be enforceable, changes to this Lease must be in writing and signed by Landlord and Tenant.

IN WITNESS WHEREOF, the parties hereto have executed this Lease in Hanford, California.

TENANT

State Center Community College District on behalf of
Valley Community Small Business Development Center

Dated: 12-12, 2023

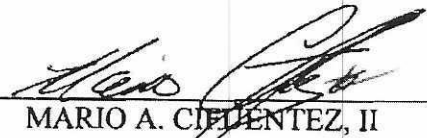
By: 

W. Andrew Dunn
Interim Vice Chancellor, Finance and
Administration

LANDLORD

CITY OF HANFORD

Dated: 12-12, 2023

By: 

MARIO A. CIELENTEZ, II
City Manager

Amendment to Lease Agreement - City of Hanford for Valley Community SBDC - CCC

Final Audit Report

2025-11-25

Created:	2025-11-24
By:	Karla Guerrero (karla.guerrero@scccd.edu)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHfEICYPsJmSKbTVPIFsyTdTBcUek3_tx

"Amendment to Lease Agreement - City of Hanford for Valley Community SBDC - CCC" History

-  Document created by Karla Guerrero (karla.guerrero@scccd.edu)
2025-11-24 - 11:59:14 PM GMT- IP address: 209.129.240.192
-  Document emailed to David El Fattal (david.el-fattal@scccd.edu) for signature
2025-11-25 - 0:01:23 AM GMT
-  Email viewed by David El Fattal (david.el-fattal@scccd.edu)
2025-11-25 - 1:14:14 AM GMT- IP address: 104.47.55.126
-  Document e-signed by David El Fattal (david.el-fattal@scccd.edu)
Signature Date: 2025-11-25 - 1:14:57 AM GMT - Time Source: server- IP address: 104.11.68.230
-  Agreement completed.
2025-11-25 - 1:14:57 AM GMT



AGENDA STAFF REPORT

MEETING DATE: 12/16/2025	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of the Notice of Completion for the FY 24-25 Pavement Resurfacing Treatment (Manhole and Valve Cover Adjustment) Project, with a final sub-project cost of \$205,367.86, and Authorization for the Mayor to execute and the City Clerk to file the Notice with the Kings County Recorder's Office.

RECOMMENDATION:

Recommendation:

1. Approve the Notice of Completion for the FY 24-25 Pavement Resurfacing Treatment (Manhole and Valve Cover Adjustment) Project, with a final sub-project cost of \$205,367.86, and
2. Authorize the Mayor to execute and the City Clerk to file the Notice with the Kings County Recorder's Office.

Recommended Motion:

1. Approve the Notice of Completion for the FY 24-25 Pavement Resurfacing Treatment (Manhole and Valve Cover Adjustment) Project, with a final sub-project cost of \$205,367.86, and
2. Authorize the Mayor to execute and the City Clerk to file the Notice with the Kings County Recorder's Office.

BACKGROUND:

On June 17, 2025, the City Council authorized the City Manager to award and execute the contract for the FY 24-25 Pavement Resurfacing Treatment (Manhole and Valve Cover Adjustment) Project. The bid opening for the project was held on June 10, 2025, and one (1) bid was received. Staff reviewed the bid and determined that Cen-Cal Construction, located in Bakerfield, CA, was the lowest responsive and responsible bidder, with relevant experience in municipal paving projects. The contract was awarded to Cen-Cal construction in the amount of \$186,186.00.

The overall Pavement Resurfacing Project, funded by Measure H, consisted of two (2) phases of construction funded under one budget. Phase 1 was the pavement resurfacing project, which applied double & single fiberized slurry seal coatings to protect and preserve city streets. The pavement resurfacing portion is performed as a separate contract and is not yet completed.

Phase 2 of the project consisted of raising and adjusting approximately 29 manholes and 41 gate valve covers to the new roadway surface level. By bringing the manholes and valve covers flush with the new pavement, the adjustment project improves ride quality, enhances safety, and compliments the resurfacing work to deliver a smoother, more consistent roadway.

Construction of Phase 2 began on October 27, 2025. During the project, one contract change order was issued in the amount of \$10,385.00 to add five water valve adjustment locations.

FISCAL IMPACT:

The design, staff management, inspection, and construction for both Phase 1 and 2 are funded using Measure "H" funds appropriated in the FY26 Capital Improvement Program.

- **Phase 1 - FY 24–25 Pavement Resurfacing Treatment Single and Double Fiberized Slurry Overlay, Project No. 0011-826601, PO 22600375** — this work has not yet been completed but is expected to be delivered within budget. Project Budget amount: \$1,070,197.00.
- **Phase 2 - FY 24–25 Pavement Resurfacing Treatment Manhole and Valve Cover Adjustment, Project No. 0011-826601, PO 22600376** — Project Budget amount: \$321,510.00.

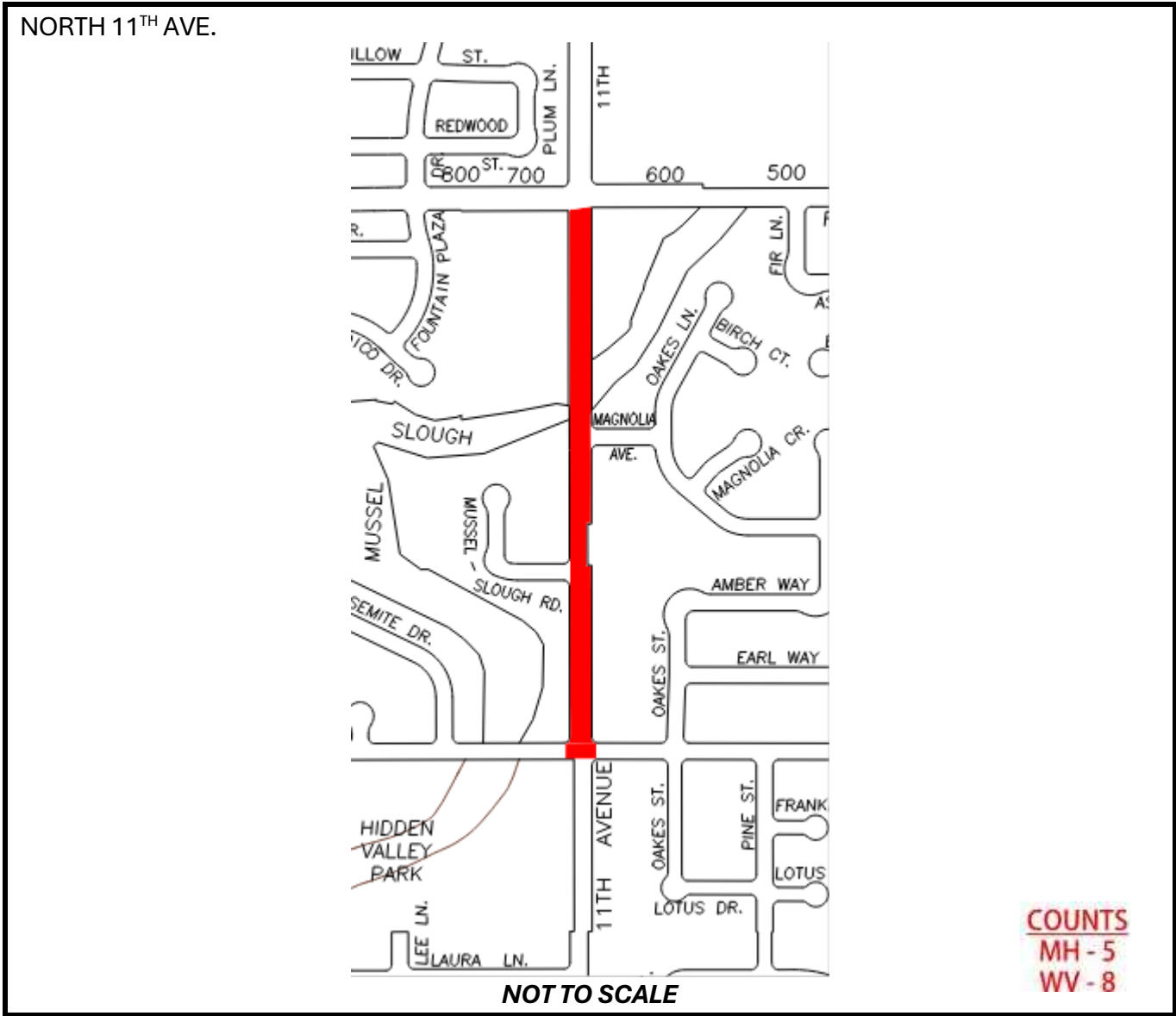
The table below provides the final budget summary for the **FY 24–25 Pavement Resurfacing Treatment, Phase 2 - Manhole and Valve Cover Adjustment Project**.

FY 24-25 Pavement Resurfacing Treatment, Phase 2 - Manhole and Valve Cover Adjustment Project		PO-22600376
J.L Plank Inc. dba Cen-Cal Construction		
34762 Lencioni Ave		
Bakerfield, Ca 93308		
Contract Amount:		\$ 186,186.00
Project Costs		
Building Permit Fees:	\$	-
Materials Testing:	\$	-
City Surveying:	\$	-
City Construction Management & Inspection:	\$	1,500.00
Misc. Expenses (Postage/Media/Clerical) :	\$	506.01
City Provided Materials	\$	6,796.86
Contract Change Order No.		
CCO#1 - Addition of 5 Water Valve Locations	\$	10,385.00
Phase 2 - Project Budget Total:	\$	321,510.00
Phase 2 - Project Final Cost:	\$	205,373.87
Phase 2 - Project Budget Surplus:	\$	116,136.13
Total FY 24-25 Pavement Resurfacing Treatment Project Budget:	\$	1,300,064.00
Phase 2 - Manhole and Valve Cover Adjustment Project Final Cost:	\$	205,373.87
Phase 1 - Single and Double Fiberized Slurry Overlay Project Budget: (Still Waiting on Project Completion)	\$	899,159.01
Projected Budget Surplus: *ESTIMATE*	\$	195,531.12

ATTACHMENTS:

1. Location Maps & Street Qty List
2. Cen-Cal's NOC - Recording Original

	MH	WV
Grangeville	17	18
South 11th Ave	2	0
North 11th Ave	5	8
Kings County Dr.	5	15
Total MH	29.00	Total WV
		41.00



GRANGEVILLE BLVD.



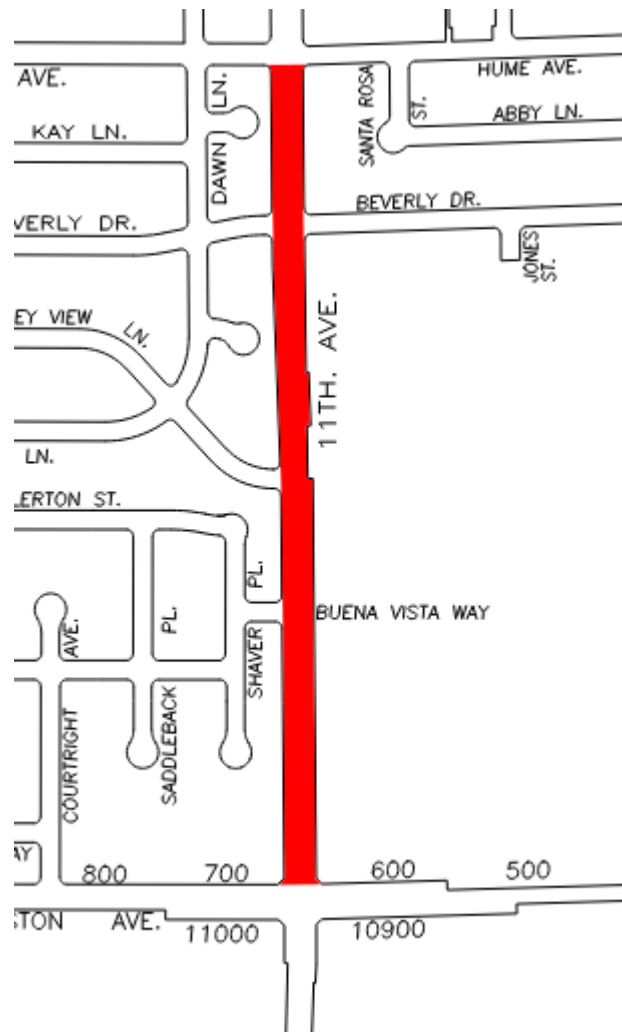
NOT TO SCALE

KINGS COUNTY DR.



NOT TO SCALE

SOUTH 11TH AVE.



COUNTS
MH - 2
WV - 0

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

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

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located: Various Locations within the City of Hanford City limits.
2. The Improvement is particularly described as: FY 24-25 Pavement Resurfacing Treatment (Manhole and Valve Cover Adjustment) Project
3. The date of completion of the work of Improvement: November 14, 2025.
4. The Owner of the work of Improvement: City of Hanford.
5. The nature of the owner's interest or estate: Fee Simple Title.
6. The name of the original contractor for the work of Improvement: J.L. Plank Inc. dba Cen-Cal Construction
7. The surety for the work of Improvement: Developers Surety and Indemnity Company, Bond #01040033
8. All work for this project has been completed.
9. Accepted by minute action of the City Council of the City of Hanford on: December 16, 2025.

I certify under penalty of perjury that the foregoing is true and correct.
Dated this 16th day of December 2025.

BY: _____
Mark Kairis, Mayor
City of Hanford, County of Kings, State of California

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

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

Executed at Hanford, California, this _____ day of _____, 2025.

BY: _____
Mark Kairis, Mayor
City of Hanford, County of Kings, State of California

Authority: Section 1181 Civil Code



AGENDA STAFF REPORT

MEETING DATE: 12/16/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Authorize the City Manager to award a construction contract for The Plunge Slide Repairs to Safe Slide Restoration, of Farmington, MO, for an amount not to exceed \$75,764.00.

RECOMMENDATION:

Recommendation: It is recommended that the City Council authorize the award of a construction contract for the repairing, sanding, and gel coating of The Plunge slide's interior, and painting of the exterior to Safe Slide Restoration, of Farmington, MO, in the amount of and not to exceed \$75,764.00, per specifications of RFB 2026-11.

Recommended Motion: I move to award a contract for the repairing, sanding, and gel coating of The Plunge slide's interior, and painting of the exterior, to Safe Slide Restoration, for a not to exceed amount of \$75,764.00.

BACKGROUND:

The Plunge slide was constructed in 1992 and since then the City of Hanford has completed several renovation and repair projects to keep the amenity in compliance with the California Department of Industrial Relations (DIR), Amusement Ride and Tramway (ART) Unit. Some of these renovations have included repairing the concrete support piers in 2013, the replacement of the stairway in 2016, and a new water booster pump, with water meter, to ensure proper water flow in the slide in 2017. One of the other requirements from the Amusement and Tramway Unit state inspector was to have the slide flute properly gel coated to keep the slide smooth and safe for riders. This project was completed annually in the past but now requires a more extensive refurbishment that will include the sanding of the entire slide flute, replacing slide hardware, re-gel coating the interior and painting the exterior of the slide.

With the more extensive work required to reach compliance with the slide, staff created a Request for Bids (RFB 2026-11). On October 28, 2025, the City solicited bids by posting the RFB on Bid-Net. Contractors can receive all related documents, addendum, plan holder lists, and award information. All bid documents shall be included in Bidnet Direct's California Purchasing Group website submission to be valid at the time of bid opening.

On November 13, 2025, a non-mandatory pre-bid meeting was held at The Plunge. Staff were present to review the bid specifications, review the mandatory requirements imposed by the State of California Department of Industrial Relations, and answer any questions. No contractors attended the pre-bid meeting.

On December 2, 2025, the City received bids from three (3) contractors (bid summary below). Safe Slide Restoration, Farmington, MO. was the qualified low bidder for the Plunge Slide Repairs Project.

• Safe Slide Restoration, Farmington, MO	\$75,764.00
• Bynum Painting, Newport, KY	\$111,150.00
• WhiteWater West, Richmond, BC, Canada	\$199,460.00

Staff have reviewed the submitted bids, performed reference checks, and are satisfied that Safe Slide Restoration has the equipment and personnel to complete the Plunge Slide Repairs Project.

This project requires a Public Works maintenance contract and, therefore, is subject to State of California prevailing wages, registration with the Department of Industrial Relations and submission of certified payroll to the Labor Commissioner as well as other requirements outlined in the City’s Labor Compliance Manual which was a part of the specifications.

FISCAL IMPACT:

The Plunge Remodel project is multi-funded using the Aquatics Capital/Equipment Replacement Reserve Fund and General Fund with a total appropriation of \$425,014. The remaining available funds of this project are sufficient to cover the cost of the slide repairs for \$75,764. The original estimate presented previously to City Council was \$83,861 for these repairs, thus this portion is anticipated to be under budget.

ATTACHMENTS:

- 1. Plunge Slide Repairs RFB No. 2026-11
- 2. Draft Agreement
- 3. The Plunge - Gantt Chart



RFB No. 2026-11

PLUNGE SLIDE REPAIRS

Release Date: October 28, 2025

INDEX

CONTRACT DOCUMENTS

	<u>PAGE NO.</u>
Notice to Contractors	5
Bid Requirements and Conditions	7
1. Proposal Forms	7
2. Examination of Plans, Specifications, Special Provisions, and Site of Work	7
3. Interpretation of Project Documents	7
4. Approximate Estimate	7
5. Bid Prices	8
6. Proposal Guaranty-Bid Bond	8
7. Withdrawal of Proposals	8
8. Rejection of Proposals	8
9. Qualification of Bidders	8
10. Disqualification of Bidders	9
11. Designation of Subcontractors	9
12. Recovery of Kickbacks by the City	9
13. Material Guaranty	9
14. Prevailing Wage Requirements	10
15. Overtime Requirements	12
16. Addenda	12
17. Protests/Appeals	12
Bidders Checklist	14
Bid Proposal	15
Bid Schedule	17
Bid Guaranty Bond	18
Certification of Bidder's Experience & Qualifications	20
Bidder's List	21
Designation of Subcontractors	22
Non-Collusion Declaration	23
Workers' Compensation Insurance Certificate	24

Equal Employment Opportunity Compliance Certificate	25
Americans with Disabilities Act Compliance Certificate	26
Ownership Disclosure for Contractors and Subcontractors	27
Drug-Free Workplace Certification	28
Iran Contracting Act Certification	29
Award and Execution of Contract	30
1. Award of Contract	30
2. Contract Bonds	30
3. Execution of Contract	31
4. Failure to Execute Contract	31
5. Return of Proposal Guaranties	31
6. Insurance Requirements	31
7. Minimum Scope of Insurance	31
8. Minimum Limits of Insurance	32
9. Deductibles & Self-Insured Retentions	33
10. Other Insurance Provisions Endorsements	33
11. Acceptability of Insurers	34
12. Verification of Coverage	34
13. Subcontractors	35
14. City Indemnification	35
15. Estimates	35
16. Compliance with Laws	35
17. Licenses	36
18. Assignment and Subcontracting	36
19. Sole and Only Contract	36
20. Invalidity	36
21. Amendment	36
22. Governing Law	36
23. Waiver	37
24. Authority to Enter Contract	37
25. Notice	37

PAGE NO.

Labor Compliance Program and Labor and Other Code Requirements Certificate	38
Agreement	47
Performance Bond	50
Guaranty Bond	52
Russia Sanctions Executive Order N-6-22	54
Equal Opportunity	54
Subletting or Assigning the Contract	56
Safety: Accident Prevention	57

SPECIAL PROVISIONS	58
--------------------	----

Section 1 Definitions and Conflicts	59
-------------------------------------	----

Section 2 General Requirements	60
--------------------------------	----

EXHIBITS ATTACHED SEPARATELY

A- Site Photos

B- Manufacturer Specifications

NOTICE TO CONTRACTORS

Bid Submissions will be received through the Bidnet Direct's California Purchasing Group website below until **2:00 p.m. on Tuesday, December 2, 2025**, at which time they will be publicly opened digitally and posted for performing work in accordance with Plans and Specifications, therefore, as follows:

RFB 2026-11 PLUNGE SLIDE REPAIRS

Bids are required for the entire work as described herein:

Furnish all necessary labor, materials, equipment and incidentals necessary to resurface and recommission the waterslide located at *The Plunge*, 415 Ford Street, Hanford, CA. Work shall be performed in accordance with Whitewater's (slide manufacturer) engineering specifications and industry standards. Work will consist of a) Gel Coat- Interior of Slide: remove all caulking, repair minor cracks, chips and scratches; mechanically sand entire surface of slide interior; remove any existing paint not consistent with gel coat; clean and rinse interiors and allow to dry overnight; apply 20-40 mils. gel coat to entire interior surface; polish gel coat on body slide sections; seal slide joints with polyurethane construction sealant (Sikaflex 1A or equivalent; and b) Exterior Coating of Slide: pressure wash exterior of slide; repair cracks, chips, and structural reinforcements if needed; apply adhesion promoter or sanding for bond preparation; replace all flange-to-flange hardware; apply new protective coating to entire exterior; apply non-skid in entry tub.

There will be a non-mandatory pre-bid job walk at *The Plunge*, 415 Ford Street, Hanford, CA 93230 at **10:00 a.m. on Thursday, November 13, 2025**.

Plans, specifications, and proposal forms to be used for bidding shall only be obtained through Bidnet Direct's California Purchasing Group website:

<http://www.bidnetdirect.com/california/cityofhanford>

All vendors looking to do business with the City of Hanford are encouraged to register to access bids, related documents, addendum, plan holder lists, and award information. All bid documents shall be included in Bidnet Direct's California Purchasing Group website submission to be valid at the time of bid opening.

Bids must be accompanied by a bidder's security made payable to the City of Hanford for an amount equal to at least ten percent (10%) of the amount bid, such guaranty to be forfeited should the bidder to whom the contract is awarded fail to enter into this contract.

All questions regarding this project shall be in writing and shall be submitted through Bidnet, no later than **4:00 p.m. on Thursday, November 20, 2025**.

Local Vendor Preference: In an effort to encourage local businesses to provide goods and services to the City, the Council has enacted a Local Vendor Preference policy. The Local Vendor Preference policy will apply to any business that has a fixed business address within Hanford City limits. A Post Office Box will not be accepted as a business address. The City reserves the right to request proof of the City of Hanford address.

Any change to, or clarification of, the project plans and specifications shall be made in the form of an addendum issued to plan holders of record. Questions that prompt a change or clarification shall be included in the addendum with the subsequent answers.

All bids are to be compared on the basis of the City Engineer's estimate of the quantities of work to be done. No bids will be accepted from a Contractor who has not been licensed in accordance with the provisions of Chapter 9, Division 3 of Business and Professions Code. The City reserves the right to reject any or all bids.

In accordance with the provisions of Section 1770 to 1781 of the Labor Code, the City of Hanford has ascertained that the General Prevailing Rate of Wages applicable to the work being done for this project is as per the State of California Prevailing Wage rates for the County of Kings, of which wage scale on file in the City Engineer's office and the Department of Industrial Relations prevailing wage rate determinations website at <https://www.dir.ca.gov/Public-Works/Prevailing-Wage.html>. The Contractor to whom the contract is awarded shall pay not less than the specified prevailing wages to all workmen employed in the execution of the contract.

The City of Hanford, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 US. C.§§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of age, race religion, creed, color, national origin, ancestry, physical or mental disability, medical condition, genetic information, marital status, gender, gender identity or expression, sexual orientation, or military and veteran status in consideration for an award.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations (DIR). No contractor or subcontractor may be listed on a bid proposal for a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 (with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)). No contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

BID REQUIREMENTS AND CONDITIONS

This contract is made by and between the City of Hanford, A Municipal Corporation ("City"), and

Dale Cooper LLC dba Safe Slide Restoration ("Contractor"). The undersigned hereby agrees to perform work as described in the Scope of Work and the following criteria:

1. Proposal Forms

The entire Bid Packet shall be submitted digitally through Bidnet Direct's California Purchasing Group website: <http://www.bidnetdirect.com/california/cityofhanford>. All vendors looking to do business with the City of Hanford are encouraged to register to access bids, related documents, addendum and award information.

It is the sole responsibility of the bidder to see that his bid is submitted electronically by the proper time. All bids received after the scheduled closing time for receipt of the bids shall be rejected.

The bidder is responsible for verifying and submitting with the bid proposal, at minimum, that the bid proposal is signed, that all addenda issued are received, that the bid bond is included with the proposal, and that the Non-Collusion Declaration is signed. Bids will be considered non-responsive if these items are not included with the original bid submittal.

2. Examination of Plans, Specifications, Special Provisions and Site of the Work

The bidder shall carefully examine the site of the work contemplated, and the proposal, plans, specifications, and contract forms, therefore. It will be assumed that the bidder has investigated and is satisfied as to the conditions to be encountered regarding character, quality, and quantities of work to be performed and the materials to be furnished, and as to the requirements of these specifications, the Special Provisions, and the Contract. It is mutually agreed that submission of a proposal shall be considered "prima facie" evidence that the bidder has made such an examination.

3. Interpretation of Project Documents

Bidders, prospective subcontractors, manufacturers, and suppliers may request interpretation of the project documents prior to bid opening. Requests shall be made through Bidnet in the form of a Request for Information. Requests to clarify the source of materials, equipment, suppliers or any other such matter which does not modify, change, increase, or decrease the scope of work requires no action by the Owner other than a response to the bidder requesting the clarification. Requests to clarify possible ambiguous, conflicting, or incomplete statements or designs, or any other such clarification which modifies, changes, increases or decreases the scope of work requires issuance of an addendum by the Owner for the interpretation to become effective.

4. Approximate Estimate

The quantities given in the proposal and contract forms are approximate only, being given as a basis for any comparison of bids, and the City Council does not, expressly or by implications, agree that the actual amount of work will correspond therewith but reserves the right to increase or decrease

the amount of any class or portion of the work or to omit portions of the work as may be deemed necessary or expedient by the Engineer.

5. Bid Prices

Bid prices shall include everything necessary for the completion of the work including but not limited to providing the materials, equipment, tools, plant and other facilities, and the management, superintendence, labor, and services. Bid prices shall include allowance for federal, state, and local taxes.

6. Proposal Guaranty – Bid Bond

Each proposal shall be accompanied by one of the following forms of bidder's security: cash, certified cashier's check, or a bidder's bond executed by an admitted surety insurer, made payable to the City of Hanford for an amount equal to at least ten percent (10%) of the total bid amount. No bid will be considered unless such cash, certified cashier's check or bidder's bond is attached therewith. Bidder's Bond shall be furnished from an admitted surety insurer listed in the Federal Register.

Pursuant to California Code of Civil Procedure Section 995.120 an "Admitted Surety Insurer" is defined as a corporate insurer or a reciprocal or inter-insurance exchange to which the Insurance Commissioner of the State of California has issued a Certificate of Authority to transact surety insurance in the State of California.

A scanned copy of Bid Bonds must be submitted electronically with the bid through Bidnet prior to bid opening. Original hard copies of Bid Bonds shall be provided by the apparent low bidder within five business days following bid open and can be received at 900 S. 10th Ave. Hanford CA 93230 addressed to City Engineer.

7. Withdrawal of Proposals

Any bid may be withdrawn at any point prior to the hour fixed in the Notice to Contractors for the opening of bids provided that a request in writing, executed by the bidder or his duly authorized representative for the withdrawal of such bid, is filed with the City Director of Finance. The withdrawal of a bid will not prejudice the right of the bidder to file a new bid. Bids will be opened at the time fixed in the advertised Notice to Contractors through Bidnet, and a bid will not be received after that time, nor may a bid be withdrawn after the time fixed in such notice.

8. Rejection of Proposals

Proposals may be rejected if they show any alterations of form, additions not called for, conditional bids, incomplete bids, erasures, or irregularities of any kind. The City of Hanford reserves the right to reject any and/or all proposals.

9. Qualification of Bidder

Bidder shall certify that he is, at the time of bidding, and shall be throughout the period of the contract, licensed under the provisions of Chapter 9, Division 3 of the Business and Professions

Code of the State of California to do the type of work contemplated in the project manual. The bidder shall further certify that he is skilled and regularly engaged in the general class and type of work called for in the project manual.

The bidder also certifies that he is knowledgeable of the unusual and peculiar hazards associated with the general class and type of work required to construct the specified project within the terms given in the project manual. The bidder shall be competent and skilled in the protective measures necessary for the safe performance of the construction work with respect to such unusual and peculiar hazards.

10. Disqualification of Bidders

More than one proposal from an individual, a firm or partnership, a corporation or combination thereof under the same or different names will not be considered. Reasonable grounds for believing that any bidder is interested in more than one proposal for the work contemplated will cause the rejection of all proposals in which such bidder is interested. If there is reason for believing that collusion exists among the bidders, none of the participants in such collusion will be considered in future proposals. Proposals in which the prices obviously are unbalanced may be rejected.

11. Designation of Subcontractors

All subcontractors doing work more than one-half of one percent (1/2 %) of the total bid amount shall be designated on the blank form contained within this volume. Failure to list subcontractors may render a bid nonresponsive and may be grounds for rejection of bids.

12. Recovery of Kickbacks by the City

Upon showing that a subcontractor made a kickback to a prime contractor or a higher tier subcontractor in connection with the award of a subcontract or an order, it shall be conclusively presumed that the amount discovered was included in the price of the subcontract or order and ultimately borne by the City and will be recoverable from the recipient. In addition, that amount may also be recovered from the subcontractor making such kickbacks. Recovery from one offending party shall not preclude recovery from other and all offending parties.

It shall be illegal for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or any person associated with contracting, as an inducement for the award of a subcontract or order.

13. Material Guaranty

Before any contract is awarded, the bidder may be required to furnish a complete statement of the origin, composition and manufacture of any and all materials to be used in the construction of the work together with samples, which may be subjected to the tests provided for in these specifications to determine their quality and fitness for the work.

14. Prevailing Wage Requirements

In accordance with the provisions of Section 1770 to 1781 of the Labor Code, the City of Hanford has ascertained that the general prevailing rate of wages applicable to the work being done is as per State of California, County of Kings wage scale that are current and online with the State of California Division of Industrial Relations (DIR) at:

<https://www.dir.ca.gov/Public-Works/Prevailing-Wage.html>

The Contractor to whom the contract is awarded shall pay not less than the specified wages to all workmen employed in the execution of the contract.

Each Contractor awarded a contract must have an agent of the firm to sign documents required by the California Labor Code and to receive proper state forms for the reporting of certified payroll. Except as may be otherwise required by law, all claims and disputes pertaining to the classification of labor employed on the Project under the Contract Documents shall be decided by the District's Labor Compliance Officer.

Nothing contained herein shall be deemed to supersede any applicable laws, orders or regulations issued by competent authorities governing wages, hours of work of the employment of labor, nor to condone any violation of such laws, orders or regulations.

The Contractor shall post at appropriate conspicuous weatherproof points on the site of the Project a schedule showing the Prevailing Wage Determinations published by the Director of the California Department of Industrial Relations that are applicable to the Project.

Pursuant to the provisions of Division 2, Part 7, Chapter 1, Article 2 of the CALIFORNIA LABOR CODE at SECTION 1770, *et seq.*, the City has obtained from the Director of the California Department of Industrial Relations the general prevailing rate of per diem wages and the prevailing rate for straight time, holiday time and overtime work in the locality in which the work is to be performed for each craft, classification or type of worker needed to execute the contract, a copy of which is available in the office of the City Engineer.

There shall be paid to each worker of the Contractor or any subcontractor, of any tier, engaged in the work not less than the general prevailing wage rate, regardless of any contractual relationship which may be alleged to exist between the Contractor or any subcontractor, of any tier, and such worker. The Contractor and subcontractors will be required to pay all workers on a weekly basis and to submit the certified payrolls to the Labor Compliance Office weekly.

The Contractor shall forfeit Two Hundred Dollars (\$200.00) to the City for each calendar day or portion thereof, for each worker paid less than the prevailing rates as determined by the Director of the California Department of Industrial Relations for such work or craft in which such worker is employed by the contractor or by any subcontractor, of any tier, in connection with the work. Pursuant to

CALIFORNIA LABOR CODE SECTION 1775, the difference between such prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof, for which each worker was paid less than the prevailing wage rate, shall be paid to each worker in addition to the penalties.

CALIFORNIA LABOR CODE SECTION 1742.1 makes the Contractor, any subcontractor and the payment bond insurer jointly and severally liable for liquidated damages equal to the total underpayment of wages remaining uncorrected for sixty (60) days after receipt of the first notice of the underpayment. The underpaid employee will receive both the liquidated damages and the underpayment amount. The District may also request imposition of penalties equal to Fifty Dollars (\$50.00) per day per worker in addition to the liquidated damages and underpayment.

Contractors shall maintain payrolls and basic records (e.g., timecards, canceled checks, cash receipts, trust fund forms, accounting ledgers, tax forms, etc.) during the course of the work and shall preserve them for a period of three (3) years for workers of all trades at the District's project sites. Such records shall contain the name, address, and social security number of each worker, his or her classification, the rate of pay (including the rates of contributions for, or costs assumed to provide, fringe benefits), daily and weekly number of hours worked, deductions made, and actual wages paid.

The prime Contractor shall be responsible for ensuring that the labor standards provisions are followed by its subcontractors and shall be responsible for the Labor Code violations of its subcontractors.

The City, through its Labor Compliance Officer or its designer, shall conduct periodic inspections/audits to determine whether the workers of all trades on project sites have been paid according to the prevailing wage rates.

The City, through its Labor Compliance Officer and its consultants, has a duty to enforce the Labor Code public works requirements (Chapter 1 of Part 7 of Divisions 2 and 3 of the CALIFORNIA LABOR CODE). It is the policy of the District to strictly enforce the Public Works prevailing wage requirements set for in the California Labor Code. To that end, Contractors and subcontractors that are found to be repeat violators of the Labor Code are subject to debarment from bidding on, or being awarded, any public works construction contract to the extent provided by law.

Within thirty days of approval, the City shall register the project with the Department of Industrial Relations of a Public Works Contract being awarded to the Contractor using the online electronic form PWC-100. The Contractor and all subcontractors on the project shall provide their DIR registration numbers for verification of coverage and notification of the project. Contractors and subcontractors must submit certified payroll records to the Labor Commissioner using the DIR's electronic certified payroll reporting (eCPR) system.

If a project total cost is \$25,000 or less for construction, demolition, installation, or repair work, OR \$15,000 or less for maintenance work, the Contractor is EXEMPT from:

- i) DIR registration requirements for contractors or subcontractors performing the work
- ii) Requirements for electronic submission of monthly payroll records to the DIR
- iii) Requirements for DIR notification following award of the contract.

15. Overtime Requirements

- a) Overtime Requirements. No Contractor or subcontractor contracting for any part of the contract work which may require or permit any laborer or mechanic in any workweek in which he is employed on such work to work in excess of eight hours in any calendar day or in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half (1 ½) times his basic rate of pay for all hours worked in excess of eight hours in any calendar day or in excess of forty hours in such workweek, as the case may be.
- b) Violation; Liability for Unpaid Wages; In the event of any violation of the clause set forth in subparagraph (1), the Contractor and any subcontractor responsible therefore shall be liable to any affected employee for his unpaid wages.
- c) Liquidated Damages. In addition, such Contractor and subcontractor shall be liable to the United States for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic employed in violation of the clause set forth in subparagraph (1) in the sum of \$10 for each calendar day in which such employee was required or permitted to work in excess of eight hours or in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in subparagraph (1).
- d) Withholding for Unpaid Wages and Liquidated Damages. The Department of the Treasury may withhold or cause to be withheld from any monies payable on account of work performed by the Contractor or subcontractor such sum as may administratively be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2).
- e) Subcontracts. The Contractor shall insert in any subcontracts the clause set forth in subparagraph (1), (2), and (3) of this paragraph and also a clause requiring the subcontractor to include these clauses in any lower tier subcontracts which they may enter into together with a clause requiring the insertion in any further subcontracts that may in turn be made.

16. Addenda

If any person contemplating submitting a bid for the proposed contract is in doubt as to the true meaning of any part of the Plans and Specifications or other proposed Contract Documents or finds discrepancies in or omissions from the drawings or Specifications, he may submit to the City Engineer through Bidnet a request for information for an interpretation or correction thereof. The person submitting the request shall submit said request at least seven (7) days prior to the bid opening date. Any interpretation or correction of the proposed documents will be made only by Addendum duly issued, and a copy of such Addendum will be emailed or delivered to each person receiving a set of such documents. The City Council will not be responsible for any other explanations or interpretations of the proposed documents.

Each bid form shall include specific acknowledgment in the space provided of receipt of all addenda issued and emailed by the Owner during the bidding period. Failure to acknowledge so may result in the bid being rejected as not responsive.

17. Protest/Appeals

Because it is essential that Bidders have confidence in the procurement procedures for soliciting and awarding contracts, it is the policy of the City to offer Bidders the opportunity to appeal award of contracts. The following procedures shall apply regarding appeals:

- Any Bidder who is allegedly aggrieved in connection with the solicitation or award of a contract may protest. Bidders are to be advised that protests of the process, terms, conditions or any other aspect of the RFB, must be made prior to the bid due date. Bidders may not protest the contents or the specifications of the bid, nor the award based on the use of the Local Vendor Preference. Protests must be transmitted by facsimile, email or by mail to the attention of the City Purchasing Agent.

Protest of the award must be made immediately, and in no event later than five (5) working days after the Bid award has been publicized. All protests must include the following information:

1. The name, address, telephone number and email address of the protestor.
2. The signature of the protestor or protestor's representative.
3. The bid, solicitation or proposal number.
4. A detailed statement of the legal and/or factual grounds of the protest and all documentation supporting the Bidder's position at the time of the initial protest.
5. The form of relief requested (if applicable).
6. The Purchasing Manager or designee shall respond in writing within five working days to the protestor. If the protestor wishes to appeal the decision rendered by the Purchasing Agent, such appeal must be made in writing to the City Manager within five (5) working days of the Purchasing Agent's response.

BIDDER'S CHECKLIST

SUBMIT THIS BIDDER'S CHECKLIST WITH YOUR BID DOCUMENTS.

Bidders shall complete and submit all documents marked with an "X" in the "REQUIRED" column for bids to be considered responsive.

REQUIRED Designation of Subcontractors

- ☒ 1. Bid Proposal
- ☒ 2. Bid Schedule
- ☒ 3. Bid Bond
- ☒ 4. Certification of Bidder's Experience and Qualifications
- ☒ 5. Bidder's List
- ☒ 6. Designation of Subcontractors
- ☒ 7. Preliminary Construction Schedule
- ☒ 8. Non-Collusion Affidavit
- ☒ 9. Workers Compensation Certificate
- ☒ 10. Equal Employment Opportunity Compliance Certificate
- ☒ 11. Americans with Disabilities Act Compliance Certificate
- ☒ 12. California Ownership Disclosure for Contractors
- ☒ 13. State of California Drug-Free Workplace Certification
- ☒ 14. Iran Contracting Act Certification
- ☒ 15. All issued Addenda
- ☒ 16. Bid Security attached to front of Proposal in the form of (check one):
 - ☐ Certified Check
 - ☐ Cashier's Check
 - ☒ Bid Guaranty Bond (Section 00 32 00)
 - ☐ Cash

SUBMITTED BY:

Name of Company Dale Cooper LLC dba Safe Slide Restoration Contact Name Dalton King

Address P.O, Box 102

City Farmington State MO Zip 63640

Phone No. 573-225-4765 Fax No. N/A

Contractor's License No. 1025022

Contractors D.I.R. Number 1000047940

Documents required on the checklist but not included with your bid may render your bid non-responsive and ineligible for award. Bids received by the City of Hanford by the scheduled bid opening time will be opened and publicly read but are subject to verification that all the required documents have been submitted.

BID PROPOSAL

(TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID)

City of Hanford
315 North Douty Street
Hanford, CA 93239-3951

Date: 10.31.2025

The undersigned, as bidder, declares that we have received and examined the project entitled.

PLUNGE SLIDE REPAIRS

and will contract with the owner, on the form of agreement provided herewith, to do everything required for the fulfillment of the contract to:

Furnish all necessary labor, materials, equipment and incidentals necessary to resurface and recommission the waterslide located at *The Plunge*, 415 Ford Street, Hanford, CA. Work shall be performed in accordance with Whitewater's (slide manufacturer) engineering specifications and industry standards. Work will consist of a) Gel Coat- Interior of Slide: remove all caulking, repair minor cracks, chips and scratches; mechanically sand entire surface of slide interior; remove any existing paint not consistent with gel coat; clean and rinse interiors and allow to dry overnight; apply 20-40 mils. gel coat to entire interior surface; polish gel coat on body slide sections; seal slide joints with polyurethane construction sealant (Sikaflex 1A or equivalent; and b) Exterior Coating of Slide: pressure wash exterior of slide; repair cracks, chips, and structural reinforcements if needed; apply adhesion promoter or sanding for bond preparation; replace all flange-to-flange hardware; apply new protective coating to entire exterior; apply non-skid in entry tub.

We agree that the contract documents include all parts of this project document as well as all referenced federal, state, and local agency requirements.

We acknowledge that addenda numbers Document 1 through Document 1 have been received and have been examined as part of the project.

Attached is a bid guaranty bond duly completed by a guaranty company authorized to carry on business in the State of California in the amount of at least 10 percent (10%) of the total amount of our bid, or alternatively, there is attached a certified cashier's check payable to the Owner in the amount of at least 10 percent (10%) of the total amount of our bid.

If our bid is accepted, we agree to sign the agreement without qualifications and to furnish the performance bond and the required evidence of insurance within 20 calendar days after receiving written notice of the award of the contract.

It is further understood and agreed that:

- (a) In case of a discrepancy between words and figures, the words shall prevail, and in case of a discrepancy between unit prices and totals, the unit price shall prevail.

- (b) The City reserves the right to eliminate any section of this proposal from the contract without claim from the contractor for profits lost.
- (c) No verbal agreement or conversation with any officer, agent, or employee of the City, either before or after execution of the Agreement, shall affect or modify any of the terms or obligations of this proposal.
- (d) The City will not be responsible for any errors or omissions on the part of the undersigned in making up his bid nor will the bidder be released on account of errors.
- (e) The undersigned bidder is properly licensed in accordance with the State of California Act providing for the registration of Contractors.
- (f) If the proposal shall be accepted and undersigned shall fail to contract as aforesaid and to give the bonds in the sums to be determined aforesaid with surety satisfactory to the City Council within TWENTY (20) CALENDAR DAYS after the bidder has received notice from the City Council that the contract is ready for signature, the City Council may, at its option, determine that the bidder has abandoned the contract, and thereafter, this proposal and the acceptance thereof shall be null and void, and the forfeiture provisions relating to such security accompanying this proposal shall operate and the said security shall be the property of the City of Hanford.

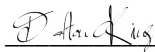
We further agree, if our bid is accepted and a contract for performance of the work is entered into with the Owner, to so plan work and to prosecute it with such diligence that the work shall be completed within the time stipulated.

Dale Cooper LLC dba Safe Slide Restoration

Name of Bidder

1025022

Contractor's License No.



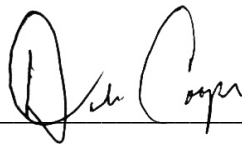
Signature of Bidder

Regional Account Manager

Title of Signatory

Dale Cooper

Witness



P.O. Box 102, Farmington, MO 63640

Address of Bidder

Owner

Title of Witness

Missouri

State of Incorporation

BID SCHEDULE

(TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID)

PROJECT TITLE:

PLUNGE SLIDE REPAIR

per specifications of RFB 2026-11

ITEM NO.	EST. QTY.	UNIT	DESCRIPTION	ITEM AMOUNT <i>(include all appurtenant expenses, labor, installation, tools, delivery, taxes, incidentals, and fees)</i>
1	1	LS	Gel Coat- Interior of Slide per specifications listed in Scope of Work	\$ <u>45,306.50</u>
2	1	LS	Exterior Coating of Slide per specifications listed in Scope of Work	\$ <u>30,457.50</u>

TOTAL BID AMOUNT WRITTEN IN WORDS:

Seventy five thousand seven hundred sixty four dollars and zero cents

\$ 75,764.00

NUMERICAL VALUE

The lowest responsive and responsible bid will be determined on the basis of Total Bid amounts. The City reserves the right to reject any and all bids.

Abbreviations Used Above: LS= LUMP SUM

BID GUARANTY BOND

(TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID)

KNOW ALL MEN BY THESE PRESENTS:

That _____, hereinafter,
called the Principal, and _____, hereinafter,
called the Surety, are jointly and severally held and firmly bound unto the City of Hanford, hereinafter
called the Oblige, each in the penal sum of 10 percent (10%) of the total amount of the bid of the Principal
for the work, this sum not to exceed, _____ Dollars
(\$_____) of lawful money of the United States for the payment whereof unto the Oblige, the
Principal and Surety jointly and severally bind themselves forever firmly by these presents.

WHEREAS the Principal is herewith submitting its offer for the fulfillment of Oblige's contract for:

PLUNGE SLIDE REPAIRS

NOW THEREFORE, the conditions of this obligation is such that if the Principal is awarded the contract, and if the Principal, within the time specified in the bid for such contract enters into, executes, and delivers to the Oblige an agreement in the form provided herein complete with evidences of insurance, and if the Principal within the time specified in the bid gives to the Oblige the performance and payment bonds on the form provided herein, then this obligation shall be void; otherwise, the Principal and Surety will pay unto the Oblige the difference in money between the total amount of the bid of the Principal and the amount of which the Oblige legally contract with another party to fulfill the contract if the latter amount be in excess of the former, but in no event shall the Surety's liability exceed the penal sum hereof.

AND IT IS HEREBY DECLARED AND AGREED that the Surety shall be liable under this obligation as Principal, and that nothing of any kind or nature whatsoever that will not discharge the Principal shall operate as a discharge or a release of liability of the Surety.

IT IS HEREBY FURTHER DECLARED AND AGREED that this obligation shall be binding upon and insured to the benefit of the Principal, and Surety, and the Oblige and their respective heirs, executors, administrators, successors and assigns.

SIGNED AND SEALED this _____ day of _____ 20____.

(SEAL)

Principal

Signature for Principal

(SEAL)

Surety

Signature for Surety

Title of Signatory

**CERTIFICATION OF BIDDER'S
EXPERIENCE AND QUALIFICATIONS**
(TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID)

The undersigned bidder certifies that he is, at the time of award, and shall be, throughout the period of the contract, licensed by the State of California to do the type of work required under terms of the contract documents, under California Contractors License Number 1025022, and which has an expiration date of 3/31/2027. Bidder further certifies that he is skilled and regularly engaged in the general class and type of work called for in the contract documents.

In accordance with the requirements of Section 9 on Page 9, the bidder represents that he is competent, knowledgeable and has special skills in the nature, extent, and inherent conditions of the work to be performed. Bidder expressly acknowledges that he is aware of and has the skill and experience to foresee and to adopt protective measures to perform the construction work adequately and safely.

The bidder and its employee or agent signing this Certification declares under penalty of perjury that the foregoing statements and representations are true and correct and will remain true and correct throughout the period of the contract.

The Bidder's List on the next page should be completed and incorporated with documents submitted at time of bid. After award of contract, all subcontractors' information on Bidder's List shall be submitted to Project Engineer.

Signed this 31 day of October 2025.

Dale Cooper LLC dba Safe Slide Restoration
Name of Bidder

1025022
Contractor's License No. & State


Signature of Bidder

Regional Account Manager
Title of Signatory

BIDDER'S LIST

(TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID)

All bidders/proposers are requested to provide the following information for all DBE and non-DBE contractors who provide a proposal, bid, quote, or are contacted by the proposed prime. This information is also required from the prime contractor, and we request that it be submitted with their bid/proposal. The City of Hanford will use this information to maintain and update a "Bidder's" List to assist in the overall annual DBE goal-setting process.

Firm Name: Dale Cooper LLC dba Safe Slide Restoration

Contractors License Number: 1025022

Department of Industrial Relations Number (DIR Number): 1000047940

Address: P.O. Box 102, Farmington, MO 63640

Contact Person: Dalton King

Phone: 573-225-4765

Fax: N/A

E-mail Address: dalton.king@safeslides.com

Number of years in Business: 17 years

Type of work/services/materials provided by firm: _____

Restoration and Application of specialty coatings on waterslides, steel structure and aquatic play
features.

What are your firm's Gross Annual Receipts for last year?

- ☐ Less than \$1 million
- ☐ Less than \$5 million
- ☐ Less than \$10 million
- ☒ Less than \$15 million
- ☐ More than \$15 million

Thank you for your cooperation in completing this survey.

DESIGNATION OF SUBCONTRACTORS
(TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID)

The undersigned certifies that he has used the sub-bids of the following listed subcontractors in making up his bid, and that the duly licensed subcontractors listed will be used for the work for which they bid, subject to the approval of the Engineer, and in accordance with the applicable provisions of these specifications and plans. If no subcontractors will be on the job, write "None" across form. All subcontractors used for the work must be listed per Section 4104(a) of the Public Contract Code.

ITEM #	SUBCONTRACTOR	ADDRESS/TELEPHONE NO.	CSLB LICENSE NO.	D.I.R. NUMBER
N/A	N/A	N/A	N/A	N/A

10.31.2025

Date

P.O. Box 102, Farmington, MO 63640

Address

LLC

Type of Organization

(Individual, Partnership or Corporation)

1025022

Bidder's License No.

Dale Cooper LLC dba Safe Slide Restoration

Bidder's Name



Authorized Signature

573-225-4765

Telephone Number

1000047940

Bidder's D.I.R. No.

NON-COLLUSION DECLARATION

Public Contract Code § 7106

(TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID)

The undersigned declares:

I am the Regional Account Manager [Title]

of Dale Cooper LLC dba Safe Slide Restoration [Name of Bidder],
the party making the foregoing bid for:

PLUNGE SLIDE REPAIRS

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 10.31.2025 [Date], at Farmington [City], Missouri [State].



Signature of Bidder

Dalton King Regional Account Manager
Name and Title of Signature

WORKERS' COMPENSATION INSURANCE CERTIFICATE

(TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID)

STATE OF CALIFORNIA)

) ss

CITY OF HANFORD)

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work under this contract.

Company Name: Dale Cooper LLC dba Safe Slide Restoration

Business Address: P.O. Box 102, Farmington, MO 63640

Signature: 

Name of Signing Official: Dalton King

Title of Signing Official: Regional Account Manager

Date: 10.31.2025

Company Seal:

A handwritten signature in black ink, appearing to read "Dale Cooper", is written over a horizontal line.

EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE CERTIFICATE

(EXECUTIVE ORDER 11246)

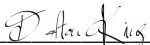
(TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID)

Equal Opportunity Clause: Unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Executive Orders 10925, 11114 or Section 204 of Executive Order 11246 of September 24, 1965, during the performance of each contract with the City of Hanford, the Proposer agrees as follows:

- a) The proposer will not discriminate against any employee or applicant for employment because of race, color, religion, gender, national origin, or political affiliation. The proposer will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, gender, national origin, or political affiliation. Such action shall include, but not be limited to, the following: employment upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The proposer agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
- b) The proposer will, in all solicitations or advertisements for employees, placed by or on behalf of the proposer, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, gender, national origin or political affiliation.
- c) The proposer will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or the workers' representative of the proposer commitments under Section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice on conspicuous places available to employees and applicants for employment.
- d) The proposer will comply with all provisions of Executive Order 11246 of September 24, 1965, and the rules, regulations and relevancy orders of the Secretary of Labor.
- e) The proposer will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations and relevant orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.
- f) In the event of the proposer's non-compliance with the non-discrimination clauses of this subcontract or with any of such rules, regulations or orders, this subcontract may be canceled, terminated or suspended, in whole, or in part and the proposer may be declared ineligible for further government contracts in accordance with the procedures authorized in accordance with Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation or order of the Secretary of Labor, or otherwise provided by law.
- g) The proposer will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The proposer will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for non-compliance. Provided, however, that in the event the proposer becomes involved in, or is threatened with litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the proposer may request the United States to enter into such litigation to protect the interest of the United States.

Company Name: Dale Cooper LLC dba Safe Slide Restoration

Business Address: P.O. Box 102, Farmington, MO 63640

Signature: 

Name of Signing Official (type): Dalton King

Title of Signing Official (type): Regional Account Manager Date: 10.31.2025 (SEAL)

AMERICANS WITH DISABILITIES ACT COMPLIANCE CERTIFICATE

(TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID)

By submission of a bid, the BIDDER certifies it will comply with the Americans with Disabilities Act, 42 U.S.C., 12101 et. seq., and will maintain compliance throughout the life of this Contract. By commencing performance of the Contract work, the selected BIDDER certifies to the Americans with Disabilities Act compliance.

Company: Dale Cooper LLC dba Safe Slide Restoration

Business Address: P.O. Box 102, Farmington, MO 63640

Signature: 

Name of Signing Official: Dalton King

Title of Signing Official: Regional Account Manager

Date: 10.31.2025

Company Seal:



**CITY OF HANFORD, CA OWNERSHIP DISCLOSURE FOR CONTRACTORS
AND CONSULTANTS**

(TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID)

NAMES OF PRINCIPALS, PARTNERS, AND/OR TRUSTEES:

Firm Name: Dale Cooper LLC dba Safe Slide Restoration

Firm Address: P.O. Box 102, Farmington, MO 63640

List the names of all principals, partners, and/or trustees. For corporations provide names of officers, directors and all stockholders owning more than 10% equity interest in corporation:

Dale Cooper, owner

Submitted by: Name Dalton King

Date 10.31.2025

STATE OF CALIFORNIA DRUG-FREE WORKPLACE CERTIFICATION

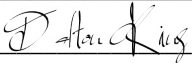
STD.21 (REV.12-93)

(TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID)

I, the official named below, hereby swear that I am duly authorized legally to bind the contractor or grant recipient to the certification described below. I am fully aware that this certification, executed on the date below, is made under penalty of perjury under the laws of the State of California.

Contractor Proposer Firm Name: Dale Cooper LLC dba Safe Slide Restoration

Federal ID Number: 38-3560740

BY (Authorized Signature): 

Date Executed: 10.31.2025

Printed Name of Person Signing: Dalton King

Telephone Number (Including Area Code): 573-225-4765

Title: Regional Account Manger

Contractor/Proposer Firm's Mailing Address: dalton.king@safeslides.com

The contractor or grant recipient named above hereby certifies compliance with Government Code Section 8355 in matters relating to providing a drug-free workplace. The above-named contractor or grant recipient will:

1. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations, as required by Government Code Section 8355(a).
2. Establish a Drug-Free Awareness Program as required by Government Code Section 8355(b), to inform employees about all of the following:
 - a) The dangers of drug abuse in the workplace,
 - b) The person's or organization's policy of maintaining a drug-free workplace,
 - c) Any available counseling, rehabilitation, and employee assistance programs, and
 - d) Penalties that may be imposed upon employees for drug abuse violations.
3. Provide as required by Government Code Section 8355(c), that every employee who works on the proposed contract or grant:
 - a) Will receive a copy of the company's drug-free workplace policy statement, and
 - b) Will agree to abide by the terms of the company's statement as a condition of employment on the contract or grant.
4. At the election of the contractor or grantee, from and after the "Date Executed" and until _____ (NOT TO EXCEED 36 MONTHS), the state will regard this certificate as valid for all contracts or grants entered into between the contractor or grantee and this state agency without requiring the contractor or grantee to provide a new and individual certificate for each contract or grant. If the contractor or grantee elects to fill in the blank date, then the terms and conditions of this certificate shall have the same force, meaning effect and enforceability as if a certificate were separately, specifically, and individually provided for each contract or grant between the contractor or grantee and this state agency.

IRAN CONTRACTING ACT CERTIFICATION
(Public Contract Code Section 2200 et seq.)
(TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID)

As required by California Public Contract Code Section 2204, the Contractor certifies subject to penalty for perjury that the option checked below relating to the Contractor's status in regard to the Iran Contracting Act of 2010 (Public Contract Code Section 2200 et seq.) is true and correct:

☒ The Contractor is not:

- (a) Identified on the current list of persons and entities engaged in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203; or
- (b) A financial institution that extends, for 45 days or more, credit in the amount of \$20,000,000 or more to any other person or entity identified on the current list of persons and entities engaging in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203, if that person or entity uses or will use the credit to provide goods or services in the energy sector in Iran.

☒ The City has exempted the Contractor from the requirements of the Iran Contracting Act of 2010 after making a public finding that, absent the exemption, the City will be unable to obtain the goods and/or services to be provided pursuant to the Contract.

☒ The amount of the Contract payable to the Contractor for the Project does not exceed \$1,000,000 over the life of the contract (up to 3 years).

Signature: 

Printed Name: Dalton King

Title: Regional Account Manager

Agency Name: Dale Cooper LLC dba Safe Slide Restoration

Date: 10.31.2025

Note: In accordance with Public Contract Code Section 2205, false certification of this form shall be reported to the California Attorney General and may result in civil penalties equal to the greater of \$250,000 or twice the Contract amount, termination of the Contract and/or eligibility to bid on contracts for three years.

AWARD AND EXECUTION OF CONTRACT

1. Award of Contract

Upon review of the proposals, the contract will be awarded and executed per Paragraph 2.07 and 2.08 of Subsection 2 (Proposal and Contract) of Section 1 (General Conditions) of the City Standards and these contract documents. The award of the contract, if it is awarded, will be to the lowest responsible, responsive bidder whose proposal complies with all the requirements prescribed.

The City of Hanford, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252) and the Regulations of the Department of Commerce (15 C.F.R., Part 8), issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that the contract entered into pursuant to this advertisement will be awarded to the lowest responsible, responsive bidder without discrimination on the grounds of race, color or national origin.

The City Council, however, reserves the right to reject any or all bids and to waive any informality or irregularity in bids received. The City Council also reserves the right to reject the bid of any bidder who has previously failed to perform properly or did not complete on time contracts with the City of Hanford of a nature similar to this project.

Such an award, if made, will be made within sixty (60) days after the opening of the proposals. All bids will be compared on the basis of the Engineer's Estimate of the quantities of work to be done.

2. Contract Bonds

The successful bidder shall furnish a good and sufficient bond listed in the Federal Register and executed by an "Admitted Surety Insurer," in the amount of one hundred percent (100%) of the total bid amount to guarantee the faithful performance of the contract by the Contractor, and a second bond.

Pursuant to California Code of Civil Procedure Section 995.120, an "Admitted Surety Insurer" is defined as a corporate insurer or a reciprocal or inter-insurance exchange to which the Insurance Commissioner of the State of California has issued a Certificate of Authority to transact surety insurance in the State of California.

The successful bidder shall, in addition, furnish a surety bond in a penal sum of ten percent (10%) of the amount of the contract as Warranty security for the correction of deficiencies during the specified guaranty period as specified in Paragraph 6.26 of Subsection 6 (Legal Relations and Responsibilities to the Public) of Section 1 (General Conditions) of the Standard Specifications, Titled "Defective Material and Workmanship Guarantee." Said Bond shall be furnished by the completion of the contract prior to acceptance by the City.

All alterations, extensions of time, extra and additional work and other changes authorized by these specifications may be made without securing the consent of the surety or sureties on the contract bonds.

Whenever any surety or sureties on any such bonds required by a law for the protection of the claims of performance becomes insufficient, or the City has cause to believe that such surety or sureties have become insufficient, a demand in writing may be made of the Contractor for such further bond or bonds or additional surety, not exceeding that originally required as is considered necessary. Thereafter, no payment shall be made upon such contract to the Contractor until such further bond or bonds or additional surety has been furnished.

3. Execution of Contract

The contract shall be signed by the successful bidder and returned together with the contract bonds and satisfactory evidence of insurance as provided in this section within twenty (20) calendar days after the bidder has received notice that the Contract has been awarded. No proposal shall be considered binding upon the City until the execution of the contract.

4. Failure to Execute Contract

Failure to execute a contract, file acceptable bonds, and provide insurance as provided herein within twenty (20) calendar days after the bidder has received notice that the contract has been awarded shall be just cause for the annulment of the award and the forfeiture of the proposal guaranty.

If the successful bidder refuses or fails to execute the contract, the City Council may award the contract to the second lowest responsible, responsive bidder. If the second lowest responsible, responsive bidder refuses or fails to execute the contract, the Council may award the contract to the third lowest responsible, responsive bidder. On the failure or refusal of the second or third lowest responsible, responsive bidder to whom any such contract is so awarded to execute the same, such bidder's guaranties shall be likewise forfeited to the City. The work may then be re-advertised or may be constructed by the day labor, as the City Council may decide.

5. Return of Proposal Guaranties

Within ten (10) calendar days after the award of the contract, the City Council will return the proposal guaranties accompanying such of the proposals as are not to be considered in making the award. All other proposal guaranties will be held until the contract has been finally executed, after which they will be returned to the respective bidders whose proposals they accompany.

6. Insurance Requirements

The Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors. Contractor will maintain the following coverage, and coverage shall be at least as broad as:

7. Minimum Scope of Insurance

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

- a) **Commercial General Liability (CGL):** Insurance Services Office (ISO) Form CG 0001, including products and completed operations, with limits of no less than TWO MILLION AND NO/100 DOLLARS **(\$2,000,000)** per occurrence for bodily injury, personal injury, and property damage. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be FOUR MILLION AND NO/100 DOLLARS **(\$4,000,000)**, twice the required occurrence limit.
- b) **Automobile Liability:** ISO Form Number CA 0001 covering any auto (Code 1), with a limit no less than TWO MILLION AND NO/100 DOLLARS **(\$2,000,000)** combined single limit for each occurrence for bodily injury and property damage for all activities arising out of or in connection with the Services to be performed under this Agreement, including coverage for owned, hired and non-owned vehicles.
- c) **Workers' Compensation:** as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS **(\$1,000,000)** per accident for bodily injury or disease. In addition, Contractor shall require each subcontractor to similarly maintain worker's compensation insurance or employer's liability insurance in accordance with the laws of the State of California for all of subcontractor's employees. Any notice of cancellation, non-payment of premium, non-renewal or modification of any Workers' compensation policies must be received by the City at least ten (10) days prior to such cancellation, non-renewal or modification.

8. Minimum Limits of Insurance:

Contractor's insurance policies shall be "occurrence" policies and not "claims-made" coverage.

If any coverage required is written on a claims-made coverage form:

- (a) The retroactive date must be shown, and this date must be before the execution date of this contract or the beginning date of contractor work.
- (b) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of contract work.
- (c) If coverage is canceled or non-renewed and not replaced without another claims-made policy form with a retroactive date prior to the contract effective date, or start of work date, Contractor must purchase extended reporting period coverage for a minimum of five (5) years after completion of contract work.
- (d) A copy of the claims reporting requirements must be submitted to City for review and approval.

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

Contractor may maintain an Umbrella policy in conjunction with the insurance policies referenced above. In such case, Contractor shall be deemed to have satisfied the insurance requirements of this contract as long as:

- (a) 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
- (b) coverage under the Umbrella policy is as broad as and includes all incidents and events covered by the underlying insurance that it supplements.

9. Deductibles & Self-Insured Retentions:

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

10. Other Insurance Provisions Endorsements:

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

- (a) "The City and its elected or appointed officers, officials, employees, agents, and volunteers are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of Contractor including materials, parts, or equipment furnished in connection with such work or operations; products used by Contractor; or automobiles owned, leased, hired or borrowed by Contractor. General liability coverage can be provided in the form of endorsement to Contractor's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees or volunteers.
- (b) For any claims related to this contract, Contractor's insurance coverage shall be primary insurance as respects the City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City and/or its officers, officials, employees, or volunteers shall be in excess of Contractor's insurance and shall be non-contributory.
- (c) Each insurance policy required above shall provide that coverage shall not be canceled, except with a minimum 30 days' notice to the City.
- (d) The policies of insurance shall be considered primary insurance as respects the City, its elected or appointed officers, officials, employees, agents and volunteers. Any insurance maintained by the City, including any self-insured retention the City may have, shall be considered excess insurance only and shall not contribute with the policies of insurance obtained by Consultant.

- (e) These policies of insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insurance company.
- (f) The insurer shall agree to waive all rights of subrogation against City, its officials, officers, agents, employees and volunteers for losses arising from work performed by Consultant for City.
- (g) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected or appointed officers, officials, employees, agents or volunteers.
- (h) The insurance provided by these policies shall not be suspended, voided, canceled, modified or reduced in coverage or in limits except after thirty (30) days written notice has been received by the City.

11. Acceptability of Insurers:

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than "A-" (Excellent) and which are authorized to write business in California.

12. Verification of Coverage

Contractors shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language affecting 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 Contractor'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.

All forms and endorsements are to list the City of Hanford as additional insured's. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Contractor hereby grants to City and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of Contractor may acquire against the City and/or its officers, officials, employees, and volunteers by virtue of the payment of any loss under such insurance. Contractor agrees to obtain endorsements necessary to affect 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.

Contractor may submit evidence of Builder's Risk insurance in the form of Course of Construction coverage. Such coverage shall name City as a loss payee.

If the project does not involve new or major reconstruction, at the option of City, an Installation Floater may be acceptable. For such projects, a Property Installation Floater shall be obtained that provides for the improvement, remodel, modification, alteration, conversion, or adjustment to existing buildings, structures, processes, machinery, and equipment. The Property Installation Floater shall provide property damage coverage for any building, structure, machinery, or equipment damaged, impaired, broken, or destroyed during the performance of this contract, including during transit, installation, and testing at the City-owned site.

The City reserves the right to modify the insurance requirements contained in this contract, including, without limitation, coverage limits, based on the nature of risk, prior experience, insurer, coverage, or other special circumstances.

13. Subcontractors

Contractor shall include all subcontractors as insureds under its policies OR shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated herein.

14. City Indemnification

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

15. Estimates

The Contractor shall once each month prepare an estimate (on forms furnished by the Engineer) of the total amount of work done and acceptable materials on hand (materials furnished and delivered by the Contractor on the ground and not used). The Engineer shall review the Contractor's monthly estimate for compliance with the provisions of the contract. Upon the Engineer's approval of the Contractor's monthly estimate, the City of Hanford shall retain 5% of such estimated value of the work done and materials on hand and shall pay monthly to the Contractor, while carrying on the work, the balance not retained, as aforesaid, after deducting there from all previous payments and all sums to be kept or retained under the provisions of the contract. No such estimate or payment shall be required to be made, when in the judgment of the Engineer, the work is not the total value of the work done since the last estimate amounts to less than five hundred dollars (\$500).

16. Compliance with Laws

Contractor shall use the proper standard of care in performing the services and shall comply with all applicable federal, state and local laws, codes, ordinances and regulations. In addition, if the request for proposal to provide professional services which are the subject of this contract cited any federal or state financial assistance involved in the project for which the services are provided, the Contractor shall perform all services in accordance with all applicable federal and state laws, rates and regulations.

17. Licenses

Contractor represents and warrants to City that it has all licenses, permits, qualifications, insurance and approvals of whatsoever nature which are legally required of Contractor to lawfully and competently perform the services. Contractor represents and warrants to City that Contractor shall, at its sole cost and expense, keep in effect, or obtain at all times during the term of this contract, any licenses, permits, insurance and approvals which are legally required of Contractor to lawfully and competently perform the services. Contractor shall maintain a City of Hanford business license.

18. Assignment and Subcontracting

The parties recognize that a substantial inducement to City for entering into this contract is the reputation, experience and competence of Contractor. Assignments of any or all rights, duties or obligations of the Contractor under this contract will be permitted only with the express consent of the City, which consent may be withheld in the sole and absolute discretion of City. Contractor shall not subcontract any portion of the services to be performed under this contract without the written consent of the City, which consent may be withheld in the sole and absolute discretion of City. If City consents to such subcontract, Contractor shall be fully responsible to City for all acts or omissions of the subcontractor. Nothing in this contract shall: (1) create any contractual relationship between City and subcontractor; (2) create any obligation on the part of the City to pay or to see to the payment of any monies due to any such subcontractor; or (3) relieve Contractor of any of its obligations and responsibilities under this contract.

19. Sole and Only Contract

This contract supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the matters set forth herein and contains all of the covenants and agreements between the parties regarding said matters. Each party to this contract 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 contract, and no other agreement, statement or promise shall be valid or binding.

20. Invalidity

If any provision of this contract 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.

21. Amendment

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

22. Governing Law

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

23. Waiver

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

24. Authority to Enter Contract

Contractor has all requisite power and authority to conduct its business and to execute, deliver and perform the contract. Each party warrants that the individuals who have signed this contract have the legal power, right and authority to make this contract and to bind each respective party.

25. Notice

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

**LABOR COMPLIANCE PROGRAM AND
LABOR AND OTHER CODE REQUIREMENTS CERTIFICATE**

PART 1 STATE WAGE RATE CLAUSES

- A. Pursuant to Sections 1720 et seq., and 1770 et seq., of the California Labor Code, the successful bidder shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations. Prevailing wage schedules for Kings County are available from the Department of Industrial Relations - Division of Labor Statistics and Research via the Internet at www.dir.ca.gov. A prevailing wage scale is also on file in the office of the CITY OF HANFORD PUBLIC WORKS DEPARTMENT and copies may be obtained upon request.
- B. The successful bidder intending to use a craft or classification not shown on the prevailing rate determinations may be required to pay the rate of the craft or classification most closely related to it.
- C. Pursuant to the provisions of California Labor Code, section 1773, the City has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate of holiday and overtime work in the locality in which the Work is to be performed for each craft, classification or type of worker needed to execute the Work. Copies of the prevailing rate of per diem wages are on file at the City's Public Works Department office and shall be made available to any interested party on request. The Contractor shall cause a copy of the Director's determination of the prevailing rate of per diem wages to be posted at a prominent place at the site of the Work. The possibility of wage increases is one of the elements to be considered by the Contractor in determining his bid and will not under any circumstances be considered as the basis of claim against the City. The Contractor shall comply with Labor Code section 1774 and 1775. In accordance with Labor Code section 1775, the Contractor shall forfeit as a penalty to the City not more than \$50 for each Day or portion thereof for each worker paid less than the prevailing rates as determined by the director for the Work or craft in which the worker is employed for any Work or by any subcontractor under the Contractor. The amount of this penalty shall be determined by the Director based on the factors set forth in section 1775. In addition to such penalty, the difference between such prevailing wage rates and the amount paid to each workman for each day or portion thereof for each workman was paid less than the prevailing wage rate shall be paid to each worker by the Contractor.

PART 2 LABOR CODE SECTION 1776 - COMPLETE PAYROLL RECORDS; CERTIFIED AND AVAILABLE

- A. Each contractor and subcontractor shall keep accurate payroll records, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by him or her in connection with the public work. Each payroll record shall contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following:

- (1) The information contained in the payroll record is true and correct.
 - (2) The employer has complied with the requirements of Sections 1771, 1811, and 1815 for any work performed by his or her employees on the public works project.
- B. The payroll records enumerated under subdivision (a) shall be certified and shall be available for inspection at all reasonable hours at the principal office of the contractor on the following basis:
- (1) A certified copy of an employee's payroll record shall be made available for inspection or furnished to the employee or his or her authorized representative on request.
 - (2) A certified copy of all payroll records enumerated in subdivision (a) shall be made available for inspection or furnished upon request to a representative of the body awarding the contract, the Division of Labor Standards Enforcement, and the Division of Apprenticeship Standards of the Department of Industrial Relations.
 - (3) A certified copy of all payroll records enumerated in subdivision (a) shall be made available upon request by the public for inspection or for copies thereof. However, a request by the public shall be made through either the body awarding the contract, the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement. If the requested payroll records have not been provided pursuant to paragraph (2), the requesting party shall, prior to being provided the records, reimburse the costs of preparation by the contractor, subcontractors, and the entity through which the request was made. The public may not be given access to the records at the principal office of the contractor.
- C. The certified payroll records shall be on forms provided by the Division of Labor Standards Enforcement or shall contain the same information as the forms provided by the division.
- D. A contractor or subcontractor shall file a certified copy of the records enumerated in subdivision (a) with the entity that requested the records within 10 days after receipt of a written request.
- E. Any copy of records made available for inspection as copies and furnished upon request to the public or any public agency by the awarding body, the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement shall be marked or obliterated to prevent disclosure of an individual's name, address, and social security number. The name and address of the contractor awarded the contract or the subcontractor performing the contract shall not be marked or obliterated. Any copy of records made available for inspection by, or furnished to, a joint labor-management committee established pursuant to the federal Labor Management Cooperation Act of 1978 (29 U.S.C. Sec. 175a) shall be marked or obliterated only to prevent disclosure of an individual's name and social security number. A joint labor management committee may maintain an action in a court of competent jurisdiction against an employer who fails to comply with Section 1774. The court may award restitution to an employee for unpaid wages and may award the joint labor management committee reasonable attorney's fees and costs incurred in maintaining the action. An action under this subdivision may not be based on the employer's misclassification of the craft of a worker on its certified payroll records. Nothing in this subdivision limits any other available remedies for a violation of

this chapter.

- F. The contractor shall inform the body awarding the contract of the location of the records enumerated under subdivision (a), including the street address, city, and county, and shall, within five working days, provide notice of a change of location and address.
- G. The contractor or subcontractor has 10 days in which to comply subsequent to receipt of a written notice requesting the records enumerated in subdivision (a). In the event that the contractor or subcontractor fails to comply within the 10-day period, he or she shall, as a penalty to the state or political subdivision on whose behalf the contract is made or awarded, forfeit twenty-five dollars (\$25) for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Upon the request of the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement, these penalties shall be withheld from progress payments then due. A contractor is not subject to a penalty assessment pursuant to this section due to the failure of a subcontractor to comply with this section.
- H. The body awarding the contract shall cause to be inserted in the contract stipulations to effectuate this section.
- I. The director shall adopt rules consistent with the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code) and the Information Practices Act of 1977 (Title 1.8 (commencing with Section 1798) of Part 4 of Division 3 of the Civil Code) governing the release of these records, including the establishment of reasonable fees to be charged for reproducing copies of records required by this section.

PART 3 LABOR CODE SECTION 1777.5 - EMPLOYMENT OF PROPERLY REGISTERED APPRENTICES

- A. Nothing in this chapter shall prevent the employment of properly registered apprentices upon public works.
- B. Every apprentice employed upon public works shall be paid the prevailing rate of per diem wages for apprentices in the trade to which he or she is registered and shall be employed only at the work of the craft or trade to which he or she is registered.
- C. Only apprentices, as defined in Section 3077, who are in training under apprenticeship standards that have been approved by the Chief of the Division of Apprenticeship Standards and who are parties to written apprentice agreements under Chapter 4 (commencing with Section 3070) of Division 3 are eligible to be employed at the apprentice wage rate on public works. The employment and training of each apprentice shall be in accordance with either of the following:
 - (1) The apprenticeship standards and apprentice agreements under which he or she is training.
 - (2) The rules and regulations of the California Apprenticeship Council.
- D. When the contractor to whom the contract is awarded by the state or any political subdivision, in performing any of the work under the contract, employs workers in any apprenticeable craft or trade, the contractor shall employ apprentices in at least the ratio set forth in this section and

may apply to any apprenticeship program in the craft or trade that can provide apprentices to the site of the public work for a certificate approving the contractor under the apprenticeship standards for the employment and training of apprentices in the area or industry affected. However, the decision of the apprenticeship program to approve or deny a certificate shall be subject to review by the Administrator of Apprenticeship. The apprenticeship program or programs, upon approving the contractor, shall arrange for the dispatch of apprentices to the contractor. A contractor covered by an apprenticeship program's standards shall not be required to submit any additional application in order to include additional public works contracts under that program. "Apprenticeable craft or trade," as used in this section, means a craft or trade determined as an apprenticeable occupation in accordance with rules and regulations prescribed by the California Apprenticeship Council. As used in this section, "contractor" includes any subcontractor under a contractor who performs any public works not excluded by subdivision (o).

- E. Prior to commencing work on a contract for public works, every contractor shall submit contract award information to an applicable apprenticeship program that can supply apprentices to the site of the public work. The information submitted shall include an estimate of journeyman hours to be performed under the contract, the number of apprentices proposed to be employed, and the approximate dates the apprentices would be employed. A copy of this information shall also be submitted to the awarding body if requested by the awarding body. Within 60 days after concluding work on the contract, each contractor and subcontractor shall submit to the awarding body, if requested, and to the apprenticeship program a verified statement of the journeyman and apprentice hours performed on the contract. The information under this subdivision shall be public. The apprenticeship programs shall retain this information for 12 months.
- F. The apprenticeship program that can supply apprentices to the area of the site of the public work shall ensure equal employment and affirmative action in apprenticeship for women and minorities.
- G. The ratio of work performed by apprentices to journeymen employed in a particular craft or trade on the public work may be no higher than the ratio stipulated in the apprenticeship standards under which the apprenticeship program operates where the contractor agrees to be bound by those standards, but, except as otherwise provided in this section, in no case shall the ratio be less than one hour of apprentice work for every five hours of journeyman work.
- H. This ratio of apprentice work to journeyman work shall apply during any day or portion of a day when any journeyman is employed at the jobsite and shall be computed on the basis of the hours worked during the day by journeymen so employed. Any work performed by a journeyman in excess of eight hours per day or 40 hours per week shall not be used to calculate the ratio. The contractor shall employ apprentices for the number of hours computed as above before the end of the contract or, in the case of a subcontractor, before the end of the subcontract. However, the contractor shall endeavor, to the greatest extent possible, to employ apprentices during the same time period that the journeymen in the same craft or trade are employed at the jobsite. Where an hourly apprenticeship ratio is not feasible for a particular craft or trade, the Chief of the Division of Apprenticeship Standards, upon application of an apprenticeship program, may order a minimum ratio of not less than one apprentice for each five journeymen in a craft or trade classification.

- I. A contractor covered by this section that has agreed to be covered by an apprenticeship program's standards upon the issuance of the approval certificate, or that has been previously approved for an apprenticeship program in the craft or trade, shall employ the number of apprentices or the ratio of apprentices to journeymen stipulated in the applicable apprenticeship standards, but in no event less than the 1-to-5 ratio required by subdivision (g).
- J. Upon proper showing by a contractor that he or she employs apprentices in a particular craft or trade in the state on all of his or her contracts on an annual average of not less than one hour of apprentice work for every five hours of labor performed by journeymen, the Chief of the Division of Apprenticeship Standards may grant a certificate exempting the contractor from the 1-to-5 hourly ratio, as set forth in this section for that craft or trade.
- K. An apprenticeship program has the discretion to grant a certificate to a participating contractor or contractor association, which shall be subject to the approval of the Administrator of Apprenticeship, exempting the contractor from the 1-to-5 ratio set forth in this section when it finds that any one of the following conditions is met:
 - (1) Unemployment for the previous three-month period in the area exceeds an average of 15 percent.
 - (2) The number of apprentices in training in the area exceeds a ratio of 1 to 5.
 - (3) There is a showing that the apprenticeable craft or trade is replacing at least one-thirtieth of its journeymen annually through apprenticeship training, either on a statewide basis or on a local basis.
- (1) Assignment of an apprentice to any work performed under a public works contract would create a condition that would jeopardize his or her life or the life, safety, or property of fellow employees or the public at large, or the specific task to which the apprentice is to be assigned is of a nature that training cannot be provided by a journeyman.
- L. When an exemption is granted pursuant to subdivision (k) to an organization that represents contractors in a specific trade from the 1-to-5 ratio on a local or statewide basis, the member contractors shall not be required to submit individual applications for approval to local joint apprenticeship committees, if they are already covered by the local apprenticeship standards.
 - (1) A contractor to whom a contract is awarded, who, in performing any of the work under the contract, employs journeymen or apprentices in any apprenticeable craft or trade shall contribute to the California Apprenticeship Council. The same amount that the director determines is the prevailing amount of apprenticeship training contributions in the area of the public works site. A contractor may take as credit for payments to the council any amounts paid by the contractor to an approved apprenticeship program that can supply apprentices to the site of the public works project. The contractor may add the amount of the contributions in computing his or her bid for the contract.
 - (2) At the conclusion of the 2002-03 fiscal year and each fiscal year thereafter, the California Apprenticeship Council shall distribute training contributions received by the

council under this subdivision, less the expenses of the Division of Apprenticeship Standards for administering this subdivision, by making grants to approved apprenticeship programs for the purpose of training apprentices. The funds shall be distributed as follows:

- M. If there is an approved multiemployer apprenticeship program serving the same craft or trade and geographic area for which the training contributions were made to the council, a grant to that program shall be made.
- N. If there are two or more approved multiemployer apprenticeship programs serving the same craft or trade and geographic area for which the training contributions were made to the council, the grant shall be divided among those programs based on the number of apprentices registered in each program.
- O. All training contributions not distributed under subparagraphs (A) and (B) shall be used to defray the future expenses of the Division of Apprenticeship Standards.

PART 4 LABOR CODE SECTION 1810 - DEFINITION: A LEGAL DAY'S WORK

- A. Eight hours labor constitutes a legal day's work in all cases where the same is performed under the authority of any law of this State, or under the direction, or control, or by the authority of any officer of this State acting in his official capacity, or under the direction, or control or by the authority of any municipal corporation, or of any officer thereof. A stipulation to that effect shall be made a part of all contracts to which the State or any municipal corporation therein is a party.

PART 5 LABOR CODE SECTION 1811 - TIME OF SERVICE - CALENDAR WEEK

- A. The time of service of any workman employed upon public work is limited and restricted to 8 hours during any one calendar day, and 40 hours during any one calendar week, except as hereinafter provided for under Section 1815.

PART 6 LABOR CODE SECTION 1812 - ACCURATE LABOR RECORDS

- A. Every contractor and subcontractor shall keep an accurate record showing the name of and actual hours worked each calendar day and each calendar week by each worker employed by him or her in connection with the public work. The record shall be kept open at all reasonable hours to the inspection of the awarding body and to the Division of Labor Standards Enforcement.

PART 7 LABOR CODE SECTION 1813 - PENALTY FOR OVERTIME ON ANY PUBLIC WORK CONTRACT This is stated in overtime requirements. Remove?

- A. The contractor or subcontractor shall, as a penalty to the state or political subdivision on whose behalf the contract is made or awarded, forfeit twenty-five dollars (\$25) for each worker employed in the execution of the contract by the respective contractor or subcontractor for each calendar day during which the worker is required or permitted to work more than 8 hours in any one calendar day and 40 hours in any one calendar week in violation of the provisions of this article. In awarding any contract for public work, the awarding body shall cause to be

inserted in the contract, a stipulation to this effect. The awarding body shall take cognizance of all violations of this article committed in the course of the execution of the contract and shall report them to the Division of Labor Standards Enforcement.

PART 8 LABOR CODE SECTION 1815 - MINIMUM OVERTIME PAY

- A. Notwithstanding the provisions of Sections 1810 to 1814, inclusive, of this code, and notwithstanding any stipulation inserted in any contract pursuant to the requirements of said sections, work performed by employees of contractors in excess of 8 hours per day, and 40 hours during any one week, shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than 1 1/2 times the basic rate of pay.

PART 9 LABOR CODE SECTION 1860 - CONTRACT PROVISION

- A. The awarding body shall cause to be inserted in every public works contract a clause providing that, in accordance with the provisions of Section 3700 of the Labor Code, every contractor will be required to secure the payment of compensation to his employees.

PART 10 LABOR CODE SECTION 1861 - CONTRACTOR CERTIFICATION TO LABOR CODE SECTION 3700

- A. Each contractor to whom a public works contract is awarded shall sign and file with the awarding body the following certification prior to performing the work of the contract:
 - (1) "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

PART 11 NONDISCRIMINATION CLAUSE

- A. During the performance of the Contract, contractor and its subcontractors shall not unlawfully discriminate against any employee or applicant for employment because of age, race, religion, creed, color, national origin, ancestry, physical or mental disability, medical condition, genetic information, marital status, gender, gender identity or expression, sexual orientation, or military and veteran status. Contractors and subcontractors shall insure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination. Contractors and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Government Code Section 12900 et seq.) and the applicable regulations promulgated thereunder (California Administrative Code, Title 2, Section 7285.0 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code, Section 12900, set forth in Chapter 5 of Division 4 of Title 2 or the California Administrative Code are incorporated into this contract by reference and made a part hereof as if set forth in full. Contractor and its subcontractor shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement.
- B. Contractor's attention is also directed to Section 1735 of the Labor Code, which provides:

- (1) "A contractor shall not discriminate in the employment of persons upon public works on any basis listed in subdivision (a) of Section 12940 of the Government Code, as those bases are defined in Sections 12926 and 12926.1 of the Government Code, except as otherwise provided in Section 12940 of the Government Code. Every contractor for public works who violates this section is subject to all the penalties imposed for a violation of this chapter."

C. Contractor's attention is further directed to Section 1777.6 of the Labor Code, which provides:

- (1) "An employer or a labor union shall not refuse to accept otherwise qualified employees as registered apprentices on any public works on any basis listed in subdivision (a) of Section 12940 of the Government Code, as those bases are defined in Sections 12926 and 12926.1 of the Government Code, except as provided in Section 3077 of this code and Section 12940 of the Government Code."

D. This contractor shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under the Contract.

PART 12 SKILLED WORKERS

The Contractor will employ or engage, and cause all Subcontractors to employ or engage, a sufficient number of skilled and qualified workers to perform the Work in accordance with the Contract Documents, in accordance and compliance with all applicable Law.

PART 13 DRUG-FREE WORKPLACE CERTIFICATION - CONTRACTOR

A. The contractor named below hereby certifies compliance with Government Code Section 8355 in matters relating to providing a drug-free workplace. The below named contractor will:

- (1) Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations, as required by Government Code Section 8355(a).
- (2) Establish a Drug-Free Awareness Program as required by Government Code Section 8355(b), to inform employees about all of the following:
 - (a) The dangers of drug abuse in the workplace,
 - (b) The person's or organization's policy of maintaining a drug-free workplace,
 - (c) Any available counseling, rehabilitation and employee assistance programs, and
 - (d) Penalties that may be imposed upon employees for drug abuse

violations.

(3) Provide as required by Government Code Section 8355(c), that every employee who works on the proposed contract:

(a) Will receive a copy of the company's drug-free policy statement, and

(b) Will agree to abide by the terms of the company's statement as a condition of employment on the contract or loan.

PART 15 DEBARRED SUBCONTRACTOR PROHIBITION

- A. A public entity, as defined in Section 1100, may not permit a contractor or subcontractor who is ineligible to bid or work on, or be awarded, a public works project pursuant to Section 1777.1 or 1777.7 of the Labor Code to bid on, be awarded, or perform work as a subcontractor on, a public works project. Every public works project shall contain a provision prohibiting a contractor from performing work on a public works project with a subcontractor who is ineligible to perform work on the public works project pursuant to Section 1777.1 or 1777.7 of the Labor Code.
- B. Any contract on a public works project entered into between a contractor and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works contract, and any public money that may have been paid to a debarred subcontractor by a contractor on the project shall be returned to the awarding body. The contractor shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the project.

THE UNDERSIGNED CERTIFIES THAT, IN PERFORMANCE OF THE CONTRACT, THE CONTRACTOR WILL COMPLY WITH THE ABOVE REQUIREMENTS IN ADDITION TO OTHER LEGAL REQUIREMENTS.

The Contractor further certifies:

"I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

CONTRACTOR OR
SUBCONTRACTOR NAME: Dale Cooper LLC dba Safe Slide Restoration

CERTIFIED BY:
NAME: Dalton King TITLE: Regional Account Manager

SIGNATURE:  DATE: 10.31.2025

(DO NOT DETACH)

SAMPLE AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____ in the year 20____, by and between the City of Hanford, a municipal corporation organized and existing in the County of Kings under and by virtue of the laws of the State of California hereinafter designated as the City, and

hereinafter designated as the Contractor.

WITNESSETH: That the parties hereto have mutually covenanted and agreed and by these presents do covenant and agree with each other as follows:

Article I

The Contract Documents consist of the Notice to Contractors, Proposal, this Agreement, Performance Bond, the accepted Bid, Non-Collusion Affidavit, General Provisions, Special Provisions, Plans and all Addenda as prepared prior to date of bid opening, setting forth any modifications or interpretations of any of said documents. All of the provisions of said Contract Documents are hereby incorporated in and made a part of this Agreement as truly as if fully set forth herein.

Article II

For and in consideration of the payments and agreements to be made and performed by the City of Hanford as set forth in said Documents, the Contractor agrees with the City to:

PLUNGE SLIDE REPAIRS

For which award of contract was made to furnish at his own proper cost and expense all tools, equipment, services, labor, and materials necessary, therefore, and to do everything required by said Contract Documents.

Article III

For furnishing all said services and materials; obtaining all permits and licenses of a temporary nature; furnishing and removing all plant, temporary work structures, tools and equipment and doing all the work contemplated and embraced in this Agreement; also for all loss and damage arising out of the nature of the aforesaid work during its progress or prior to acceptance, from the action of the elements, from any unforeseen difficulties which may arise to be encountered in the prosecution of the work and for all other risks of any description connected with the work; also for all expense incurred by or in consequence of the suspension or discontinuance of work, except such as in the said Contract

(DO NOT DETACH)

Documents are expressly stipulated to be borne by the City; and for well and faithfully completing the work and the whole thereof within the stipulated time and in the manner shown and described in said Documents and in accordance with the requirements of the Engineer under them, the City will pay and the Contractor will receive in full compensation therefore the price set forth by him in the accepted bid. The total compensation to be paid will be computed on the basis of the quantity of work actually performed in accordance with the Contract Documents and paid for at the stipulated contract unit or lump sum prices, as the case may be.

Article IV

The City hereby promises and agrees with the said Contractor to employ and does hereby employ the said Contractor to provide the material and to do the work according to the terms and conditions herein contained and referred to for the prices aforesaid, and hereby contracts to pay the same at the time, in the manner and upon the conditions set forth in the Contract Documents, and the said Parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

Article V

No work, services, material or equipment shall be performed or furnished under this Agreement unless and until a Notice To Proceed has been given to the Contractor by the City, which notice shall be given within FIVE (5) CALENDAR DAYS from the date of signing the contract, and the Contractor shall commence work within TEN (10) CALENDAR DAYS after said notice is given.

Article VI

The Contractor and any subcontractor under him shall pay not less than the prevailing rate of wages to all workmen employed in the execution of this contract. Copies of the prevailing rate of wages are on file at the City Public Works Office and are available upon request.

Article VII

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

(DO NOT DETACH)

IN WITNESS WHEREOF: The parties hereto have caused this contract to be executed the day and year first above written.

CONTRACTOR

CITY OF HANFORD, CALIFORNIA

Company Name

BY _____
City of Hanford, Interim City Manager

Print Name

DATE: _____

Signature

DATE: _____

ATTEST:

Title

City Clerk

Contractor's License No. _____

ATTEST: to Contractor's Signature

APPROVED AS TO CONTENT:

BY:

Russ Sterling, Public Works Director

Title

APPROVED AS TO FORM:

City Attorney

(DO NOT DETACH)

BOND NO. _____

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That

WHEREAS, the City of Hanford, County of Kings, State of California, by motion passed on _____, 20____, has awarded to: _____

Herein after designed as the "Principal," a contract for

PLUNGE SLIDE REPAIRS

WHEREAS, said Principal is required under the terms of said contract to furnish a bond for the faithful performance of said contract.

NOW THEREFORE, we, _____

_____, as Principal,

and _____

as Surety, and firmly bound unto the City of Hanford, California, hereinafter called the "Owner," in the penal sum of _____ Dollars (\$_____) lawful money of the United State of America, for which sum well and duly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the hereby bounden Principal, his or its heirs, executors, administrators, successors or assigns shall in all things stand to and abide by and well and truly keep and perform all the undertakings, terms, covenants, conditions and agreements in the said contract and any alteration thereof, made as therein provided, all within the time and in the manner therein designated and in all respects according to their true intent and meaning, then this obligation shall become null and void; otherwise, it shall be and remain in full force and virtue.

(DO NOT DETACH)

FURTHER, THAT SAID SURETY FOR VALUE RECEIVED, HEREBY STIPULATES AND AGREES that no change, extension of time, alteration or modification of the Contract Document or of the work to be performed hereunder shall in any way affect its obligations on this bond, and it does hereby waive notice of any change, extension of time, alteration or modification of the Contract Documents or of work to be performed hereunder.

IN WITNESS WHEREOF, four (4) identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by Principal and Surety herein named, on the ____ day of _____, 20____, the name and corporate seal of each corporate party affixed, and these presents duly signed by its undersigned representative pursuant to authority of its governing body.

Principal

BY _____

Title

Surety

By _____

Address of Surety

Phone Number of Surety

(DO NOT DETACH)

BOND NO. _____

GUARANTY BOND

KNOW ALL MEN BY THESE PRESENTS: That

WHEREAS, the City of Hanford, County of Kings, State of California, by motion passed

_____, 20____, has awarded to: _____

hereinafter designated as the "Principal," a contract for:

PLUNGE SLIDE REPAIRS

WHEREAS, said Principal is required under the terms of said contract to furnish a bond for correction of deficiencies during the specified guaranty period.

NOW THEREFORE, we, _____

_____, as Principal,

and _____

as Surety, are held and firmly bound unto the City of Hanford, California, hereinafter called the

"Owner", in the penal sum of _____

Dollars (\$_____) lawful money of the United States of America, for administrators, and

Successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the hereby bounden Principal, his or its heirs, executors, administrators, successors or assigns shall in all things stand to and abide by and well and truly keep and perform all the undertakings, terms, covenants, conditions, and agreements in the said guaranty of the contract, all within the time and in the manner therein designated and in all respects according to their true intent and meaning, then this obligation shall become null and void; otherwise it shall be and remain in full force and virtue.

(DO NOT DETACH)

IN WITNESS WHEREOF, four (4) identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by Principal and Surety herein named, on the ____ day of _____, 20____, the name and corporate seal of each corporate party affixed, and these presents duly signed by its undersigned representative pursuant to authority of its governing body.

Principal

By _____

Surety

By _____

Address of Surety

Phone Number of Surety

RUSSIA SANCTIONS EXECUTIVE ORDER N-6-22

Notice to all City Contractors, Suppliers and Grantees (Potential and Existing)

On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (EO) regarding sanctions in response to Russian aggression in Ukraine. The EO is located at (<https://www.gov.ca.gov/wp-content/uploads/2022/03/3.4.22-Russia-Ukraine-Executive-Order.pdf>).

Under the EO, compliance is required with all economic sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as any sanctions imposed under state law. To the fullest extent under the law, the City of Hanford will engage all measures to comply with the sanctions and the EO, including:

- 1) Refraining from entering into new contracts with prohibited individuals or entities while the sanctions are in effect.
- 2) Desisting from making new investments in, or engaging in financial transactions with, Russian entities, and from transferring technology to Russia or Russian entities.
- 3) Endeavoring to support the government, people, and businesses of Ukraine where possible.

As a City contractor, supplier, or grantee, compliance with the economic sanctions imposed in response to Russia's actions in Ukraine is required, including with respect to, but not limited to, the federal executive orders identified in the EO and the sanctions identified on the U.S. Department of the Treasury website: (<https://home.treasury.gov/policy-issues/financial-sanctions/sanctions-programs-and-country-information/ukraine-russia-related-sanctions>).

Failure to comply may result in the termination of the subject contract or grant, as applicable.

EQUAL OPPORTUNITY

1) Selection of Labor

During the performance of this contract, the Contractor shall not discriminate against labor from any other state, possession or territory of the United States.

2) Employment Practices

During the performance of this contract, the Contractor agrees as follows:

- a) The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, age or national origin. The contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, age or national origin. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruiting advertising; layoffs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the City setting forth the provision of this nondiscrimination clause.

- b) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age or national origin.
- c) The Contractor will send to each labor union or representative of workers, with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided by the City advising said labor union or worker's representative of the Contractor's commitments under this Section 2 and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- d) The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations (41 CFR, Part 60) and relevant orders of the Secretary of Labor.
- e) The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations and orders of the Secretary of Labor or pursuant thereto and will permit access to his books, records and accounts by the Federal Agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.
- f) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations or orders, this contract may be cancelled, terminated or suspended in whole or in part, and the Contractor may be declared ineligible for further Government contracts or federally-assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation or order of the Secretary of Labor, or as otherwise provided by law.
- g) The Contractor will include the provisions of this Section 2 in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontractor or purchase order as the City or the Federal Agency may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event a contractor becomes involved in or is threatened with litigation with a subcontractor or vendor as a result of such direction by the Federal Agency, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

3) Selection of Subcontractors, Procurement of Materials, and Leasing of Equipment

During the performance of this contract, the Contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "Contractor") agrees as follows:

- a) Nondiscrimination: The Contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, religion, sex, age or national origin in the

selection and retention of subcontractors including procurements of materials and leases of equipment.

- b) Solicitations for Subcontractors, Including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the Contractor for work to be performed under a subcontract including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Contractor of the Contractor's obligations under this contract on the grounds of race, color, religion, sex or national origin.
- c) Sanctions for Noncompliance: In the event of the Contractor's noncompliance with the nondiscrimination provisions of this contract, the City shall impose such contract sanctions as it may determine to be appropriate including but not limited to:
 - i) Withholding of payments to the Contractor under the contract until the Contractor complies, and/or
 - ii) cancellation, termination or suspension of the contract in whole or in part.
- d) Incorporation of Provisions: The Contractor shall include the provisions of this paragraph 3 in every subcontract including procurements of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto. The Contractor shall take such action with respect to any subcontractor or procurement as the City may direct as a means of enforcing such provisions including sanctions for non-compliances, provided, however, that in the event a Contractor becomes involved in or is threatened with litigation with a subcontractor or supplier as a result of such direction, the Contractor may request the City to enter into such litigation to protect the interests of the City.

SUBLETTING OR ASSIGNING THE CONTRACT

- 1) The Contractor shall perform with his own organization contract work amounting to not less than 50 percent of the original total contract price, except that any items designated by the City as "Specialty Items" may be performed by subcontract, and the amount of any such "Specialty Items" so performed may be deducted from the original total contract price before computing the amount of work required to be performed by the Contractor with his own organization.
 - a) "His own organization" shall be construed to include only workmen employed and paid directly by the prime Contractor and equipment owned or rented by him, with or without operators.
 - b) "Specialty Items" shall be construed to be limited to work that requires highly specialized knowledge, craftsmanship or equipment not ordinarily available in contracting organizations qualified to bid on the contract as a whole and in general are to be limited to minor components of the overall contract.
- 2) In addition to the 50 percent requirement set forth in paragraph 1 above, the Contractor shall furnish (a) a competent superintendent or foreman who is employed by him, who has full authority to direct performance of the work in accordance with the contract requirements and who is in charge of all construction operations (regardless of who performs the work), and (b) such other of his own organizational capability and responsibility (supervision, management and engineering

services) as the City contracting officer determines is necessary to ensure the performance of the contract.

- 3) The contract amount upon which the 50 percent requirement set forth in paragraph 1 is computed includes the cost of materials and manufactured products which are to be purchased or produced by the Contractor under the contract provisions.
- 4) Any items that have been selected as "Specialty Items" for the contract are listed as such in the Special Provisions, Bid Schedule or elsewhere in the contract documents.
- 5) No portion of the contract shall be sublet, assigned or otherwise disposed of except with the written consent of the City contracting officer or his authorized representative, and such consent when given shall not be construed to relieve the Contractor of any responsibility for the fulfillment of the contract. Request for permission to sublet, assign or otherwise dispose of any portion of the contract shall be in writing and accompanied by (a) a showing that the organization which will perform the work is particularly experienced and equipped for such work, and (b) an assurance by the Contractor that the labor standard provisions set forth in this contract shall apply to labor performed on all work encompassed by the request.

SAFETY: ACCIDENT PREVENTION

In the performance of this contract, the Contractor shall comply with all applicable federal, state and local laws governing safety, health and sanitation. The Contractor shall provide all safeguards, safety devices and protective equipment and take any other needed actions, on his own responsibility or as the City contracting officer may determine, reasonably necessary to protect the life and health of employees on the job, the safety of the public and to protect property in connection with the performance of the work covered by the contract.

It is a condition of this contract and shall be made a condition of each subcontract entered into pursuant to this contract, that the Contractor and any subcontractor shall not require any laborer employed in performance of the contract to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous to his health or safety as determined under Construction Safety and Health Standards (Title 29, Code of Federal Regulations, Part 1926, formerly Part 1518, as revised from time to time) promulgated by the United States Secretary of Labor in accordance with Section 107 of the Contract Work Hours and Safety Standards Act (83 Stat. 96).

SPECIAL PROVISIONS

FOR

PLUNGE SLIDE REPAIRS

SECTION 1 – DEFINITIONS AND CONFLICTS

DEFINITIONS

Inspector: The City Engineer or their agent employed as the inspector on the Work.

References to “Supplemental Conditions” in the General Conditions shall be defined as these special provisions.

CONFLICTS

In case of conflict between the Standard Specifications and these City Specifications, the City Specifications shall take precedence over and be used in lieu of such conflicting portions. In case of conflict between these Special Provisions and any specifications, the Special Provisions shall govern. In case of conflict between the plans and the Standard Drawings and/or any other Specifications, except the Special Provisions, the plans shall govern.

PROJECT ORGANIZATION

City of Hanford – The City of Hanford is funding the work and shall have final approval of all payments, including change orders.

City of Hanford – The City of Hanford will inspect all work, review submittals, review change order requests and have final authority for acceptance of all work within the project limits.

City Engineer – The Engineer or persons appointed by the City Council, or properly authorized employees of the City, acting within the scope of the duties delegated to them.

SECTION 2 – GENERAL REQUIREMENTS

GENERAL

The requirements of this section govern the execution of all sections of the specifications.

SCOPE OF WORK

The Contractor shall furnish all labor, materials, equipment, and incidentals necessary to resurface and recommission the waterslide located at The Plunge, 415 Ford Street, Hanford, CA. Work shall be performed in accordance with Whitewater's (slide manufacturers) engineering specifications and industry standards.

1. Gel Coat – Interior of Slide

- Remove all caulking.
- Repair minor cracks, chips, and scratches.
- Mechanically sand entire surface of slide interior.
- Remove any existing paint not consistent with gel coat.
- Clean and rinse interiors, allow to dry overnight.
- Apply 20–40 mils gel coat to entire interior surface.
- Polish gel coat on body slide sections.
- Seal slide joints with polyurethane construction sealant (Sikaflex 1A or equivalent).

2. Exterior Coating of Slide

- Pressure wash exterior of slide.
- Repair cracks, chips, and structural reinforcements if needed.
- Apply adhesion promoter or sanding for bond preparation.
- Replace all flange-to-flange hardware.
- Apply new protective coating to entire exterior.
- Apply Non-skid in entry tub

CONSTRUCTION TIME

All other work must be completed between the hours of 7:30 AM and 5:00 PM.

PROJECT LOCATION

The project location will be *The Plunge*, located at 415 Ford Street in Hanford, CA 93230.

SAFETY REGULATIONS FOR WORKMEN

This contract is regulated by Title 29, Chapter 17, Part 1910 of the Federal Labor Code, the Williams-Steiger Occupational Safety and Health Act of 1970, additions to the Code and the California Industrial Safety Code. The Contractor's operations shall be governed by the most stringent of regulations embodied in the foregoing safety laws. The cost of measures taken by the Contractor for compliance with said regulations shall be included in unit bid items of construction, and no additional payment will be made.

INTENT OF PLANS AND SPECIFICATIONS

The intent of the plans and specifications is to prescribe the details for the construction and completion of the work which the Contractor undertakes to perform in accordance with the terms of the contract. Where the plans or specifications describe portions of the work in general terms but not in complete detail, it is understood that only the best general practice is to prevail and that only materials and workmanship of the first quality are to be used.

PERMITS AND ADDITIONAL INSURANCE REQUIREMENTS

The Contractor shall obtain all necessary permits, including those from the City of Hanford, and any other permits required by law or the scope of work, prior to commencing any work, including excavation. Public Works inspection costs, if applicable, shall be paid by the City.

GUARANTEE OF MATERIALS AND WORKMANSHIP

The Contractor shall guarantee all materials, equipment and workmanship of the installation. Should any material or appliance or any work develop any defect or weakness due, in the opinion of the Engineer, to the use of imperfect materials, equipment or workmanship, or failure to follow the plans and specifications, the Contractor shall be notified at once, and shall immediately, at Contractor's own expense, make the necessary repairs or replacements to make the defective item or items suitable and satisfactory. Should the exigencies be such as to necessitate the repairs before the Contractor could be notified, the City shall have the right to make the necessary repairs or replacements at the expense of the Contractor, preserving as far as possible all available evidence of the cause of failure. The City shall inform Contractor by fax or email if the City exercises this right.

This guarantee is not intended to include the damage by the actions of individuals other than the Contractor's forces or by damages due to the activities of the contractors working in the area, either during the time this work is under construction or after its acceptance.

COMPLIANCE WITH CODES

All construction shall comply with the California Building Code, California Mechanical Code, California Plumbing Code and National Electrical Code, latest editions as adopted by the City of Hanford. Contractors shall ascertain all local adopted codes applicable to their portion(s) of the work and shall familiarize themselves with the requirements therein. Nothing in these drawings and specifications shall

be construed to permit installation in violation or conflict with any and all such applicable codes. Should a conflict between these drawings and specifications and code requirements be noted, the Contractor shall notify the Project Engineer before proceeding with that portion of work.

COORDINATION

The Contractor shall coordinate the work with the Project Manager and Project Inspector(s).

CONTRACT TIME OF COMPLETION

The project must be completed within forty-five (45) consecutive calendar days after the date established by the Notice to Proceed (excluding holidays). The Time of Completion may only be changed by City Contract Change Order indicating an approved time extension.

LIQUIDATED DAMAGES

Per Section I, Subsection 7.06 of the City Specifications, liquidated damages are set at **\$500 per day** for each calendar day of completion if the project is delayed beyond the Contract Time of Completion.

LOCAL VENDOR PREFERENCE

In an effort to encourage local businesses to provide goods and services to the City, the Council has enacted a Local Vendor Preference policy. The preference affords to businesses located within Hanford City limits, a five (5) percent preference and will apply to any business that has a fixed business address within Hanford City limits. A Post Office Box will not be accepted as a business address. The City reserves the right to request proof of the City of Hanford address.

Tie bids shall be awarded to a local merchant to the extent quality and prices are equal. If neither is a local vendor, the Bid shall be awarded by the flip of a coin by the Purchasing Division in the presence of at least one witness.

POWER OF ATTORNEY

RLI Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Bond No. LSM1359549

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That the RLI Insurance Company, a corporation organized and existing under the laws of the State of Illinois, and authorized and licensed to do business in all states and the District of Columbia does hereby make, constitute and appoint: Greg Rogers in the City of Jackson, State of Missouri, as it's true and lawful Agent and Attorney In Fact, with full power and authority hereby conferred upon him/her to sign, execute, acknowledge and deliver for and on its behalf as Surety, specifically for the following described bond.

Principal: Dale Cooper, LLC DBA Safe Slide Restoration

Obligee: City of Hanford

Bond Amount: 10% of Total Amount Bid

The acknowledgement and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

The RLI Insurance Company further certifies that the following is a true and exact copy of a Resolution adopted by the Board of Directors of RLI Insurance Company, and now in force to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the RLI Insurance Company has caused these presents to be executed by its Sr. Vice President with its corporate seal affixed this 2nd day of December, 2025.



RLI Insurance Company

By: Eric Raudins
Eric Raudins Sr. Vice President

State of Ohio
County of Cuyahoga

} SS

On this 2nd day of December, 2025, before me, a Notary Public, personally appeared Eric Raudins, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the RLI Insurance Company and acknowledged said instrument to be the voluntary act and deed of said corporation.

By: Jill A. Scott
Jill A. Scott Notary Public



JILL A. SCOTT
Notary Public, State of Ohio
My Commission Expires:
September 22, 2030

CERTIFICATE

I, the undersigned officer of RLI Insurance Company do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the RLI Insurance Company this 2nd day of December, 2025.

RLI Insurance Company

By: Christina Dean
Christina Dean Corporate Secretary



P.O. BOX 3967 PEORIA, IL 61612-3967
P: (800)645-2402 E: contract.surety@rlicorp.com
RLISURETY.COM

ACKNOWLEDGEMENT OF SURETY

RLI Insurance Company

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.

Bond No. _____

STATE OF Missouri
COUNTY OF Cape Girardeau } ss.

On this 11/24/2025 before me, Garret D. Watts, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Greg Rogers, who proved to me on the basis of satisfactory evidence to
Name(s) of Signer(s)
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 this instrument.

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

Witness my hand and official seal.

My Commission Expires:

01/24/2027

Garret D. Watts
Notary Public

GARRET DOUGLAS WATTS
Notary Public - Notary Seal
STATE OF MISSOURI
Madison County
My Commission Expires: Jan. 24, 2027
Commission # 23799990

DO YOU WANT TO EXPAND YOUR BONDING PROGRAM IN THE FUTURE?

Here's a useful roadmap to guide you, which includes the information that sureties often seek when considering a larger bonding program.

JOB EXPERIENCE

The surety industry typically requires that you've successfully completed a job with a similar scope of work and at least half the contract value of the one you're looking to bond.

BUSINESS FINANCIALS

An increase in bonding capacity typically requires qualified financial statements prepared in line with Generally Accepted Accounting Principles (GAAP). Consult a construction-focused CPA.

Here's what sureties will look for as a starting point:

- Positive net worth and working capital equal to or exceeding 10% of your desired bonding program
- Profitable track record and history of retained earnings
- Minimal overall debt
- Strong cash balances

PERSONAL FINANCIALS

Sureties analyze personal net worth to ensure business owners possess a sufficient financial backdrop for unforeseen events.

BANK LINE-OF-CREDIT

Most sureties prefer that contractors maintain a bank line of credit equal to 5-10% of their desired bonding program with low to no usage. Access to capital is critical for managing cash flow and handling larger backlogs.

SCHEDULE OF CONTRACTS (COMPLETED AND UNCOMPLETED)

Sureties want to see strong job-costing capabilities to track contract performance and analyze workload.

Contractors should be able to produce schedules of contracts that include:

- revised contract price
- estimated gross profit
- amount billed to date
- cost to date
- estimated cost to complete
- estimated date of completion

TIPS & TRICKS

- Shareholder Distributions – Balance taking distributions with re-investing in their business. Underwriters recognize owners need to get paid, but this must be balanced with growing the net worth of the business.
- Involve your agent and surety early in the process to understand the necessary steps to qualify when the project is outside your norm in terms of size or scope.
- When looking at a bonded project, sureties will want to know – Do you have the personnel, equipment, experience, etc.? Are you self-performing and/or using subcontractors? Why does this project make sense for your company?
- Ask your agent and surety if you need any referrals for construction-focused CPA's, contract attorney's and bankers.



BID GUARANTY BOND

(TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID)

KNOW ALL MEN BY THESE PRESENTS:

That Dale Cooper, LLC dba Safe Slide Restoration, hereinafter,
called the Principal, and RLI Insurance Company, hereinafter.

called the Surety, are jointly and severally held and firmly bound unto the City of Hanford, hereinafter called the Oblige, each in the penal sum of 10 percent (10%) of the total amount of the bid of the Principal for the work, this sum not to exceed, Ten percent of the amount bid Dollars (\$ 75,764.00) of lawful money of the United States for the payment whereof unto the Oblige, the Principal and Surety jointly and severally bind themselves forever firmly by these presents.

WHEREAS the Principal is herewith submitting its offer for the fulfillment of Oblige's contract for:

PLUNGE SLIDE REPAIRS

NOW THEREFORE, the conditions of this obligation is such that if the Principal is awarded the contract, and if the Principal, within the time specified in the bid for such contract enters into, executes, and delivers to the Oblige an agreement in the form provided herein complete with evidences of insurance, and if the Principal within the time specified in the bid gives to the Oblige the performance and payment bonds on the form provided herein, then this obligation shall be void; otherwise, the Principal and Surety will pay unto the Oblige the difference in money between the total amount of the bid of the Principal and the amount of which the Oblige legally contract with another party to fulfill the contract if the latter amount be in excess of the former, but in no event shall the Surety's liability exceed the penal sum hereof.

AND IT IS HEREBY DECLARED AND AGREED that the Surety shall be liable under this obligation as Principal, and that nothing of any kind or nature whatsoever that will not discharge the Principal shall operate as a discharge or a release of liability of the Surety.

IT IS HEREBY FURTHER DECLARED AND AGREED that this obligation shall be binding upon and insured to the benefit of the Principal, and Surety, and the Oblige and their respective heirs, executors, administrators, successors and assigns.

SIGNED AND SEALED this 2nd day of December 2025.

(SEAL)

Dale Cooper, LLC dba Safe Slide Restoration
Principal

Signature for Principal

(SEAL)



RLI Insurance Company
Surety

Signature for Surety
Greg Rogers
Attorney-in-Fact
Title of Signatory

AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____ in the year 20____, by and between the City of Hanford, a municipal corporation organized and existing in the County of Kings under and by virtue of the laws of the State of California hereinafter designated as the City, and

hereinafter designated as the Contractor.

WITNESSETH: That the parties hereto have mutually covenanted and agreed and by these presents do covenant and agree with each other as follows:

Article I

The Contract Documents consist of the Notice to Contractors, Proposal, this Agreement, Performance Bond, the accepted Bid, Non-Collusion Affidavit, General Provisions, Special Provisions, Plans and all Addenda as prepared prior to date of bid opening, setting forth any modifications or interpretations of any of said documents. All of the provisions of said Contract Documents are hereby incorporated in and made a part of this Agreement as truly as if fully set forth herein.

Article II

For and in consideration of the payments and agreements to be made and performed by the City of Hanford as set forth in said Documents, the Contractor agrees with the City to:

PLUNGE SLIDE REPAIRS

For which award of contract was made to furnish at his own proper cost and expense all tools, equipment, services, labor, and materials necessary, therefore, and to do everything required by said Contract Documents.

Article III

For furnishing all said services and materials; obtaining all permits and licenses of a temporary nature; furnishing and removing all plant, temporary work structures, tools and equipment and doing all the work contemplated and embraced in this Agreement; also for all loss and damage arising out of the nature of the aforesaid work during its progress or prior to acceptance, from the action of the elements, from any unforeseen difficulties which may arise to be encountered in the prosecution of the work and for all other risks of any description connected with the work; also for all expense incurred by or in consequence of the suspension or discontinuance of work, except such as in the said Contract

Documents are expressly stipulated to be borne by the City; and for well and faithfully completing the work and the whole thereof within the stipulated time and in the manner shown and described in said Documents and in accordance with the requirements of the Engineer under them, the City will pay and the Contractor will receive in full compensation therefore the price set forth by him in the accepted bid. The total compensation to be paid will be computed on the basis of the quantity of work actually performed in accordance with the Contract Documents and paid for at the stipulated contract unit or lump sum prices, as the case may be.

Article IV

The City hereby promises and agrees with the said Contractor to employ and does hereby employ the said Contractor to provide the material and to do the work according to the terms and conditions herein contained and referred to for the prices aforesaid, and hereby contracts to pay the same at the time, in the manner and upon the conditions set forth in the Contract Documents, and the said Parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

Article V

No work, services, material or equipment shall be performed or furnished under this Agreement unless and until a Notice To Proceed has been given to the Contractor by the City, which notice shall be given within FIVE (5) CALENDAR DAYS from the date of signing the contract, and the Contractor shall commence work within TEN (10) CALENDAR DAYS after said notice is given.

Article VI

The Contractor and any subcontractor under him shall pay not less than the prevailing rate of wages to all workmen employed in the execution of this contract. Copies of the prevailing rate of wages are on file at the City Public Works Office and are available upon request.

Article VII

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

IN WITNESS WHEREOF: The parties hereto have caused this contract to be executed the day and year first above written.

CONTRACTOR

Company Name

Print Name

Signature

DATE: _____

Title

Contractor's License No. _____

ATTEST: to Contractor's Signature

BY:

Title

CITY OF HANFORD, CALIFORNIA

BY _____
City of Hanford, Interim City Manager

DATE: _____

ATTEST:

City Clerk

APPROVED AS TO CONTENT:

Russ Sterling, Public Works Director

APPROVED AS TO FORM:

City Attorney

The Plunge Safe Slide Gantt Chart

PROJECT TITLE	The Plunge
PROJECT MANAGER	Martin Padilla

COMPANY NAME	Safe Slide Restoration
DATE	2/17/26

WBS NUMBER	TASK TITLE	TASK OWNER	START DATE	DUE DATE	DURATION	PCT OF TASK COMPLETE	Open Flume Body Slide - Grey																				
							WEEK 1																				
							M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
1	Open Flume Body Slide - Grey		2/17	2/21																							
1.1	Set up job site, begin scuffing interior of slide, begin replacing slide hardware																										
1.1.1	Finish replacing hardware, cut seams, address minor repairs needed on slide																										
1.2	Power wash exterior for paint, rinse interior of slide, gel coat interior of slide, begin painting exterior																										
1.3	Finish painting exterior, drag, address any remaining repairs, recaulk all seams, complete 95% walk through																										
1.4	Clean up and 100% walk through																										



AGENDA STAFF REPORT

MEETING DATE: 12/16/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of a Contract with OPTERRA Energy Services for the Design and Construction of a 845kW Solar Photovoltaic Facility at the City of Hanford's Wastewater Treatment Facility (WWTF) in the amount of \$3,680,000.

RECOMMENDATION:

Recommendation:

1. Authorize the City Manager to execute a contract with Opterra Energy Services (Opterra) for the design and construction of a 845kW Solar Photovoltaic Facility at the City's WWTF in the amount of \$3,680,000; and
2. Authorize the City Manager to make changes to the project within the project budget

Recommended Motion:

1. Authorize the City Manager to execute a contract with Opterra for the design and construction of a 845kW Solar Photovoltaic Facility at the City's WWTF in the amount of \$3,680,000; and
2. Authorize the City Manager to make changes to the project within the project budget

BACKGROUND:

This item requests that the City Council authorize the City Manager to execute a "Solar-Only" contract with Opterra for design and construction of the Solar portion of the greater Energy Savings Project at the Wastewater Treatment Facility (WWTF). Recall from the September 16, 2025 City Council Meeting, the greater Energy Savings Project constitutes six Energy Conservation Measures (ECM's) improvements at the WWTF; a New Solar Photovoltaic Generation Facility, the decommissioning of the older Trickling Filter Plant, Construction of a new Oxidation Ditch, Retrofitting the existing Oxidation Ditch, a New Clarifier, and other miscellaneous improvements. The second new Clarifier is outside of the ECM list. This contract authorizes the Solar Generation Facility only.

Approval of the contract is needed for Opterra to obtain bonds, provide necessary insurance, and mobilize construction crews. Approving the contract, will enable boots on the ground starting January 5th all the while maintaining forward momentum to meet SCE's NEM 2.0 deadline of April 14, 2026.

Opterra's fee of \$3,680,000 for Solar only remains unchanged from the "Solar Only" Option

previously submitted in the September 16, 2025 Report and found to be reasonable.

Additional Project Background Information is available in the Staff report prepared for a Study Session presentation on this same agenda.

FISCAL IMPACT:

In the essence of time, Staff is recommending that City Council approve a contract for Solar only with Opterra to begin the construction of the Solar Project at the Wastewater Treatment Facility to meet SCE's NEM 2.0 April 14, 2026 deadline.

The project can be funded using the current Wastewater Fee Structure and Wastewater Funds, but at the expense of other crucial deferred Wastewater Capital Improvement Projects. An alternative funding option previously presented at the September 16th City Council meeting was a Prop 218 process for a Wastewater Rate Fee increase that would fund either a standalone Solar or combined Solar and Wastewater Energy Savings Project.

Approval of the Solar only contract would facilitate the start of construction, weather permitting, January 5th. Again, Staff will return at a future meeting to present the overall Energy Savings Project cost along with funding scenarios at which point City Council can determine the direction it would like to go; consideration of Solar only or the combined Energy Savings Project (Solar and Wastewater Improvements).

ATTACHMENTS:

1. Opterra Solar Only Contract - Final
2. Exhibit H - Opterra Solar Plans

ENGINEERING, PROCUREMENT AND CONSTRUCTION CONTRACT

This Engineering, Procurement and Construction Contract (this “**Contract**”) is entered into as of December 16, 2025 (the “**Effective Date**”) by and between OPTERRA Energy Services LLC, a limited liability company formed under the laws of the State of Delaware (together with its successors and assigns, hereinafter referred to as the “**Contractor**”) and City of Hanford (together with its successors and assigns, hereinafter referred to as the “**Owner**”) (each of Contractor and Owner are referred to in the singular as a “**Party**” and in the plural as the “**Parties**”).

RECITALS:

- (A) Owner owns and operates certain public facilities specifically described in Exhibit A (the “**Premises**”) and Owner wishes to reduce the Premises’ energy consumption and costs and increase the Premises’ processing capacity and efficiency;
- (B) Contractor is a full-service energy services company with the technical capabilities to provide services to Owner, including identifying supply-side and/or demand-side energy conservation measures (“**ECMs**”), engineering, procurement, construction management, installation, construction and training;
- (C) Contractor has identified potential energy and operational savings and process operational improvement opportunities at Owner’s Premises and estimated program costs to implement the ECMs and presented an overall potential energy cost and consumption savings for implementing the ECMs (the “**Project**”);
- (D) Owner desires to engage Contractor in the design, engineering, procurement and construction activities for the Project, and Contractor is interested in accepting said tasks, upon the terms and conditions specified under this Contract; and
- (E) On September 16, 2025, the Council of the City of Hanford adopted Resolution 25-54-R which authorized the City Manager to negotiate the final fee, terms and conditions of this Contract
- (F) At the request of Owner, Contractor is updating the Basis of Design and Scope of Work for Wastewater Treatment Plant improvements, ECMs 2, 2A, 2B, 2C, 2D, 2E, and 2F herein (collectively, “**Wastewater ECMs**”), which updates are expected to be completed in early January 2026. However, due to the urgency of commencing the Solar Photovoltaic Installation (ECM 1, the “**Solar Scope**”), the Parties agree to enter into this Contract in advance of the finalization of the updates to the Wastewater ECMs, and agree further that this Contract will be amended to include the final Basis of Design and revised Scope of Work for the Wastewater ECMs upon completion of the updates.

- (G) Based on all of the foregoing, the Parties have agreed to enter into this Contract upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties covenant and agree as follows:

ARTICLE 1 DEFINITIONS; RULES OF USAGE; PRECEDENCE OF DOCUMENTS

Section 1.1 Defined Terms. As used in this Contract, the following terms shall have the following meanings:

“Acceptance Test” means those tests to be conducted pursuant to the Scope of Work.

“Applicable Laws” means all laws, treaties, ordinances, judgments, decrees, injunctions, writs and orders of any court, arbitrator, or governmental agency or authority, and rules, regulations, orders and interpretations of any federal, state, county, municipal, regional, environmental or other governmental body, instrumentality, agency, authority, court or other body having jurisdiction over Contractor, the Project, the Premises, performance of the Work, operation of the Systems, the qualification of the Project for applicable Environmental Attributes, as in each case may be in effect on the Effective Date and, solely with respect to Applicable Laws, the requirements of which are imposed upon Contractor, any Subcontractor, Owner, as such Applicable Laws may be modified, vacated or amended from time to time (specifically including Environmental Laws so imposed).

“Applicable Permits” means, as to the Project, all valid and effective waivers, franchises, variances, permits, Authorizations, licenses or orders of or from any federal, state, local, county, municipal, regional, environmental or other Governmental Authority, court or other body having jurisdiction, which are required to be obtained or maintained in connection with construction of the Project on the Premises, performance of the Work, or operation of the Project.

“Authorizations” means any authorization, Applicable Permit, certificate, permission, concession, license, order, communication, decision or other authorizing/approving act by any Governmental Authority whatsoever which are required under Applicable Law, thus including, by way of example and without limitation, those required to install, own, access, operate, dispose and maintain in any manner the Project under any applicable environmental, town planning, building, archaeological or landscape Laws or regulations.

“Authorized Representative” means, with respect to Owner, the Person appointed by Owner to act on Owner’s behalf with respect to Owner’s duties and responsibilities under this Contract in accordance with Section 23.1.

“Basis of Design” means written documentation of the design approved and agreed to by Owner, including applicable design criteria, calculations, mass balances, studies, testing, and modeling completed to define the proposed design. The Basis of Design is attached hereto as Exhibit B-2.

“Beneficial Use” means when major new equipment and Systems included in the Scope of Work are properly installed, inspected, operational, and are capable of being used for their intended purpose. Beneficial Use can occur for an individual piece of equipment, a system, an individual ECM or the entire Project.

“Business Day” means a calendar day that is not a Saturday, Sunday, or a day that the Federal Reserve member banks in California are authorized to be closed. References to “day” shall mean a calendar day, unless the term “Business Day” is used.

“Change” means a change, modification, addition, or deletion to or in the Design Documents, the Construction Documents, the Contract Price, or the Project Schedule, as applicable.

“Change in Law” means any of the following events or circumstances occurring after the Effective Date: (i) an amendment, modification, interpretation, construction, enforcement standard, supplement or other change in or repeal of an existing Applicable Law; or (ii) an enactment or making of a new Applicable Law (excluding a change in any income or franchise tax law, worker’s compensation, payroll or withholding tax law, but including any change in law imposing new or additional tariffs or import duties).

“Change Order” means a written order pursuant to ARTICLE 8, executed by Owner and Contractor authorizing a Change.

“CM” means the Construction Manager for the Project assigned by Contractor pursuant to Section 2.4(b) and acting under the authority described therein.

“Construction Documents” means the final designs, drawings, specifications and submittals that are approved for construction, and any Change Orders affecting those documents, that describe the technical requirements for the installation of all the materials and equipment pursuant to this Contract.

“Contract” has the meaning set forth in the introductory paragraph to this Contract and shall include all Exhibits hereto and all Change Orders and amendments hereto executed in accordance with the provisions of this Contract.

“Contract Price” means Three Million Six Hundred Eighty Thousand Dollars (\$3,680,000.00), as the same may be modified from time to time pursuant to Change Orders.

“Contractor” has the meaning set forth in the introductory paragraph to this Contract.

“Contractor Default” has the meaning set forth in Section 14.6.

“Contractor Indemnitees” means Contractor, its successors and assigns, and each of their owners, directors, officers, employees, representatives, agents, and subcontractors.

“Contractor Losses” has the meaning set forth in Section 18.2(a).

“Contractor-Required Change” has the meaning set forth in Section 8.4(a).

“Contractor’s Personnel” means Contractor, its employees, agents, representatives, Subcontractors and Subcontractor’s employees, and agents.

“Default Rate” means the lesser of (i) the prime rate plus two percent (2%) as published in “The Monthly Rates” section of The Wall Street Journal (U.S. Edition) and (ii) the maximum rate permitted by Applicable Law. Such interest shall be calculated on the basis of the actual

number of days elapsed and on the basis of dividing the Default Rate by a year of three hundred sixty-five (365) days (the Daily Rate) and then multiplying this Daily Rate by the number of days past due and then times the amount outstanding.

“Design Documents” has the meaning set forth in Section 2.3.

“Differing Site Conditions” are concealed or latent physical conditions or subsurface conditions at the Site that (i) materially differ from the conditions indicated in the investigative reports produced by Contractor or (ii) are of an unusual nature, differing materially from conditions ordinarily encountered and generally recognized inherent in the Work.

“Disputes” has the meaning set forth in Section 20.1.

“ECM(s)” shall have the meaning set forth in the Recitals to this Contract.

“Environmental Attributes” means any credit, benefit, reduction, offset, financial incentive, tax credit and other beneficial allowance that is in effect as of the Effective Date or may come into effect in the future, including, to the extent applicable and without limitation, (i) all environmental and renewable energy attributes and credits of any kind and nature resulting from or associated with the Project and/or its electricity generation, including, without limitation, renewable energy certificates or any similar certificates or credits, (ii) government financial incentives, (iii) tax credits, incentives or depreciation allowances established under any federal or state law, and (iv) other allowances howsoever named or referred to, with respect to any and all fuel, emissions, air quality, or other environmental characteristics, resulting from the use of solar generation or the avoidance of the emission of any gas, chemical or other substance into the air, soil or water attributable to the Project and/or their electricity generation.

“Environmental Laws” means any Applicable Law governing or relating to (a) ambient air, surface water, ground water, land surface and subsurface strata, and natural resources, (b) releases or threatened releases of Hazardous Materials including investigations, monitoring and abatement of such releases, and (c) the manufacture, handling, transport, use, treatment, storage or disposal of Hazardous Materials or materials containing Hazardous Materials.

“EPC Requirements” means this Contract (including, without limitation, the Scope of Work, the Basis of Design, and the Project Schedule), the Premises-Related Requirements, the Interconnection Agreements, Applicable Laws (including, without limitation, Applicable Permits), Prudent Industry Practices, and the Construction Documents.

“Equipment” means all equipment, machinery, apparatus, materials, articles, components, raw materials, supplies, parts, Projects, structures and any other equipment or items (including the Owner-Supplied Equipment), to the extent specified by Contractor and comprising or otherwise necessary or appropriate for completion of the Work in accordance with the EPC Requirements.

“Excusable Event” means an act, event, occurrence, condition or cause beyond the control of Contractor, including, but not limited to, the following: (i) any act or failure to act of, or other delay caused by any Owner Person; (ii) the failure to obtain, or delay in obtaining, any Interconnection Agreement, or Applicable Permit (including due to failure to make timely inspection), or delays caused by changes and/or modifications to the Scope of Work required by a Governmental Authority, other than a failure caused by the action or inaction of Contractor; (iii) changes in the design, scope or schedule of the Project required by any Governmental Authority or Owner Person; (iv) undisclosed, differing or unforeseen conditions encountered at

the Premises, including discovery or existence of Hazardous Material; (v) the failure to obtain, or delay in obtaining, approval of any Governmental Authority or the Utility for design and installation of any portion of the Project, including any further or subsequent approval required with respect to any change in the Scope of Work, other than a failure caused by the action or inaction of Contractor; (vi) information provided to Contractor by any Owner Person or Utility is later found to be inaccurate or incomplete; (vii) any Change in Law; (viii) delay caused by pending arbitration; (ix) work or delay by the Utility; (x) material shortages, delay in manufacturing or deliveries of equipment, supply chain disruptions, embargo, or material price increases that exceed fifteen percent (15%) in a six (6) month period; or (ix) an event of Force Majeure.

“Exhibit” means the following attachments to this Contract, each of which is an “Exhibit:”

Exhibit A	Premises
Exhibit B	Scope of Work
Exhibit B-2	Basis of Design
Exhibit C	Insurance Requirements
Exhibit D	Monitoring Installation Scope of Work
Exhibit E	M&V Services
Exhibit F	Maintenance Services
Exhibit G	Spare Parts List
Exhibit H	Preliminary Drawings
Exhibit I	Geotechnical Report

“Final Completion” has the meaning set forth in Section 10.5.

“Force Majeure” has the meaning set forth in Section 15.1.

“Governmental Authority” means any federal, national, state, municipal, local, territorial, or other governmental department, commission, board, bureau, agency, regulatory authority, instrumentality, judicial or administrative body, and any arbitral tribunal, including any state Governmental Authority and the Internal Revenue Service.

“Hazardous Material” means any and all chemicals, constituents, contaminants, pollutants, materials, and wastes and any other carcinogenic, corrosive, ignitable, radioactive, reactive, toxic or otherwise hazardous materials or mixtures (whether solids, liquids, gases), or any substances now or at any time subject to regulation, control, remediation or otherwise addressed as a hazardous material under Applicable Laws, including those laws, regulations and policies

relating to the discharge, emission, spill, release, or threatened release into the environment or relating to the disposal, distribution, manufacture, processing, storage, transport, treatment, , or other use of such substances.

“Indemnifying Party” has the meaning set forth in Section 18.4.

“Indemnitee” means a Person seeking indemnification pursuant to ARTICLE 18.

“Interconnection Agreement” shall mean each Interconnection Service Agreement made and entered into by Owner with the Utility, which authorizes the interconnection of the PV System with the local electric distribution Project of the Utility.

“Invoice” means an invoice delivered by Contractor to Owner indicating the amount owed as a Progress Payment.

“Manufacturer’s Warranty” has the meaning set forth in Section 11.1(a).

“Notice of Final Completion” has the meaning set forth in Section 10.6.

“Notice of Substantial Completion” has the meaning set forth in Section 10.2(a).

“Notice to Proceed” has the meaning set forth in Section 7.1.

“Owner” has the meaning set forth in the introductory paragraph to this Contract.

“Owner-Caused Delay” means a delay in the Work caused by material failure by Owner to perform any of Owner’s obligations under this Contract, including (i) any material failure by Owner to timely review, comment on, or approve Contractor’s submittals and notices delivered in connection with this Contract, including notices regarding Notice to Proceed, Notice of Substantial Completion and Notice of Final Completion within the timeframes established herein; (ii) Owner’s material interference with the performance of the Work; and (iii) material delays by the Utility to timely review, comment on, or approve Contractor’s submittals and notices delivered in connection with this Contract, or to perform inspections or its other obligations under an Interconnection Agreement, in each case, that (A) is beyond the reasonable control of Contractor and any of its Subcontractors; (B) does not result from the negligence or willful misconduct of Contractor or any of its Subcontractors; (C) could not have been prevented or overcome by the reasonable efforts and due diligence of Contractor or any of its Subcontractors; and (D) either (1) materially adversely affects the Work such that the performance of the Work is prevented or delayed or (2) causes an actual, substantiated increase in the cost of Contractor’s performance of the Work.

“Owner-Requested Change” has the meaning set forth in Section 8.2.

“Owner-Supplied Equipment” means any equipment designated to be supplied by Owner in the Scope of Work, but does not include any equipment not specified by Contractor and not included in the Construction Documents.

“Owner Indemnitees” means Owner, and its respective affiliates, successors, and assigns, and each of their respective officials, officers, employees, representatives, and agents.

“Owner Losses” has the meaning set forth in Section 18.1(a).

“Owner Person” means Owner its officials, officers, agents, employees, subcontractors, architects, general contractors, lease/leaseback contractors or other persons acting on behalf of Owner or for whom Owner is responsible.

“Party” has the meaning set forth in the introductory paragraph to this Contract.

“Person” means any individual, corporation, partnership, limited liability company, association, joint stock company, trust, unincorporated organization, joint venture, government or political subdivision or agency thereof.

“PM” means the Project Manager for the Project assigned by Contractor pursuant to Section 2.4(b) and acting under the authority described therein.

“Premises” shall have the meaning set forth in the Recitals to this Contract.

“Premises-Related Requirements” shall have the meaning set forth in Section 2.3(a).

“Progress Payment” has the meaning set forth in Section 6.4(a).

“Project” means, collectively, the design, engineering, permitting, procurement, construction, installation, commissioning, start-up, testing and completion of the entire Scope of Work in a manner and at the times required under this Contract.

“Project Schedule” means the schedule for the completion of the Project that shall be developed by Contractor pursuant to Section 2.1(b).

“Prudent Industry Practices” means the practices, methods, techniques and standards that (a) are generally accepted in the electric power industry in California for use in connection with the design, procurement, engineering, construction, testing, operation and maintenance of power generating projects of similar size and type as the Project all in a manner consistent with Premises-Related Requirements, Applicable Laws, Applicable Permits, reliability, safety, and good workmanship, and (b) conform to the manufacturer’s design, engineering, construction, testing, operation and maintenance guidelines applicable to the equipment in question. Prudent Industry Practices are not limited to the optimum practice or method to the exclusion of others, but rather refer to commonly used and reasonable practices and methods.

“Punch-List” means the list prepared in accordance with Section 10.4(a), which list shall set forth all items of work that remain to be performed in order to ensure that the Work fully complies with all of the standards and requirements set forth herein.

“PV System(s)” means the photovoltaic solar system(s) described in the Scope of Work.

“Schedule of Values” means a schedule of values apportioned to the various divisions or phases of the Work; each line item contained in the Schedule of Values will be assigned a value such that the total of all items equals the Contract Price. The Schedule of Values will be provided by Contractor to Owner within thirty (30) days of the Effective Date.

“Scope of Work” means the scope of work attached hereto as Exhibit B.

“Subcontractor” means each and every vendor, supplier, materialmen or contractor, other than Contractor, performing any part of the Work or providing any equipment or materials in connection with the Work.

“Substantial Completion” has the meaning set forth in Section 10.1.

“Project Warranty” shall have the meaning set forth in Section 11.1(a)(i).

“Project” has the meaning set forth in the Recitals to this Contract.

“Termination Notice” has the meaning set forth in Section 14.3(a).

“Termination Payment” has the meaning set forth in Section 14.4(a)(i).

“Utility” means the local provider of electric service to the Premises (Southern California Edison).

“Warranties” has the meaning set forth in Section 11.1(a)(i).

“Warranty Period” has the meaning set forth in Section 11.1(a)(i).

“Work” has the meaning set forth in Section 2.1(e).

Section 1.2 Rules of Usage. The Parties hereby agree that the following rules of usage shall apply to this Contract unless otherwise required by the context or unless otherwise specified:

(a) Singular and Plural. Definitions set forth herein shall be equally applicable to the singular and plural forms of the terms defined.

(b) References to Persons. References to any Person shall include such Person and its successors and permitted assigns and transferees.

(c) Agreements as Amended. Reference to any agreement (including this Contract) means such agreement as amended, supplemented or otherwise modified from time to time in accordance with the applicable provisions thereof.

(d) Grammatical Forms. Where a word or phrase is specifically defined, other grammatical forms of such word or phrase have corresponding meanings; the words “herein,” “hereunder,” and “hereof” refer to the provisions of this Contract as a whole and not to any particular portion or provision of this Contract; “including” means “including, but not limited to,” and other forms of the verb “to include” are to be interpreted similarly; references to “or” shall be deemed to be disjunctive but not necessarily exclusive (i.e., unless the context dictates otherwise, “or” shall be interpreted to mean “and/or” rather than “either/or”); and masculine includes feminine and neuter.

(e) Days. References to “days” shall mean calendar days, unless the term “Business Days” is used. If the time for performing an obligation under this Contract expires on a day that is not a Business Day, the time shall be extended until that time on the next Business Day.

(f) Reasonableness; Timeliness. Whenever a Party’s consent, approval, satisfaction, or determination will be required or permitted under this Contract, and this Contract does not expressly state that the Party may act in its sole discretion, such consent, approval, satisfaction, or determination will not be unreasonably withheld, qualified, conditioned, or delayed, whether or not such a “reasonableness” standard is expressly stated in this Contract. Whenever a Party’s cooperation is required for the other Party to carry out its obligations hereunder, each Party agrees that it will act in good faith and reasonably in so cooperating with the other Party or its designated representatives or assignees or subcontractors. Each Party will furnish decisions, information, and approvals required by this Contract in a timely manner so as not to delay the other Party’s performance under this Contract.

Section 1.3 Precedence of Documents. In case of any inconsistency, conflict, or ambiguity among the Contract documents, the documents shall govern in the following order:

- (a) Change Orders and Amendments to this Contract
- (b) The body of this Contract
- (c) Official responses by the Engineer of Record to Requests For Information
- (d) Scope of Work, Exhibit B
- (e) Preliminary Drawings, Exhibit H
- (f) Approved Final Submittals

ARTICLE 2

CONTRACTOR'S WORK AND OTHER OBLIGATIONS

Section 2.1 Work and Project Schedule / Contract Time of Completion.

(a) Consistent with the EPC Requirements, Contractor will perform the Work in accordance with the Project Schedule, as may be adjusted by Change Order, an Owner-Caused Delay or an event of Force Majeure.

(b) Contractor shall develop a construction schedule (the “***Project Schedule***”), in form and substance reasonably satisfactory to Owner, using Microsoft Project. Owner shall deliver its comments, if any, to the Project Schedule to Contractor within ten (10) Business Days after receipt thereof from Contractor, and Contractor shall promptly thereafter incorporate Owner’s reasonable comments in the Project Schedule. Contractor shall plan, develop, supervise, control, and coordinate the performance of the Work in accordance with the Project Schedule.

(c) The detailed Project Schedule shall indicate the times (numbers of days or dates) for starting and completing the various stages of the Work, including each Milestone Date specified in the Contract Documents, and a schedule of required submittals with the times for submitting, reviewing and processing each submittal.

(d) After issuance of the Notice to Proceed, Contractor will establish a bi-weekly or weekly (at Owner’s preference) construction meeting with Owner (by conference call or in person) at which time the Work of the prior period will be reviewed, and Contractor will provide Owner with a three-week prospective look forward to the Work to be completed in such prospective period.

(e) Contractor shall provide the Project Schedule and any updates thereto on a monthly basis as the Work progresses, including the incorporation of progress changes where appropriate.

(f) Except as otherwise expressly set forth herein as being the responsibility of Owner or a third party retained by Owner, Contractor shall perform, or cause to be performed, all of the work and services required in connection with the design, engineering, permitting, procurement, civil works, construction, installation, commissioning, start-up, testing and completion of the Project, and procure and provide the Equipment (other than Owner-Supplied Equipment), machinery, tools, labor, utilities, chemicals, transportation, administration and other services and items required for and

related to the foregoing, all in accordance with the EPC Requirements and as further described in the Scope of Work (the “**Work**”).

(g) Liquidated Damages. Reserved for Amendment.

Section 2.2 Engineering, Design, Construction. Contractor will provide the engineering and design services necessary for the Work in a manner that meets the requirements set forth in the Scope of Work and applicable EPC Requirements. Contractor will cooperate and coordinate with Owner, Owner-Supplied Equipment suppliers and Governmental Authorities having jurisdiction over the Work, the Project, or the Premises. All engineering Work to be performed by Contractor requiring certification shall be certified by professional engineers licensed under Applicable Law and properly qualified to perform such engineering services in the State of California.

Section 2.3 Design Documents.

(a) Contractor shall review and become familiar with the following documents, Authorizations and Applicable Laws in order to incorporate within the Design Documents and the Construction Documents all planning, design, project coordination and notification, safety and monitoring, construction and engineering requirements therein contained relating to the Project:

- (i) the Applicable Permits issued as of the Effective Date;
- (ii) the Utility Interconnection Agreements

(such requirements, collectively, the “**Premises-Related Requirements**”).

(b) As further described in the Scope of Work, Contractor will prepare design documents for the Project, consistent with the Basis of Design and consisting of the mechanical, process, structural, civil, and other drawings, models, specifications, plans and other documents necessary to describe the Project with respect to the civil engineering, structural, instrumentation, control, mechanical, electrical, and life safety Projects to be incorporated therein, including the documents specified in the Scope of Work (collectively, the “**Design Documents**”).

(c) The Design Documents will be submitted to Owner for review at intervals identified in Exhibit B, Scope of Work. Owner shall provide comments on the Design Documents to Contractor within fifteen (15) Business Days after Owner’s receipt thereof, and Contractor shall take Owner’s comments into consideration in the final Design Documents; provided however, that changes to the Basis of Design or other Design Documents may result in a Change Order. Owner’s review is for general conformance only and does not approve or transfer responsibility for design. Contractor remains solely responsible for design sufficiency to meet performance requirements and all Laws and Regulations.

Section 2.4 Construction Management.

(a) Contractor shall construct the Project in accordance with the EPC Requirements. Contractor shall inspect all Equipment (including Owner-Supplied Equipment) to be incorporated in the Project and shall reject those items determined not to be in compliance with the requirements of this Contract and the Construction

Documents. Any item that is rejected by Contractor pursuant to the immediately preceding sentence shall be corrected (whether by repair, replacement or otherwise) so that it is in compliance with the requirements of this Contract and the Construction Documents. Repair, replacements or otherwise of the Owner-Supplied Equipment shall be at Owner's cost unless such is necessitated by the actions of Contractor. Contractor shall ensure that all Subcontractors perform their respective subcontracts in accordance with the EPC Requirements. Contractor shall review and shall be fully responsible for the Work, including any portion of the Work performed by Subcontractors.

(b) Contractor shall notify Owner of the designated individuals to serve as the CM and PM for the Project. Contractor acknowledges and agrees that the individuals designated as CM and PM shall have experience with management of similar facility installations and shall have the professional qualifications customarily held by individuals serving in such capacities. The CM shall have day-to-day responsibility for the Work in the field, while the PM shall have overall responsibility for communication and coordination with Owner in respect thereof, and any other matters relating to this Contract. Should Owner, at any time, find the performance of the CM or PM to be unacceptable, Owner shall so notify Contractor of its reasons therefor. Contractor must resolve the objections of Owner with respect to the CM or PM to Owner's reasonable satisfaction, which may involve replacing such individual if Owner reasonably requests such replacement. Contractor may designate a different CM or PM at any time by written notice to Owner.

(c) Contractor will subcontract as needed to provide the construction oversight required to meet the requirements of Applicable Permits and Authorizations.

Section 2.5 Quality Assurance / Quality Control Plan/Inspection

(a) General. Unless waived in writing by Owner, the Contractor shall prepare and maintain a Quality Assurance/Quality Control Plan (QA/QCP) to address all quantitative performance/specification requirements, installed conditions and operating characteristics. The QA/QCP is intended to document those inspections/tests necessary to assure Owner that product delivery, quality and performance are as required. It also serves as an inspection coordination tool between the Contractor and Owner.

(b) Content. For each requirement, the QA/QCP shall identify: item/system to be tested, exact test(s) to be performed, measured parameters, inspection/testing organization, and the stage of construction development when tests are to be performed. Organize the QA/QCP into volumes. Each inspection/test shall be coded and referenced on timeline charts to identify when tests should be performed. The Contractor is not relieved from required performance tests should these not be included in the plan.

Section 2.6 Correction of Work

(i) Contractor shall promptly correct Work rejected by the Engineer or failing to conform to the requirements of the Contract Documents, whether discovered before or after Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, shall be at the Contractor's expense.

Section 2.7 Study and Inspection of the Premises. Prior to the start of the Work, Contractor shall ensure that it has studied and inspected to its full satisfaction the Premises, as well as the Premises-Related Requirements, geotechnical and geo-morphological/hydro-geological studies/restraints disclosed to Contractor by Owner and the surroundings, accesses and weather characteristics of the Premises, to the extent that the foregoing are reasonably observable consistent with Prudent Industry Practices. If during these studies or investigations, or during the performance of the Work, a Differing Site Condition is discovered that affects performance of the Work, Contractor shall provide notice to Owner within five (5) Business Days, and the Parties shall work to arrive at a mutually acceptable approach to address the Differing Site Condition discovered and agree on a Change Order under which Contractor shall receive equitable adjustment to the Project Schedule and Contract Price to account for such Differing Site Condition(s).

Section 2.8 Procurement of Materials, Equipment, Supplies and Labor; Interconnection.

(a) Contractor shall procure, in Contractor's name, and receive, store on or off the Premises, and transport to the Premises, the Equipment required for completion of the Project in accordance with the EPC Requirements; provided, however, that Contractor shall not be obligated to procure the Owner-Supplied Equipment. Owner shall provide the Owner-Supplied Equipment in quantity and schedule that will not negatively impact the Project Schedule or cause Contractor to incur additional expense; if Owner does not fulfill this obligation, Contractor shall be entitled to a Change Order under which it shall receive equitable adjustment to the Project Schedule and the Contract Price.

(b) Contractor shall be solely responsible for obtaining the building permit for the Project and complying with Applicable Law and rules and regulations applicable to the Work. Contractor shall be responsible for obtaining and paying for all other Applicable Permits and Authorizations.

(c) Neither the Contract Price nor this Contract includes the cost of addressing any changes to Owner's or Utility's equipment for interconnection of the PV Project that are not expressly provided for in the Scope of Work. If the Utility requires any modification of the Scope of Work or any construction, improvement or renovation of the Owner's or Utility's equipment, then Owner may utilize a contractor of Owner's choice to undertake such construction, improvement, or renovation to Utility's or Owner's equipment, or, if Owner elects to utilize Contractor, Contractor shall be entitled to a Change Order for the cost of such work.

(d) Contractor shall also supply or arrange for Contractor and Subcontractor labor and manufacturing and related services that are required for completion of the Work.

Section 2.9 Start-Up. Contractor shall be responsible for the start-up of the Project and its components; the calibration of controls and all Equipment and commissioning. Owner shall operate the Project during and after initial startup of the Project.

Section 2.10 Testing. Contractor shall perform, and re-perform as necessary, the Acceptance Tests in accordance with the Scope of Work.

Section 2.11 Pre-Existing Conditions. Contractor shall not be responsible for work to address existing conditions, which could not be reasonably discoverable by Contractor by visual inspection, that (i) are non-compliant with applicable codes, (ii) may become non-compliant with applicable codes upon completion of Contractor's Work, (iii) may cause Contractor's completed Work to be non-compliant with applicable codes, (iv) may prevent Owner from realizing the full benefits of Contractor's Work, (v) may present a safety or equipment hazard, or (vi) are otherwise outside the scope of Contractor's Work. A Change Order will be required to bring any such pre-existing conditions into compliance.

Section 2.12 Incentives. Contractor makes no guarantee that Owner will receive funding from any Environmental Attribute, energy efficiency rebate, incentive, tax credits, and/or loan program(s), including the Inflation Reduction Act (collectively, "Incentive Funds"), or any portion thereof; Contractor expressly disclaims any liability for Owner's failure to receive any portion of the Incentive Funds, and Owner acknowledges and agrees that Contractor will have no liability for any failure to receive all or any portion of the Incentive Funds. Procurement, or lack thereof, of the Incentive Funds will not alter the Contract Price of this Contract or the payment timeline associated with payment of the Contract Price.

Section 2.13 Standard of Performance. Contractor shall be responsible for construction means, methods, techniques, sequences, procedures and safety and security programs in connection with the performance of the Work. Contractor shall perform the Work in a professional, prudent, good and workmanlike manner and in accordance with the EPC Requirements. Without limitation of the foregoing, all Equipment and materials supplied under this Contract shall new and of good quality, unless specified otherwise in this Contract.

Section 2.14 Labor and Personnel.

(a) Contractor shall provide and be responsible for the services of Contractor's Personnel in connection with the Work. Contractor shall, and shall cause each Subcontractor to, use qualified labor and personnel for the performance of the Work in accordance with Prudent Industry Practice. All Contractors' Personnel shall be licensed and insured to perform the Work to the extent required by Applicable Law or Prudent Industry Practice. Owner can require replacement of any of Contractor's Personnel if Owner has a reasonable concern with respect to the performance of such personnel and if Owner provides prior written notice of such request, and Contractor shall have up to ten (10) Business Days to comply with such request to minimize any disruption in the Project Schedule.

(b) Contractor shall be responsible for all labor relations matters relating to the Project, including wages, salaries, hours of work, employee benefits, labor contracts, safety and related matters. Contractor shall at all times maintain discipline, safety and good order at the Premises and in the performance of the Work and shall remove and replace any personnel failing to maintain discipline, safety and good order.

(c) Contractor shall cause all Contractor's Personnel to be trained in and made aware of any applicable Premises-Related Requirements pertaining to any part of the Work performed by such Contractor's Personnel, including, without limitation, instruction of all such Contractor's Personnel regarding conditions at the Premises.

Section 2.15 Permitting.

(a) Contractor shall timely obtain and maintain in effect (including by timely meeting all filing and other reporting requirements) all Applicable Permits that are not the legal responsibility of Owner to obtain, including, without limitation, permits as required by the California State Water Resources Control Board or City of Hanford. Owner shall timely obtain and maintain in effect (including by timely meeting all filing and other reporting requirements) all other Applicable Permits. Owner and Contractor shall cooperate with each other in connection with the other Party's efforts to obtain the Applicable Permits required to be obtained by the other Party under this Contract. Contractor shall perform the Work in compliance with all Applicable Permits.

(b) In connection with the Work, including without limitation the fulfillment of the conditions and requirements of the Applicable Permits pertaining thereto, Contractor's Personnel shall fully and continuously cooperate with applicable Governmental Authorities, which cooperation shall include causing the CM and/or PM to meet at the Premises with Governmental Authorities as may be required and to provide such reports and filings as may be reasonably requested by such Governmental Authorities.

Section 2.16 Clean-Up and Waste Disposal.

(a) During the performance of the Work, Contractor shall keep the Premises clean and free from accumulations of waste materials, rubbish and other debris resulting from the Work. Such rubbish, waste materials and debris shall be removed from time to time and disposed of in accordance with the EPC Requirements.

(b) Prior to Final Completion, Contractor will remove Contractor's waste materials, rubbish, tools, construction equipment, machinery, surplus materials and other Project-related debris from the Project and the Premises and dispose of the same in accordance with Applicable Laws and Applicable Permits.

(c) Contractor shall follow permit closeout requirements of general stormwater construction permit

Section 2.17 Safety Precautions. Contractor shall be responsible for the safety of its Work and the operations of each Subcontractor in accordance with Prudent Industry Practice and applicable OSHA requirements. Contractor will initiate and maintain a safety program in connection with its construction of the Project. Contractor will submit a Construction Site Safety Plan for Project to the Owner. Contractor will take reasonable precautions for the safety of, and will provide reasonable protection to prevent damage, injury, or loss to: (i) employees of Contractor and Subcontractors performing Work under this Contract; (ii) Contractor's property and other materials to be incorporated into the Project, under the care, custody, and control of Contractor or its Subcontractors; and (iii) other property at or adjacent to the Premises not designated for removal, relocation, or replacement during the course of construction. Contractor will not be responsible for Owner's employees' safety unless and to the extent that Contractor's negligence or intentional misconduct in the performance of its Work is the proximate cause of the employee's injury. Any person entering areas where Work is being performed must follow Contractor's and Owner's written safety rules and regulations or such person may be escorted from the site.

Section 2.18 Hazardous Materials.

(a) Contractor contemplates that it will not encounter any Hazardous Materials at the Premises, except as has been disclosed as a pre-existing condition by Owner prior to the Effective Date. However, any disclosure of Hazardous Materials that will affect the performance of the Work after the Effective Date will constitute a valid basis for a Change Order.

(b) Contractor shall not use any Hazardous Materials at the Premises except as may be necessary to perform the Work, and then only in accordance with Applicable Laws. Contractor will prevent the release of any Hazardous Materials by Contractor or its Subcontractors in the course of performing the Work.

(c) Contractor will be responsible for removing from the Project, the Premises and areas adjacent thereto, and for properly disposing of, in compliance with Applicable Laws and Applicable Permits, all Hazardous Materials brought onto the Premises by Contractor or any Subcontractor during the performance of the Work. In the event Contractor encounters any Hazardous Materials at the Premises (including without limitation, a Differing Site Condition) when performing the Work, Contractor shall promptly cease any Work or operations in progress in an orderly, safe and efficient manner and inform Owner of the nature and location of said Hazardous Materials and Contractor shall receive equitable adjustment to the Project Schedule, the Contract Price, and the Work accordingly. As between Owner and Contractor, it shall then be Owner's responsibility, at Owner's sole cost and expense, to immediately eliminate or contain such Hazardous Materials in a commercially reasonable manner and in compliance with Applicable Law in order to allow Contractor and its Subcontractors to continue or finalize any such Work or operations in progress; provided, however, that nothing in this Section 2.18(c) shall represent or shall be construed by any Person to represent, Owner's accepting responsibility for or otherwise in any fashion agreeing to remediate, cure or prevent Hazardous Materials present or hereafter existing at the Premises, it being acknowledged and agreed by Contractor and Owner that Owner's liabilities and obligations with respect to such Hazardous Materials (other than to Contractor as set forth in this Section 2.18(c)) are strictly limited as set forth in Applicable Law.

(d) As a condition to Substantial Completion, Contractor will certify to Owner that, to Contractor's current actual knowledge, without duty of inquiry or investigation, no Hazardous Materials were brought onto or generated at the Project or the Premises by Contractor or any Subcontractor or otherwise incorporated in the Project other than Hazardous Materials disclosed in writing to Owner, and that such Hazardous Materials were used, released, removed or disposed of in compliance with the EPC Requirements.

(e) Contractor will immediately notify Owner of any spills, emissions or other releases of Hazardous Materials that occur in connection with the performance of the Work.

Section 2.19 Security of Premises and Protection of Work.

(a) During the construction of the Project, Contractor shall store and maintain the Equipment in accordance with manufacturers' recommendations and the EPC Requirements. During the construction of the Project, Contractor shall also receive all

Equipment (including Owner-Supplied Equipment); provided, however, that Contractor shall not have an independent duty or obligation to examine shipments of Owner-Supplied Equipment and instead, shall reasonably cooperate with Owner to jointly examine such Owner-Supplied Equipment with Owner upon its delivery to the Premises. If, after such joint examination, the Parties determine that certain portions of Owner-Supplied Equipment are broken or otherwise defective or damaged, Owner shall have the duty and responsibility to procure replacement Owner-Supplied Equipment as promptly as possible so as to not adversely impact the Project Schedule. For the avoidance of doubt, in the event any Equipment is stored by Contractor away from the Premises, all costs of such storage, and related insurance and transportation costs, shall be borne by Contractor and shall not be the subject of a Change Order hereunder. For avoidance of doubt, to the extent that Owner-Supplied Equipment needs to be stored away from the Premises because it is to be delivered more than two (2) weeks prior to such Owner-Supplied Equipment's scheduled delivery to the Premises as included in the Project Schedule, Owner shall bear all costs of such storage prior to such two (2) week period.

(b) In the performance of the Work, Contractor will protect and preserve the Work and other public and private property on, along, adjacent to or near the Premises, including, if necessary, by means of erecting a perimeter site fence. If any of Contractor's Personnel directly or indirectly cause any damage to any such property, then Contractor will repair, rebuild or otherwise restore the same or otherwise make whole such damage in a reasonable manner and, in connection therewith, apply the proceeds of any available insurance received by Contractor in connection with such damage.

Section 2.20 Taxes.

(a) Except as set forth in Section 2.20(b), the Contract Price includes all taxes and fees applicable to the Work, including: (i) all corporate income tax, employee benefit taxes for all Work (whether performed by Contractor or any Subcontractor, and whether performed at the Premises or elsewhere); (ii) Contractor fees for Applicable Permits for which Contractor is responsible under this Contract; (iii) taxes imposed upon the Work or wages of Contractor's employees, agents, representatives and Subcontractors; and (iv) except in respect of Owner-Supplied Equipment, duties, tariffs (including, without limitation, any tax or tariff imposed on any Equipment by reason of its importation from the People's Republic of China or other foreign nation), and other charges, including sales and use taxes, income, excise, import or export and similar assessments imposed by any Governmental Authority with respect to this Contract that are in effect as of the Effective Date of the Contract. New or additional taxes, excise, import, export, tariff, duty or similar assessments imposed by any Governmental Authority after the Effective Date are not included in the Contract Price and shall be paid for by Owner.

(b) Notwithstanding anything else contained in this Section 2.20, the Contract Price shall exclude (i) any energy resources surcharge, (ii) any real property taxes with respect to the Premises or the improvements from time to time thereon, and (iii) any personal property taxes with respect to the Equipment incorporated into the Project.

(c) Owner shall provide copies to Contractor of statutorily required exemption certificates for sales and use tax, if applicable. Notwithstanding anything else contained in this Section 2.20, to the extent sales and use tax with respect to any Equipment or the

Project is not subject to an exemption, or if Owner fails to provide Contractor with an exemption certificate statutorily required to obtain an exemption (and no other exemption is available), then Owner shall be responsible for reimbursing Contractor for any such sales and use tax.

Section 2.21 Owner Provided Premises Information. To the extent available and as requested by Contractor, Owner will provide Contractor with copies of maps, as-builts, utility locations, environmental surveys, land surveys, and other Premises information developed by or for Owner, or that have been provided to Owner by third parties. Contractor shall be entitled to rely on the accuracy of information actually provided in or depicted on maps, surveys, or other information that were developed by Owner or by parties under contract to Owner in connection with the ownership of the Premises or development of the Project. Owner makes no representation or warranty as to the accuracy of any maps, surveys or other Premises information that were provided to Owner by parties not under contract to Owner, and Contractor may use such maps, surveys and other Premises information at its own risk.

Section 2.22 Public Works Provisions.

(a) Pursuant to California Labor Code §6705, if the Work is a public work involving an estimated expenditure in excess of \$25,000 and includes the excavation of any trench or trenches five (5) feet or more in depth, Contractor will, in advance of excavation, submit to Owner and/or a registered civil or structural engineer, employed by Owner, to whom authority to accept has been delegated, a detailed plan showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trench or trenches, which provisions will be no less effective than the current and applicable CAL-OSHA Construction Safety Orders. No excavation of such trench or trenches may be commenced until this detailed plan has been accepted by Owner or by the person to whom authority to accept has been delegated by Owner. Pursuant to California Labor Code §6705, nothing in this Section 2.22(a) imposes tort liability on Owner or any of its employees.

(b) Pursuant to California Public Contract Code §7104, if the Work is a public work involving digging trenches or other excavations that extend deeper than four (4) feet below the surface of the ground:

(i) Contractor will promptly, and before the following conditions are disturbed, notify Owner, in writing, of any:

(A) Material that Contractor believes may be material that is hazardous waste, as defined in California Health and Safety Code §25117, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law;

(B) Subsurface or latent physical conditions at the site differing from those indicated by information about the site made available to Contractor before the Effective Date;

(ii) Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Contract.

(iii) Owner will promptly investigate the conditions and, if it finds that the conditions do materially so differ or do involve hazardous waste, and cause a decrease or increase in Contractor's cost of, or the time required for, performance of any part of the Work will issue a Change Order under the procedures described in this Contract.

(iv) If a dispute arises between Owner and Contractor, whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in Contractor's cost of, or time required for, performance of any part of the Work, Contractor will not be excused from any scheduled completion date provided for by this Contract but will proceed with all Work to be performed under this Contract. Contractor will retain any and all rights provided either by contract or by law which pertain to the resolution of disputes and protests between the Parties.

ARTICLE 3 SUBCONTRACTORS

Section 3.1 Subcontractors.

(a) Owner acknowledges and agrees that Contractor may have portions of the Work performed by Subcontractors.

(b) No contractual relationship shall exist between Owner and any Subcontractor with respect to the Work, and no Subcontractor is intended to be or shall be deemed a third-party beneficiary of this Contract. Contractor shall be responsible to Owner for the acts and omissions of Subcontractors and of Persons directly or indirectly employed by them for the Work, to the same extent as Contractor is responsible to Owner for the acts and omissions of Contractor and its employees. Nothing contained in this Contract shall obligate Owner to pay or otherwise be responsible for the payment of any Subcontractor, except as may be required by Applicable Law. Entry into any Subcontract shall not relieve Contractor of any of its obligations under this Contract, including the obligations to perform the Work in accordance with the EPC Requirements. Owner will identify submittals it requires for major Equipment and Contractor shall submit to the Owner a copy of all specifications and warranties for such identified Equipment supplied by any Subcontractors.

(c) All Subcontracts shall be in writing. Contractor shall use commercially reasonable efforts to cause each Subcontract to:

(i) contain provisions that require the Work be performed in accordance with the EPC Requirements;

(ii) require the Subcontractors to satisfy the insurance requirements contained herein, or, if a Subcontractor does not satisfy the insurance requirements of this Agreement, Contractor's insurance will provide the coverage required hereunder for the Subcontractor;

(iii) require any Subcontractor at all times to maintain discipline, safety and good order at the Premises in the performance of its work and that of its personnel, and require that any Subcontractor remove and replace any personnel failing to maintain discipline, safety and good order;

(iv) require any Subcontractor that would have the capacity to place a lien on any portion of the Work to make timely payments to its laborers and suppliers and to submit certificates and waivers of liens for work completed by it and by its Subcontractors;

(v) require the Subcontractor to acknowledge that warranties related to the Work performed by the Subcontractor may be assigned directly to Owner without the further consent of the Subcontractor; and

Section 3.2 Labor Code. To the extent required by California Labor Code §1771 or other Applicable Law, all employees of Contractor and Contractor's Subcontractors performing Work at the Premises will be paid the per diem prevailing wages for the employee's job classification in the locality in which the Work is performed. In accordance with California Labor Code §§1773 and 1773.2, Owner will obtain from the Director of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work, in the locality in which the Work is to be performed, for each craft, classification or type of worker needed to execute the Work at the Premises, and will cause copies of such determinations to be kept on file at its principal office and posted at each Premises.

ARTICLE 4 OWNER-SUPPLIED EQUIPMENT

Section 4.1 Owner-Supplied Equipment.

(a) Owner shall be responsible for procuring the Owner-Supplied Equipment as described in the Scope of Work. Contractor shall be responsible for coordinating deliveries with the supplier of the Owner-Supplied Equipment in accordance with the terms of Owner's purchase order for said equipment. Any failure by a supplier of the Owner-Supplied Equipment to comply with the terms of the purchase order with respect to delivery lead-times or quantities shall be an Owner-Caused Delay.

(b) Contractor and Owner shall jointly inspect such Owner-Supplied Equipment within five (5) Business Days of receipt of such equipment and shall jointly either accept such Owner-Supplied Equipment or reject any portion of such equipment, including a detailed description of why such Owner-Supplied Equipment does not meet the requirements established pursuant to this Contract. Owner shall have the option in its sole discretion to either repair or replace such Owner-Supplied Equipment and any delay caused thereby shall constitute an Owner-Caused Delay.

(c) Contractor shall ensure that any Work performed or provided in connection with Owner-Supplied Equipment shall be provided or performed in compliance with the EPC Requirements.

(d) Risk of loss of the Owner-Supplied Equipment following delivery to the Premises and joint acceptance in accordance with Section 2.19(a) shall be with

Contractor until Substantial Completion at which such point risk of loss shall be with Owner. Prior to delivery to the Premises, risk of loss of the Owner-Supplied Equipment shall be with Owner or the supplier of the Owner-Supplied Equipment. Notwithstanding the risk of loss, title to the Owner-Supplied Equipment shall at all times remain with Owner.

(e) The Contract Price specifically excludes the cost of any Owner-Supplied Equipment, but includes installation and testing of such equipment.

Section 4.2 Cooperation. Contractor and Owner will cooperate with each other (a) to ensure that each of Contractor and Owner has correct and complete copies (redacted as appropriate) of all Owner-Supplied Equipment contracts and all other information relating to the Owner-Supplied Equipment, and (b) without limiting the obligations of Contractor hereunder, in the performance of all duties, responsibilities, obligations and exercise of all rights under this Contract with respect to the Owner-Supplied Equipment.

ARTICLE 5 OWNER OBLIGATIONS

Section 5.1 Real Estate Rights. Owner will secure and maintain at its expense all real estate rights which are necessary for Contractor's Personnel to perform the Work.

Section 5.2 Owner's Energy and Operational Records and Data. If Contractor requests, Owner will provide, within thirty (30) calendar days after such request, Owner's Energy Usage Data for the twelve (12) months preceding the Contract Effective Date, and will make commercially reasonable efforts to provide the Energy Usage Data for the thirty-six (36) months preceding the Contract Effective Date. "Energy Usage Data" means all of Owner's records and complete data concerning energy usage, energy-related maintenance, and other related costs for the Premises, and including, without limitation, utility records; applicable building drawings, specifications, existing AutoCAD files, operation and maintenance manuals, and as-builts; bills and records relating to operation and maintenance of systems and equipment within the Premises, and a description of operation and management procedures currently utilized. Owner agrees that Contractor may reasonably rely on the foregoing data as being accurate to the best of Owner's actual knowledge.

Section 5.3 Applicable Permits; Owner-Supplied Equipment.

(a) Contractor shall secure and maintain at its expense all Applicable Permits, including environmental and regulatory approvals, except those that by law must be obtained by Owner. For such Owner-required permits, Contractor shall assist in the preparation of applications and Owner shall execute promptly. Charges for permanent utility connections remain Owner's responsibility.

(b) Subject to the other provisions of this Contract, Owner shall deliver the Owner-Supplied Equipment to the Premises in accordance with the Project Schedule.

(c) Prior to issuing the Notice to Proceed, Owner must register the Project with the California Department of Industrial Relations, using Form PWC-100.

(d) Contractor shall contract and provide interim inspection services in support of its QA/QC Program. Owner shall provide Owner Advisor/Construction Manager to

oversee Contractor's compliance with its QA/QC Program. Owner shall provide special inspections. The rights and obligations of Owner and Contractor under this Section 5.3(d) shall be subject to the following:

(i) Owner shall fully cooperate with Contractor to complete and submit all paperwork and forms required for Authority Having Jurisdiction ("**AHJ**") approval.

(ii) Contractor shall not be responsible for satisfying any requirements or improvements required by the AHJ for compliance with Americans with Disabilities Act ("**ADA**") resulting from the construction, improvement or renovation of the Owner's buildings and/or structures. Further, Contractor shall not be obligated to proceed with the installation of the Project if AHJ approval is conditioned upon any improvements or upgrades and the Owner elects not to provide for such upgrades.

(e) Owner will operate valves and Equipment installed or housed at the wastewater treatment plant, including those installed as part of the Work. Owner will provide a reasonable number of operators for coordination and assistance as required for shutdowns, start-up, commissioning, and acceptance testing of Equipment and systems.

(f) From and after Beneficial Use of Equipment, Owner shall provide licensed operators to operate each Equipment (including Owner-Supplied Equipment) and each portion of the Project that is operational.

(g) Owner will provide seed material and any associated transportation with the Work.

Section 5.4 Preparation for Work; during Work. Owner will do the following:

(a) drain, clean, and remove debris from any existing tank, wetwell and/or structures, unless specifically identified in Design Drawings. Prior to the start of Work within the existing Oxidation Ditch, Owner shall remove all debris and grit and spray down tank walls. Contractor will provide a minimum of four (4) week notice prior to accessing tanks, wetwells, and/or other structures.

(b) provide a temporary staging area for use during the construction phase of the Work to store and assemble equipment for completion of the Work, if needed. Owner will provide sufficient space at the Premises for the performance of the Work.

(c) provide access to and reasonable use of necessary quantities of water, electrical power and other utilities, as needed for the construction of the Work (including construction trailers), at no cost to Contractor.

(d) obtain any required environmental clearances required under Applicable Law, including but not limited to, any clearances required under CEQA, prior to scheduled construction start date.

(e) remove subsurface conditions and obstacles (buried pipe, utilities, etc.) that are not otherwise previously and accurately documented by Owner to Contractor. Any such unforeseen conditions in the performance of the Work will entitle Contractor to a Change Order.

Section 5.5 Duty to Cooperate. Owner shall, throughout the performance of the Work, cooperate with Contractor in a manner which is consistent with EPC Requirements and perform its responsibilities, obligations and services under this Contract in a timely manner to facilitate Contractor's timely and efficient performance of the Work and so as not to delay or interfere with Contractor's performance of its obligations under the Construction Documents. Owner shall coordinate the Work to be performed by Contractor with its own operations and with any other construction project that is ongoing at or around the Premises, with the exception that Contractor will coordinate the Interconnection Facilities work, if any, which will be performed by the Utility. Owner shall allow Contractor and its subcontractors access to and reasonable use of necessary quantities of Owner's water and other utilities, including electrical power, as needed for the construction of the Work, at no cost to Contractor.

Section 5.6 Adjacent Land Owners. Owner shall, at its sole expense, arrange for and execute all agreements with land or property owners adjacent to or near the Premises that are necessary to enable Contractor to perform the Work.

Section 5.7 Access to Premises. Throughout the period of Contractor's performance of the Work, and subject to all EPC Requirements, Premises-Related Requirements, and to the requirements set forth in Owner Materials, Owner shall afford Contractor, and its Subcontractors, consultants and suppliers, and all other Contractor's Personnel access to the Premises in order to timely and efficiently perform the Work, including providing parking permits and identification tags, for Contractor and subcontractors and providing either provide a set or sets of keys to Contractor or providing a readily available security escort to unlock and lock doors.

Section 5.8 Assistance with Government Approvals. Owner shall provide commercially reasonable assistance to Contractor in obtaining the building permit required to be obtained by Contractor.

ARTICLE 6 CONTRACT PRICE; PAYMENT

Section 6.1 Contract Price. As full compensation and consideration for the full and complete performance of all of the Work and all of Contractor's other obligations under this Contract and all costs in connection therewith, Owner shall pay to Contractor, and Contractor shall accept, the Contract Price, subject to the provisions of this Contract, including without limitation, ARTICLE 8.

Section 6.2 Value Engineering

The City of Hanford encourages contractors to develop and implement innovative approaches to construction projects. When new approaches result in construction cost savings that represent a benefit to Owner's wastewater utility ratepayers, Owner and the contractor may share the savings in construction cost. Refer to Caltrans Section 4- 1.07, "Value Engineering," of the *Standard Specifications*; method and procedure for sharing construction cost savings as a general guideline.

Section 6.3 Payment of Contract Price.

(a) Before the first Application for Payment and within the time specified in the Agreement, the Contractor shall submit to Owner a detailed Schedule of Values, which shall be used as the basis for payment.

(b) Prior to the Effective Date, Owner issued two (2) separate Notices to Proceed for the PV System in the amounts of Two Hundred Thousand Dollars (\$200,000.00) and Three Hundred Ninety Thousand Dollars (\$390,000.00) and Contractor has invoiced Owner for payment thereof. Payment must be received by Contractor no later than December 31, 2025 in order to establish “start of construction” for purposes of investment tax credits on the PV System for which Owner will apply.

(c) Monthly Progress Payments. As the Work progresses, Contractor will submit to Owner its Invoice for monthly payments based on the progress made on the Project (a “**Progress Payment**”) through the date on which Contractor submits such Invoice. All Invoices will be in accordance with the Schedule of Values.

(d) APPLICATION FOR PAYMENT

(i) In submitting each Application For Payment, Contractor warrants that: title to all Work covered by each Application for Payment shall pass to Owner no later than the time of payment. Contractor further warrants that all Work covered by the previous Application for Payments are free and clear of liens, claims, security interest or other encumbrances to the extent of payments received from Owner.

(e) Each Application for Payment shall:

(i) Describe the services performed;

(ii) Include an estimate of the percentage of Work completed;

(iii) Show the total amount of the payment due;

(iv) Include a certification by the project manager, that the Work has been performed in accordance with the provisions of the Contract Documents;

(v) Maintain and, upon request, include such documentation as may be reasonably necessary to substantiate the percentage of completion of Work in accordance with the Schedule of Values;

(vi) Include duly completed and executed forms of Conditional Waiver and Release in accordance with California Civil Code Section 8132 of all persons eligible to file stop notices in connection with the Work covering the payment requested; and

(vii) Include duly completed and executed forms of Unconditional Waiver and Release, in accordance with California Civil Code Section 8134 of all persons eligible to file stop notices in connection with the Work covering the payment received by Contractor for the previous Application for Payment.

(f) Materials Stored Off-Site. In addition to the Progress Payments specified in Section 6.2(a), Contractor may invoice Owner for materials purchased in advance and not stored at the Premises. Each such Invoice will be accompanied by proof of off-site material purchases, evidence that the materials have been delivered to a warehouse reasonably acceptable to Owner and evidence of appropriate insurance coverage. Owner will pay one hundred percent (100%) of Contractor's Invoice for the materials delivered, less Retention. Contractor will protect and insure, for replacement value, stored materials from damage. Damaged materials, even though paid for, will not be incorporated into the Work. Contractor will be solely responsible for promptly replacing, at its sole cost, any materials damaged during storage or transportation to the Premises.

(g) Retention. Owner, or its designee, must approve and pay each Invoice, less a retention amount ("**Retention**") of five percent (5%) in accordance with California Public Contract Code §7201, within thirty (30) calendar days after its receipt of the Invoice. A failure to approve and pay an Invoice in a timely manner is a material default by Owner under this Contract. Owner may, but shall not be required to, make Progress Payments in full without Retention at any time after fifty percent (50%) of the Work has been completed, as permitted pursuant to California Public Contract Code §9203. Upon Substantial Completion, the Retention must be reduced to two percent (2%) of the Contract Price, and Contractor may invoice and Owner will pay this amount. Owner will pay Contractor the remaining two percent (2%) Retention amount upon achieving Final Completion. In lieu of Retention being held by Owner, Contractor may request that securities be substituted or Retention be held in an escrow account pursuant to California Public Contract Code §22300.

(h) Final Payment. Upon Final Completion, Contractor shall submit to Owner a final Invoice for an amount equal to the balance of the Contract Price not previously invoiced, with releases and lien waivers to be provided by Contractor. Owner shall pay the final Invoice within fifteen (15) days after receipt by Owner if there is no Contractor Default at the time payment is due.

Section 6.4 Owner's Right to Withhold Payments. If any Contractor Default has occurred and is continuing or if there is a breach that Contractor is curing, then Owner shall have the right to retain out of any amount payable to or for the account of Contractor under this Contract an amount sufficient to provide Owner security for the performance of the defaulted or unsatisfied obligations of Contractor under this Contract. Within ten (10) days following the cessation of the applicable Contractor Default or breach, resulting from Contractor having cured the same and having paid Owner all amounts owed to Owner under this Contract, any amounts withheld pursuant to this Section 6.5 shall be paid to Contractor, unless this Contract has been terminated by reason of a Contractor Default pursuant to Section 14.7.

Section 6.5 Payments Not Waiver. No payment made, or deemed to be made, by Owner under this Contract shall constitute a waiver of any claim or right Owner may have at that time or thereafter, including claims regarding unsettled liens, warranty rights, and indemnification obligations of Contractor.

Section 6.6 Payment of Subcontractors. Contractor shall promptly pay each Subcontractor the amount to which the Subcontractor is entitled in accordance with Applicable Laws and the terms and conditions set forth in the respective Subcontract.

Section 6.7 Interest and Disputed Invoices. Any amounts not paid by either Party to the other when due under any provision of this Contract, including the provisions of this Section 6.8, shall bear interest from and including the date payment was originally due through and including the actual date of payment at the Default Rate. If there is any dispute about any amount invoiced by Contractor, the amount not in dispute shall be paid pursuant to this ARTICLE 6 and any disputed amount that is ultimately determined to have been payable shall be paid with interest at the Default Rate from and including the date the item was payable through and including the actual date of payment.

Owner will pay undisputed portions of properly submitted payment requests within thirty (30) days per PCC §20104.50. Owner may withhold up to 150% of disputed amounts. Interest, if any, applies only to undisputed late amounts at the Default Rate.

ARTICLE 7 COMMENCEMENT OF WORK

Section 7.1 Notice to Proceed. Execution of this Contract constitutes full notice to proceed (“***Notice to Proceed***”) for the Solar Scope. Within ten (10) days after Owner has closed the financing referenced in Section 7.2, Owner will issue to Contractor the written notice to proceed for the Wastewater ECMs (“***Wastewater Notice to Proceed***”). Contractor will begin Work on the Wastewater ECMs within thirty (30) calendar days after Contractor’s receipt of the Wastewater Notice to Proceed. If Owner fails to issue the Wastewater Notice to Proceed within twenty (20) calendar days after the financing has closed, Contractor will be entitled to an equitable extension of time and/or an equitable adjustment in the Contract Price as a result of such delay. Any Work performed by Contractor prior to the issuance of the Wastewater Notice to Proceed shall be performed in Contractor’s sole discretion and at its risk, with no payment obligation by Owner therefor, provided, however, that if the Wastewater Notice to Proceed is ultimately issued by Owner, then all Work performed prior to the Wastewater Notice to Proceed issuance shall be deemed to have been performed under this Contract and shall be subject to the terms and conditions of this Contract (including payment obligations).

Section 7.2 Finance Contingency. It is acknowledged and agreed by the Parties that the continued existence of this Contract is expressly contingent upon Owner closing financing that will allow it to make the payments to Contractor required by this Contract; provided however, that Owner, as of the Effective Date, is authorizing Contractor to proceed with the Solar Scope, and therefore, prior to the financing closing, Owner shall pay Contractor for all Work completed in accordance with the Schedule of Values. It is acknowledged and agreed that Contractor will have no obligation to commence performance of the Work unless and until the financing has been closed.

Section 7.3 Proof of Financial Arrangements. Upon Owner closing financing referenced in Section 7.2 above, Owner will provide Contractor proof that financial

arrangements have been made to fulfill Owner's obligations under this Contract. Owner's requirement to furnish such proof to Contractor is a condition precedent to continuation of the Work. Thereafter, Contractor may request such proof if (i) Owner fails to make payments to Contractor as this Contract requires; (ii) a Change in the Work materially changes the Contract Price to the extent that Owner must secure additional financing to pay the costs associated with the Change in the Work; or (iii) Contractor has other reasonable concerns regarding Owner's ability to fulfill its payment obligations under this Contract when due. Owner will furnish such proof as a condition precedent to commencement or continuation of the Work or the portion of the Work affected by a material change. After Owner furnishes any such proof, Owner will not materially vary such financial arrangements without prior consent of Contractor. If Owner fails to provide Contractor with such proof within ten (10) calendar days of receiving a demand from Contractor, Contractor will be entitled to suspend its performance under this Contract until such proof is received.

ARTICLE 8 CHANGES

Section 8.1 Change; Change Orders. A Change will result from an Owner-Requested Change pursuant to Section 8.2 or a Contractor-Required Change pursuant to Section 8.4(a). No Change shall be made except in accordance with a duly issued Change Order executed in writing by both Parties in accordance with this ARTICLE 8. Each Change Order shall contain details of the Change, and any adjustments of the Design Documents, the Construction Documents, the Contract Price, and the Project Schedule.

Section 8.2 Owner-Requested Changes. Owner may, at any time prior to Substantial Completion, by notice to Contractor, request Changes in the Work consisting of additions, deletions, modifications or substitutions within the general scope of this Contract (any such notice, an "***Owner-Requested Change***"), subject to any equitable adjustments to the Contract Price, or the Project Schedule in accordance with Section 8.6 and Section 8.7.

Section 8.3 Differing Site Conditions. If Contractor encounters a Differing Site Condition, Contractor will be entitled to an adjustment in the Contract Price and/or Project Schedule to the extent Contractor's cost and/or time of performance are adversely impacted/by the Differing Site Condition. Upon encountering a Differing Site Condition, Contractor shall provide prompt written notice to Owner of such condition, which notice shall not be later than twenty-one (21) days after such condition has been encountered. Contractor shall, to the extent reasonably possible, provide such notice before Differing Site Condition has been substantially disturbed or altered.

Section 8.4 Contractor Changes.

(a) Contractor shall be entitled to an equitable adjustment by a Change Order ("***Contractor-Required Change***") resulting from the following circumstances: (i) an Excusable Event (in which case Contractor will have an obligation to identify and implement reasonable mitigation of foreseeable impacts of an Excusable Event); (ii) delays in the delivery of Owner-Supplied Equipment to the Premises as referenced in Section 2.8(a) that are the cause of disruption and change to the Project Schedule; (iii) as provided in connection with a suspension of the Work under Section 14.1(b) (*provided*, that such suspension is not in connection with a Contractor Default); (iv) an Owner-

Caused Delay, or (v) any other circumstance beyond the reasonable control of Contractor which has a material impact on the Contract Price or the Project Schedule.

(b) Contractor shall provide notice to Owner of any Contractor-Required Change. Such notice shall include details concerning the reasons for the Change and all other information required below.

Section 8.5 Notice to Owner.

(a) Contractor shall give timely notice to Owner of any event or circumstance that Contractor believes is or will give rise to a Contractor-Required Change. Such notice shall be in writing and shall include information on the event or circumstance that gives rise to a Contractor-Required Change; *provided, however*, that each such notice shall be issued as promptly as possible but in no event later than fifteen (15) Business Days following Contractor's (or any Subcontractor's) actual knowledge of any such event or circumstance.

(b) In the case of any Change, Contractor shall promptly prepare and submit to Owner an estimate of the increase or decrease, if any, in the Contract Price and the lengthening or shortening, if any, of the Project Schedule required to complete the Change and the remaining portion of the Work, together with an explanation of the basis for the estimates taking into consideration available mitigation of such impact, and the related amendments to any provision of this Contract. Upon Owner's approval of such Change, Contractor shall prepare the Change Order for the Parties to execute and, upon its execution and delivery by both Parties, proceed with the implementation of the Change.

(c) Within ten (10) Business Days of receipt of any notice of a Contractor-Required Change and all supplemental supporting documentation reasonably necessary for Owner to evaluate the Contractor-Required Change, or such longer period as Owner may reasonably require to secure necessary approvals (which period shall be added to the Project Schedule, and in any event shall not exceed an additional ten (10) Business Days), Owner shall notify Contractor of its approval or proposed changes to the Contractor-Required Change. If Owner disputes Contractor's entitlement to or the proposed terms of a Contractor-Required Change, then, subject to Section 8.8, the provisions of ARTICLE 200 may be invoked to resolve the dispute.

Section 8.6 Adjustments to Contract Price. The price of any Work required or modified by a Change shall be on a lump-sum fixed price agreed to by the Parties, unless another method, including, without limitation, a Time and Material Basis, is mutually agreed upon.

Section 8.7 Adjustments to Schedule. Adjustments to the Project Schedule as a result of a Change shall be equal to the actual amount of delay incurred by Contractor on the critical path of the performance of the Work, subject to adjustments to the Work to mitigate the delay. Contractor shall use reasonable efforts to mitigate delays; *provided, however*, if such mitigation would cause a material increase in the costs of performing the Work, Contractor shall not pursue such efforts unless requested in writing by Owner, in which case Contractor shall be entitled to a related Change in the Contract Price.

Section 8.8 Continuation of Work Pending Resolution of Dispute. In the event of a dispute in connection with a Contractor-Required Change or an Owner-Requested Change, during all periods prior to the resolution of the dispute, if so directed by Owner, Contractor shall perform the undisputed portion of the Work.

Section 8.9 Other Provisions Unaffected. Except to the extent the Parties specifically modify any of the provisions of this Contract as part of an executed Change Order, all provisions of this Contract shall apply to all Changes, and no Change, amendment, or waiver shall be implied as a result of any other Change.

ARTICLE 9 ACCEPTANCE TEST; INTERCONNECTION

Section 9.1 Notice of Acceptance Test.

(a) At least ten (10) Business Days prior to performing the Acceptance Test, Contractor shall deliver to Owner a written notice specifying a date for commencement of the Acceptance Test for each ECM.

(b) Owner may be present during the Acceptance Test.

Section 9.2 Acceptance Test Guidelines.

(a) Contractor shall develop its Acceptance test procedures in a manner consistent with the acceptance test guidelines (“***Acceptance Testing***”) provided in Exhibit B, Scope of Work. The Acceptance Test shall be performed by Contractor in order to demonstrate if the Project meets the Contract requirements. Contractor shall maintain detailed records of the Acceptance Test, and deliver copies of such records to Owner upon completion of the Acceptance Test. Contractor shall provide an Acceptance Test report to Owner within thirty (30) days following the test completion.

(b) Contractor shall perform the Acceptance Test in accordance with the Acceptance Test Guidelines and the EPC Requirements. During the Acceptance Test, Contractor shall provide all consumables, skilled labor, and such other materials or services necessary for the completion of the Acceptance Test. Owner shall provide licensed operators to operate the equipment and systems. If the Acceptance Test reveals that the ECM or Project does not meet or exceed the EPC Requirements, Contractor shall remedy the issue at its own cost and repeat the Acceptance Test. At such time as the Acceptance Test demonstrates that the ECM or Project meets or exceeds the EPC Requirements, Contractor shall certify same to Owner in a written notice signed by Contractor, that includes all Acceptance Test results as required under this Section 9.22.

ARTICLE 10 COMPLETION AND ACCEPTANCE OF THE WORK

Section 10.1 Substantial Completion. Contractor shall have achieved “***Substantial Completion***” when each of the following conditions has been met in respect of an individual ECM:

(a) Contractor has completed the start-up and commissioning of the ECM;

(b) the preparation and successful execution of all activities described in the Scope of Work required to place the ECM into initial operation following commissioning;

(c) except for the Punch-List, the Work required to be furnished by Contractor has been properly provided, assembled, installed, constructed, correctly adjusted, tested, and otherwise incorporated into the ECM consistent with the EPC Requirements;

(d) the ECM is capable of being operated in accordance with the EPC Requirements;

(e) the Punch-List for the ECM has been prepared by Contractor and delivered to Owner and Contractor certifies that it has no knowledge of any incomplete Work or deficiencies in the ECM or any other Work, except as set forth in the Punch-List; the Punch-List may also include items as identified by the Owner;

(f) the Construction Documents and other deliverables that are to be delivered to Owner by Contractor on or before Substantial Completion for such ECM pursuant to this Contract have been completed and delivered to Owner in the form and substance required by this Contract and Contractor has delivered to Owner effective waivers and releases of Contractor's liens through such date (which waivers and releases may be conditioned upon payments due by Owner hereunder); and

(g) the Acceptance Test has been successfully completed pursuant to Section 9.22, demonstrating that the Project meets or exceeds the Contract requirements, including, without limitation, applicable performance requirements.

Section 10.2 Notice and Report of Substantial Completion.

(a) When Contractor believes that it has achieved the requirements set forth in Section 10.1, Contractor shall deliver to Owner a written notice of such determination ("**Notice of Substantial Completion**"). The Notice of Substantial Completion shall contain a report with sufficient detail to enable Owner to determine whether the ECM has achieved Substantial Completion. In addition, upon request by Owner, Contractor shall provide reasonable access to the Premises, the ECM, and all other Work so that Owner may conduct such investigations and inspections as are reasonably needed.

(b) Within ten (10) Business Days of receipt of the Notice of Substantial Completion, Owner shall either (a) acknowledge that Contractor has achieved Substantial Completion by signing the acknowledgment in the Notice of Substantial Completion and returning it to Contractor, or (b) notify Contractor that Substantial Completion was not achieved, stating the reasons therefor. If Owner certifies that Substantial Completion has been met, the date indicated as such on such certificate shall be deemed the date of Substantial Completion. If Owner notifies Contractor that Substantial Completion has not been met, Contractor will promptly undertake such action or work as necessary to achieve Substantial Completion and shall then issue another Notice of Substantial Completion to Owner pursuant to Section 10.2(a) stating that Contractor believes that such requirements have been achieved. Such procedure shall be repeated until Substantial Completion is achieved in accordance with Section 10.2(a). If Owner fails to notify Contractor within ten (10) Business Days after receipt of the Notice of

Substantial Completion whether Substantial Completion has or has not been achieved, Substantial Completion will be deemed to have been achieved.

Section 10.3 Transfer of Possession and Control of the Project to Owner. Upon Beneficial Use of any ECM or System, possession and control of that ECM or System, as applicable, shall be conveyed by Contractor to Owner free and clear of any and all liens or encumbrances (other than liens or encumbrances in connection with Owner's failure to pay amounts due hereunder), and Owner shall assume care, custody and control, risk of loss, and responsibility to insure such ECM or System, as applicable. Upon Substantial Completion of all ECMs, Owner shall assume care, custody and control, risk of loss, and responsibility to insure the Project.

Section 10.4 Punch-List.

(a) Not less than fifteen (15) days prior to Contractor's submission to Owner of a Notice of Substantial Completion, Owner and Contractor shall inspect the Project and Contractor shall prepare a Punch-List. Contractor shall provide the Punch-List to Owner together with an estimate of the time to complete or correct each item on the proposed Punch-List for review. Owner shall review and comment on the Punch-List not later than five (5) Business Days after receipt from Contractor. Contractor shall issue a revised Punch-List to Owner that takes account of or responds to Owner's comments to the draft Punch-List not later than five (5) Business Days after Contractor's receipt of such comments. Such procedure shall be repeated until Owner has approved the Punch-List. Failure to approve or comment on the draft Punch-List within the allowed time period shall be deemed acceptance. Contractor shall be solely responsible for completing the items on the Punch-List prior to Final Completion.

(b) Promptly after Owner's receipt and acceptance, or deemed acceptance of the Punch-List for the Project, Contractor and Owner shall agree upon a schedule for Contractor's completion of such Punch-List, which schedule shall provide that Contractor shall complete the Punch-List within sixty (60) days following Substantial Completion. Owner shall provide Contractor reasonable access to the Project to perform such Work in accordance with the agreed schedule. Upon completion of the final Punch-List for the Project to the reasonable satisfaction of Owner, and compliance by Contractor with the other requirements for Final Completion, Owner shall make the final payment to Contractor pursuant to Section 6.4(f).

Section 10.5 Final Completion. Contractor shall have achieved "**Final Completion**" when each of the following conditions has been met in respect of the Project:

- (a) all of the Work shall be complete, including all items on the final Punch-List;
- (b) Substantial Completion has occurred for every ECM;
- (c) delivery to Owner of all releases and lien waivers;
- (d) delivery to Owner of final as-built drawings of the Project, if different from any as-built drawings delivered at Substantial Completion;
- (e) Contractor's obligations under this Contract required to be performed on or prior to Final Completion, other than any obligations that survive the termination of this

Contract or that are, by their express terms, not to be performed until after Final Completion, have been completely and satisfactorily performed;

(f) the Project has been constructed in accordance with the EPC Requirements, including, without limitation, applicable performance requirements;

(g) all Contractor equipment and all of Contractor's supplies, personnel, debris, rubbish, and foreign material have been removed from the Premises and other areas disturbed by the Work;

(h) Contractor has paid to Owner payments due and payable hereunder, if applicable; and

(i) Contractor has issued and delivered a Notice of Final Completion to Owner.

Section 10.6 Notice and Report of Final Completion. When Contractor believes that it has achieved Final Completion in accordance with Section 10.5, Contractor shall deliver to Owner a written notice of such determination ("**Notice of Final Completion**"). The Notice of Final Completion shall contain a report with sufficient detail to enable Owner to determine the achievement by Contractor of Final Completion.

Section 10.7 Achievement of Final Completion. Within ten (10) Business Days of receipt of the Notice of Final Completion, Owner shall either (a) acknowledge that Contractor has achieved Final Completion by signing the acknowledgment in the Notice of Final Completion and returning it to Contractor, or (b) notify Contractor in writing that Final Completion has not been achieved, stating the reasons therefor. If Owner acknowledges that Final Completion has been met, the date indicated as such on such certificate shall be deemed the date of Final Completion. If Owner notifies Contractor that Final Completion has not been met, Contractor will promptly undertake such action or work as necessary to achieve Final Completion and shall then issue another Notice of Final Completion to Owner stating that Contractor believes that Final Completion has been achieved. Such procedure shall be repeated until Final Completion is achieved. If Owner fails to notify Contractor within ten (10) Business Days after receipt of the Notice of Final Completion whether Final Completion has or has not been achieved, such failure shall constitute an Owner-Caused Delay.

ARTICLE 11 WARRANTIES ON WORK AND EQUIPMENT

Section 11.1 Warranties.

(a) Contractor shall provide the following warranties in connection with the Work (collectively, the "**Warranties**"):

(i) Commencing on the date of Substantial Completion on each portion of the Project, as identified on the Schedule of Values, and for a period of one (1) year thereafter (the "**Warranty Period**"), Contractor warrants that such portion of the Project will conform in all respects to the Scope of Work and the Construction Documents and will be free from defects in design, engineering, workmanship and materials, except to the extent any such defects in design, engineering, workmanship and materials are covered by any Manufacturer's Warranty (the "**Project Warranty**"). Contractor shall be liable with respect to any action or failure

to act by Contractor or its Subcontractors which results in the Project Warranty, or any part thereof, being voided or limited in any way. The Parties agree that they will work together in good faith to develop the Project Warranty and other provisions for the Wastewater ECMs, which will be mutually agreed upon and included in the Amendment. The portion of this Agreement regarding the installation and construction of Wastewater ECMs is explicitly conditioned on the parties' execution of such Amendment.

(ii) Notwithstanding any other term or provision herein to the contrary, Owner acknowledges and agrees that all equipment manufacturer warranties ("Manufacturer's Warranty(ies)") are intended to be a pass-through of the warranties provided by the original equipment manufacturers. Contractor shall not be responsible for the cost of repairing a defect to the extent that the original equipment manufacturer of any Equipment does not honor its Manufacturer's Warranty for any reason, including as a result of its termination of operations, insolvency, liquidation, bankruptcy or similar occurrence.

(iii) During the Warranty Period, Contractor shall enforce the Manufacturer's Warranties for and on behalf of Owner and shall use reasonable efforts and diligence to pursue and preserve any Manufacturer's Warranty claim against the applicable manufacturer; provided however, that Owner shall be responsible to pursue any breach of warranty claim against a manufacturer who breaches its Manufacturer's Warranty.

(b) The Project Warranty does not apply to an instance of damage, malfunction, or degradation of the Project, directly caused by:

(i) normal wear and tear;

(ii) someone other than Contractor or its Subcontractors installing, removing, re-installing or repairing the Project; provided, however, that (x) authorized representatives of any Manufacturer who provide installation, removal, repair or re-installation of Equipment covered under such Manufacturer's Warranty shall not be considered "someone other than Contractor or its Subcontractors" for purposes of this Section;

(iii) destruction or damage to the Project or the capacity of the Project to safely operate in accordance with the EPC Requirements or Prudent Industry Practices, in either case not caused by Contractor or its approved service providers while servicing the Project;

(iv) Owner's failure to perform, or breach of, Owner's obligations hereunder (including Owner's maintenance obligations) or misuse of the Project;

(v) any Force Majeure event; or

(vi) a power or voltage surge caused by someone other than Contractor including a grid supply voltage outside of the standard range specified by the Utility.

Section 11.2 Repair of Defects.

(a) If during the Warranty Period, Owner discovers a breach of the Warranties, Owner will notify Contractor in writing of such failure promptly upon discovery but no later than ten (10) Business Days following discovery of such breach. Subject to Section 11.1(a)(ii), during the Warranty Period, Contractor shall at its own cost and expense, as promptly as possible, repair or replace any portion of the Work that does not conform to Project Warranty. In addition, Contractor shall promptly perform such tests as Owner may reasonably require in order to demonstrate the cure of such failure as the result of Contractor's repair or replacement as aforesaid.

(b) Contractor shall use commercially reasonable efforts to coordinate with Owner any repairing, replacing or re-performing of the Work covered by the Warranties, in each case pursuant to this Section 11.2 so as to minimize any adverse impact on the operation of the Project.

(c) If Contractor does not use its reasonable efforts to commence and diligently pursue the activities required hereunder within ten (10) Business Days after receipt of written notice of a nonconformity, or such longer time as may reasonably be required to commence such activities, then Owner, after written notice to Contractor, may perform or have performed by qualified and experienced third parties the necessary remedy consistent with such activities required under Section 11.2(a) and Section 11.2(b), and Contractor shall be liable for all direct, reasonable and documented costs, charges and expenses (including transportation) incurred by Owner in connection with such remedy, provided that such remedy does not void any of the Warranties. If Contractor fails to perform timely, Owner may utilize Contractor's warranty security to remedy Contractor's breach, with Contractor remaining liable for direct, reasonable, and documented costs, charges, and expenses (including transportation) incurred by Owner in connection with such remedy that are not paid by Contractor's security

Section 11.3 Warranty Period Extension. Any Work re-performed and any part of the Project that is reworked, repaired or replaced pursuant to Contractor's obligations in connection with the Project Warranty will be warranted by Contractor for the later of duration of the remainder of the unexpired Warranty Period or ninety (90) days after such rework, repair or replacement.

Section 11.4 Assignment of Warranties. Upon Final Completion, to the extent that the Manufacturers' Warranties are not directly enforceable by Owner pursuant to their terms, Contractor shall assign all Manufacturer Warranties to Owner.

Section 11.5 LIMITATION OF WARRANTY. THE WARRANTIES PROVIDED IN THIS CONTRACT ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES FROM CONTRACTOR OF ANY KIND, WHETHER EXPRESS OR IMPLIED (INCLUDING ALL WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE) AND OWNER HEREBY EXPRESSLY WAIVES THE RIGHT TO THE SAME.

ARTICLE 12

REPRESENTATIONS AND WARRANTIES

Section 12.1 Representations and Warranties.

(a) Contractor hereby represents and warrants to Owner as follows:

(i) Due Organization of Contractor. Contractor is a corporation duly organized, validly existing and in good standing under the laws of the State of Delaware and has the requisite power and authority to own and operate its business and properties and to carry on its business as such business is now being conducted. Contractor is duly qualified to do business in the State of California and in any other jurisdiction in which the transaction of its business makes such qualification necessary.

(ii) Due Authorization of Contractor; Binding Obligation. Contractor has full power and authority to execute and deliver this Contract and to perform its obligations hereunder, and the execution, delivery and performance of this Contract by Contractor have been duly authorized by the necessary action on the part of Contractor; this Contract has been duly executed and delivered by Contractor and is the valid and binding obligation of Contractor and, to Contractor's current actual knowledge, without duty of inquiry or investigation, enforceable in accordance with its terms.

(iii) No Violation of Law; Litigation. Contractor is not in violation of any Applicable Law which violations, individually or in the aggregate, would affect its performance of any obligation under this Contract or Owner's rights under this Contract. There is no litigation nor are there any arbitration proceedings by or before any arbitrators, court or other Governmental Authority now pending or (to its current actual knowledge, without duty of inquiry or investigation) threatened against it which, if adversely determined, could reasonably be expected to have a material adverse effect on its ability to perform all its obligations under this Contract.

(iv) Non-Contravention. The execution, delivery and performance of this Contract by Contractor and the consummation of the transactions contemplated hereby do not and will not contravene the certificate of incorporation or by-laws of Contractor and do not and will not conflict with or result in a breach of or default under any indenture, mortgage, lease, agreement, instrument, judgment, decree, order or ruling to which Contractor is a party or by which it or any of its properties is bound or affected.

(v) Regulatory Approvals. Governmental or other authorizations, approvals, orders, licenses, or consents required in connection with the execution, delivery and performance of this Contract by Contractor have been obtained or will be obtained in due course.

(b) Owner hereby represents and warrants to Contractor as follows:

(i) Due Authorization of Owner; Binding Obligation. Owner has full power and authority to execute and deliver this Contract and to perform its obligations hereunder and the execution, delivery and performance of this Contract by Owner have been duly authorized by the necessary actions on the part of Owner; this Contract has been duly executed and delivered by Owner and is the valid and binding obligation of Owner enforceable in accordance with its terms.

(ii) No Violation of Law; Litigation. Owner is not in violation of any Applicable Law which violations, individually or in the aggregate, would affect its performance of any obligation under this Contract or Contractor's rights under this Contract. There is no litigation nor are there any arbitration proceedings by or before any arbitrators, court or other Governmental Authority now pending or (to its best knowledge) threatened against it which, if adversely determined, could reasonably be expected to have a material adverse effect on its ability to perform all its obligations under this Contract.

(iii) Non-Contravention. The execution, delivery and performance of this Contract by Owner and the consummation of the transactions contemplated hereby do not and will not contravene the organizational documents or policies of Owner and do not and will not conflict with or result in a breach of or default under any indenture, mortgage, lease, agreement, instrument, judgment, decree, order or ruling to which Owner is a party or by which it or any of its properties is bound or affected.

(iv) Regulatory Approvals. Governmental or other authorizations, approvals, orders, licenses, or consents required in connection with the execution, delivery and performance of this Contract by Owner have been obtained or will be obtained in due course.

ARTICLE 13

OWNER'S RIGHT TO INSPECT WORK AND STOP WORK FOR CAUSE

Section 13.1 Inspection and Re-Performance.

(a) Owner will have the right to have access to and perform its own inspection of the Work, wherever located, at any stage of completion, provided that any unreasonable interference by Owner shall constitute an Owner-Caused Delay.

(b) Owner may reject any Work that does not comply with the EPC Requirements. If Owner's inspection reveals any such non-compliance or any other defects in any portion of Work, then Contractor will commence remedial efforts within five (5) days of Owner's rejection of Work and shall diligently pursue such efforts through completion.

(c) No inspection performed, or failed to be performed by Owner or any Governmental Authority hereunder or under any Premises-Related Requirements, will be deemed a waiver of any of Contractor's obligations under this Contract or be construed as an approval or acceptance of the Work or any portion thereof.

ARTICLE 14

TERMINATION AND SUSPENSION

Section 14.1 Owner's Right to Suspend Work for Convenience.

(a) Owner may at any time and from time to time by notice to Contractor suspend (and later reinstate) the Work without terminating this Contract. If Owner suspends the Work pursuant to this Section 14.1, then Contractor shall:

(i) suspend all further Work related to the portion of the Work that is suspended, except such Work as Owner may specify; and

(ii) secure the Work against any deterioration, loss, or damage.

(b) Contractor will be entitled to a Change Order (including an equitable change to the Contract Price, and Project Schedule) in accordance with ARTICLE 8.

(c) If Owner does not notify Contractor to resume the Work within ninety (90) days, Contractor may terminate the Contract, and such termination shall be deemed a termination for the convenience of Owner pursuant to Section 14.3.

Section 14.2 Certain Payment Upon Owner's Suspension. Owner shall pay Contractor for any actual costs and charges reasonably incurred as a result of such suspension on a monthly basis, including any reasonable suspension charges, demobilization and remobilization expenses, and other payments due to the Subcontractors. Contractor shall mitigate such costs and charges to the extent reasonably possible. Reasonable suspension charges include, without limitation, fees or penalties paid by Contractor to vendors.

Section 14.3 Owner's Right to Termination for Convenience.

(a) Owner shall have the right to terminate this Contract, in whole, not in part, for its sole convenience at any time by giving thirty (30) days prior written notice thereof (the "***Termination Notice***") to Contractor.

(b) If Owner elects to terminate this Contract pursuant to this Section 14.3, then Contractor shall, at Owner's request and expense, perform the following services, as applicable:

(i) cease all further Work, except such Work as Owner may specify in the Termination Notice for the sole purpose of reasonably protecting that part of the Work already executed;

(ii) promptly assist Owner in preparing an inventory of all Equipment in use or in storage at, or off, the Premises;

(iii) transfer or assign, as applicable, to Owner, without any right to additional compensation:

(A) unencumbered and lien-free title to all Work not already owned by Owner, provided that Owner has paid to Contractor the portion of the Contract Price that covers such Work;

(B) to the extent assignable or transferable, all Applicable Permits, if any, then held by Contractor pertaining to the Project; and

(C) remove from the Premises all of Contractor's personal property and Contractor's debris and rubbish as Owner may request.

Section 14.4 Termination Payment Upon Termination for Convenience.

(a) Amount of Termination Payment.

(i) If Owner elects to terminate this Contract under Section 14.3, Owner shall pay to Contractor a termination payment (the “**Termination Payment**”).

(ii) The Termination Payment shall consist of:

(A) amounts due, but not yet paid, for Work performed prior to the effective date of termination;

(B) direct costs paid, contracted or for which Contractor is liable, in accordance with the EPC Requirements or as required by Applicable Law, at the time of termination that are in addition to amounts otherwise paid or due as of the effective date of termination;

(C) cancellation or restocking costs payable to a Subcontractor or vendor under the terms of the applicable contract between Contractor and such Subcontractor or vendor;

(D) direct, out of pocket costs reasonably incurred by Contractor in protecting the Work;

(E) direct, out of pocket costs reasonably incurred by Contractor in performance of the items enumerated in Section 14.3; and

(F) Contractor’s profit and overhead on all completed Work and costs of termination.

Section 14.5 Payment of the Termination Payment. Owner shall pay the entire Termination Payment to Contractor within thirty (30) days of Owner’s receipt of Contractor’s submission of a detailed invoice of the amounts outlined in Section 14.4.

Section 14.6 Events of Default by Contractor. Each of the following events or conditions will constitute an “**Contractor Default**”:

(i) any substantial failure by Contractor to perform or comply with this Contract, including a material breach of any covenant contained herein, and such failure continues for thirty (30) calendar days after notice to Contractor demanding that such failure to perform be cured; *provided* that (y) such failure to perform will not be deemed a default hereunder if it is excused by a provision of this Contract, and (z) if such cure cannot be effected in thirty (30) calendar days, Contractor will be deemed to have cured the default upon the commencement of a cure within thirty (30) calendar days and diligent subsequent completion thereof; or

(ii) any representation or warranty furnished by Contractor in this Contract which was false or misleading in any material respect when made.

Section 14.7 Termination for Default by Contractor. If there is a Contractor Default, unless such Event of Default has been cured within the applicable time periods for a cure set forth in Section 14.6, Owner may terminate this Contract by providing ten (10) Business Days’ written notice to Contractor. Upon termination, Contractor will promptly return to Owner all papers, materials, and property of Owner held by Contractor in connection with this Contract. Contractor will also assist Owner in the orderly termination of this Contract

and the transfer of all aspects hereof, tangible and intangible, as may be necessary for the orderly, non-disrupted business continuation of Owner.

Section 14.8 Remedies Upon Contractor Default. If this Contract is terminated due to Contractor Default, Owner will be entitled to obtain any available legal or equitable remedies through arbitration proceedings instituted pursuant to Section 20.3, including, without limitation, recovering amounts due and unpaid by Contractor and/or damages, which will include Owner's reasonable, actual, direct out-of-pocket losses incurred by reason of such Contractor Default; and any payment or delivery required to have been made on or before the date of the Contractor Default and not made, including interest on any sums due, and losses and costs incurred as a result of terminating this Contract and all costs and expenses reasonably incurred in exercising the foregoing remedies.

Section 14.9 Events of Default by Owner. Each of the following events or conditions will constitute an "Event of Default" by Owner:

- (i) any substantial failure by Owner to perform or comply with this Contract, including a material breach of any covenant contained herein, and such failure continues for thirty (30) calendar days after notice to Owner demanding that such failure to perform be cured; *provided* that (y) such failure to perform will not be deemed a default hereunder if it is excused by a provision of this Contract; and (z) if such cure cannot be effected in thirty (30) calendar days, Owner will be deemed to have cured the default upon the commencement of a cure within thirty (30) calendar days and diligent subsequent completion thereof; or
- (ii) any representation or warranty furnished by Owner in this Contract which was false or misleading in any material respect when made; or
- (iii) any failure by Owner to pay any amount to Contractor which is not paid within ten (10) calendar days after written notice from Contractor that the amount is past due.

Section 14.10 Remedies Upon Owner Default. If this Contract is terminated due to Owner Default, Contractor will be entitled to obtain any available legal or equitable remedies through arbitration proceedings instituted pursuant to Section 20.3, including, without limitation, recovering amounts due and unpaid by Owner and/or damages, which will include Contractor's reasonable, actual, direct out-of-pocket losses incurred by reason of such Owner Default; and any payment or delivery required to have been made on or before the date of the Owner Default and not made, including interest on any sums due, and losses and costs incurred as a result of terminating this Contract and all costs and expenses reasonably incurred in exercising the foregoing remedies.

ARTICLE 15

FORCE MAJEURE

Section 15.1 Force Majeure. As used in this Contract, an event of "***Force Majeure***" shall mean any circumstance not within the reasonable control, directly or indirectly, of the Party affected, but only if and to the extent that (1) despite the exercise of due diligence, such circumstance, or the impact thereof, cannot, through commercially reasonable efforts be prevented, avoided or removed by the affected Party, (2) such event is

not due to the affected Party's negligence or intentional misconduct, and (3) such circumstance is not the result of any failure of such Party to perform any of its obligations under this Contract. Subject expressly to the foregoing conditions, Force Majeure may include:

(a) war, sabotage, hostilities, acts of a public enemy, terrorist acts; action or omissions by a Governmental Authority, including failure of Governmental Authority to promptly conduct inspections and issue Authorizations which have been duly applied for;

(b) adverse weather conditions or natural phenomena, including but not limited to, typhoons, hurricanes, tornadoes, lightning storms, explosions or fires arising from natural causes, earthquakes, hailstorms, landslides, volcanic eruptions, range or forest fires, floods, sustained winds over manufacturer's installation requirements, and other climatic and weather conditions that are abnormally severe for the period of time when, and the area where, such storms or conditions occur, in each case occurring at a property, the access roads to a property, or any other location where Work is then being performed, and unsafe or hazardous conditions arising from such adverse weather conditions or natural phenomena. The term "adverse weather conditions" specifically includes rain, snow or sleet in excess of one hundred fifty percent (150%) of the median level over the preceding ten (10) year period for the local geographic area and time of year in which such rain, snow or sleet accumulates;

(c) strikes, walkouts, lockouts or similar industrial or labor actions (including disruptive union activity meant to force the use of union work force) or disputes, provided, however that strikes, walkouts, lockouts or similar industrial or labor actions or disputes threatened or initiated by or solely against any Contractor's Personnel or arising as a result of any Contractor's Personnel's failure to comply with or enter into a collective bargaining agreement shall expressly not be an event of Force Majeure;

(d) delays which result from the conduct of any Owner Person;

(e) power outages or shutdown of transmission facilities;

(f) vandalism, riot, insurrection, or other public disorder or civil disturbance;
and

(g) regional epidemic or global pandemic.

Notwithstanding anything to the contrary, the term "Force Majeure" shall not include: (1) any delay, default or failure of a Subcontractor, vendor or other Person performing the Work, except to the extent such Subcontractor, vendor or other Person, if they were a party hereto, would be able to claim a Force Majeure event in connection with such delay, default or failure, or (2) a Party's financial inability to perform.

Section 15.2 Burden of Proof. The burden of proof as to whether a Force Majeure event has occurred shall be upon the Party claiming a Force Majeure event.

Section 15.3 Excused Performance. If either Party is rendered wholly or partly unable to perform its obligations under this Contract because of a Force Majeure event, that Party will be excused from whatever performance is affected by the Force Majeure event, and the Project Schedule shall be extended, to the extent so affected; provided, however, that

Contractor shall endeavor to continue to perform its obligations under this Contract so far as reasonably practicable.

ARTICLE 16

TITLE AND RISK OF LOSS

Section 16.1 Title. Title to the Equipment (other than Owner-Supplied Equipment) and all other materials, supplies and machinery used in connection with the Work and that become a permanent part of the Project shall vest in Owner upon the earlier of (i) payment in full for each Equipment hereunder by Owner to Contractor for such Equipment or other items, and (ii) the incorporation of such Equipment, materials, supplies or machinery into the Work.

Section 16.2 Risk of Loss. Notwithstanding the passage of title to Owner in accordance with Section 16.1, or Owner's title to Owner-Supplied Equipment, Contractor shall have the full responsibility for care, custody, and control of the Project, including Equipment incorporated into the Work (as well as all Owner-Supplied Equipment upon joint acceptance of such Owner-Supplied Equipment at the Premises by Owner and Contractor in accordance with Section 2.8), and shall bear the risk of loss of and damage to, and shall be obligated to repair, replace, or reconstruct all Equipment or other item of Work that is lost, damaged, or destroyed prior to (1) Beneficial Use of the Equipment, ECM, or Project, or (2) Substantial Completion, whichever occurs first.

Section 16.3 No Liens or Encumbrances.

(a) Contractor warrants and guarantees that legal title to and the ownership of license to the Work (including, without limitation, the Project and the Equipment (other than any Owner-Supplied Equipment), operation and maintenance manuals, services, materials and supplies provided pursuant to this Contract) shall pass to Owner, free and clear of any and all liens, provided that Owner has made payment in full for all amounts due to Contractor then required by this Contract to have been made.

(b) In the event of any liens, Contractor promptly shall, at its own cost, and provided that Owner has paid to Contractor all undisputed amounts related to such lien, shall remove and discharge any such lien; *provided, however*, if Contractor is unable so to promptly remove and discharge any such encumbrance, Contractor, at its own cost, may provide to Owner in lieu thereof a bond or other collateral, in form and substance satisfactory to Owner, to fully indemnify Owner against any loss resulting from such liens.

Section 16.4 Intellectual Property.

(a) License. The Scope of Work and the Design and Construction Documents and certain technology, drawings, designs, details, databases, data, software, and other property delivered by Contractor hereunder and reasonably identified as proprietary, whether or not incorporated into the Project, are and shall at all times remain the sole and exclusive property of Contractor. Effective from the earlier of the completion of the applicable Work and the early termination of this Contract, Contractor hereby grants Owner (and its successors and assigns) a royalty-free license, for the life of the Project, to use the Design Documents and Construction Documents (including, without limitation

in CAD format) and all technology, drawings, designs, details, databases, data, software, and other property delivered by Contractor, solely for the operation, maintenance and repair of the Project, but not for the resale or leasing of such Project (except in conjunction with a permitted assignment of this Contract or permitted sale of the Project). Owner may use the Design Documents and Constructions documents for expansion of the Project at its sole risk and without liability to Contractor. Nothing in this Contract shall transfer any right, title or interest in any intellectual property of Contractor or Contractor's Personnel or of any Subcontractor. For the avoidance of doubt, notwithstanding any provision of this Contract to the contrary, all Intellectual Property of Contractor owned by or under license to Contractor shall remain the property of Contractor.

ARTICLE 17 INSURANCE AND BONDS

Section 17.1 Contractor's Insurance. As of the Effective Date and continuing through the date of Final Completion, Contractor shall, at its cost and expense, obtain and maintain in force insurance policies providing the coverage of the types and in the amounts provided in Exhibit C.

Section 17.2 Owner's Insurance. As of the Effective Date and continuing through the date of Final Completion, Owner shall, at its cost and expense, obtain and maintain in force insurance policies providing the coverage of the types and in the amounts provided in Exhibit C.

Section 17.3 Certificates. The Parties shall, no later than the date Notice to Proceed is issued, deliver to each other certificates of insurance and endorsements evidencing compliance with the requirements in the Contract.

Section 17.4 Payment and Performance Bonds. Prior to commencing Work under this Contract, Contractor will furnish to Owner a performance bond, in an amount equal to one hundred percent (100%) of the Contract Price, and a payment bond to guarantee payment of all claims for labor and materials furnished, in an amount equal to one hundred percent (100%) of the Contract Price (collectively, the "***Contract Bonds***"). Contracts Bonds will be written on forms reasonably acceptable to Owner. The Contract Bonds are not being furnished to cover the performance of any performance or savings guarantee or maintenance work under this Contract, nor to cover any equipment and/or material manufacturer's warranty or other third-party warranty being assigned to Owner.

Section 17.6 Reduction of Bonds at Substantial Completion. As each ECM achieves Substantial Completion, Contractor may reduce the amount of the Contract Bonds by ninety-five percent (95%) of the amount attributed to such ECM in the Schedule of Values.

ARTICLE 18 INDEMNIFICATION

Section 18.1 Contractor Indemnity.

(a) Contractor agrees to indemnify, defend, and hold harmless Owner Indemnitees, from and against any and all demands, liens or other encumbrances on

Owner, the Work, the Premises, the Project, or Owner's other property, claims, losses, liabilities, costs, damages, causes of action, expenses, fines, settlements and judgments, including court costs, experts' fees and reasonable attorneys' fees, resulting from or in connection with (i) the claims of third parties whether arising in equity, at common law, or by statute, or under the law of contracts, torts or property, of every kind or character, to the extent relating to the negligence or willful misconduct of Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them, or anyone for whose negligent acts such Person may be liable, or a material breach of any covenant, representation or warranty made by Contractor under this Contract or any Exhibit hereto, (ii) any fines, penalties, proceeding or action of any Governmental Authority (iii) the use of Hazardous Materials, whether lawful or unlawful, brought onto the Premises by Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them, or anyone for whose acts such Person may be liable (collectively, the "**Owner Losses**"). This indemnification obligation will survive the termination of this Contract.

(b) Notwithstanding the foregoing, nothing herein shall require Contractor to indemnify, defend or hold harmless an Owner Indemnitee for Owner Losses to the extent such Owner Losses have resulted from the negligence or willful misconduct of, or breach of Applicable Law by, any Owner Indemnitee.

Section 18.2 Owner Indemnity. To the fullest extent permitted by Applicable Laws, Owner will indemnify, hold harmless, release and defend Contractor, its officers, employees, and agents from and against any and all actions, claims, demands, damages, disabilities, fines, penalties, losses, costs, expenses (including consultants' and attorneys' fees and other defense expenses) and liabilities of any nature that may be asserted by any person or entity, to the extent arising out of Owner's gross negligence, unlawful acts or willful misconduct. This indemnification obligation will survive the termination of this Contract.

Section 18.3 Notices. Each Party shall notify the other in writing of any claims from any third party within ten (10) Business Days of receipt of a claim that may be covered by the indemnities set forth herein. The failure of the Indemnitee to promptly notify the Indemnifying Party will not relieve the Indemnifying Party of any indemnification responsibility, except to the extent, if any, that such failure materially prejudices the ability of the Indemnifying Party to defend such claim.

Section 18.4 Defense of Claims. The indemnifying Party under this Contract ("**Indemnifying Party**") shall have the sole right to control the defense of any suit or proceeding with its choice of counsel based on any claim, demand, loss, damage, cause of action, suit or liability for which Indemnifying Party is responsible under any such indemnification. The Indemnifying Party shall not settle any claim without the prior written consent of the Indemnitee if such settlement (a) does not include an irrevocable release of all claims against the Indemnitee; (b) materially diminishes any of the Indemnities' rights under this Contract or seeks to impose additional obligations on the Indemnitee; (c) modifies the Project or the operation or maintenance of the Project; or (d) contains a stipulation or admission or acknowledgement of any liability or wrongdoing on the part of the Indemnitee. The Indemnitee shall give the Indemnifying Party such assistance as the Indemnifying Party may reasonably require in such defense, at the Indemnifying Party's expense. The Indemnitee shall have the right to be represented in such defense and settlement by counsel of its own choice at its own expense. If, following written notice and a reasonable opportunity to cure,

the Indemnifying Party fails to defend diligently such suit or proceeding, the Indemnatee may, in its reasonable discretion, either defend such suit or proceeding or settle the claim which is the basis thereof, without the consent of the Indemnifying Party, but with prior notice to the Indemnifying Party, without relieving the Indemnifying Party of its indemnification obligations hereunder and in each case the Indemnifying Party shall reimburse the Indemnatee for the settlement payment, expenses, court costs and reasonable attorneys' fees.

ARTICLE 19 LIMITATION OF LIABILITY

Section 19.1 Limitation of Liability. The liability of a defaulting Party will be limited to direct, actual damages. Except as expressly provided in this ARTICLE 19, in no event shall either Party (or their Subcontractors, employees and affiliates) be liable to the other Party (or its Subcontractors, employees and affiliates) for special, indirect, consequential and punitive damages, arising out of or in connection with the performance of the Work or this Contract whether or not any such liability is claimed in contract (including breach) law, equity, tort or otherwise, and this limitation shall apply irrespective of negligence, fault or strict liability. Contractor's total liability hereunder to Owner shall not exceed one hundred fifty percent (150%) of the Contract Price; provided that such limitation on liability shall not apply to any claim based on gross negligence, fraud or willful misconduct of Contractor. Owner's liability hereunder to Contractor shall not exceed one hundred percent (100%) of the Contract Price; provided, that such limitation on liability shall not apply to any claim based on gross negligence, fraud or willful misconduct of Owner. The limitations of liability set forth above shall not apply to: (a) Owner's obligations to make payments for the Work under this Contract; or (b) any acts or omissions for which liability cannot be disclaimed or limited under applicable law.

ARTICLE 20 DISPUTE RESOLUTION

Section 20.1 Initial Dispute Resolution. If a dispute arises out of or relates to this Contract, the transaction contemplated by this Contract, or the breach of this Contract (a "Dispute"), either Party may initiate the dispute resolution process set forth in this Article 20 by giving notice to the other Party. The Parties will endeavor to settle the Dispute as follows:

(i) *Field Representatives' Meeting:* Within fifteen (15) Business Days after notice of the Dispute, Contractor's senior project management personnel will meet with Owner's project representative in a good faith attempt to resolve the Dispute.

(ii) *Management Representatives' Meeting:* If Contractor's and Owner's project representatives fail to meet, or if they are unable to resolve the Dispute, senior executives for Contractor and for Owner, neither of whom have had day-to-day management responsibilities for the Project, will meet, within thirty (30) calendar days after notice of the Dispute, in an attempt to resolve the Dispute and any other identified disputes or any unresolved issues that may lead to a dispute. If the senior executives are unable to resolve a Dispute or if a senior management

conference is not held within the time provided herein, either Party may submit the Dispute to mediation in accordance with Section 20.2.

Section 20.2 Mediation. If the Dispute is not settled pursuant to Section 20.1, the Parties will endeavor to settle the Dispute by mediation under the Commercial Mediation Procedures of the American Arbitration Association. Mediation is a condition precedent to arbitration or the institution of legal or equitable proceedings by either Party. Once one Party files a request for mediation with the other Party and with the American Arbitration Association, the Parties agree to conclude the mediation within sixty (60) calendar days after filing the request. Either Party may terminate the mediation at any time after the first session, but the decision to terminate must be delivered in person by the Party's representative to the other Party's representative and the mediator. If the Dispute is not resolved by mediation within sixty (60) calendar days after the date of filing of the request for mediation, then the exclusive means to resolve the Dispute is final and binding arbitration, as described in Section 20.3. Either Party may initiate arbitration proceedings by notice to the other Party and the American Arbitration Association.

Section 20.3 Arbitration Proceedings. The following provisions apply to all arbitration proceedings pursuant to this Section 20.3:

- (i) The place of arbitration will be Kings County, California.
- (ii) One arbitrator (or three arbitrators if the monetary value of the Dispute is more than \$2,000,000) (the "Arbitral Panel") will conduct the arbitral proceedings in accordance with the rules of the American Arbitration Association currently in effect ("Arbitration Rules"). To the extent of any conflicts between the Arbitration Rules and the provisions of this Contract, the provisions of this Contract prevail.
- (iii) The Parties will submit true copies of all documents considered relevant with their respective statement of claim or defense, and any counterclaim or reply. In the discretion of the Arbitral Panel, the production of additional documents that are relevant and material to the determination of the Dispute may be required.
- (iv) The Arbitral Panel does not have the power to award, and may not award, any punitive, indirect or consequential damages (however denominated). Arbitration fees and costs shall be paid by the non-prevailing Party. The Party prevailing in arbitration will be awarded its reasonable attorneys' fees and costs.
- (v) The award must be in the form of a reasoned award.
- (vi) The Dispute will be resolved as quickly as possible. The Arbitral Panel will endeavor to issue the arbitration award within six (6) months after the date on which the arbitration proceedings were commenced.
- (vii) The award will be final and binding and subject to confirmation and enforcement proceedings in any court of competent jurisdiction.

Section 20.4 Multiparty Proceeding. Either Party may join third parties whose joinder would facilitate complete resolution of the Dispute and matters arising from the resolution of the Dispute.

Section 20.5 Lien Rights. Nothing in this Article 20 limits any rights or remedies not expressly waived by Contractor that Contractor may have under any lien laws or stop notice laws.

Section 20.6 Obligations Continue. The pendency of a Dispute shall not in and of itself relieve either Party of its duty to perform the undisputed portion of the Work under the Contract.

Section 20.7 Injunctive Relief. Notwithstanding anything in this Contract to the contrary, nothing in this Contract is intended to, nor shall it, prevent the Parties from seeking injunctive relief at any time as may be available under law or in equity.

ARTICLE 21 COOPERATION WITH OWNER

Section 21.1 Cooperation with Owner. Contractor shall coordinate with Owner for the ingress and egress of Contractor's personnel to and from the Premises so as to minimize disruption of its operations. Through effective material management, traffic and logistics coordination and resource management to be deployed in consultation with Owner, Contractor shall ensure minimal disruption while accommodating any reasonable special needs of the Owner, such as mitigation of traffic and parking issues. Contractor shall prohibit and prevent its personnel and its Subcontractors' personnel from loitering or wandering on the Premises.

ARTICLE 22 RECORDS AND AUDITS

Section 22.1 Technical Documentation. Except to the extent Applicable Laws require a longer retention, Contractor shall maintain and shall cause its Subcontractors to maintain all technical documentation pertaining to the Equipment for a period of not less than three (3) years after Final Completion or, if longer, in accordance with Contractor's document retention program.

Section 22.2 Accounting Records. Except to the extent Applicable Laws require a longer retention, Contractor shall maintain and shall use commercially reasonable efforts to cause Subcontractors to maintain records relating to the Work performed or provided under this Contract for a period of not less than three (3) years after Final Completion.

ARTICLE 23 MISCELLANEOUS

Section 23.1 Authorized Representative. Owner shall appoint an Authorized Representative and notify Contractor in writing of such representative's name, address, email address, and telephone number within thirty (30) days of the Effective Date. Owner may, at any time, change the designation of its Authorized Representative, provided, Owner shall promptly notify Contractor in writing of such change. Such Authorized Representative shall be authorized to administer, but not modify or amend, this Contract on behalf of Owner and agree upon procedures and provide such information as is necessary for coordinating the efforts of the Parties. In order to secure effective cooperation and to deal on a prompt and

orderly basis with the various scheduling and administrative issues which may arise in connection with the rights and obligations of the Parties hereunder, such Authorized Representative and the PM shall reasonably and continuously cooperate and communicate with one another until Final Completion.

Section 23.2 Utility Work. Owner expressly understands and agrees that Excusable Events may occur due to Interconnection Facilities work that may need to be performed by the Utility in order for Contractor to fully implement the Project. “Interconnection Facilities” means any distribution or transmission lines and other facilities that may be required to connect equipment supplied under this Contract to an electrical distribution/transmission system owned and maintained by the Utility. Any Interconnection Facilities work that may be required will be performed by the Utility under the Interconnection Agreement.

Section 23.3 Trade Secrets. If any materials or information provided by Contractor to Owner under this Contract are designated by Contractor as a “trade secret” or otherwise exempt from disclosure under the Public Records Act (California Government Code §7920.000 *et seq.*, the “Act”) and if a third party makes a request for disclosure of the materials under the Act, as soon as practical (but not later than five (5) calendar days) after receipt of such request, Owner will notify Contractor of such request and advise Contractor whether Owner believes that there is a reasonable possibility that the materials may not be exempt from disclosure. Within ten (10) calendar days after a third party’s request for disclosure of materials under the Act, Contractor will (i) authorize Owner to release the documents or information sought; or (ii) if Contractor reasonably believes that the information is exempt from disclosure, advise Owner not to release the materials. Contractor will indemnify, defend, and hold Owner and owner’s officers, officials, employees, and agents harmless with respect to any claims and liabilities arising from the withholding of records at Contractor’s request.

Section 23.4 Municipal Advisor. THE PARTIES ACKNOWLEDGE AND AGREE THAT OPTERRA ENERGY SERVICES, LLC IS NOT A MUNICIPAL ADVISOR AND CANNOT GIVE ADVICE TO OWNER WITH RESPECT TO MUNICIPAL SECURITIES OR MUNICIPAL FINANCIAL PRODUCTS ABSENT OWNER BEING REPRESENTED BY, AND RELYING UPON THE ADVICE OF, AN INDEPENDENT REGISTERED MUNICIPAL ADVISOR. OPTERRA ENERGY SERVICES, LLC IS NOT SUBJECT TO A FIDUCIARY DUTY WITH REGARD TO OWNER OR THE PROVISION OF INFORMATION TO OWNER. OWNER WILL CONSULT WITH AN INDEPENDENT REGISTERED MUNICIPAL ADVISOR ABOUT THE FINANCING OPTION APPROPRIATE FOR OWNER’S SITUATION.

Section 14.02 Tax Advisor. The Parties acknowledge and agree that Opterra Energy Services, LLC is not a tax advisor and cannot give advice to Owner with respect to the Inflation Reduction Act and any funds Owner may be eligible for thereunder. Owner must consult its own tax and legal advisors with regard thereto.

Section 23.5 Assignments.

(a) Except as set forth below, this Contract may be assigned only with the prior written consent of the other Party.

(b) Owner may collaterally assign this Contract and any rights or obligations hereunder to any Financing Party as collateral security.

(c) Contractor may assign this Contract and all related contracts without the consent of Owner: (i) to an affiliate; or (ii) pursuant to a merger, consolidation, transfer of substantially all its assets, or by operation of law.

Section 23.6 Governing Law. This Contract shall in all respects be governed by and construed in accordance with the laws of the State of California, without giving effect to any choice of law rules thereof which may direct the application of the laws of another jurisdiction.

Section 23.7 Severability. If any provision of this Contract shall be held void, voidable, invalid or inoperative, no other provision of this Contract shall be affected as a result thereof, and, accordingly, the remaining provisions of this Contract shall remain in full force and effect as though such void, voidable, invalid or inoperative provision had not been contained herein.

Section 23.8 Notices.

(a) All notices permitted or required to be given under this Contract shall be in writing and shall be sent by personal delivery or courier service (such as FedEx or UPS) to the other Party at the address set forth below. Writing shall not include electronic mail, unless receipt is acknowledged by recipient.

If to Owner:

City of Hanford
Attn: Utilities & Engineering Director
900 S. 10th Ave.
Hanford, CA 93230

If to Contractor:

OPTERRA Energy Services, LLC
35 North Lake Street, Suite 900
Pasadena, CA 91101
ATTN: Contract Administrator

(b) Notices, addressed in compliance with the foregoing, shall be deemed received: (i) on the day on which such notice is delivered personally or (ii) the following Business Day if deposited with a recognized overnight carrier.

(c) Each Party shall have the right to change the place to which notice shall be sent or delivered or to specify one additional address to which copies of notices may be sent, in either case by similar notice sent or delivered in like manner to the other Party.

Section 23.9 No Waiver of Rights. Except as may be specifically agreed in writing, the failure of Owner or Contractor to insist in any one or more instances upon the strict performance of any one or more of the provisions of this Contract or to exercise any right herein contained or provided hereunder, shall not be construed as, or constitute in any

way, a waiver, modification or relinquishment of the performance of such provision or right(s), or of the right to subsequently demand such strict performance or exercise such right(s), and such rights shall continue unchanged and remain in full force and effect.

Section 23.10 Entire Contract. This Contract and its Exhibits contain the entire agreement between the Parties with respect to the subject matter hereof, and supersedes any and all prior and contemporaneous written and oral agreements, proposals, negotiations, understandings and representations pertaining to the subject matter hereof. This Contract is the result of arms-length negotiations between two sophisticated parties and ambiguities or uncertainties in it will not be construed for or against either Party, but will be construed in a manner that most accurately reflects the intent of the Parties as of the Effective Date. Each of the Parties acknowledges and agrees that neither Party has provided the other with any legal, accounting, regulatory, financial, or tax advice with respect to any of the transactions contemplated hereby, and each Party has consulted its own legal, accounting, regulatory, financial and tax advisors to the extent it has deemed appropriate.

Section 23.11 Amendments. No amendments or modifications of this Contract shall be valid unless evidenced in writing and signed by a duly authorized representative of the Party against which enforcement is sought.

Section 23.12 Survival. Cancellation, expiration or earlier termination of this Contract shall not relieve the Parties of obligations that by their nature should survive such cancellation, expiration or termination.

Section 23.13 No Third-Party Rights. This Contract and all rights hereunder are intended for the sole benefit of the Parties and, to the extent expressly provided, for the benefit of the Owner Indemnitees and Contractor Indemnitees, and shall not imply or create any rights on the part of, or obligations to, any other Person.

Section 23.14 Obligations Non-Recourse. The Parties acknowledge that each Party has entered into this Contract entirely on its own behalf, and not on behalf of its affiliates, and that neither Party shall have any recourse against any of the other Party's affiliates, members, partners, parents, joint venturers, officers or directors for any reason.

Section 23.15 Relationship of the Parties. Nothing in this Contract shall be deemed to constitute either Party a partner, agent or legal representative of the other Party, or to create any joint venture, partnership or fiduciary relationship between the Parties. Contractor is and shall remain an independent contractor in the performance of this Contract, maintaining complete control of its personnel, workers, Subcontractors and operations required for performance of the Work.

Section 23.16 Counterparts. This Contract may be executed and delivered (including by facsimile transmission or portable document format) in one or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the Parties and delivered to the other Parties, it being understood that all Parties need not sign the same counterpart.

[Signature pages follow]

IN WITNESS WHEREOF, the Parties, intending to be legally bound, have caused this Engineering, Procurement and Construction Contract to be executed by their duly authorized officers and to be effective as of the day and year first above written.

Contractor:

OPTERRA ENERGY SERVICES, LLC

By: Courtney Jenkins

Title: President & CEO

Owner:

CITY OF HANFORD

By:_____

Name: CHRISTOPHER TAVAREZ

Title: Interim City Manager

Exhibit A

PREMISES

Facility	Address
City of Hanford Waste Water Treatment Plant	10555 Houston Ave, Hanford, CA 93230

Exhibit B

SCOPE OF WORK

California State Contractor's License Number 1142716

California Public Works Contractor Registration Number 2000014411

Energy Conservation Measures (ECM) to Be Implemented

ECM #	Description
1	Solar Photovoltaic Installation
2	Waste Water Treatment Plant Upgrades
2A	Upgrade Existing Oxidation Ditch
2B	Install New Oxidation Ditch
2C	New Secondary Clarifiers
2D	New RAS/WAS Pumps
2E	New Chemical Storage and Treatment System
2F	Instrumentation and Controls

***ECMs 2 through 2F to be added by Amendment

1. Solar Photovoltaic Installation

- 1.1. The installation of a 838kWdc fixed tilt ground mount system.
- 1.2. All systems shall meet the requirements of all national and California building codes.
- 1.3. General Specifications:
 - 1.3.1. All arrays will follow natural grade.
 - 1.3.2. Posts shall be installed plumb within the manufacturer's tolerances.
 - 1.3.3. Minimum ground clearance of 18 inches and a maximum clearance of 30 inches.
 - 1.3.4. Module tilt angle of 25 degrees.
 - 1.3.5. Repair any concrete, hardscape, landscape or asphalt damaged by Contractor and its subcontractors to extent required.
 - 1.3.6. Electrical equipment shall be new, UL listed material and equipment that carry the manufacturers' original warranties.
 - 1.3.7. Shutdowns will be coordinated with Utility and Owner to minimize impact on facility.

- 1.3.8. Procure materials and equipment necessary for construction.
 - 1.3.8.1. Owner shall procure new solar PV switchgear for installation by Contractor. Such switchgear shall be delivered to the Premises no later than January 27, 2026.
- 1.3.9. Provide project management and construction management necessary for a full and complete installation.
- 1.4. Modules:
 - 1.4.1. JA Solar 530/540/545W or equal.
- 1.5. Inverters:
 - 1.5.1. PV Inverter shall be SMA commercial string inverters or equal.
- 1.6. Fencing:
 - 1.6.1. Installation of up to 1,200' of new permanent fencing, to fully enclose new array on three sides.
 - 1.6.2. Fencing shall be 6' high galvanized chain link metal fence with privacy slats and three-strand barbed wire top to match existing fencing.
 - 1.6.3. Two (2) gates shall be installed for access with a minimum 12-foot opening.
- 1.7. Electrical Enclosures and Boxes:
 - 1.7.1. Interior and exterior enclosures and boxes shall be minimum NEMA 4X.
 - 1.7.2. A copper ground bus shall be provided in each enclosure or cabinet. It shall have provisions for connecting a minimum of ten grounding conductors.
- 1.8. Wire:
 - 1.8.1. DC wiring within the solar canopies and ground mount structures shall be copper wire. Aluminum wire shall be used for all AC wiring, including from each system's AC combiner to the main point of connection at the site's electrical switchgear.
 - 1.8.2. Insulation of all conductors and cables shall be rated for the voltage of the system.
- 1.9. Preliminary Drawings:
 - 1.9.1. Proposed site plan shown in Exhibit H – Preliminary Drawings.
 - 1.9.2. The proposed site plan is a schematic engineering layout and is subject to change due to field conditions and completion of final engineering.
- 1.10. Inclusions:
 - 1.10.1. Provide geotechnical evaluations necessary for design requirements.
 - 1.10.2. Perform underground utility surveys to locate any existing utilities that are in the path of horizontal boring, vertical boring or trenching.
 - 1.10.3. Provide and install solar ground mounted structures.
 - 1.10.4. Provide driven pile or concrete pier foundations at maximum 8' deep.
 - 1.10.5. Furnish and install solar PV modules and necessary mounting hardware.
 - 1.10.6. Furnish and install all underground wiring in conduit, no-direct burial
 - 1.10.7. Furnish and install string inverters and necessary electrical equipment and conduits to connect system to the electrical switchgear or meter.
 - 1.10.8. Installation of Owner Provided Equipment, specifically the PV switchboard to match specifications as shown in Exhibit H – Preliminary Drawings.

- 1.10.9. Furnish and install new utility approved AC disconnect switch.
- 1.10.10. Furnish and install new data acquisition system (DAS) including all necessary communication conduit and wiring. New DAS system will connect to Contractor provided cellular modem.
- 1.10.11. Provide and coordinate installation of the net generation output meter (NGOM) and net energy meter (NEM) metering to monitor PV production and facility usage.
- 1.10.12. Integrate new data acquisition with existing to provide one complete monitoring system for both PV Systems.
- 1.10.13. Perform horizontal boring and/or trenching of existing concrete, hardscape or asphalt areas as required to route conduits.
- 1.10.14. Contractor to coordinate with Owner on final design of ground mounted structures to confirm the arrays do not interfere with existing access to or operation of the underground water lines at the site. Any changes to the proposed location, orientation, or size of the structures due to design changes will result in a review of the costs and/or schedule to confirm if a Change Order is required.
- 1.10.15. Contractor has included one (1) mobilization per site, which includes free access to the entire mobilized portion of the construction area for the full scope of work.
- 1.10.16. Owner will provide access to the Facilities, laydown areas at the work sites, and a reasonable number of parking spaces at the Facility.
- 1.10.17. Start-up, test, and commission the PV Systems in accordance with design plan.
- 1.10.18. Coordinate with Owner and Utility on proposed Utility upgrades. Owner is responsible for paying for all costs and fees associated with the proposed Utility upgrades, including any additional metering required by the Utility.

1.11. Solar PV Exclusions:

- 1.11.1. Grading of the solar area.
- 1.11.2. Security camera system or other security measures.
- 1.11.3. Owner will be responsible for hiring and paying all County, City and other special inspectors.
- 1.11.4. Plan check fees are excluded.
- 1.11.5. Costs due to additional footing depth beyond 8' for driven pier or concrete foundations. Deeper foundation depths will result in a Change Order for increased cost.
- 1.11.6. California Environmental Quality Act (CEQA) study is not included in scope of work.
- 1.11.7. Stormwater pollution prevention documentation.
- 1.11.8. Work associated with unsuitable soil conditions not limited to water intrusion, liquefaction, caving, sandy/rocky soils etc.
- 1.11.9. Decorative fencing, Iron rod, or black vinyl coated, on fencing.
- 1.11.10. Temporary lighting during construction is excluded.
- 1.11.11. Provision of, modifications to or additions to fire life safety systems, including but not limited to fire alarm systems, fire sprinklers, new fire lanes and alarm speaker systems are excluded.
- 1.11.12. Costs of any site improvements, material, or engineering necessary for ADA compliance are excluded.
- 1.11.13. No allowance has been made for screening, bird spikes, or other mitigations to eliminate nesting or occupation of wildlife on or within major equipment or elsewhere on the Premises where Work is performed. Wildlife debris cleanup is excluded.

- 1.11.14. Existing lighting circuits and controls are assumed usable and able to be reused for canopy lighting without any additional upgrades.
- 1.11.15. Relocation of underground utilities required for installation of solar arrays in the proposed locations .
- 1.11.16. Panic hardware on any gates or fencing.
- 1.11.17. Ongoing landscaping maintenance.
- 1.11.18. Electrical upgrades on Owner's or Utility's side of the electrical gear, including bringing existing systems up to code. If utility upgrades are required, a Change Order will be required for additional costs incurred. This includes costs associated with extended Utility review times or delays.
- 1.11.19. Corrections or upgrades to existing equipment, systems, or other improvements not associated with the specific scope of work above.
- 1.11.20. Temporary power during facility shutdowns.
- 1.11.21. Temporary power during parking lot work.
- 1.11.22. Haul off or removal of contaminated soils. If contaminated soils are found during final engineering and haul off is required, Contractor will notify Owner and provide a Change Order to remove the soils.
- 1.11.23. Additional costs related to underground obstructions encountered during trenching or other excavations.
- 1.11.24. Structural upgrades to existing structures.
- 1.11.25. Screening of new or existing equipment.
- 1.11.26. Repair or replacement of existing housekeeping pads, concrete pads, or base repair of existing walkway lighting are excluded.
- 1.11.27. Bolt covers are excluded.
- 1.11.28. Painting, unless specified in scope of work, is excluded.
- 1.11.29. When new equipment is connecting to the existing electrical distribution system, Contractor will not be responsible for the electrical integrity of the existing electrical system, e.g., the condition and proper termination of current-carrying, grounded, and grounding conductors, bus taps, protective elements, the proper protection of existing wire through knockouts, or missing components. Owner is responsible for providing and maintaining the building's electrical distribution system that meets the latest NEC and guidelines adopted by the authority having jurisdiction.
- 1.11.30. Solar PV Equipment Warranties:

Equipment Type	Warranty Length
Solar PV Inverters	10 Year Manufacturer
Solar PV Modules	12-yr Product Warranty, and 30-yr Linear Power Output Warranty with 0.45% Annual Degradation over 30-yr
Solar Medium Voltage Transformer	3 Year Manufacturer

2. Waste Water Treatment Plant Upgrades *-to be added by Amendment when final*

EXHIBIT B-2

Basis of Design

To be added by Amendment when final

Exhibit C

INSURANCE REQUIREMENTS

Contractor's Insurance

a. Contractor, at Contractor'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 or substantially similar, including products and completed operations, with a limit of no less than TWO MILLION AND NO/100 DOLLARS (\$2,000,000) per occurrence for bodily injury, personal injury, and property damage, and a general aggregate limit of no less than FOUR MILLION AND NO/100 DOLLARS (\$4,000,000).

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

iv. Builder's Risk (Course of Construction) utilizing an "All Risk" (Special Perils) coverage form, with limits equal to the completed value of the project and no coinsurance penalty provisions. Contractor shall have full discretion, subject to the terms hereof, to determine the scope, form, limits, deductibles, insurers, and other terms and conditions of such 'all-risk' property insurance, and may modify or replace such coverage from time to time as it deems appropriate, provided such insurance remains commercially reasonable for projects of similar type, size, and risk profile; further provided, the scope, form, limits, deductibles, insurers, and other terms and conditions of such 'all-risk' property insurance shall be subject to Owner's approval, which approval will not be unreasonably withheld.

v. Professional Liability. Contractor will maintain professional liability coverage with limits no less than TWO MILLION AND NO/100 DOLLARS (\$2,000,000) per occurrence or claim, and TWO MILLION AND NO/100 DOLLARS (\$2,000,000) policy aggregate.

vi. Contractors' Pollution Legal Liability. Contractor will maintain pollution legal liability coverage with limits no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per occurrence, and TWO MILLION AND NO/100 DOLLARS (\$2,000,000) policy aggregate. If the services involve lead-based paint or asbestos identification/remediation, the Contractors Pollution Liability policy shall not contain lead-based paint or asbestos exclusions. If the services involve mold identification/remediation, the Contractors Pollution Liability policy shall not contain a mold exclusion, and the definition of Pollution shall include microbial matter, including mold.

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

Contractor may use Umbrella or Excess Policies to provide the liability limits as required in this Agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required, including, but not limited to, primary and non-contributory, additional insured (except for Worker's Compensation and Professional Liability), deductibles and self-insured retentions, indemnity, and defense requirements. No insurance policies maintained by any additional insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until Contractor's primary and excess liability policies are exhausted.

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. Owner and its officers, officials, employees, and agents are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of Contractor including materials, parts, or equipment furnished in connection with such work or operations; products used by Contractor; or automobiles owned, leased, hired or borrowed by Contractor. General liability coverage can be provided in the form of an endorsement to Contractor'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. If ISO Forms are not available, then substantially equivalent forms may be provided. The coverage shall contain no special limitations on the scope of protection afforded to Owner and its officers, officials, employees, or agents.

ii. For any claims related to this Agreement, Contractor's insurance coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 as to the City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by Owner and/or its officers, officials, employees, or volunteers shall be in excess of Contractor'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 thirty (30) days (except 10 days for non-payment of premium) prior written notice to Owner.

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

Contractor shall furnish Owner 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 Owner before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. Owner reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

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

e. Contractor may submit evidence of Builder's Risk insurance in the form of Course of Construction coverage. Such coverage shall name City as a loss payee.

f. Contractor's insurance policies shall be "occurrence" policies and not "claims-made" coverage, except for Professional Liability Coverage. If any coverage required is written on a claims-made coverage form:

1. The retroactive date must be shown, and this date must be before the execution date of this contract or the beginning date of contractor work.

2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.

3. If coverage is canceled or non-renewed and not replaced without another claims-made policy form with a retroactive date prior to the contract effective date, or start of work date, Contractor must purchase extended reporting period coverage for a minimum of five (5) years after completion of contract work.

4. A copy of the claims reporting requirements must be submitted to City for review and approval.

g. Contractor shall require and verify that all subcontractors maintain insurance meeting all requirements stated herein, subject to Section 3.1(c)(ii) of the Contract. For CGL coverage, subcontractors shall provide coverage with a form at least as broad as CG 20 38 04 13. Contractor will obtain from each subcontractor all insurance certificates and endorsements required hereunder and will submit such material to City with the certificates and endorsements evidencing Contractor's coverage.

Owner's Insurance

Owner will maintain, or cause to be maintained, for the duration of this Contract, the insurance coverage outlined below, which may be met by self-insurance or through Owner's joint powers authority, and all such other insurance as required by Applicable Law. Evidence of coverage will be provided to Contractor via an insurance certificate or letter of self-insurance.

(a) Commercial General Liability insurance, written on an occurrence form, with limits of:

- * \$2,000,000 each occurrence for Bodily Injury and Property Damage; and
- * \$4,000,000 General Aggregate

(b) Auto Liability coverage for owned, hired and non-owned vehicles with limits of \$1,000,000 per accident

- Workers' Compensation with statutory limits
- Employers Liability with limits of \$1,000,000 per accident
- Pollution for Pre-existing conditions with limits of \$1,000,000 per occurrence; \$2,000,000 policy aggregate
- Property for Existing Structures Insurance

The insurance provided for above will contain waivers of subrogation rights against Contractor, will include Contractor as an additional insured, and will provide that the insurance is primary coverage with respect to all insureds.

Exhibit D

SCOPE OF MONITORING INSTALLATION

Overview of DAS Network Installation and Equipment Requirements

Contractor will provide a revenue-grade billing, data acquisition system (DAS). This will provide readily available access to various internal and external information collected on the PV Systems.

- Supply and install hardware specific to the DAS system.
- Supply and install, terminate, label, and test all Data Point of Connection (DPOC) communication cabling from each DAS node to the predetermined and respective DPOC(s); in accordance with Hanford's specifications.
- Test and verify Premises network connectivity.
 - a. TCP/IP internal addressing and verification
- Supply, install, and configure a Modbus based digital Net Energy Meter (NEM).
- Connect the data portion of digital NEM(s) to their respective DPOC(s).
- Supply, install, and configure a Modbus based digital Net Generation Output Meter (NGOM).
- Perform the physical installation, labeling, testing and certification testing of each data circuit from the digital NEM(s) to their respective DPOC(s).
- Provide basic system training to designated Owner maintenance staff.

Exhibit E

M&V SERVICES

Contractor will perform measurement and verification services (“M&V Services”) as set forth in this Exhibit E with respect to Owner’s Premises below:

Facility	Address
City of Hanford Waste Water Treatment Plant	10555 Houston Avenue, Hanford, CA 93230

I. Definitions:

Capitalized terms used in this Exhibit E and not defined in the Contract, have the meanings set forth below:

“**Base Energy Rate**” means the dollars per energy unit for each building and/or each ECM, set forth in this Exhibit E, Section (III), and used by Contractor to calculate the EC Savings.

“**Construction Period**” means the period beginning with the first day of the month in which material or equipment is first installed at the Premises and continuing until the M&V Commencement Date.

“**EC Savings**” means the savings in units of dollars (\$) calculated by Contractor in the manner set forth in this Exhibit E, Section (III), achieved through the reduction in consumption or demand through implementation of the Work.

“**Energy Savings Report**” means an annual report prepared by Contractor containing a precise calculation of the EC Savings during the applicable Measurement Period. The Energy Savings Report shall be submitted to Customer within ninety (90) days after each Measurement Period.

“**Energy Savings Term**” means the period beginning on the first day of the Construction Period and ending on the earlier of: (i) the day immediately preceding the twentieth (20th) anniversary of the M&V Commencement Date; (ii) the termination of the Contract; or (iii) the termination by Owner of the M&V Services in accordance with this Exhibit E, Section (II)(G).

“**Energy Unit Savings**” means the savings in units of energy, power, water, etc., calculated by Contractor in the manner set forth in this Exhibit E, Section (III), achieved through the reduction in consumption or demand through implementation of the Work.

“**Energy Use Factors**” means factors identified by Contractor which may affect the Energy Unit Savings of the Generating Facility, including but not limited to: quality, quantity, and timeliness of maintenance and repairs to the PV Systems or building electrical distribution system; inability to timely procure replacement parts/components; inability to submit claims under manufacturer warranty, including by reason of manufacturer insolvency; damage or

defects no longer covered or excluded under manufacturer warranty; soiling in excess of predicted soiling based on industry-standard modeling; material reduction in energy consumption at a Project Location which significantly limits the PV Systems ability to offset Project Location electric consumption; non-operation or shutdown of the PV Systems by Owner or a third party other than Contractor; damage to the PV Systems not caused by Contractor; and any reduction in annual solar irradiation at a nearby NOAA weather station of more than 10% below the 30-year average.

“Guarantee Payment” means, for any True-Up Term, either: (i) a cash payment by Contractor to Owner in an amount equal to the Guarantee Shortfall for that True-Up Term pursuant to this Exhibit E, Section (II)(A)(ii); or (ii) additional energy services or energy saving retrofits requested by Owner with an agreed value equal to the Guarantee Shortfall for that Measurement Period pursuant to this Exhibit E, Section (II)(A)(iii).

“Guarantee Shortfall” means an amount calculated in accordance with this Exhibit E, Section (II)(I)(v).

“Guaranteed Savings” means, for any True-Up Term, the dollar amount set forth below for such True-Up Term, as the same may be adjusted by Contractor for changes in Energy Use Factors:

Measurement Period	Solar PV Expected Savings	True-Up Term	Guaranteed Savings
1	\$207,500	1st True-Up	\$1,157,382
2	\$218,850		
3	\$230,821		
4	\$243,447		
5	\$256,764		
6	\$270,809	2nd True-Up	\$1,510,505
7	\$285,622		
8	\$301,246		
9	\$317,724		
10	\$335,104		
11	\$353,434	3rd True-Up	\$1,971,366
12	\$372,767		
13	\$393,157		
14	\$414,663		
15	\$437,345		
16	\$461,268	4th True-Up	\$2,572,833
17	\$486,499		
18	\$513,110		
19	\$541,177		
20	\$570,779		

“**IPMVP**” means the International Performance Measurement and Verification Protocol prepared by Efficiency Valuation Organization.

“**M&V Commencement Date**” means the first day of the month immediately following the later of (i) Contractor’s receipt of the fully signed Certificate of Final Completion, and (ii) Contractor’s receipt of the full Contract Amount.

“**Measurement Period**” means each one-year period following the M&V Commencement Date.

“**Projected Energy Savings**” means those Energy Unit Savings which Contractor anticipates will be realized from the installation and continued operation of the Work, as set forth in this Exhibit E, Section (III).

“**Savings Guarantee**” is defined in this Exhibit E, Section (II)(A)(i).

“**True-Up Term**” means each 60-month period beginning on the M&V Commencement Date and concluding at the end of the Energy Savings Term.

II. Terms and Conditions

A. Guaranteed Savings.

- i. Savings Guarantee. Upon the terms and subject to the conditions set forth herein, Contractor warrants that Owner will realize total EC Savings during the Energy Savings Term of not less than the total Guaranteed Savings (the “Savings Guarantee”), as the same may be adjusted for changes in Energy Use Factors.
- ii. Guarantee Payment. For any True-Up Term in which there is a Guarantee Shortfall, Contractor will pay to Owner, within thirty (30) calendar days after the acceptance and approval by Owner of the Energy Savings Report for such True-Up Term, the Guarantee Payment for that True-Up Term.
- iii. Services or Retrofits in Lieu of Guarantee Payment. If in the judgment of Owner, Owner would benefit from additional energy services or energy saving retrofits, Owner and Contractor may mutually agree that Contractor will provide such services or retrofits in lieu of the Guarantee Payment for such Measurement Period. For the purposes of this Contract, such services or retrofits will have a deemed value equal to the Guarantee Shortfall for that Measurement Period.
- iv. Excusable Events. If Contractor is delayed in, or prevented from, accurately calculating the actual EC Savings for any day of any Measurement Period by reason of any Excusable Event, such circumstance will not constitute a default, and Contractor will be excused from performing the M&V Services while such event is continuing. During such event, Projected Energy Savings for the month(s) in which such event is continuing will be used in lieu of actual data; provided that if three (3) or more years of post M&V Commencement Date data are available for such month(s), the historical average of such data for such month(s) will be used in lieu of Projected Energy Savings.

B. Changes in Energy Use Factors.

- i. Adjustments to Guaranteed Savings. If a change in any Energy Use Factor results in a reduction of EC Savings, then the Guaranteed Savings for the corresponding Measurement Period(s) will be decreased by the same amount. Contractor will notify Owner, in writing, of all such requested changes, and proposed changes will be subject to Owner approval, which will not be unreasonably withheld.
- ii. Projected Energy Savings. During the Energy Savings Term, when the ultimate effect of the Work on EC Savings cannot be accurately determined due to pending construction or changes to the Scope of Work, Projected Energy Savings for the Premises will be used until the effect of the changes can be determined by Contractor.
- iii. Change Order – Savings Effect. Contractor will calculate the energy impact of any Change Orders. Such calculation will be subject to Owner approval, which approval will not be unreasonably withheld.
- iv. Inspection of Facilities. Owner agrees that Contractor will have the right, with or without prior notice, to inspect the Premises to determine if Owner has consistently complied with its obligations as set forth above. If any inspection discloses that Owner has materially failed, on or prior to the date of such inspection, to be in compliance with any of its obligations, then the Guaranteed Savings will be assumed to have been achieved for the portion of the Energy Savings Term during which such failure will have existed.
- v. Interference. Owner may not cause, and will take all commercially reasonable steps to prevent any third party from causing, any overshadowing, shading or other interference with the solar insolation that falls on the PV System. Upon discovering, or otherwise becoming aware of, any actual or potential overshadowing, shading or other interference with insolation, Owner will promptly notify Contractor. If an unforeseeable overshadowing or shading condition that is within Owner's reasonable control and which is not caused by Contractor or its subcontractors exists and continues for five (5) Business Days or more, Owner agrees that the Guaranteed Savings for such PV System will be reduced based upon such shading condition, and Contractor may present Owner with a proposed reduction to the Guaranteed Savings reflecting such overshadowing, shading or other interference.

C. Owner Maintenance. Beginning at Beneficial Use or Substantial Completion, whichever occurs later, for any portion of the Work, Owner will maintain such portion of the Work and upon Final Completion will maintain the Project, in accordance with the maintenance schedules and procedures recommended by Contractor and by the manufacturers of the relevant equipment, such maintenance to include maintaining all landscaping (including tree trimming) in and around the PV Systems.

D. Energy Savings Report. Annually for the duration of the Energy Savings Term, Contractor will submit to Owner an energy savings report containing a precise calculation of the EC Savings during the applicable Measurement Period (an "Energy Savings Report"). Contractor will use its best efforts to submit such Energy Savings Report within ninety (90) calendar days after receipt of all needed information for a Measurement Period,

unless additional information is needed to accurately calculate the EC Savings, in which case Owner will be notified of such a situation within the ninety (90) calendar-day period.

E. On-Site Measurements. Owner irrevocably grants to Contractor the right, during the Energy Savings Term, to monitor EC Savings and energy management performance by conducting on-site measurements, including, but not limited to, reading meters and installing and observing on-site monitoring equipment. Contractor will not exercise such right in a manner that unreasonably interferes with the business of Owner as conducted at the Premises as of the date hereof. Owner will cooperate fully, at no cost to Owner, with the exercise of such right by Contractor pursuant to this Exhibit E, Section (II)(E). Owner will further cooperate with Contractor's performance of the M&V Services by providing utility information, changes in Energy Use Factors, and/or additional information as reasonably requested by Contractor

F. *Not Used*.

G. Termination of Guaranteed Savings. If (i) Owner notifies Contractor in writing of its intent to terminate the M&V Services, (ii) the Contract is terminated by Contractor for material default by Owner or by Owner for any reason permitted by the Contract, (iii) Contractor is no longer the provider of the Maintenance Services set forth in Exhibit F, unless due to an uncured material breach by Contractor, or (iv) Owner fails to maintain the Project in accordance with this Exhibit E, Section (II)(C), or is in material default of any of its other obligations under this Exhibit E, the obligation of Contractor to prepare and deliver the Energy Savings Report and to make a Guarantee Payment will also be terminated. If such termination occurs on a date other than the last day of a Measurement Period, Contractor will have no obligation to make a Guarantee Payment or prepare and deliver an Energy Savings Report for such Measurement Period.

H. *Not Used*.

I. Calculation of Guarantee Shortfall. The Guarantee Shortfall, for any True-Up Term, will be calculated by Contractor as the difference, to the extent positive, between the Guaranteed Savings for such True-Up Term minus the sum of EC Savings for such True-Up Term.

III. Methodologies and Calculations

The following details the methodologies and calculations to be used in determining the Energy Unit Savings under this Contract.

Table E-1: Measurement and Verification Methods

ECM	ECM Description	M&V Method	
		Electric Usage	Electric Demand
1	Solar Photovoltaic Installation	Option B	N/A

1. M&V Option B: Energy savings performance of Scope of Work are measured and verified at the end-use site. Option B techniques are designed for projects where long-

term continuous measurement of performance is desired and warranted. Under Option B, while some parameter may be stipulated or measured once then stipulated, some individual loads are continuously monitored to determine performance; and this measured performance is compared with an equipment-use Baseline to determine the Energy Unit Savings.

- a. Kilowatt-hours produced by the PV system will be measured using automated metering. First-year projected energy production is shown in *Table E-2* below and is assumed to degrade by 0.5% per year thereafter.
- b. EC Savings will be calculated by multiplying the actual PV system production by the applicable Base Energy Rate and presented in the Energy Savings Reports. EC Savings achieved during the Construction Period will be included in the EC Savings for the first True-Up Term.

Table E-2: First Year Solar PV Production

Location	Projected Annual Production (kWh)
WWTP	1,311,730

2. Base Energy Rates: EC Savings will be calculated using the Base Energy Rates for each Project Location and shall be stipulated as shown in *Table E-3* below.

The Base Energy Rates listed here are to be increased each Measurement Period on a cumulative basis by six percent (6%) beginning on the first (1st) anniversary of the M&V Commencement Date and continuing on the first day of each Measurement Period thereafter.

Table E-3: Base Energy Rates

ECM	Location	Avoided Electricity Rate (\$/kWh)
1	WWTP	0.1582

EXHIBIT F

MAINTENANCE SERVICES

Contractor will perform preventive maintenance services (“Maintenance Services”) as set forth in this Exhibit F with respect to PV Systems being constructed on Owner’s Premises below:

Site Name	Site Address	City	State	Zip Code
City of Hanford Waste Water Treatment Plant	10555 Houston Ave	Hanford	CA	93230

Capitalized terms used in this Exhibit F and not defined in the Contract, have the meanings set forth below:

I. Definitions

“**Annual Maintenance Fee**” means a fee payable annually in advance by Owner to Contractor, in consideration of the provision of up to twenty (20) years of Maintenance Services. The Annual Maintenance Fee is set forth in the Table below:

Annual Maintenance and Monitoring Fee			
Year	PV O&M Services	Monitoring Services	Total
1	\$ 26,466	\$ 2,491	\$ 28,957
2	\$ 27,789	\$ 2,616	\$ 30,405
3	\$ 29,179	\$ 2,746	\$ 31,925
4	\$ 30,638	\$ 2,884	\$ 33,521
5	\$ 32,169	\$ 3,028	\$ 35,197
6	\$ 33,778	\$ 3,179	\$ 36,957
7	\$ 35,467	\$ 3,338	\$ 38,805
8	\$ 37,240	\$ 3,505	\$ 40,745
9	\$ 39,102	\$ 3,680	\$ 42,783
10	\$ 41,057	\$ 3,864	\$ 44,922

*11	\$ 162,575	\$ 4,058	\$ 166,633
12	\$ 45,266	\$ 4,260	\$ 49,526
13	\$ 47,529	\$ 4,473	\$ 52,002
14	\$ 49,905	\$ 4,697	\$ 54,603
15	\$ 52,401	\$ 4,932	\$ 57,333
16	\$ 55,021	\$ 5,179	\$ 60,199
17	\$ 57,772	\$ 5,438	\$ 63,209
18	\$ 60,660	\$ 5,709	\$ 66,370
19	\$ 63,693	\$ 5,995	\$ 69,688
*20	\$ 261,474	\$ 6,295	\$ 267,769

*Includes Inverter replacement budget for year 11 & 21

II. Term

So long as Owner pays to Contractor the Annual Maintenance Fee, Contractor will provide the Maintenance Services, as described herein, up to twenty (20) years from the M&V Commencement Date on an annualized basis. At the end of this term, Owner may:

- Enter into another agreement with Contractor to perform Maintenance Services
- Enter into an agreement with another service provider
- Self-perform preventive maintenance

III. Annual Maintenance Fee; Reporting

The Annual Maintenance Fee for the first Measurement Period will be invoiced by Contractor to Owner in a lump sum on the M&V Commencement Date. All subsequent Annual Maintenance Fees will be invoiced by Contractor on the first day of the corresponding Measurement Period. Owner will pay Contractor such Annual Maintenance Fee within thirty (30) calendar days after its receipt of the corresponding invoice. If: (i) Owner pays the Annual Maintenance Fee for a Measurement Period, and (ii) Contractor fails to perform some or all of the required Maintenance Services during the Measurement Period, the Annual Maintenance Fee for the subsequent Measurement Period will be adjusted pro rata to reflect the Maintenance Services that Contractor failed to provide during the preceding Measurement Period and Owner will pay the adjusted amount following Contractor's completion of the Maintenance Services. Any failure to provide Maintenance Services for multiple consecutive Measurement Periods will be a material default by Contractor. Any failure to timely pay the Annual Maintenance Fee in accordance with this Exhibit

F will be a material default by Owner, and Contractor, in addition to any other legal, contractual and equitable remedies available to it, will have no obligation thereafter to provide Maintenance Services. Each Party has the right to cure a default as set forth in Article 14 of the Contract prior to any remedies being exercised by the non-defaulting Party.

Any amount not paid when due will, from and after the due date, bear interest at the Default Rate (“Interest”). Accrued and unpaid Interest on past due amounts (including Interest on past due Interest) will be due and payable upon demand.

Contractor will schedule annual Maintenance Services with Owner in writing at least five (5) business days prior to the commencement of annual Maintenance Services.

Contractor’s Maintenance Services shall be subject to review and written approval by Owner. Contractor will promptly remedy any Maintenance Services deficiencies identified by Owner, and Contractor’s failure to remedy any deficiency shall be a basis for withholding and adjustment of a future Annual Maintenance Fee.

The Annual Maintenance Fee is not refundable unless, at the conclusion of this Agreement, Contractor has failed to provide Maintenance Services and the Annual Maintenance Fee has been paid by Owner.

Upon completion of any maintenance or repair work, Contractor will update service logs detailing the work performed, location and any notes relevant to safe and efficient operations. These service logs will be compiled and submitted to Owner on a quarterly basis.

IV. Preventive Maintenance Services Provided

Contractor will provide the following Maintenance Services during the term:

- a. Inspection: Inspect PV modules, combiner boxes, inverters, isolation transformers, and PV service roof penetrations and support structure on an annual basis.
- b. Testing: Perform voltage testing, amperage testing, and infrared scans of inverters, combiner boxes, disconnects and switchgear on an annual basis.
- c. Monitoring: Monitor system performance on a daily basis.
- d. Cleaning:
 - i. Remove dust, dirt, and debris from outside cabinets of combiner boxes, inverters, transformers, and disconnect switches on an annual basis.
 - ii Wash PV modules and remove accumulated dust and debris on a semi- annual basis.
- e. Weed Abatement: The scope of work pertains solely to the WW Ground Mount Expansion site and involves the use of mechanical equipment for mowing or trimming vegetation within the fenced area enclosing the PV System, ensuring it remains at a height of 12 inches or less from the ground. No chemicals will be utilized for any purpose. These services will be conducted on an annual basis.

V. Repair Services

If a PV System is damaged and requires safe-off, repair, demolition and/or reconstruction, or otherwise requires repair outside of warranty or outside of the Maintenance Services described in Section 3.01, Owner must contact the Contractor PV Operations & Maintenance Manager and submit a request for quotation. Contractor will inspect the damage and provide a written quotation and complete scope of work to Owner to restore the PV System to normal operational condition. Before proceeding with repairs, Contractor and Owner must execute a Work Order, on Contractor's form, a sample of which is attached hereto as Exhibit F-1, for the agreed scope of work and quotation amount. Quotations for repair work are calculated on a time and materials basis. Standard Business Hours are M-F, 7am to 5pm. Non-business Hours & Saturdays equals 1.5x Rates. Sundays & Holidays equals 2.0x Rates. Owner may obtain additional quotations for the repair work to negotiate and confirm Contractor's quotation is in alignment with local industry costs.

Labor Category		Straight Time
Hourly Rate – PV Electrical Journeyman Technician ¹	\$/hr.	County Labor Rate
Hourly Rate – PV Electrical Apprentice Technician ¹	\$/hr.	County Labor Rate
Hourly Rate – Senior PV Tech/Commissioning ²	\$/hr.	\$175.00
Hourly Rate – Engineering ²	\$/hr.	\$ 185.00
Hourly Rate-Project Management ²	\$/hr.	\$230.00
Hourly Rate – Administrative ²	\$/hr.	\$ 108.00
Mileage	\$/Mi	\$1.00
Material mark-up %	%	15.00
Lift rental fee	\$	Current Market Price

¹Trade Hourly rate will be adjusted based on the current year of the local prevailing wage determination plus Burden, requirement for either travel or subsistence and lodging, and markup for services being requested.

²*Escalated according to an inflation rate to the year in which service will occur.*

VI. Warranty Services

The Contractor PV Operations & Maintenance Manager will also be Owner's point of contact for all issues related to Contractor's Warranty set forth in the Contract. Owner should refer to the Contract for services provided by Contractor to Owner in relation to manufacturer's warranties. The terms and conditions of the relevant manufacturer's warranties can be found in the operation and maintenance manuals delivered to Owner at Final Completion.

VII. Services and Equipment to Be Covered by Customer

Contractor's obligations under this Exhibit F are expressly conditioned upon Owner's payment of the Annual Maintenance Fee and providing and being responsible for the following, without cost to Contractor:

- a. Making the PV Systems described herein available to Contractor as of the Contract Effective Date.
- b. Operating and maintaining security systems associated with the PV Systems.
- c. Maintaining all landscaping in and around PV Systems including tree trimming.
- d. Pad-mount transformers
- e. Allowing Contractor and its personnel access as necessary to the PV Systems, and any related areas that may be reasonably necessary for performance of the Maintenance Services, including reasonable work, parking, and equipment staging areas.
- f. Allowing Contractor and its personnel to access electrical power and other utilities then existing at the PV Systems as necessary for Contractor to satisfy its obligations under the Contract.
- g. Remediating, pursuant to Applicable Law, any known Hazardous Materials encountered by Contractor during the performance of the Maintenance Services which Hazardous Materials were not deposited by Contractor, including any backfill with clean soil as may be reasonably required.
- h. Insuring the PV Systems against loss due to acts of God and the public enemy; flood, earthquake, tornado, storm, fire; civil disobedience, sabotage, and vandalism and other damages.
- i. Timely reporting of, and permitting timely repair of, PV Systems damaged by Owner Persons or third parties, including damage resulting from parking lot activities. Cost of repairs is the responsibility of Owner.

Contractor will have no obligation to provide the Maintenance Services to the extent such provision of Maintenance Services is materially adversely affected by Owner's failure to satisfy the conditions set forth in this Exhibit F.

Exhibit F-1
Form of Maintenance Services Work Order

WORK ORDER #__

This Work Order ("Work Order") dated [REDACTED] ("Work Order Effective Date") is issued pursuant to and is subject to the terms and conditions of the Engineering, Procurement and Construction Contract ("Contract") by and between Opterra Energy Services, LLC ("Opterra") and [REDACTED] ("Customer") dated [REDACTED]. The terms and conditions of the Agreement are hereby incorporated into and made a part of this Work Order for all purposes.

Project Name:

Scope of Work:

Electrical and Structural Repairs:

EXCLUSIONS: [EDIT, AS NEEDED]

- Premium Time or Over Time
- Work on Nights or Weekends
- Cutting, Patching or Painting
- Permitting
- Plan Revisions
- Review/Edit/Writing of Specifications
- Geotechnical Reports/Inspections
- PLA/PSA Agreements
- Irrigation System Inspection/Repairs
- Landscape Repair/Tire Track Removal
- Landscape Maintenance
- Infestations

COST ESTIMATE: [INSERT]

Pricing assumes State prevailing wages for on-site labor. Quote valid for 30 days.

Payment to Opterra is not contingent on Customer's receipt of any insurance proceeds and will be invoiced by Opterra to Customer in a lump sum upon the completion of the work under this Work Order.

Acceptance and Notice to Proceed

By signing below, Customer agrees to the terms and conditions set forth in this Work Order and authorizes Opterra to proceed with the scope of work set forth herein.

The Parties may execute this Work Order in counterparts, each counterpart constituting an original, and all counterparts, collectively, constituting only one Work Order. The signatures of each Party need not appear on the same counterpart, and in the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature will create a valid and binding obligation of the Party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.

[Signature block]

Exhibit G

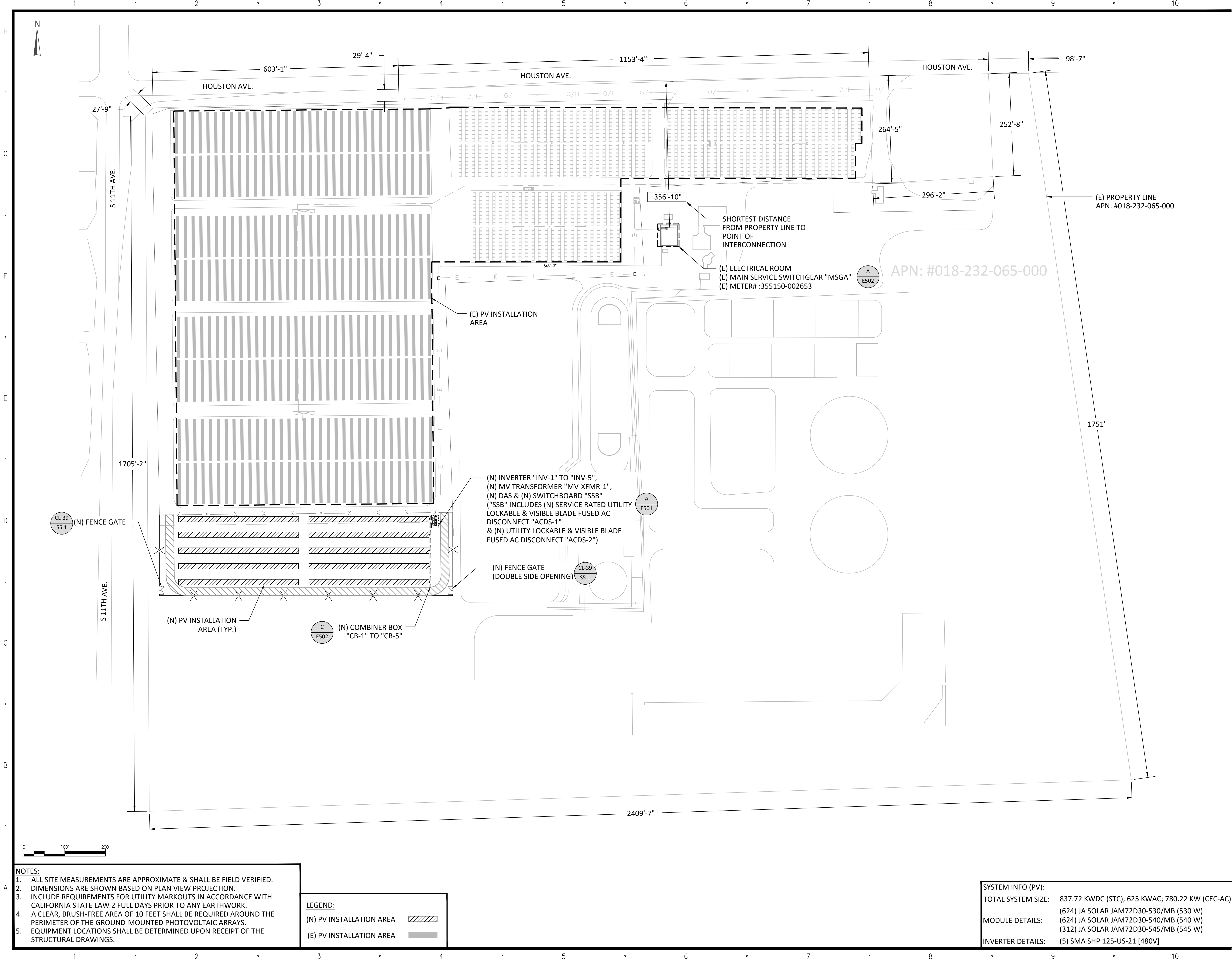
Spare Parts List

To be added by Amendment when final

Exhibit H

Preliminary Drawings

See attached PDFs.



NOTES:
1. ALL SITE MEASUREMENTS ARE APPROXIMATE & SHALL BE FIELD VERIFIED.
2. DIMENSIONS ARE SHOWN BASED ON PLAN VIEW PROJECTION.
3. INCLUDE REQUIREMENTS FOR UTILITY MARKOUTS IN ACCORDANCE WITH CALIFORNIA STATE LAW 2 FULL DAYS PRIOR TO ANY EARTHWORK.
4. A CLEAR, BRUSH-FREE AREA OF 10 FEET SHALL BE REQUIRED AROUND THE PERIMETER OF THE GROUND-MOUNTED PHOTOVOLTAIC ARRAYS.
5. EQUIPMENT LOCATIONS SHALL BE DETERMINED UPON RECEIPT OF THE STRUCTURAL DRAWINGS.

LEGEND:

(N) PV INSTALLATION AREA	
(E) PV INSTALLATION AREA	

SYSTEM INFO (PV):	
TOTAL SYSTEM SIZE:	837.72 KWDC (STC), 625 KWAC; 780.22 KW (CEC-AC)
MODULE DETAILS:	(624) JA SOLAR JAM72D30-530/MB (530 W)
	(624) JA SOLAR JAM72D30-540/MB (540 W)
	(312) JA SOLAR JAM72D30-545/MB (545 W)
INVERTER DETAILS:	(5) SMA SHP 125-US-21 [480V]

OWNER

CITY OF HANFORD
315-321 NORTH DOUTY STREET
HANFORD, CA 93230

PROJECT LOCATION

WASTEWATER
TREATMENT FACILITY
10555 HOUSTON AVENUE
HANFORD, CA 93230

DEVELOPER & GENERAL CONTRACTOR

PASADENA, CALIFORNIA OFFICE
35 N. LAKE AVE, SUITE 900
Tel 626 377 4748
Fax 626 737 5978

ENGINEER OF RECORD & CONTRACTOR

SINCE 2002
16264 CHURCH STREET SUITE 100
MORGAN HILL, CA 95037
T: (888) 885-4401 | F: (888) 885-4401
WWW.MBL-ENERGY.COM

ENGINEER STAMP

KEY PLAN

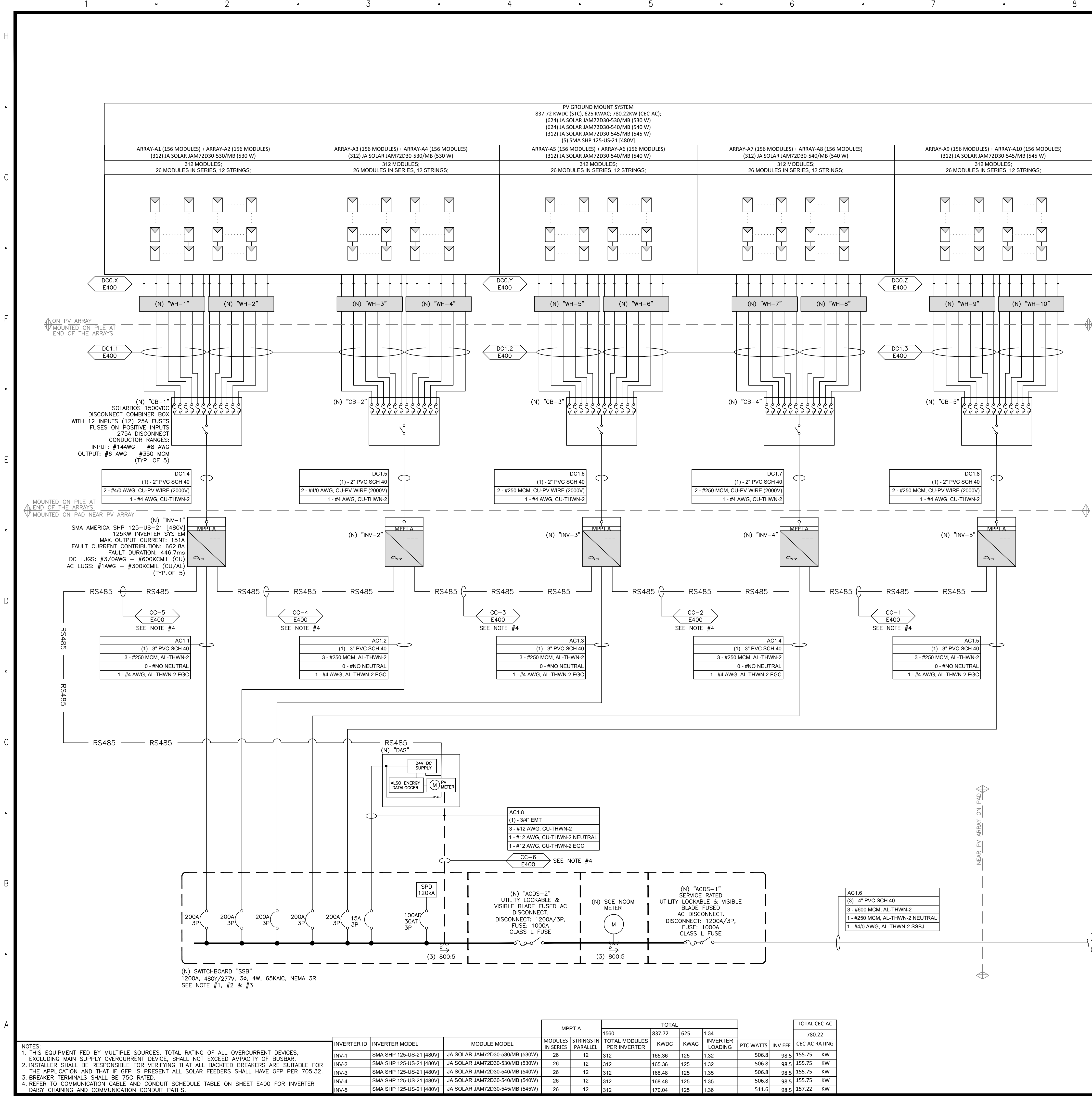
ISSUE		
	11/06/2025	ISSUED FOR PERMIT

SHEET TITLE

GENERAL
SITE PLAN

SHEET NUMBER

G100



PV MODULE SPECIFICATIONS			
PV MODULE MODEL	JA SOLAR JAM72D30-530/MB	JA SOLAR JAM72D30-540/MB	JA SOLAR JAM72D30-545/MB
WATTAGE (W)	530	540	545
Voc stc (V)	49.3	49.6	49.75
Vmp stc (V)	41.31	41.64	41.8
Isc (A)	13.72	13.86	13.93
Imp (A)	12.83	12.97	13.04
Voc temp coeff	-0.28%	-0.28%	-0.28%
Voc max (V)	53.23	53.56	53.72
Vmp high temp (V)	37.15	37.44	37.59

OWNER



CITY OF HANFORD
315-321 NORTH DOUTY STREET
HANFORD, CA 93230

PROJECT LOCATION

WASTEWATER
TREATMENT FACILITY
10555 HOUSTON AVENUE
HANFORD, CA 93230

DEVELOPER & GENERAL CONTRACTOR



PASADENA, CALIFORNIA OFFICE
35 N. LAKE AVE, SUITE 900
Tel 626 377 4748
Fax 626 737 5978

ENGINEER OF RECORD & CONTRACTOR



SINCE 2002
16284 CHURCH STREET SUITE 100
MORGANVILLE, CA 95007
T: (888) 885-4401 | F: (888) 885-4401
WWW.MBL-ENERGY.COM

ENGINEER STAMP



KEY PLAN

ISSUE		
1	11/06/2025	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET TITLE

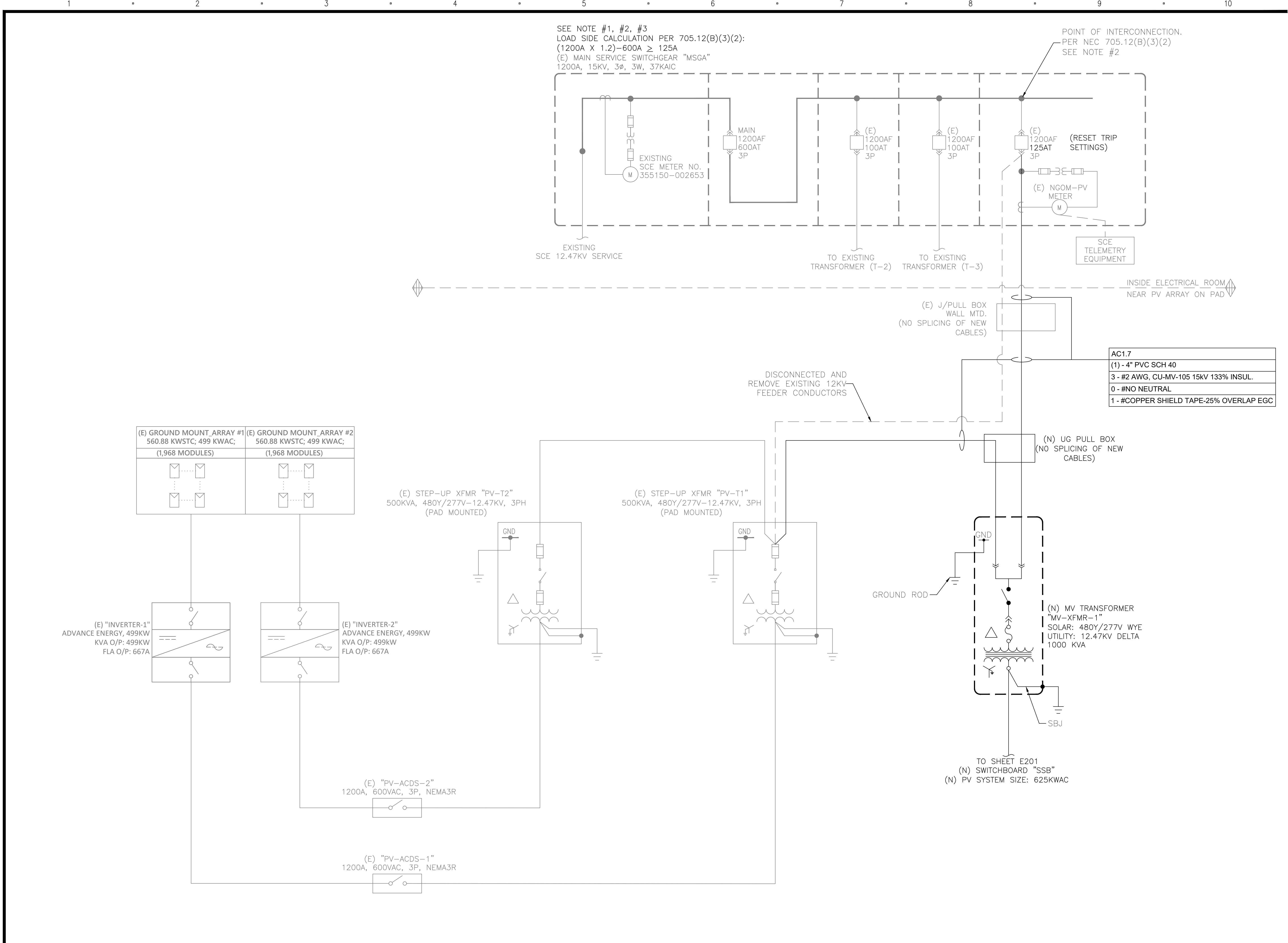
SINGLE LINE
DIAGRAM-1

SHEET NUMBER

E201

FAULT CURRENT CONTRIBUTION FROM PV			
INVERTER MODEL	FAULT CURRENT CONTRIBUTION (A)	QUANTITY	TOTAL FAULT CURRENT CONTRIBUTION (A)
SHP 125-US-21 [480V]	862.8	5	4314
TOTAL FAULT CURRENT CONTRIBUTION FROM INVERTERS			3314

STRING SPECIFICATIONS			
PV MODULE	JA SOLAR JAM72D30-530/MB	JA SOLAR JAM72D30-540/MB	JA SOLAR JAM72D30-545/MB
PV MODULE WATTAGE (W)	530	540	545
NO. OF MODULES IN SERIES	26	26	26
Vmp stc (V)	1281.8	1289.6	1293.5
Isc (A)	1074.1	1082.6	1086.8
Imp (A)	13.7	13.9	13.9
Voc max (V)	12.8	13.0	13.0
Vmp high temp (V)	1384.0	1392.4	1396.7
	965.8	973.5	977.3



NOTES:
1. INSTALLER SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL BACKFED BREAKERS ARE SUITABLE FOR THE APPLICATION AND THAT IF GFP IS PRESENT ALL SOLAR FEEDERS SHALL HAVE GFP PER 705.32.
2. THE PV OCPD SHALL BE CONNECTED AT THE END OF THE BUS.
3. THE KAIC RATING OF "MSG" HAS BEEN ASSUMED TO BE 65KAIC. INSTALLER TO FIELD VERIFY IT.

OWNER

CITY OF HANFORD
315-321 NORTH DOUTY STREET
HANFORD, CA 93230

PROJECT LOCATION

WASTEWATER
TREATMENT FACILITY
10555 HOUSTON AVENUE
HANFORD, CA 93230

DEVELOPER & GENERAL CONTRACTOR

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ENGINEER STAMP

KEY PLAN

ISSUE

△	11/06/2025	ISSUED FOR PERMIT
△		
△		
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SHEET TITLE

SINGLE LINE
DIAGRAM-2

SHEET NUMBER

E202



AGENDA STAFF REPORT

MEETING DATE: 12/16/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Waiver of second reading and adoption of Ordinance No. 25-11, amending, Chapter 8.11 of the Hanford Municipal Code relating to dangerous fireworks and illegal fireworks activities.

RECOMMENDATION:

Recommendation: Staff recommends that City Council waive the second reading of and adopt Ordinance No. 25-11, amending Chapter 8.11 of the Hanford Municipal Code relating to dangerous fireworks and illegal fireworks activities.

Recommended Motion: I move that City Council waive the second reading of and adopt Ordinance No. 25-11, amending Chapter 8.11 of the Hanford Municipal Code relating to dangerous fireworks and illegal fireworks activities.

BACKGROUND:

Over the past 5 years the City of Hanford has experienced a significant increase in illegal fireworks activity. This activity consists of confiscated pre-sale illegal fireworks taken off of the streets as well as an increase in the use of illegal fireworks within and adjacent to the city limits on and around July 4th each year. This marked increase has negatively impacted the public in terms of fire losses in residential and commercial property, as well as causing strain on the Firefighting and Law Enforcement resources that protect the City of Hanford.

In September of 2024, staff researched best practices in several areas to address this problem and over the next year beta-tested several methods to address the growing issue. Once these beta tests were completed, staff compiled the results to formulate a comprehensive approach to the issues. In September of 2025, staff presented these findings to Council in study sessions as well as in public meetings to propose 3 options to address the issues. City Council opted to implement the "It's Not Worth It Campaign." This campaign increases staffing and funding for both Fire and Police resources on the days immediately before the 4th of July, as well as changes Municipal Code language to bolster compliance for an "It's Not Worth It Campaign". The increase in staffing and funding for both Fire and Law Enforcement would occur only over the 3-day period, beginning on July 3rd through July 5th each year.

To improve the City's (Fire Department's) ability to identify and hold accountable those responsible for selling, possessing, or using dangerous or illegal fireworks, the City Council unanimously approved two measures as part of the "It's Not Worth It" campaign: directing that a Hanford Municipal Code amendment be prepared to clarify that each illegal fireworks device is a separate offense and authorizing the use of drones to identify problem areas within the city. The proposed Ordinance

accompanying this staff report addresses the issue described above and clarifies existing fireworks provisions.

The proposed Municipal Code amendment will result in the levying of a separate fine for each dangerous fireworks device possessed by a person. For example, if a person is caught in possession of five (5) dangerous fireworks devices, the violator will receive a citation with five (5) corresponding fines.

A separate resolution will be presented to the City Council in the future regarding fireworks fine amounts. The resolution will establish a limit on total fines that may be imposed upon a person per day to ensure consistency with the 8th Amendment of the U.S. Constitution, which prohibits excessive fines.

These changes are necessary and have been well vetted and supported by the unanimous vote of the Hanford City Council all in an effort to create an “It’s not worth it” answer to the City of Hanford’s growing Illegal and Dangerous Fireworks issues.

FISCAL IMPACT:

These changes have no fiscal impact on the current adopted budget.

ATTACHMENTS:

1. Fireworks Ordinance Amendment

ORDINANCE NO. 25-11

**AN ORDINANCE OF THE CITY OF HANFORD AMENDING HANFORD MUNICIPAL
CODE CHAPTER 8.11 RELATING TO DANGEROUS FIREWORKS AND ILLEGAL
FIREWORKS ACTIVITIES**

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

Section 1: Hanford Municipal Code Chapter 8.11 contains regulations regarding dangerous fireworks and illegal fireworks activities.

Section 2: The regulations contained in Chapter 8.11 were adopted many years ago, and the Council has determined that the enforcement provisions of the chapter needs update.

Section 3: Accordingly, Hanford Municipal Code Section 8.11.070.C.1. is hereby rescinded and restated as show in the attached Exhibit “A,” which is incorporated herein by reference.

Section 4: This ordinance shall take effect thirty (30) days after its passage and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage or a summary of this ordinance shall be published in the Hanford Sentinel in a manner consistent with the requirements of the California Government Code.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on _____, 2025, by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

ATTEST:

MARK
KAIRIS

MAYOR of the City of Hanford

NATALIE CORRAL
CITY CLERK

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

I NATALIE CORRAL, City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 2nd day of December 2025, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the day ____ of _____, 2025.

NATALIE CORRAL
CITY CLERK

Exhibit “A”

Hanford Municipal Code Section 8.11.070.C.1. is hereby amended to state:

Administrative Remedies. In addition to any other remedy available at law, an administrative citation may be issued to:

(i) Any person or entity who:

(a) possesses, uses, stores, sells and/or displays dangerous fireworks;

(b) possesses, uses, sells and/or displays safe and sane fireworks on or at dates, times, or locations other than those permitted; or

(c) otherwise engages in illegal fireworks activities or violates this chapter;

and

(ii) Any responsible person.

With respect to dangerous fireworks, the imposition of administrative fines under this chapter will, however, be limited to the possession, use, sale, and/or display of twenty-five (25) pounds or less of dangerous fireworks.

The possession, use, storage, sale, or display of a single dangerous fireworks device constitutes a distinct violation of this chapter, and each violation shall be subject to a separate administrative fine. For example (and for purposes of illustration only), if, at the time of citation issuance, a person is found to be in possession of five (5) dangerous fireworks devices, the violator shall be cited for five (5) distinct violations of this chapter, and each of the five (5) violations will be subject to a separate administrative fine.

Similarly, the prohibited possession, use, sale, or display of a single safe and sane fireworks device constitutes a distinct violation of this chapter, and each such violation shall be subject to a separate administrative fine.

1. Issuance of Citation.

a. Whenever the city's fire chief, police chief, or a designee of either determines that a violation of this chapter has occurred, the fire chief, the police chief, or a designee of either shall have the authority to issue an administrative citation to the violator and other responsible person.

b. Each administrative citation shall contain the following information:

i. The date of the violation or, if the date of the violation is unknown, then the date the violation is identified;

- [ii.](#) The address or a definite description of the location where the violation occurred;
- [iii.](#) The section of this chapter violated and a description of each violation;
- [iv.](#) The amount of the fine for each violation;
- [v.](#) A description of the fine payment process, including a description of the time within which and the place to which the fine shall be paid;
- [vi.](#) An order prohibiting the continuation or repeated occurrence of the code violation described in the administrative citation;
- [vii.](#) A description of the administrative citation review process, including the time within which the administrative citation may be contested and the place from which a request for hearing form to contest the administrative citation may be obtained; and
- [viii.](#) The name and signature of the individual issuing the citation.

**CITY OF HANFORD CITY COUNCIL
STAFF REPORT**

MEETING DATE: December 16, 2025

PROJECT: **Annexation165:** a request to annex approximately 141.85 acres into the City of Hanford City Limits from the Kings County Jurisdiction. The annexation area is a combination of the Project Site (83.61 acres) and an area to the north, not proposed to be developed at this time (58.24 acres).

General Plan Amendment No. 0009-24: a request to change the land use designation from a combination of Low- and Medium-Density Residential to Medium-Density Residential (78.16 acres) and Neighborhood Mixed Use (5.45 acres) for 83.61 acres of the project site.

Prezone No. 0013-24: a request to prezone the properties as a R-M Medium-Density Residential (78.16 acres) and MX-N Neighborhood Mixed Use (5.45 acres), consistent with the proposed General Plan Amendment and R-L-5 Low-Density Residential (51.92 acres) and C-N Neighborhood Commercial (6.32 acres), consistent with the General Plan Designation.

Tentative Subdivision Map 00012-24: a request to subdivide 83.61 acres of the annexation area into a 650-unit multi-family (300 units) and single-family (350 units) residential subdivision and a 5.45-acre Neighborhood Mixed Use site with a planned unit development overlay.

Planned Unit Development No. 0037-24: a request to allow various deviations from the regulation of the R-M Medium-Density Residential zone district for the mixed use subdivision, proposed under Tentative Tract 945, including reduced lot size, lot width, lot depth, site area per dwelling unit requirements, setbacks, open space dimensions, and allow removal of the block wall requirement between MX-N Neighborhood Mixed Use and R-M Medium-Density Residential.

Mitigated Negative Declaration No. 2025-73 (SCH #2024121093): a request to certify that the project will have a less than significant adverse impacts on the environment with the incorporation of mitigation measures

LOCATION: The Project site is located north of Grangeville Boulevard and east of 9 ¼ Avenue. The development site includes two parcels, comprising 83.61 acres (APNs 014-143-069 and 014-143-078). The additional Annexation Area encompasses 58.24 acres (APNs 014-143-022, 014-830-011, 014-830-010, 014-830-013, 014-830-014, 014-830-015, 014-830-016, 014-830-017, 014-830-018).

PLANNER: Gabrielle Myers, Principal Planner

STAFF RECOMMENDATION

Environmental:

1. Certify Mitigated Negative Declaration No. 2025-73 (SCH# 2024121093) for the project.

Annexation:

2. Adopt Resolution No. 25-68-R, initiating proceedings for Annexation No. 165 and direct staff to file the appropriate application with the Local Agency Formation Commission (LAFCO) of Kings County.

General Plan Amendment:

3. Adopt Resolution No. 25-69-R, approving General Plan Amendment No. 0009-24.

Pre-Zone:

4. Introduce and waive the first reading of Ordinance No. 25-13, approving Prezone No. 0013-24.

Tentative Subdivision Map:

5. Adopt Resolution No. 25-70-R, approving Tentative Subdivision No. 0012-24 (TT 945).

Planned Unit Development:

6. Adopt Resolution No. 25-71-R, approving Planned Unit Development No. 0037-24.

RECOMMENDED MOTIONS

Environmental:

1. I move to certify Mitigated Negative Declaration No. 2025-73 (SCH# 2024121093) for the project.

Annexation:

2. I move to adopt Resolution No. 25-68-R, initiating proceedings for Annexation No. 165 and direct staff to file the appropriate application with the Local Agency Formation Commission (LAFCO) of Kings County.

General Plan Amendment:

3. I move to adopt Resolution No. 25-69-R, approving General Plan Amendment No. 0009-24.

Pre-Zone:

4. I move to introduce and waive the first reading of Ordinance No. 25-13, approving Prezone No. 0013-24.

Tentative Subdivision Map:

5. I move to adopt Resolution No. 25-70-R, approving Tentative Subdivision No. 0012-24 (TT 945).

Planned Unit Development:

6. I move to adopt Resolution No. 25-71-R, approving Planned Unit Development No. 0037-24.

PROJECT DESCRIPTION

The proposed Project consists of the annexation of 141.85 acres for the proposed development of a 650-unit multi-family (300 units) and single-family (350 units) residential subdivision and a 5.45-acre Neighborhood Mixed Use site on approximately 83.61 acres of the annexation area proposed to be developed over 5 phases.

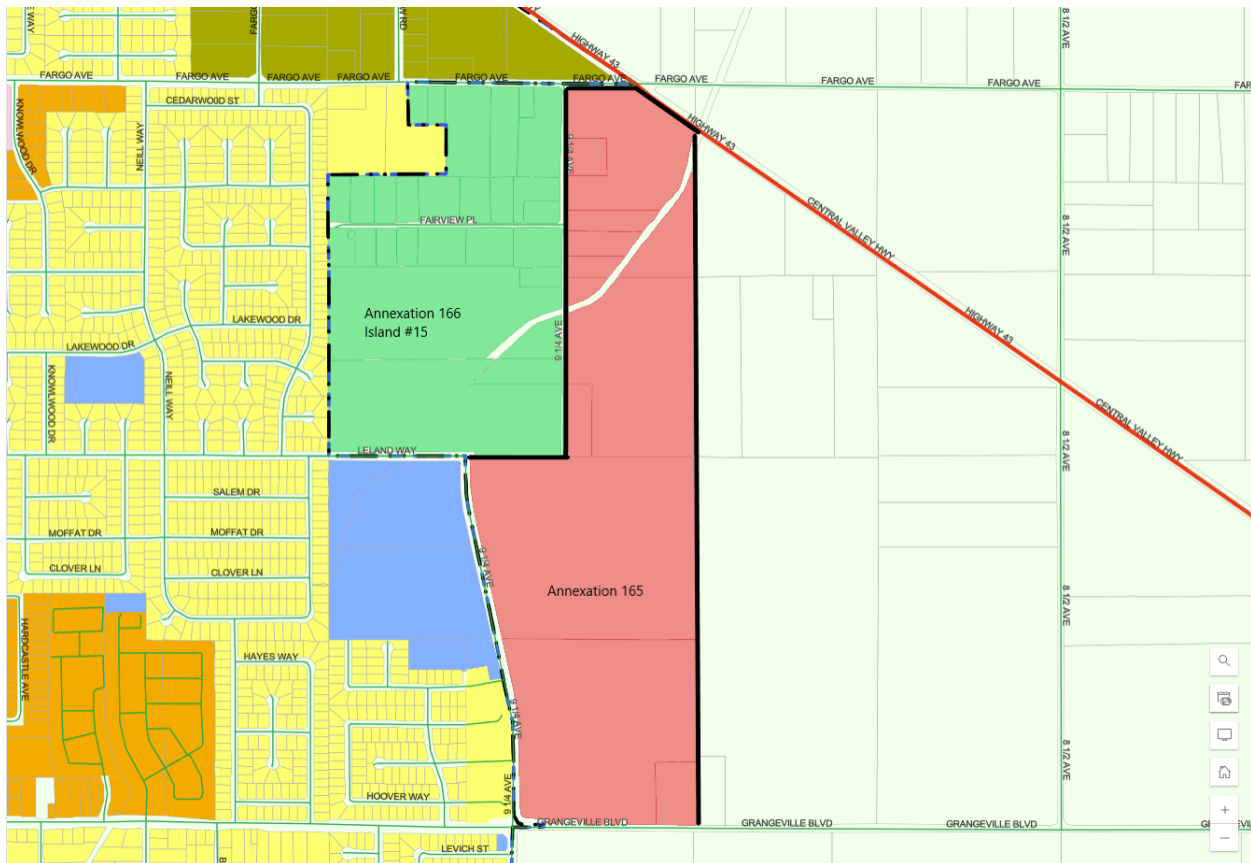
Annexation 165

Annexation 165 is a request to annex approximately 141.85 acres into the City of Hanford City Limits from the Kings County Jurisdiction. The annexation area is a combination of the Project Site (83.61 acres) and an area to the north, not proposed to be developed at this time (58.24 acres). See Figure 1 and **Attachment 1**.

Williamson Act Contract

The property located at APN 014-143-078 is in a Williamson Act Contract that has been protested by the City. The city will not “succeed” the contract for the property that was protested and the contract will be terminated upon annexation.

Figure 1:
Proposed Annexation Area
(shown in red; prior annexation effort 166, shown in green)



General Plan Amendment No. 0009-24

General Plan Amendment No. 0009-24 is a request to change the land use designation from a combination of Low- and Medium-Density Residential to Medium-Density Residential (78.16 acres) and Neighborhood Mixed Use (5.45 acres) for 83.61 acres of the project site.

Figure 2: Existing General Plan Designation
(project site outlined in red)

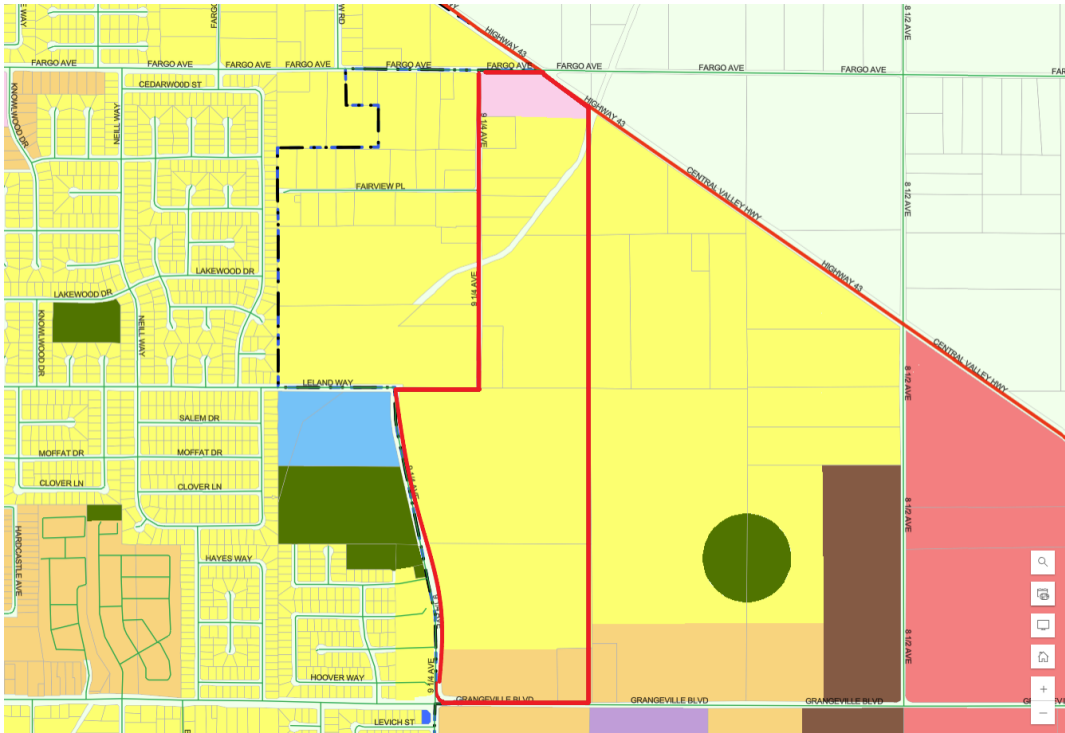
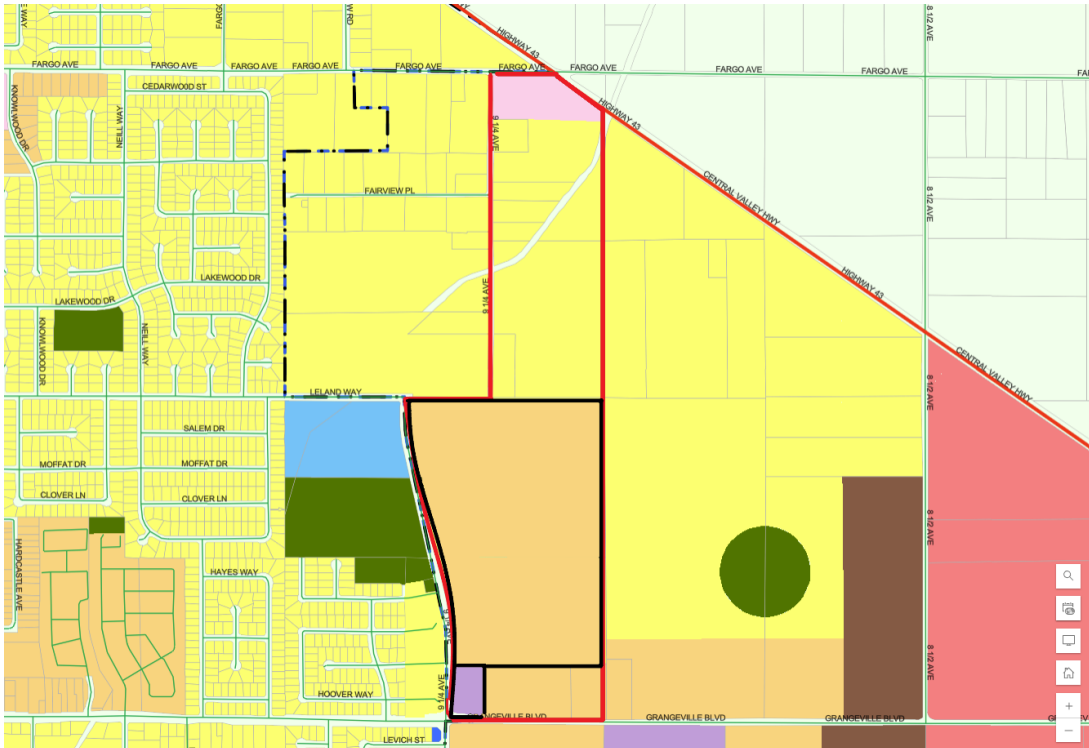


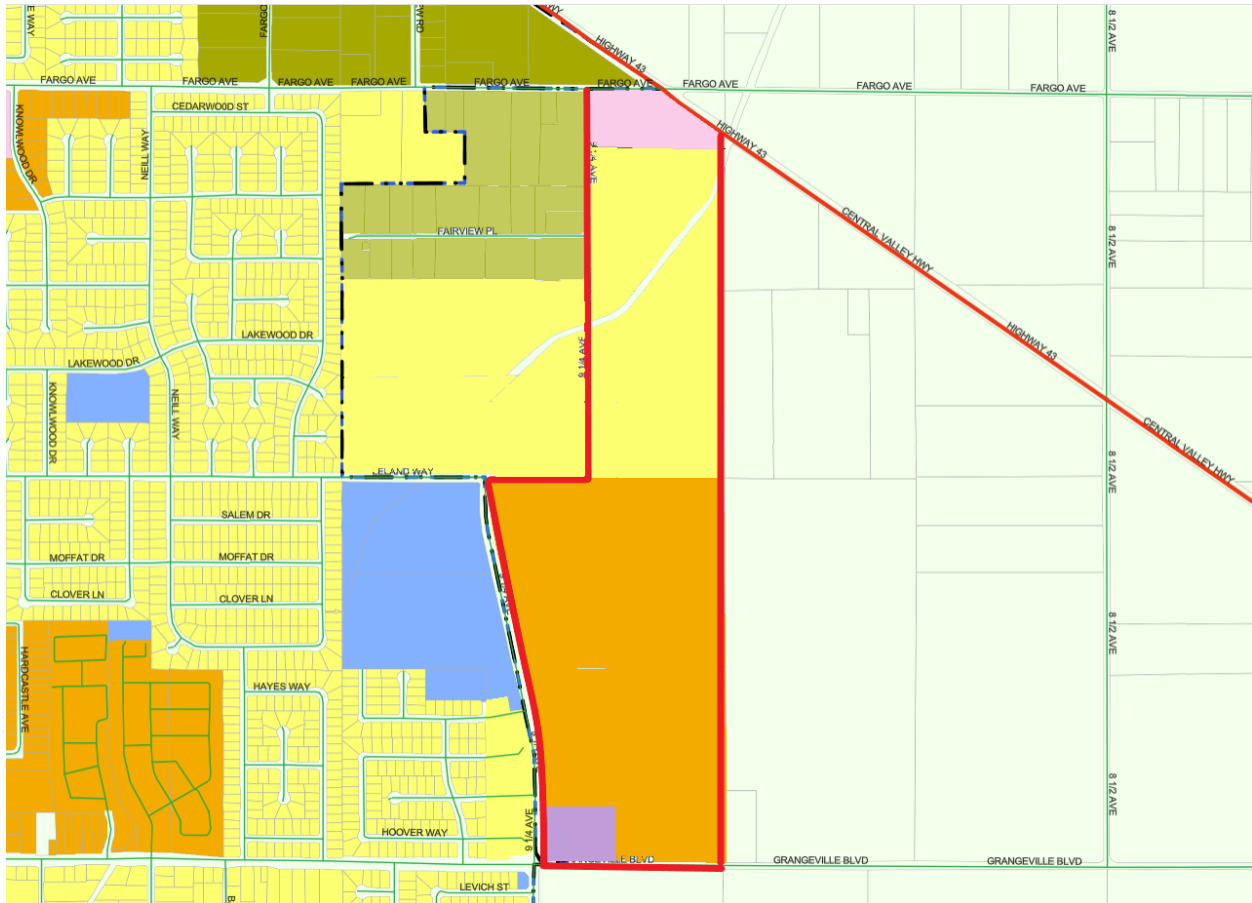
Figure 3: Proposed General Plan Amendment
(project site shown in red; area changed outlined in bold)



Prezone No. 0013-24

Prezone No. 0013-24 is a request to prezone the properties as a R-M Medium-Density Residential (78.16 acres) and MX-N Neighborhood Mixed Use (5.45 acres), consistent with the proposed General Plan Amendment and R-L-5 Low-Density Residential (51.92 acres) and C-N Neighborhood Commercial (6.32 acres), consistent with the General Plan Designation.

Figure 4: Prezone No. 0013-24
(project site outlined in red)



Tentative Subdivision Map 00012-24 (TT 945)

Tentative Subdivision Map No. 00012-24, also known as TT 945 or Copper Ridge, is a request to subdivide 83.61 acres of the annexation area into a 650-unit multi-family (300 units) and single-family (350 units) residential subdivision and a 5.45-acre Neighborhood Mixed Use site.

Vesting Tentative Tract 945 – Attached as **Attachment 2**.

TENTATIVE SUBDIVISION MAP
COPPER RIDGE
 TRACT NO. 945
 SAN FRANCISCO, CALIFORNIA
 OCTOBER 8, 2025

TYP. ONE STORY DUPLEX SITE (LOTS 351-387)

TYP. TWO STORY 8-FLEX SITE

UNPLOTTABLE ELEMENTS

OWNER
 WARFIELD FAMILY TRUST
 1400 EXETER AVE. SAN FRANCISCO, CA 94133
 DAKOTA FAMILY TRUST 2001
 2001 10TH AVE. BERKELEY, CA 94701

DEVELOPER
 R & S CAPITAL LLC
 1000 CALIFORNIA STREET, SUITE 100
 SAN FRANCISCO, CA 94109

PROJECT INFO
 PROJECT NAME: COPPER RIDGE AND GRANGEVILLE BLVD
 PROJECT LOCATION: 1000 CALIFORNIA STREET, SUITE 100
 PROJECT TYPE: RESIDENTIAL DEVELOPMENT
 PROJECT SIZE: 100,000 SQ. FT.
 PROJECT STATUS: IN PROGRESS

PHASES INFO

PHASE	NO. OF UNITS	LOT SIZE (SQ. FT.)	TOTAL AREA (SQ. FT.)
PHASE 1	100	1,000	100,000
PHASE 2	200	2,000	200,000
PHASE 3	300	3,000	300,000
PHASE 4	400	4,000	400,000
PHASE 5	500	5,000	500,000
PHASE 6	600	6,000	600,000
PHASE 7	700	7,000	700,000
PHASE 8	800	8,000	800,000
PHASE 9	900	9,000	900,000
PHASE 10	1,000	10,000	1,000,000
TOTAL	5,000	50,000	5,000,000

PARKING INFO

TYPE	NO. OF SPACES	AREA (SQ. FT.)
STREET	15	2,250
UNDERGROUND	20	3,000
OVERGROUND	30	4,500
TOTAL	65	9,750

Planned Unit Development No. 0037-24 is a request to allow various deviations from the regulations of the R-M Medium-Density Residential zone district for the residential subdivision, proposed under TT 945, including reduced lot size, lot width, lot depth, and setbacks allowance and allow removal of the block wall requirement between MX-N Neighborhood Mixed Use and R-M Medium-Density Residential.

Section	Requirement	Deviation Requested
§ 17.12.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100	Minimum lot size of 2,800 sq. ft.
§ 17.12.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet

	corner lots, except as prescribed in Section 17.10.100.	
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 70 feet
§ 17.12.050 Site Area per Dwelling Unit	The minimum site area per dwelling unit shall be 3,000 square feet	Minimum site area per dwelling unit 2,800 sq. ft.
§ 17.12.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 12 feet
	Front – Garage: 20 feet	Front – Garage: 20 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.12.150 Usable Open Space	300 square feet per dwelling unit. The open space shall be a minimum 15-foot wide	Deviation from the minimum width dimension requested, 10 feet. 300 sq. ft. of open space will still be accommodated.
§ 17.24.130 Screening, fences, and walls.	A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.	Deviation request to remove the block wall requirement between the MX-N and R-M zone district to allow for integration and mixed uses between sites.

Surrounding Uses

Direction	Existing Land Use	General Plan Designation	Zone District
North	Large-lot single-family residential	Low-Density Residential	R-L-12 Low-Density Residential
South	Vacant and large-lot single-family residential	Medium-Density Residential; Single-Family Residential; Neighborhood Mixed Use	County AL-10
East	Single-family residences	Low-Density Residential; Medium-Density Residential	County AL-10
West	School site; park space; single-family residential	Low-Density Residential, Open Space, Public Facilities	R-L-5 Low-Density Residential, PF Public Facility

Access and Circulation

Vehicular access to the site is proposed to be provided on Grangeville Boulevard and 9 ¼ Avenue for the commercial portion of the site. The low-rise apartments will have primary access to Grangeville Boulevard. The single-family residential portions of the site will be accessed from 9th, 9 ¼ and Leland Avenues, as well as interior local roads.

Utilities

The proposed Project would result in new water services connecting to an existing City water line located in 9¼ Avenue adjacent to the Project. Sewer service will be provided from an existing main trunk line located in 9th Avenue, south of the Project. Storm drain services will be provided by a permanent storm basin that will be located onsite. Southern California Edison provides electric service to the City. Natural gas service is primarily provided by the Southern California Gas Company. There are three major companies that provide communications services: AT&T, Sprint, and Verizon. Comcast is the primary cable television and internet provider in Kings County. With the Project, new service for all utilities will be constructed into the proposed subdivision.

PROJECT HISTORY AND CHANGES

October 14, 2025 Planning Commission Hearing

The project was presented to the Planning Commission on October 14, 2025. Following staff's presentation, the City Attorney voiced concerns related to the adequacy of the environmental document. At the request of the Planning Commission, the item was continued to November 25, 2025 in order to allow time for staff, the City Attorney, and applicant to review the environmental document and address the deficiencies identified.

Prior to the request to continue, during the public comment portion of the public hearing, two spoke in favor of the project, including Greg Nunley (project applicant) and Melody Haigh (Lennar representative).

One issue raised by the City Attorney on October 14's Planning Commission meeting was regarding the requirement for Ag. Mitigation. Staff conducted a thorough review of the General Plan EIR for the 2035 General Plan, as well as the EIR for the 2002 General Plan. The 2002 General Plan EIR was evaluated because under that General Plan, the conversion from agricultural to urban uses was originally contemplated.

The Agricultural Analysis is attached, **Attachment 7**. The analysis concludes that the 2002 GP EIR evaluated the conversion of farmland, including the Copper Ridge property, and did not identify mitigation.

Following thorough review of the document and supporting reference material by staff and amendments made to the environmental document by the applicant's environmental consultant, the updated document has been determined to be sufficient by staff. The Planning Commission concurred with staff's recommendation and recommended certification of Mitigated Negative Declaration No. 2025-73 (SCH# 2024121093) for the project to the City Council at their November 25, 2025 Planning Commission meeting.

In accordance with Section 15073.5 of the California Environmental Quality Act (CEQA) guidelines, the conditions requiring recirculation are not warranted, as the changes and new information within the environmental document are meant to clarify, addressing the concerns raised.

15073.5. RECIRCULATION OF A NEGATIVE DECLARATION PRIOR TO ADOPTION.

- (a) A lead agency is required to recirculate a negative declaration when the document must be substantially revised after public notice of its availability has previously been given pursuant to Section 15072, but prior to its adoption. Notice of recirculation shall comply with Sections 15072 and 15073.

(b) A “substantial revision” of the negative declaration shall mean:

- (1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or; new, avoidable significant effects will not be identified, and mitigation measures will not be added in order to reduce the effect to insignificance
- (2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required.

Analysis: New mitigation measures are not required from the project revisions

(c) Recirculation is not required under the following circumstances:

- (1) Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.
- (2) New project revisions are added in response to written or verbal comments on the project’s effects identified in the proposed negative declaration which are not new avoidable significant effects.
- (3) Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.

(4) New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

(d) If during the negative declaration process there is substantial evidence in light of the whole record, before the lead agency that the project, as revised, may have a significant effect on the environment which cannot be mitigated or avoided, the lead agency shall prepare a draft EIR and certify a final EIR prior to approving the project. It shall circulate the draft EIR for consultation and review pursuant to Sections 15086 and 15087, and advise reviewers in writing that a proposed negative declaration had previously been circulated for the project.

Attachment 6 reflects the updated initial study.

The changes to the initial study include:

- 1. Addition of information pertaining to the annexation area north of the Project Site, citing the requirement of future development to be developed consistent with the General Plan

designation and the requirement for future review upon application for the physical development.

2. Additional information included to extrapolate upon the VMT analysis conducted for the project.
3. Removal of the conceptual gas station from the environmental document and subdivision map.

The gas station previously shown was conceptual and able to be screened from VMT review. The gas station has since been removed and staff has amended the conditions of approvals to include a requirement that limits the commercial portion of the site's development to less than 55,000 sq. ft., in order to limit VMT impacts from the project and remain screened. Commercial development of the project site over 55,000 square feet will require further VMT analysis.

November 25, 2025 Planning Commission Hearing

During the continued public hearing for the item, staff addressed the project changes identified above and recommended approval of the various items to the City Council. The Planning Commission voted 4,0 to:

1. Recommend certification of Mitigated Negative Declaration No. 2025-73 (SCH# 2024121093) for the project to the City Council.
2. Find that the proposed Annexation No. 165 is consistent with the Hanford General Plan Policies L15 and L17 and forward Annexation No. 165 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.
3. Adopt Resolution No. 2025-30, recommending approval of General Plan Amendment No. 0009-24 to the City Council.
4. Adopt Resolution No. 2025-31, recommending approval Prezone No. 0013-24 to the City Council.
5. Adopt Resolution No. 2025-32, recommending approval of Tentative Subdivision No. 0012-24 (TT 945) to the City Council
6. Adopt Resolution No. 2025-33, recommending approval of Planned Unit Development No. 0037-24 to the City Council.

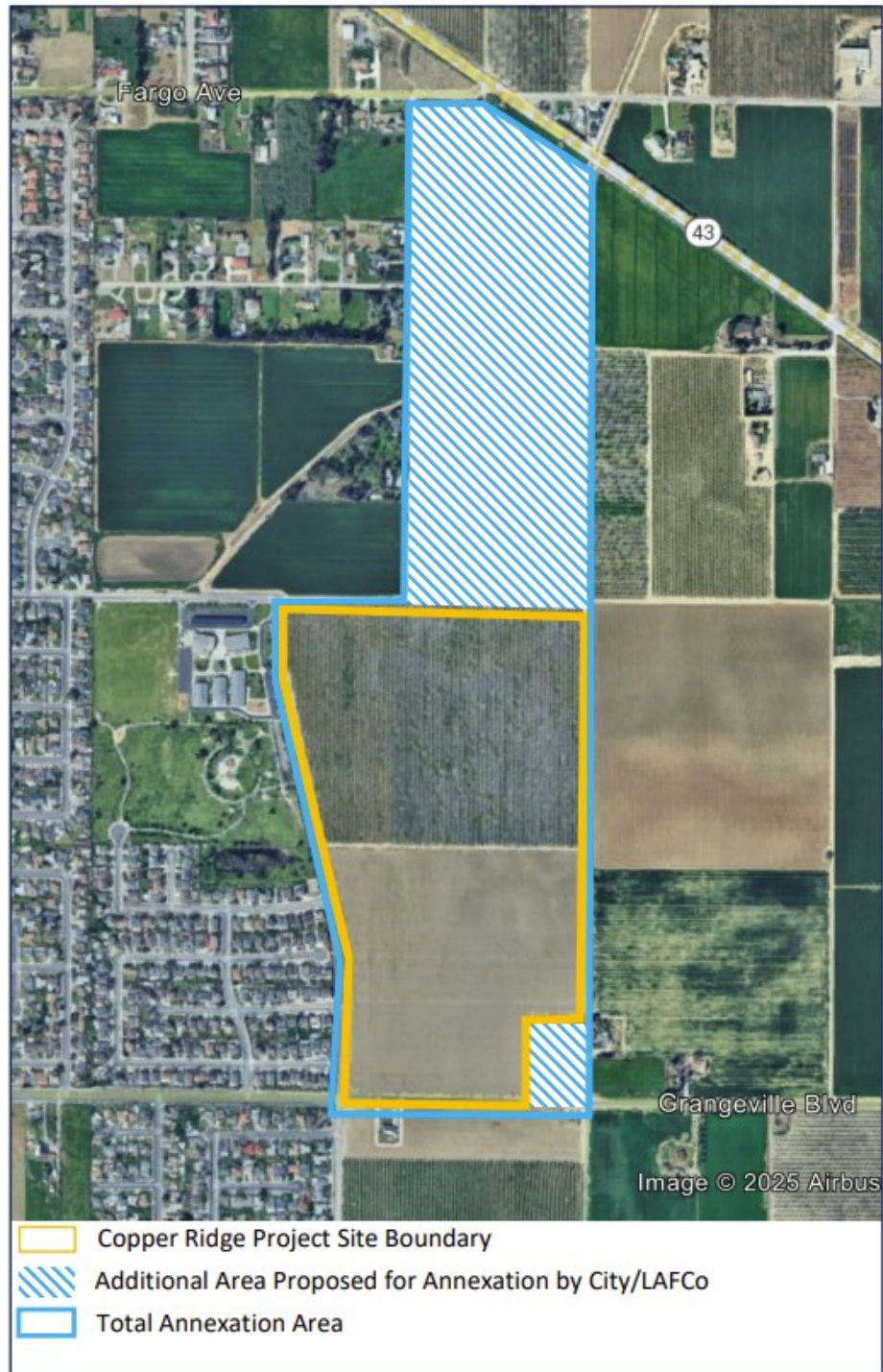
BACKGROUND INFORMATION

Project Location

The Project site is located north of Grangeville Boulevard and east of 9 ¼ Avenue. The development site includes two parcels, comprising 83.61 acres (APNs 014-143-069 and 014-143-078). The

additional Annexation Area encompasses 58.24 acres (APNs 014-143-022, 014-830-011, 014-830-010, 014-830-013, 014-830-014, 014-830-015, 014-830-016, 014-830-017, 014-830-018)

Figure 6: Project Location



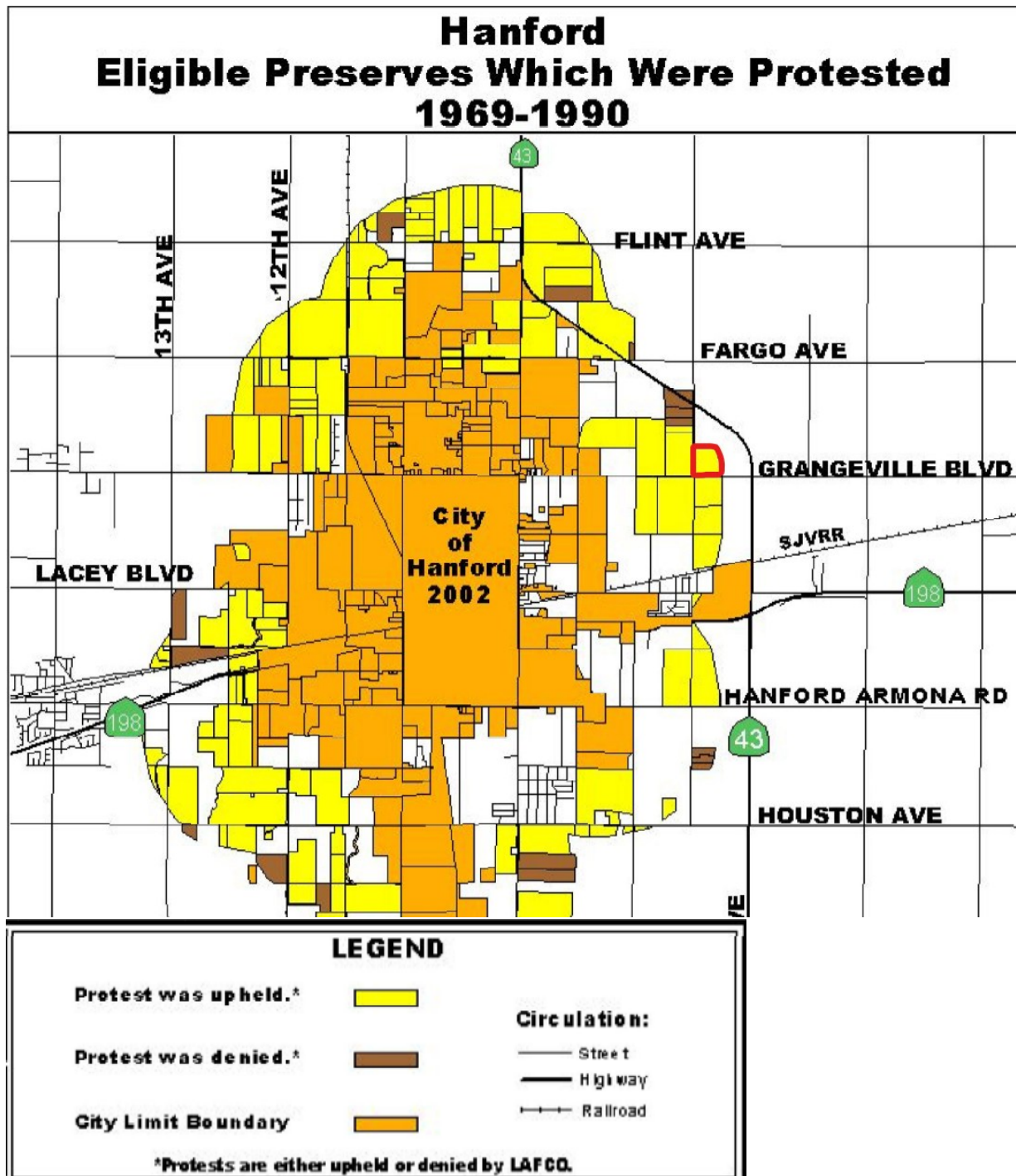
Existing Land Use

The annexation area includes seven large-lot single-family residences, land use for agriculture, and vacant land.

Williamson Act Contract

The property located at APN 014-143-078 (outlined in red) is in a Williamson Act Contract that has been protested by the City. The city will not “succeed” the contract for the property that was protested and the contract will be terminated upon annexation.

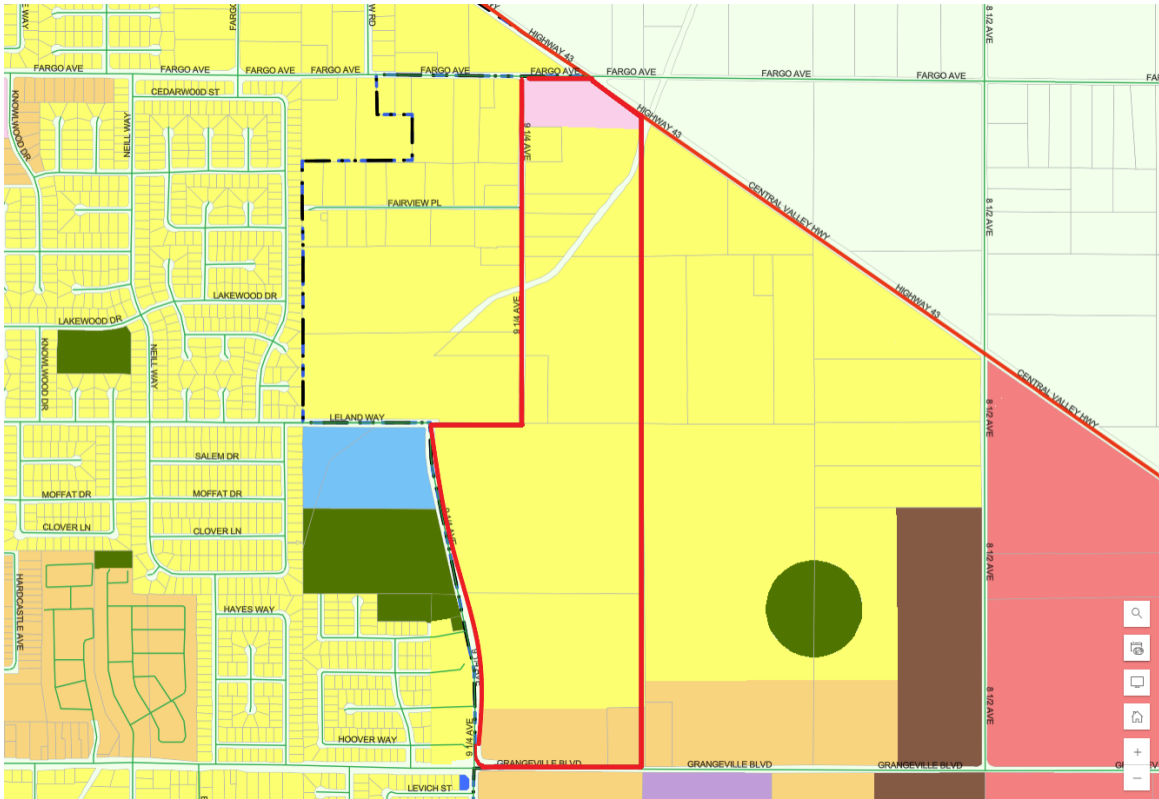
Figure 7



General Plan and Zoning Designation

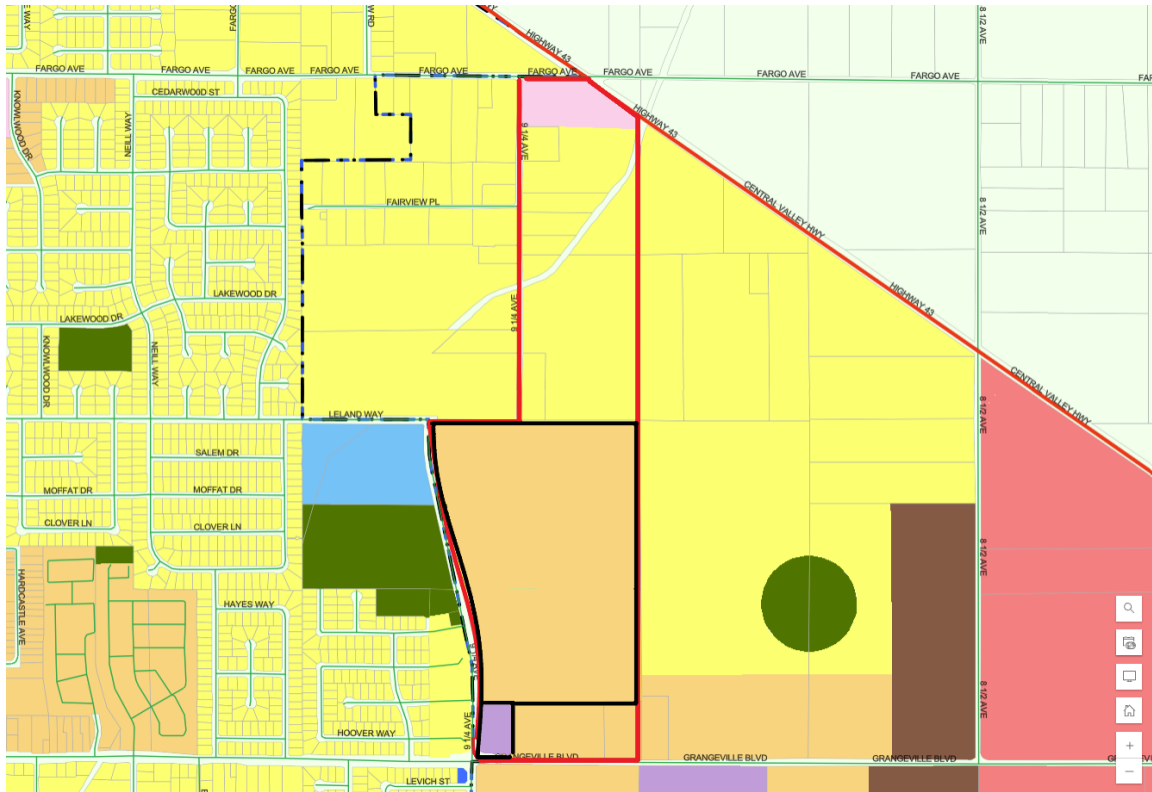
The land is presently designated by the General Plan as a combination of Low-Density Residential, Medium-Density Residential, and Neighborhood Commercial.

Figure 8A: Existing General Plan Designation
(project site outlined in red)



General Plan Amendment No. 0009-24 is a request to change the General Plan Designation for the development project site from Low- and Medium-Density Residential to Medium-Density Residential and Neighborhood Mixed Use.

Figure 8B: Proposed General Plan Amendment
(project site shown in red; area changed outlined in bold)



3.4.1 Low Density Residential

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

Policy L31 Purpose of the Low Density Residential Land Use Designation

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

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

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

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

While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under

Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

Analysis: The Low-Density Residential designation will be maintained for the northern portion of the annexation area, where development is not taking place. The existing large-lot single-family residences within the annexation area are consistent with the Low-Density Residential land use designation.

3.5.1 Neighborhood Commercial

Policy L42 Purpose of Neighborhood Commercial Land Use Designation

Establish the Neighborhood Commercial land use designation to provide convenience commercial and neighborhood shopping centers serving a localized market that provide a range of necessary day-to-day retail goods and services.

Policy L43 Typical Uses in Neighborhood Commercial Land Use Designation

Define the uses allowed in the Neighborhood Commercial land use designation to include businesses providing day-to-day goods and services for the surrounding and nearby residential neighborhood. Uses that would primarily serve a citywide or regional market area shall not be allowed. Typical uses include markets, small retail shops, eating establishments, service stations, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses.

Policy L44 Design of Neighborhood Commercial Land Use Designation

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

Policy L45 Location and Size of Neighborhood Commercial Land Use Designation

Locate Neighborhood Commercial land use designations on 3 to 10 acres at roughly one-mile intervals on one corner of an intersection of an arterial street and an arterial or collector street.

Policy L46 Anchor Tenants in Neighborhood Commercial Land Use Designation

Limit the total gross building square footage of the anchor tenant, such as a supermarket, in the Neighborhood Commercial land use designation to not exceed 55,000 square feet, and also to not exceed 50% of the shopping center's gross building square footage.

Analysis: The Neighborhood Commercial designation is located at the southwest intersection of Fargo Avenue and Highway 43 within the annexation area. At this time, the area is not proposed to be developed.

3.4.2 Medium Density Residential

The expected density range for Medium Density Residential is 7 to 20 units per gross acre with an expected typical density of 9 units per gross acre. 20 units per gross acre may be achieved with density bonuses and conditional use permits.

Analysis: The southern portion of the annexation area, considered the development project area, is proposed to be developed, as shown in Tentative Tract 945, which proposes to subdivide 78.16 acres into 350 single-family residences and 300 multi-family residences, for a combined total of 650 units, with an estimated 8.31 units per acre. The expected density range is achieved through the development proposed in Tentative Tract 945.

Policy L34 Purpose of the Medium Density Residential Land Use Designation

Establish the Medium Density Residential land use designation to include residential uses such as duplexes, triplexes, fourplexes, townhomes, and lower density apartment complexes, as well as non-traditional, smaller single-family lots with designs such as zero lot lines, patio homes, and townhomes with lot sizes ranging from 4,500 to 7,500 square feet for single family developments. It is intended that development be conveniently serviced by neighborhood commercial and recreational facilities and have access to major collector or arterial streets.

Analysis: The southern area of the annexation area, considered the development project area, is proposed to be developed, as shown in Tentative tract 945, which proposes non-traditional smaller, single-family lots, one-story duplexes, and a two-story apartment complex. The development proposed through Tentative Tract 945 is consistent with the purpose of the medium-density residential land use.

Policy L35 Typical Uses in the Medium Density Residential Land Use Designation

Define the uses allowed in the Medium Density Residential land use designation to include residential uses such as duplexes, triplexes, fourplexes, townhomes, and lower density apartment complexes, as well as non-traditional, smaller single-family lots. It is intended that development be conveniently serviced by neighborhood commercial and recreational facilities and have access to major collector or arterial streets.

Analysis: The southern area of the annexation area, considered the development project area, is proposed to be developed, as shown in Tentative tract 945, which proposes non-traditional smaller, single-family lots, one-story duplexes, and a two-story apartment complex. The development will be conveniently serviced by neighborhood commercial on the southwest corner of the project site, be located across the street from Freedom Park and the future Heroes Park and have access to Grangeville Boulevard and 9th Avenue (arterials) and 9 ¼ and Leland Avenues (collectors). The development proposed through Tentative Tract 945 is consistent with the typical uses in the medium-density residential land use designation.

Policy L36 Design of the Medium Residential Land Use Designation

Develop and enforce design policies and/or ordinances for Medium Density Residential developments that ensure high quality construction, design, open space amenities, safety and security, and overall compatibility with the rest of the neighborhood.

Analysis: The development proposed under Tentative Tract 945 and Planned Unit Development No. 0037-24 will be developed consistently with the regulations set forth in Section 17.12 of the Hanford Municipal Code, except where deviation is proposed through the PUD.

Policy L37 Location and Size of the Medium Density Residential Land Use Designation

Locate the Medium Density Residential land use designation in and around the residential portions of Hanford's original townsite and in existing and new neighborhoods where there is direct access to major streets. The minimum area designated in a single location shall be three (3) acres.

Analysis: The designation will be located with between Grangeville and Leland Avenues, and between 9th and 9 ¼ Avenues, which are considered major streets. The designation will be 78.16 acres.

3.6.1 Neighborhood Mixed Use

Policy L60 Purpose of Neighborhood Mixed Use Land Use Designation

Establish the Neighborhood Mixed Use land use designation to promote mixed-use commercial and multi-family residential areas that allow walking to and between the mix of uses. New development may be oriented towards an existing public street or a new street or civic space within the development site.

Analysis: The designation is proposed to be developed as shown in Tentative Tract 945, which promotes mixed-use commercial with surrounding multi-family residential, including the ability to walk in between the mix of uses. The development proposed is oriented towards the public street, Grangeville Boulevard and 9 ¼ Avenue.

[illegible]

Define the uses allowed in the Neighborhood Mixed Use land use designation to include multi-family dwellings along with businesses providing day-to-day goods and services for the surrounding and nearby residential neighborhoods. Commercial uses that would primarily serve a citywide or regional market area shall not be allowed. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, service stations, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged.

Policy L62 Design of Neighborhood Mixed Use Land Use Designation

Page 321 of 1117

are oriented primarily to the pedestrian. Require pedestrian access between residential and commercial uses and prohibit parking areas, walls, and landscaping in locations on the site that block or hinder pedestrian access. The maximum residential density permitted in a horizontal mixed use development is fifteen (15) dwelling units per acre.

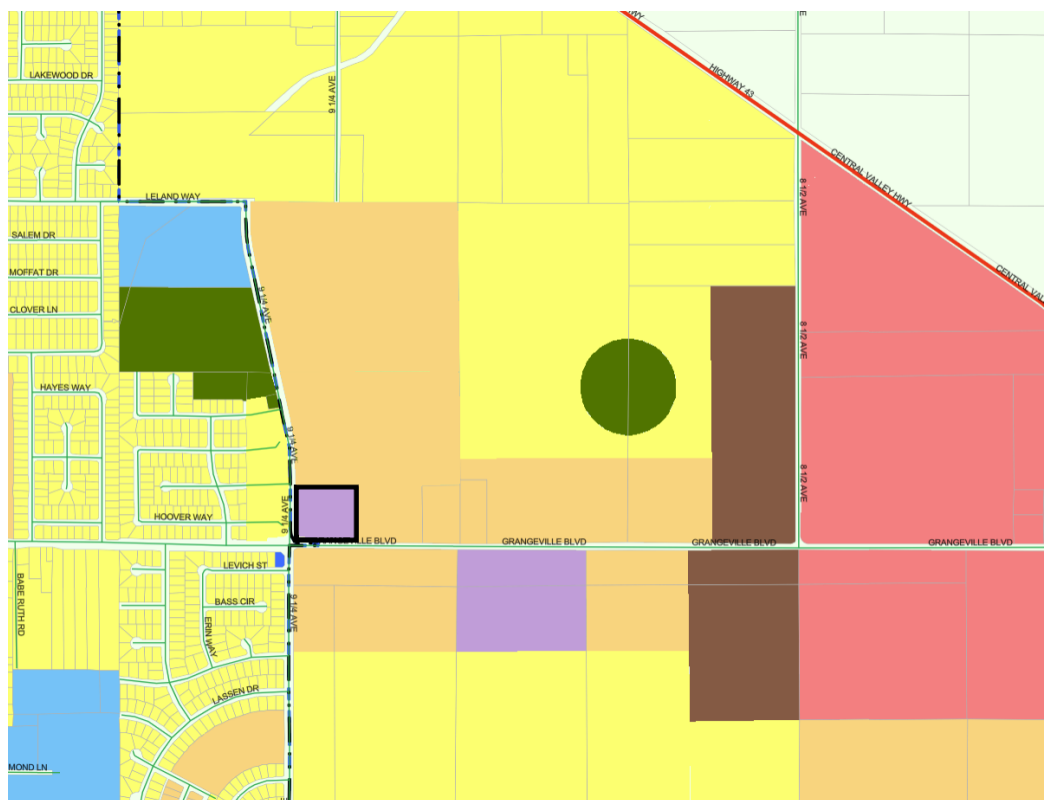
Analysis: Although conceptual, the designation is proposed to be integrated with the Medium-Density Residential land use through walkways and sidewalks, providing pedestrian access between the sites. Pathways between the Neighborhood Mixed Use and Medium-Density Residential designation will be required and verified during future site plan review.

Policy L63 Location and Size of Neighborhood Mixed Use Land Use Designation

Locate Neighborhood Mixed Use land use designations on eight (8) to twenty-five (25) acres at roughly one-mile intervals on one corner of an intersection of an arterial street and an arterial or collector street. This land designation takes the place of the Neighborhood Commercial land use designation on some corners.

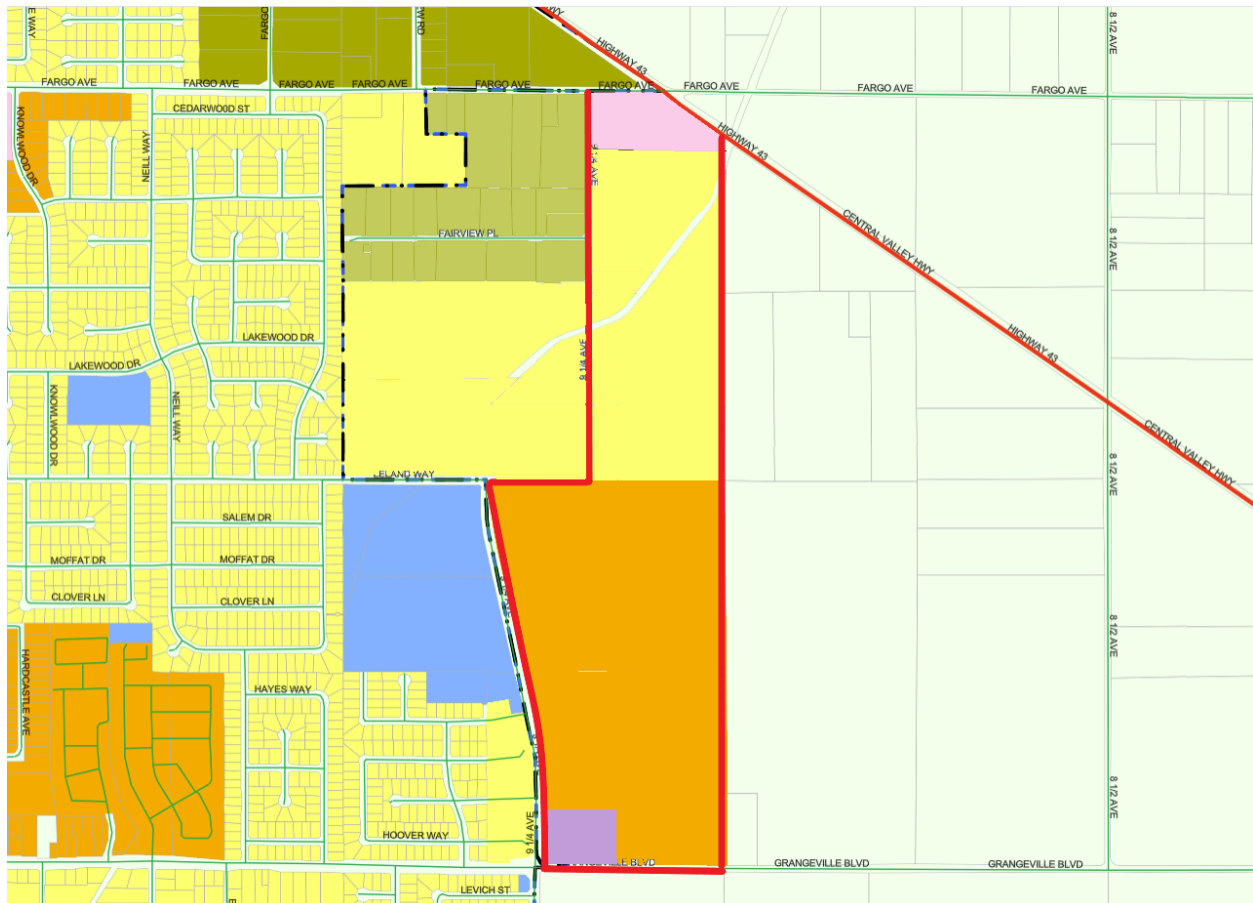
Analysis: There is an 18.18-acre Neighborhood Mixed Use designation to the southeast of the project site on the opposite side of Grangeville Boulevard. In combination with this designation, there will be a total of 23.63 acres of Neighborhood Mixed Use, which is within the anticipated acreage for the designation.

Figure 10: Aggregate Neighborhood Mixed Use Designation



The property is proposed to be rezoned C-N Neighborhood Commercial, R-L-5 Low-Density Residential, R-M Medium-Density Residential, and MX-N Neighborhood Mixed Use, in accordance with the General Plan and General Plan Amendment No. 0009-24.

Figure 12: Prezone No. 0013-24
(project site outlined in red)



PROJECT EVALUATION

Annexation No. 165

Annexation 165 is a request to annex approximately 141.85 acres into the City of Hanford City Limits from the Kings County Jurisdiction. The annexation area is a combination of the Project Site (83.61 acres) and an area to the north, not proposed to be developed at this time (58.24 acres).

See Figure 1 and **Attachment 1**.

Annexation of land into Hanford allows previously undeveloped land to become available for development and allows the City of Hanford to provide the territory that is annexed with its full range of City services. The annexation process can serve as an interim growth management tool, by limiting annexation to only the land that is needed for growth at the time.

The Hanford Planning Commission is charged with reviewing proposed annexation and making a finding of consistency with the Hanford General Plan to forward to the City Council. The Planning Commission was able to find Annexation 165 consistent with the Hanford General Plan Policy L15 and L17.

Policy L15 Initiation of Annexations

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

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

Analysis: The property proposed to be annexed is within the City's Primary Sphere of Influence, as shown in **Attachment 3**.

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

Analysis: A Plan for Services has been prepared by Engineering for Water, Sanitary Sewer, and Storm Drainage – see **Attachment 4**.

Fire and Police

Fire and police services are adequate to service the area to be annexed. Impacts to fire and police services will be mitigated through payment of impact fees.

School

Since the proposed Project includes the addition of 650 residential units, the number of students in the school district will increase. The Project will pay school development impact fees to the school districts at the time of building permit issuance in compliance with Education Code Section 17620 and Government Code Section 65995 et. Seq. These fees are used to construct new or expanded school facilities.

The City's role in development and managing school sites and programs is limited. The various school districts truly govern where a new school site would be located and when it would be necessary to construct or expand facilities, in order to adequately accommodate population growth. Elected governing school boards are responsible for budgeting and decision-making and the State Department of Education establishes school site and construction standards. The General Plan provides policy which focuses on collaboration with school districts in determining new school locations and utilizing school facilities for general public needs. School districts would be able to utilize the General Plan, along with other plans, standards, and codes, to establish new school sites and to make decisions on school amenities and cohesiveness with the surrounding area.

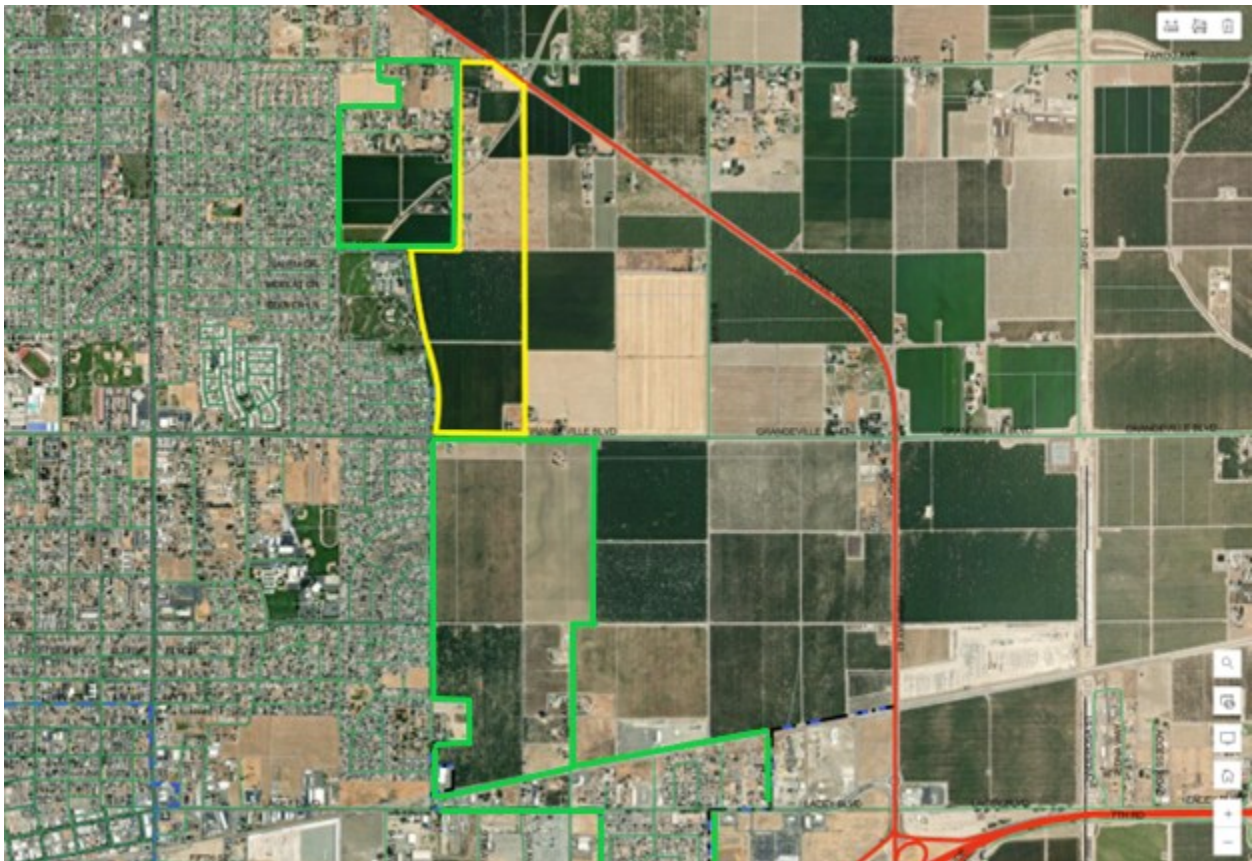
3. Land for development within the City limits is insufficient to meet the current land use needs.

Analysis: The applicant is proposing an 83.61-acre development in the northeast planning area. Available land for new development within the City limits is limited. Within the existing City limits, the majority of the property available for residential development has been developed or has been entitled. The proposal is considered implementation of the General Plan.

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

Analysis: The territory to be annexed is directly contiguous to the current City limits to the north and west. Three annexations are in progress west and south of the project site – shown in green.

Figure 13: Annexations in Progress



Policy L17 Plan for Services

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

Analysis: A Plan for Services is attached (**Attachment 4**).

Favorable Factors for Annexation

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

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

Analysis: The proposed area is close to the existing City limits and is a logical extension of the City. The annexation area can be served by municipal-type services. The annexation area is designated as a combination of Low-Density Residential, Medium-Density Residential, and Neighborhood Commercial by the General Plan and is proposed to be designated as a combination of Low-Density Residential, Medium-Density Residential, Neighborhood Commercial, and Neighborhood Mixed Use, in accordance with the proposed General Plan Amendment. This area has been considered for urban development by the General Plan and is necessary to accommodate growth within the City of Hanford.

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

Analysis: The annexation area is designated as a combination of Low-Density Residential, Medium-Density Residential, and Neighborhood Commercial by the General Plan and is proposed to be designated as a combination of Low-Density Residential, Medium-Density Residential, Neighborhood Commercial, and Neighborhood Mixed Use, in accordance with the proposed General Plan Amendment. This area has been considered for urban development by the General Plan and is necessary to accommodate growth within the City of Hanford. The southern portion of the annexation area, considered the development area, is proposed to be developed as shown in Tentative Tract 945. Tentative Tract 945 proposes the development of 650 residential units (350 single-family and 300 multi-family), as well as 5.45 acres of commercial development. The development is consistent with the proposed General Plan Amendment No. 0009-24. All findings have been made in order to support the General Plan Amendment. The northern portion of the annexation area is not proposed to be developed, at this time. The annexation is consistent with the General Plan, as proposed to be amended.

The annexation is consistent with the General Plan Section 3.2.4, which states, “Annexation of land into Hanford allows previously undeveloped land to become available for development and allows the City of Hanford to provide the territory that is annexed with its full range of City services.” The annexation area is also consistent with Policy L15 and L17 of the General Plan, as analyzed above.

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

Analysis: The property proposed to be annexed is within the City’s Primary Sphere of Influence, as shown in **Attachment 3**.

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

Analysis: **Unable to make finding.** The annexation area comes with consent of two property owners; however, the remaining property owners have not consented to the annexation.

Vesting Tentative Tract 945 and Planned Unit Development No. 0037-24

Tentative Tract 945 (Copper Ridge) is a request, by N&M Capital, LLC, to subdivide 83.61 acres of the annexation area into a 650-unit multi-family (300 units) and single-family (350 units) residential subdivision and a 5.45-acre Neighborhood Mixed Use site.

See proposed subdivision – **Attachment 2.**

Planned Unit Development No. 0037-24

Planned Unit Development No. 0037-24 is a request to allow various deviations from the regulations of the R-M Medium-Density Residential zone district for the residential subdivision, proposed under TT 945, including reduced lot size, lot width, lot depth, and setbacks. The PUD also proposes the removal of the block wall requirement between the MX-N Neighborhood Mixed Use site and the R-M Medium-Density Residential development to allow for integration between the sites.

Elevations are proposed for the subdivision and will be required as a condition of the Planned Unit Development. The elevations are considered enhanced and will provide a cohesive subdivision theme– **Attachment 5.**

Figure x: Copper Ridge Elevations and Renderings





© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - STYLE



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - STYLE



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C - STYLE



The requests for deviations are as follows:

Section	Requirement	Deviation Requested
§ 17.12.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100	Minimum lot size of 2,800 sq. ft.
§ 17.12.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 70 feet
§ 17.12.050 Site Area per Dwelling Unit	The minimum site area per dwelling unit shall be 3,000 square feet	Minimum site area per dwelling unit 2,800 sq. ft.
§ 17.12.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 12 feet
	Front – Garage: 20 feet	Front – Garage: 20 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.12.150 Usable Open Space	300 square feet per dwelling unit. The open space shall be a minimum 15-feet wide	Deviation from the minimum width dimension requested, 10 feet. 300 sq. ft. of open space will still be accommodated.
§ 17.24.130 Screening, fences, and walls.	A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.	Deviation request to remove the block wall requirement between the MX-N and R-M zone district to allow for integration and mixed uses between sites.

APN(s): 014-143-069 and 014-143-078

Total Area: 83.61 acres

Number of Dwelling Units: 650 units; 350 single-family residential dwelling units; 300 multi-family units

Units per acre: 8.31 units per gross acre of Medium-Density Residential development

Potential population increase: 3.08 persons per household x 650 households = 2,002 persons

Conformance with the R-M Medium-Density Residential Zone District Regulations

The residential portions of Tentative Tract 945 have been evaluated for conformance with the R-M Medium-Density Residential zone district regulations, consistent with the proposed rezoning of the site.

17.12.030 Lot area.

Smallest	Largest	Required in R-M
2,800 sq. ft.	11,540 sq. ft.	5,000 sq. ft.

In the R-M Medium-Density Residential zone district, the minimum lot size shall be 5,000 square feet, except as prescribed in Section 17.12.100, which allows lot area between 3,600 square feet and 4,999 square feet.

Analysis: The minimum lot size provided in Tentative Tract 945 is 2,800 sq. ft., which is a proposed deviation through Planned Unit Development No. 0037-24.

Section	Requirement	Deviation Requested
§ 17.12.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100	Minimum lot size of 2,800 sq. ft.

17.12.040. Lot dimensions

Lot Frontage

In the R-M Medium- Density Residential zone district, the minimum lot frontage shall be 40 feet.

Analysis: There is a minimum of 40 feet of lot frontage provided for all lots within the subdivision.

Lot Width

In the R-M Medium-Density Residential zone district, there shall be a minimum lot width of 50 feet for interior lots and 60 feet for corner lots.

Analysis: All interior lots are a minimum of 40 feet wide, and each corner lot is a minimum of 45 feet wide, which is a deviation proposed through Planned Unit Development No. 0037-24.

Lot Depth

In the R-M Medium-Density Residential zone district, the lot depth shall be a minimum of 90 feet.

Analysis: The minimum lot depth proposed in the subdivision is 70 feet, which is a deviation proposed through Planned Unit Development No. 0037-24.

Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five and maximum 10 foot wide landscape easement

continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

Analysis: 9th Avenue is an arterial road, which borders the proposed subdivision to the east. 9 ¼ Avenue and Leland Avenue are designated collectors along the subdivision's exterior. Lots backing onto the adjacent arterial and collector streets are separated by a block wall and a 10-foot wide landscape outlet.

Figure 14: Outlot along 9th Avenue

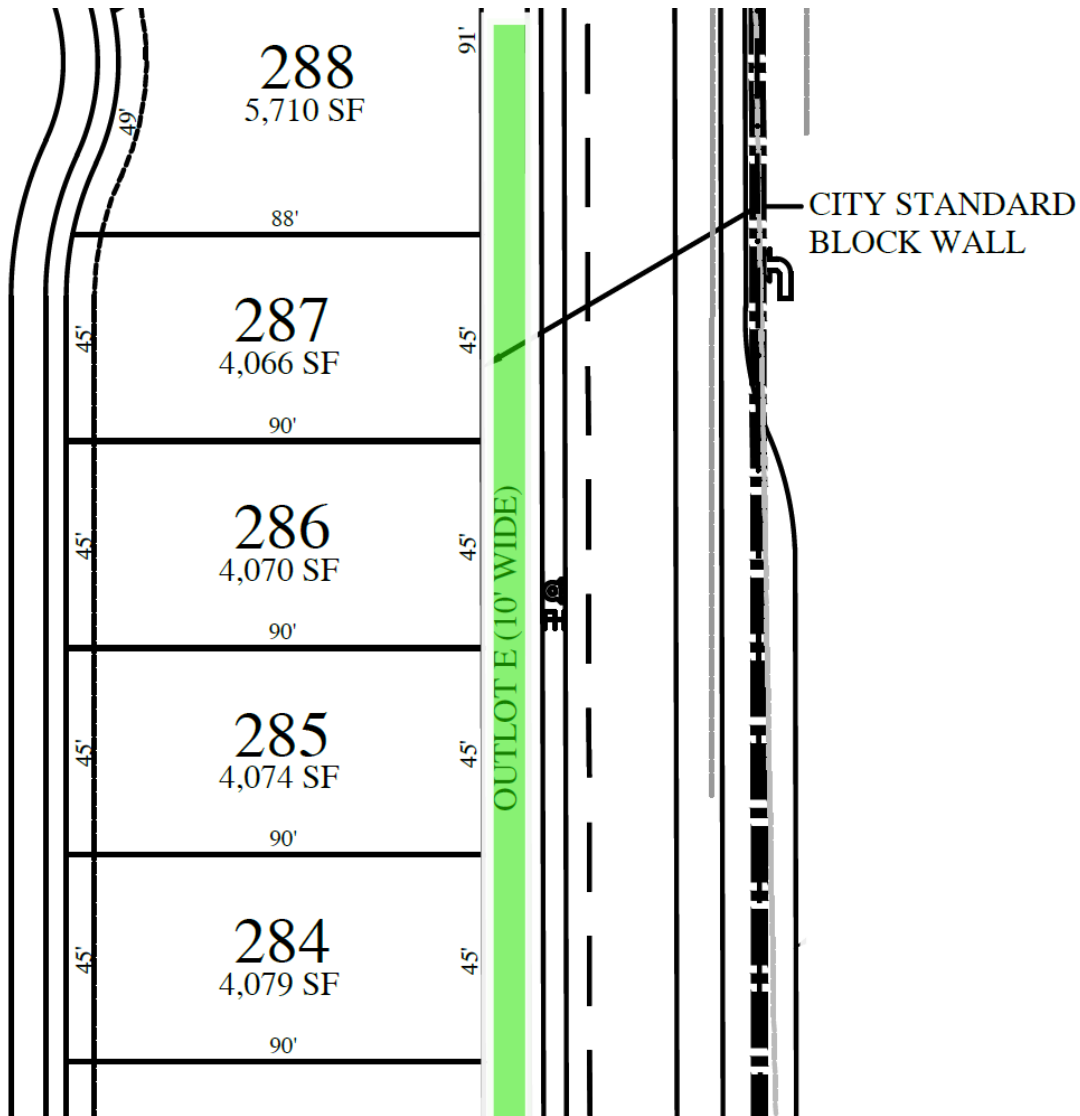


Figure 15: Outlot along 9 1/4 Avenue

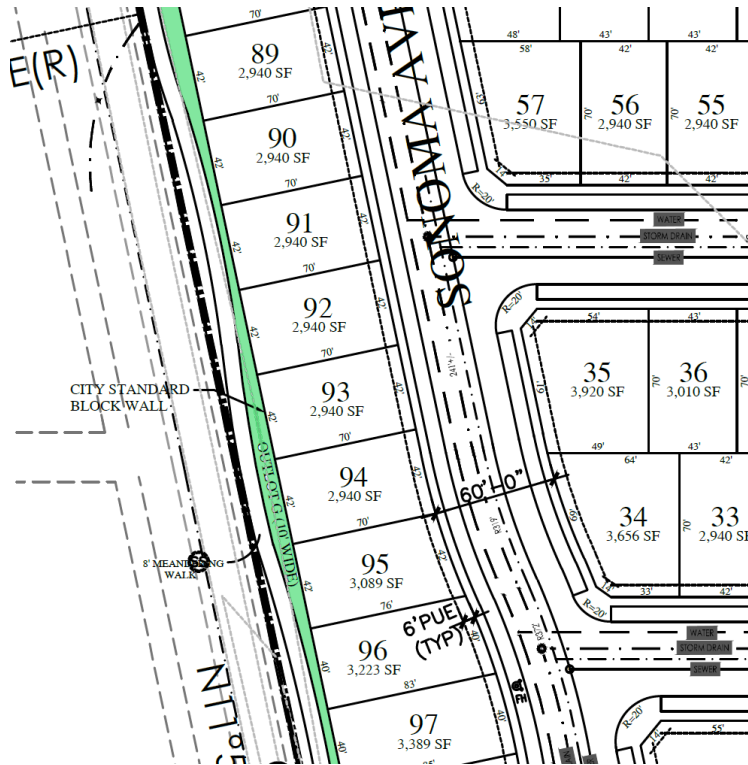
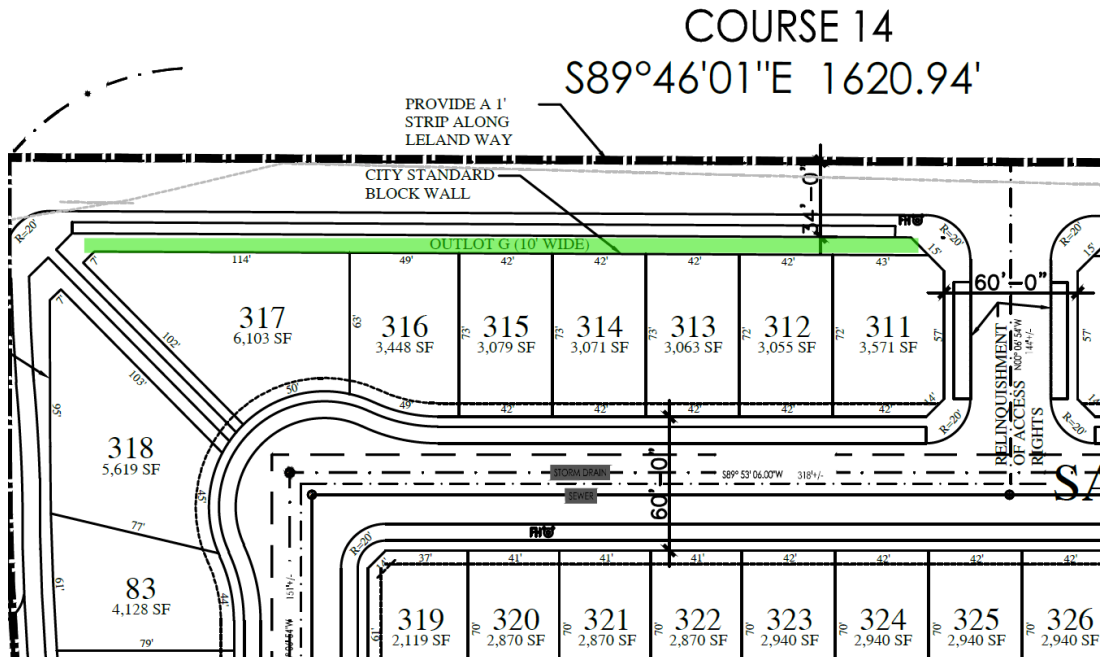


Figure 16: Outlot along Leland Avenue



Section	Requirement	Deviation Requested
§ 17.12.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40
§ 17.12.040 Lot Dimensions	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 70 feet

Density

In accordance with the General Plan, the expected density range for Medium-Density Residential is between seven and 20 units per gross acre.

Analysis: The density provided for Tentative Tract 945 is 8.31 units per gross acre, which is within the allowable and expected density range for Medium-Density Residential.

17.12.050 Site Area per Dwelling Unit.

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

Analysis: The applicant proposes to deviate from the site area per dwelling unit requirement in order to permit one unit on a minimum lot of 2,800 sq. ft. through Planned Unit Development No. 0037-24.

Section	Requirement	Deviation Requested
§ 17.12.050 Site Area per Dwelling Unit	The minimum site area per dwelling unit shall be 3,000 square feet	Minimum site area per dwelling unit 2,800 sq. ft.

17.12.060 Coverage.

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

Analysis: As a condition of approval of the subdivision, all building setbacks, accessory structure limitations, and off-street parking requirements shall be observed, as modified through Planned Unit Development No. 0037-24.

17.12.070 Building Setback Areas

In the R-M Medium-Density Residential zone district, no structure shall be placed within a building setback area.

Front

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

Rear

The rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one story high.

Side

The side building setback area shall be five feet from an interior side lot line and 10 feet from a street side property line. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Analysis: The applicant proposes to deviate from the R-M Medium-Density Residential zone district standards to allow reduced livable space and rear-yard setbacks through the Planned Unit Development No. 0037-24:

Section	Requirement	Deviation Requested
§ 17.12.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 12 feet
	Front – Garage: 20 feet	Front – Garage: 20 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet

Typical lot products are attached, as **Attachment 5**, showing elevations, expected layout, and the setback deviation requested.

17.12.080. Distances between structures.

In the R-M-Density Residential zone district the minimum distance between structures shall be 10 feet, except as provided by the building code.

Analysis: Separation will be provided, as required by the building code.

17.12.090. Height of structures.

In the R-M Medium-Density Residential zone district, the maximum structure height shall be 35 feet.

Analysis: The single-family residences within the subdivision are proposed to be one-and two-stories, which are a nine-foot plate line height for single-story and 18-foot plate line height for two-story. The multi-family duplexes will be one-story. The 8-plex multi-family units will be two-story. As a condition of approval of the subdivision, height requirements shall be observed. Height limitations will be verified upon application for building permits.

17.12.110. Driveways.

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

Typical driveway widths are 16 feet. On a 40-foot lot, a 16-foot driveway accounts for 40% of the frontage width. Therefore, the maximum driveway will not be exceeded, however future paved area will not be allowed for lots already at the maximum paved area. As a condition of approval of the subdivision, driveway requirements shall be observed. Driveway locations and paved surface coverage will be verified upon application for building permits.

17.12.120 Accessory Structures

In the R-M Medium-Density Residential zone district, accessory structures may be located within a required rear or side building setback area, subject to all of the following requirements:

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

Analysis: The requirements pertaining to accessory structures are communicated to the public, however, the majority of these structures are exempt from building permits and enforced through Code Compliance. Accessory structure placement would be generally precluded for the smaller lots with 10-foot setbacks, since the separation requirements could not be achieved.

17.12.130 Other Setback Standards

In the R-M Medium-Density Residential zone district, the following setbacks shall also apply:

- A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.
- B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines where the lot has a landscape easement with a block wall on the rear or side, the setback shall be taken from the inside of the wall to the water's edge.

- D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.
- E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

Analysis: As a condition of approval of the subdivision, all setbacks requirements shall be observed, except as expressly modified through the PUD. The setback requirements will be verified upon application for building permits.

17.12.140. Off-street parking.

Off-Street Parking Requirements:

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

In the R-M Medium-Density Residential zone district, single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Multi-family parking is required, as follows:

Table 17.54.040	
Number of Parking Spaces	
Land Use	Parking Space Requirement
Multifamily dwelling, Studio or SRO (no bedroom)	1 space per dwelling unit
Multifamily dwelling, 1-bedroom	1.5 spaces per dwelling unit; 50% of the spaces shall be covered parking
Multifamily dwelling, 2-bedroom	1.75 spaces per dwelling unit; 50% of the spaces shall be covered parking
Multifamily dwelling, 3 or more bedrooms	2 spaces per dwelling unit; 50% of the spaces shall be covered parking
Single- or multifamily dwelling specifically for seniors 55 years of age or older	1 space per dwelling unit or 1 space for every 4 beds

Required parking spaces may not be provided in any front, side, or rear building setback area. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

Recreational Vehicles:

No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except

within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code. No recreational vehicle or trailer shall be used as a residence.

Vehicles Incapable of Movement Under Their Own Power

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

Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas. I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited.

Analysis: The above requirements pertaining to off-street parking, recreational vehicles, vehicles incapable of movement under their own power, and repair of vehicles appear as conditions of approval of the resolution for the subdivision.

17.12.150. Usable open space.

In the R-M Medium-Density Residential zone district:

Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

Analysis: The applicant seeks to allow a deviation from the minimum open-space width through the Planned Unit Development. Open space square footage will be provided within the backyard of the single-family residences with a minimum 10-ft. width. On 40-ft.-wide lots, 400 feet of open space will be provided (10' x 40'). Open space is required in the multi-family project sites equal to five percent of the lot area. For Phase 4, a minimum of 20,200 square feet of open space will be required, based on 404,000 sq. ft. of site area. For Phase 5, a minimum of 10,183 square feet of open space will be required, based on 203,665 sq. ft. of site area. The multi-family open space requirements will be verified during Site Plan Review for the multi-family portions of the development, conceptually, the required open space has been provided, as required.

Open Space is accommodated in Phase 4 and 5, as required.

Figure 18: Phase 4 Open Space, approximately 25,214 sq. ft.

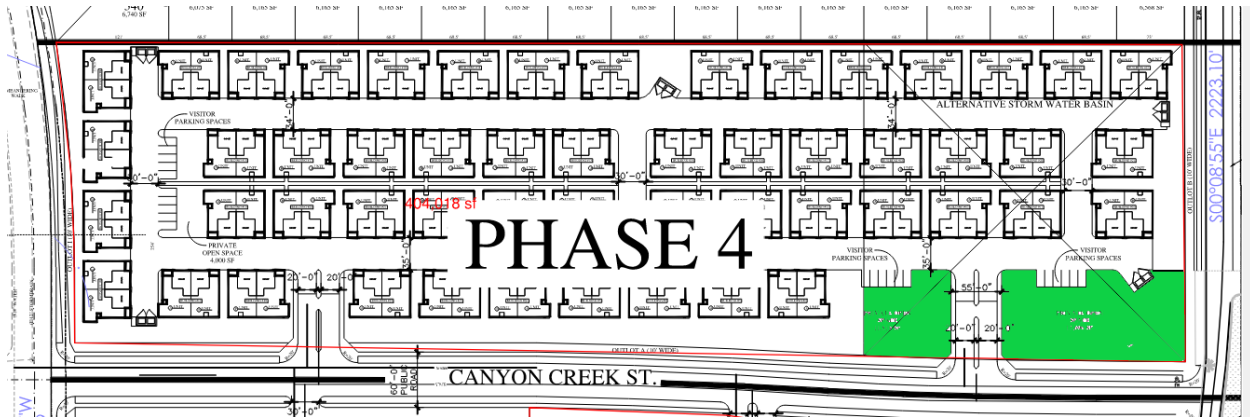
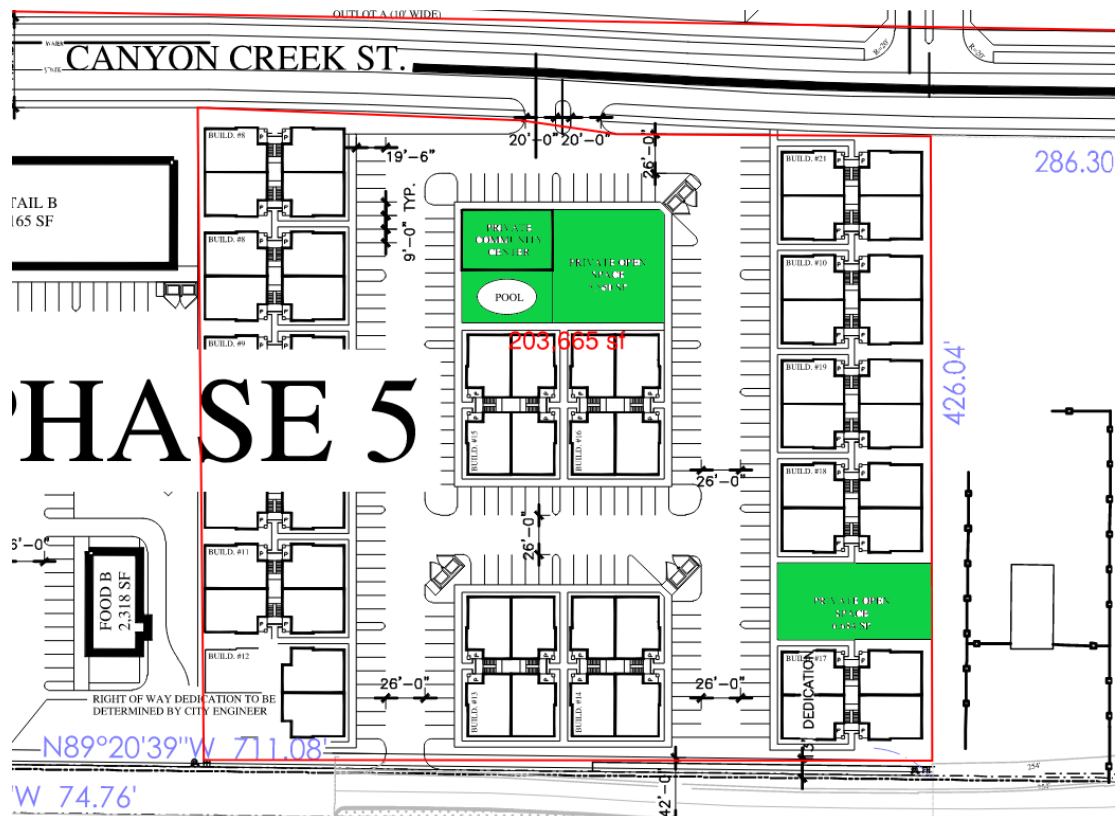


Figure 19: Phase 5 Open Space, approximately 16,748 sq. ft.



17.10.160. Landscaping.

In the R-M Medium-Density Residential zone district, the following landscape standards shall apply:

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.
- C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52
- D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.
- E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:
 - 1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.
 - 2. One (1) street tree, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.
 - 3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.
- F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars (\$50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars (\$50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars (\$50.00) for the required tree at the twelve (12) foot line.
- G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

Analysis: Landscaping permits will be required for the single-family lots and the multi-family developments. The above requirements are conditions of approval of the project.

17.12.170. Screening, Fences, and Walls.

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

Analysis: As a condition of approval of the subdivision, wall placement shall be observed and will be verified where a building permit is required.

17.12.180. Signs.

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

Analysis: Signage for the single-family residences are generally limited to temporary signs (political signs), and subject to the requirements of Chapter 17.56. Signage for the multi-family portions of the development will be required to adhere to the table below. A sign permit will be required to be submitted.

Table 17.56.090(A)		
Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
AP, R-L, R-M, and R-H zones with 4 or less residences per site	1 sign per residence maximum. 4 sq. ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only. None allowed.	
AP, R-M, and R-H zones with 5 or more residences per site or with nonresidential uses on site	1 sign per street frontage maximum. 30 sq. ft. maximum size per sign. Placement a minimum 5 feet below roofline. External illumination only.	1 sign per site maximum. 20 sq. ft. maximum size. 6 feet high maximum. External illumination only.

17.10.190. General Provisions and Standards.

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

Conclusion: All requirements of the R-M Medium-Density Residential zone district are satisfied in the proposed subdivision, with the deviations permitted through the planned unit development, or will be satisfied by conditions of approval for future building permits.

Conformance with the MX-N Neighborhood Mixed Use Regulations

The commercial portion of Tentative Tract 945 has been evaluated for conformance with the MX-N Neighborhood Mixed Use zone district regulations, consistent with the proposed rezoning of the site.

17.24.020 Permitted uses

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

Analysis: Although the development of the commercial shopping center is conceptual, it is estimated that it may include two fast food restaurants, two general retail stores, and one convenience store. The uses proposed are allowed within the MX-N Neighborhood Mixed Use zone district. Since the commercial portion of the site is considered conceptual, a Site Plan Review will be required for development of the site in the future. All uses proposed for the site will be required to adhere to the land use table and allowable uses in the MX-N Neighborhood Mixed Use zone district.

Figure 20: MX-N Uses

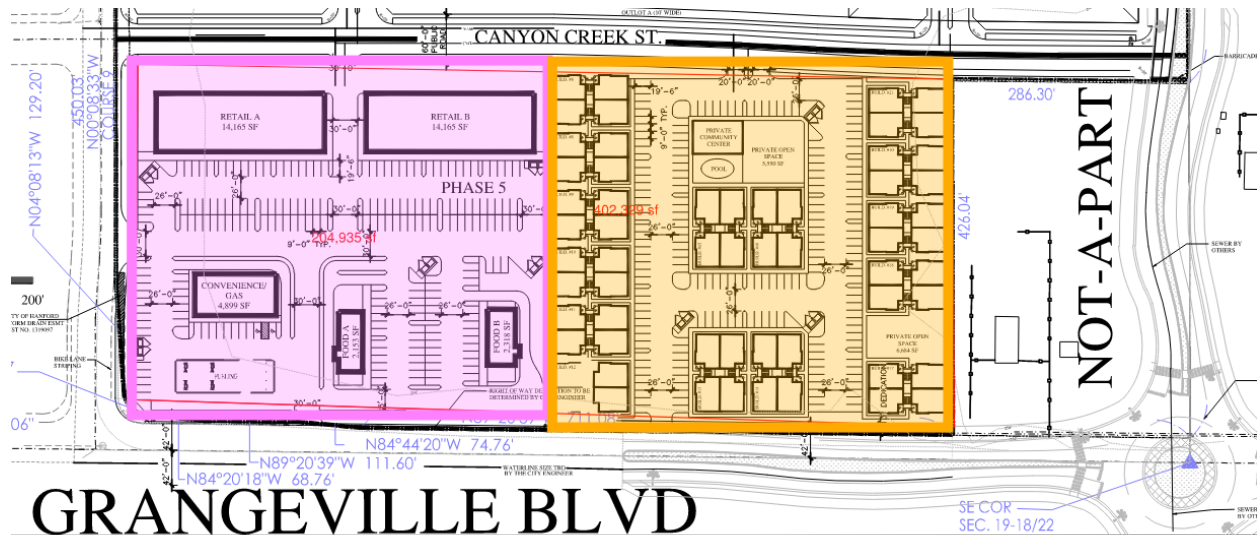
Commercial, Office, and Industrial Use Table			
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed			
Land Uses		MX-N	Specific Land Use Standards (See identified Section)
B5	Restaurant, full service	P	
B6	Restaurant, limited service with drive-thru pickup window	P	17.60.070
Retail Uses			
I6	Automobile and/or motorcycle parts (retail), no installation	P	
I10	Convenience store, with or without fuel sales	P	
I27	Retail sales store	P	

17.24.030 Site area

In the MX-N Neighborhood Mixed Use zone district the minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80. Between twenty-five percent (25%) and seventy-five percent (75%) of the contiguously zoned parcels in an MX-N zone shall be reserved for residential use.

Analysis: The MX-N Neighborhood Mixed Use portion of the development is 5.45 acres. The entirety of Phase 5 of Tentative Tract 945 is approximately 9.23 acres. Therefore, the residential to commercial percentage is approximately 60% commercial to 40% residential.

Figure 21: MX-N and R-M Ratio



17.24.040 Lot dimensions.

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

Analysis: The MX-N Neighborhood Mixed Use parcel has approximately 400 feet of street frontage on 9 1/4 Avenue and 500 feet of street frontage on Grangeville Boulevard and future Canyon Creek Street.

17.24.050 Coverage.

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

Analysis: The requirements for setbacks, open space, and off-street parking and loading are addressed below.

17.24.60 Building setback areas

In the MX-N Neighborhood Mixed Use zone district, no structure shall be placed within a building setback area.

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

Analysis: Since development of the commercial portion of the site is conceptual and lot lines have not been identified, the front lot line cannot be identified at this time; however, all structures are setback a minimum of 15 feet from a lot line abutting a street; therefore, the front yard setback is able to be satisfied. Future development of the commercial portion of the site will require Site Plan Review, where the lot lines will be clearly defined and the setback required to be satisfied.

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

Analysis: Since development of the commercial portion of the site is conceptual and lot lines have not been identified, the rear lot line cannot be identified at this time. Future development of the commercial portion of the site will require Site Plan Review, where the lot lines will be clearly defined and the setback required to be satisfied.

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

Analysis: Since development of the commercial portion of the site is conceptual and lot lines have not been identified, the side and street-side lines cannot be identified at this time. Future development of the commercial portion of the site will require Site Plan Review, where the lot lines will be clearly defined and the setback required to be satisfied.

17.24.070 Distances between structures.

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

Analysis: There are not residential uses proposed within the MX-N Neighborhood Mixed Use portion of the site, however residential uses are proposed east of the MX-N zone in the R-M zone. A 15-ft setback will be required between the MX-N and R-M zone, therefore, the 10-ft. minimum distance between a structure used solely for residential purposes and another structure will be satisfied and verified during site plan review.

17.24.080 Height of structures.

In the MX-N Neighborhood Mixed Use zone district, the maximum structure height shall be thirty-five (35) feet.

Analysis: The development of the commercial portion of the site is conceptual. A 35-ft height limitation will be a condition of approval and verified during future site plan review for the site's development.

17.24.090 Driveways.

In the MX-N zone district, wherever possible developments shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a

minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

Analysis: The commercial portion of the site is considered conceptual. On the conceptual plan, the driveway is shown setback 195 feet from the radius of the curb on 9 ¼ Avenue and 200 feet from the radius of the curb on Grangeville Boulevard and future Canyon Creek Street. Ultimate driveway locations will be verified during Site Plan Review.

17.24.100 Off-street parking

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

Analysis: Parking requirements will be verified during Site Plan Review. Conceptually, parking has been provided, as shown in the table below:

PARKING INFO

LAND USE	REQUIRED	PROVIDED
CONV./GAS	17	38
FOOD A	15	25
FOOD B	16	30
RETAIL A	48	61
RETAIL B	48	60

Parking requirements and provision of parking spaces will be reviewed and required during site plan review.

17.24.110 Usable open space

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

Analysis: Open space has not been identified within the conceptual site plan. Open space will be required to be provided within the commercial site's development and will be verified during Site Plan Review.

17.24.120 Landscaping

In the MX-N Neighborhood Mixed Use Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards. Landscaping shall be provided and permanently maintained in the required setback area from a lot line adjoining a street. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

Analysis: Landscaping has not been identified within the conceptual site plan. Landscaping will be required to be provided within the commercial site's development and will be verified during Site Plan Review.

17.24.130 Screening, fences, and walls.

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

Analysis: Although conceptual, a block wall is not provided between the MX-N Neighborhood Mixed Use portion of the site and the R-M Medium-Density Residential designation to the east. A block wall would separate the uses and not provide horizontal mixed use integration. Through the planned unit development, removal of the block wall requirement is sought. Upon Site Plan Review, if pedestrian access between the site is limited and the sites not intended to be integrated, a block wall shall be provided.

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

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

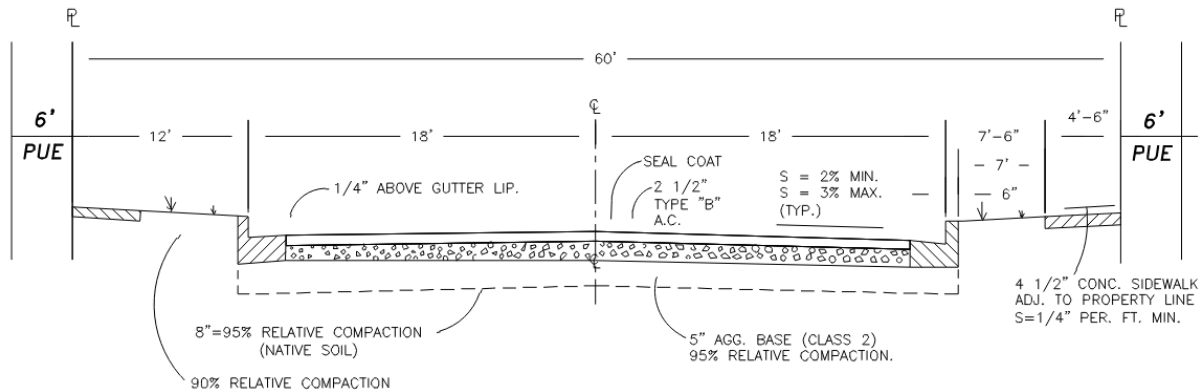
Subdivisions Improvements

Street Improvements:

The improvements consisting of sanitary sewers, storm sewers, water mains, communication conduit, concrete curbs, gutters, sidewalks, street lights, street subgrading and surfacing, signage and striping and all other improvements are required to be installed in accordance with Chapter 16.24 "Improvements" of the Hanford Municipal Code, the City of Hanford's Active Transportation Plan (ATP), and the resolution pertaining to subdivision improvements in effect at the time of filing the tentative map.

All corner lots will be required to meet the requirements of California's daylighting law ([Assembly Bill 413](#)), which prohibits parking within 20 feet of a crosswalk, marked or unmarked, to improve visibility and pedestrian safety. This statewide law, which went into effect January 1, 2024, began being enforced with citations on January 1, 2025. The goal is to give drivers more time to see pedestrians and cyclists approaching or crossing intersections, regardless of whether the curb is painted red. All streets within the subdivision will be developed to residential street standards (City standard ST-32 and ST-39 with a traffic index of 6, except the following:

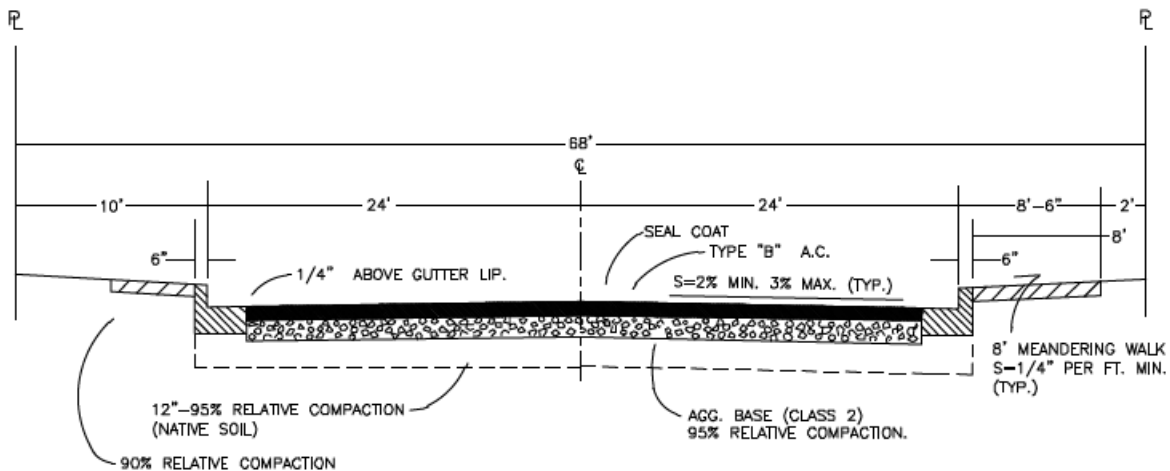
Figure 22 Local Streets



LOCAL STREETS

9 1/4 Avenue shall be developed as a Minor Collector street with an 68 foot right of way width in conformance with City Standard. ST-17 and ST-26 and the City of Hanford's ATP, and a traffic index of 9. Developer shall be required to construct the remaining width of right of way on the east side of 9 1/4 Avenue from Grangeville Boulevard to Leland Avenue.

Figure 23 - 9 1/4 Avenue



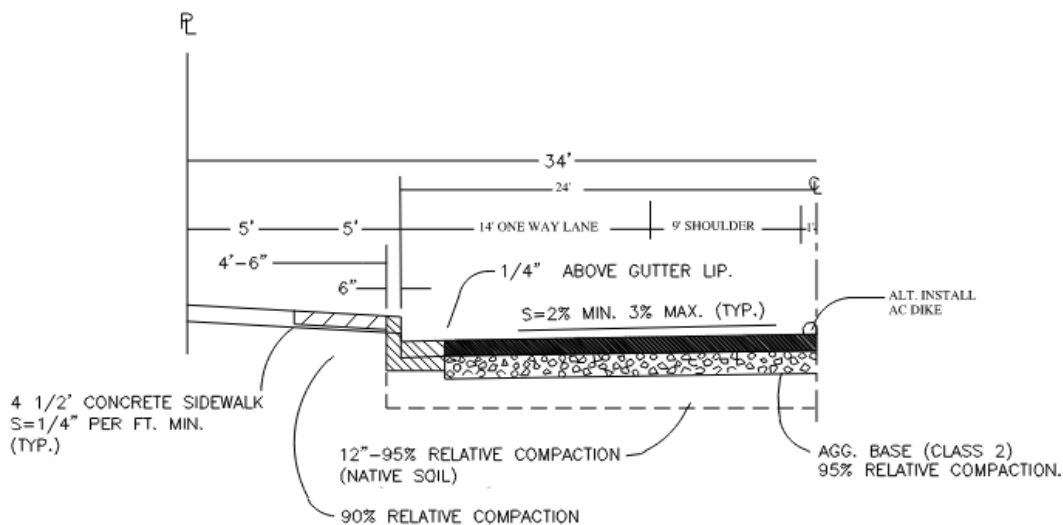
9 1/4 AVENUE

N.T.S.

Developer shall construct the extension of Leland Avenue as a Minor Collector street with a 68' ultimate right of way width between 9 1/4 Avenue and 9th Avenue in conformance with City Standard ST-17 and ST-26 and the City of Hanford's ATP, and a traffic index of 9. Developer shall construct Leland Avenue to the centerline (half width) of ultimate width creating 2-eleven foot travel lanes. An asphalt dike shall be installed along the westbound travel lane edge of pavement for the full length

of the Leland Avenue project frontage. To align the half width street section with the existing lane alignment established on the west side of 9 ¼ Avenue, the developer shall remove the existing lane striping and reinstall a temporary transition stripe in conformance with the Highway Design Manual to align with the travel lanes on the east side of the intersection. Stop signs, stop limit lines and stop legends shall be installed in all directions of the Leland Avenue and 9 ¼ Avenue intersection per City Standard Detail ST-47.

Figure 24 - Leland Way

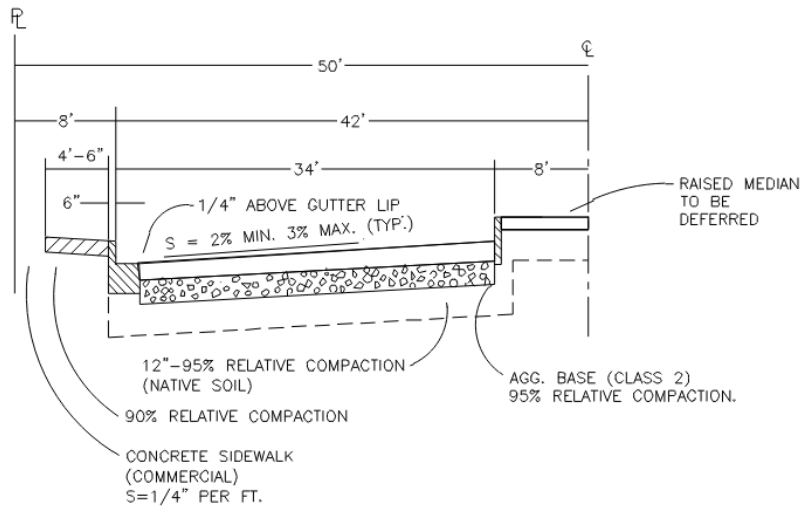


LELAND WAY ➔

N.T.S.

Developer shall construct 9th Avenue as an Arterial Street with a 100 foot ultimate right of way width in conformance with City Standard Detail ST-20 and the City of Hanford's ATP with a traffic index of 11. Developer shall be required to construct half of the raised median width for the full length of the 9th Avenue project frontage in conformance with City Standard Detail CO-17 and CO-18. Turn pockets associated with the ultimate raised median design shall be delineated using 48" high visibility delineators in conformance with CA.M.U.T.C.D. To allow for northbound and southbound traffic on 9th Avenue, a temporary centerline striping shall be installed. A timber barricade per City Standard Detail GE-59 shall be installed on 9th Avenue at the south project boundary. Additionally, the developer will be required to coordinate with the ongoing CIP project on 9th Avenue. The coordination will include, but not be limited to, the ultimate road alignment and location requirements of the CIP Engineering Division.

Figure 25 – 9th Avenue

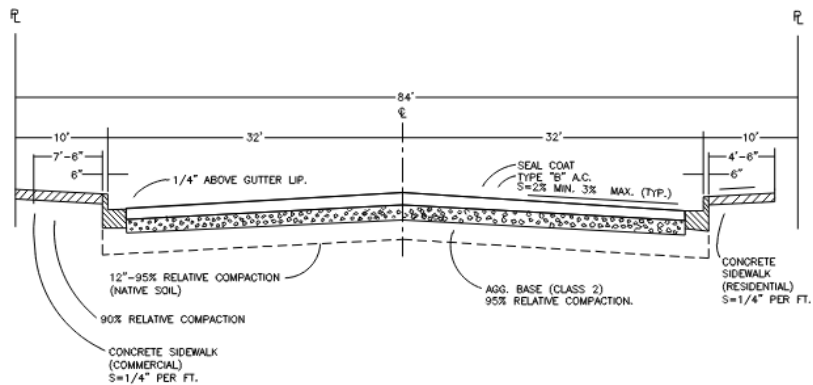


9TH AVENUE

N.T.S.

Grangeville Boulevard shall be developed as a Arterial Street with a modified right of way width of 84 foot in conformance with City Standard Detail ST-17 and ST-20 and the City of Hanford's ATP, with a traffic index of 11. Developer shall be required to construct the remaining width of right of way on the north side of Grangeville Boulevard between 9 ¼ Avenue and the eastern boundary of the project. A pavement transition shall be required beyond the east project boundary. The developer shall in good faith attempt to obtain an easement for purposes of pavement transition, and provide documentation of such attempt. Additionally, the developer will be required to coordinate with the ongoing CIP project on Grangeville Boulevard. The coordination will include, but not be limited to, the ultimate road alignment and location requirements of the CIP Engineering Division.

Figure 26 -Grangeville Boulevard



GRANGEVILLE BLVD

N.T.S.

That streetlights be installed throughout the interior of the development and along project frontages in conformance with City standard GE-56. Streetlights shall be located as designated by City Engineer.

The development is subject to a transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Developer shall be entitled to a credit against subject development fee for oversizing of roadway improvements for increased traffic index constructed by developer within Grangeville Boulevard, 9 1/4 Avenue, Leland Avenue and 9th Avenue. Additionally, the developer shall be entitled to credit against the construction of 9th Avenue as determined by the City of Hanford Development Impact Fee Study dated September 2019.

Backup Parkway Improvements

The developer shall design and construct the following improvements along 9 1/4 Avenue, Leland Avenue, 9th Avenue and Grangeville Boulevard frontages of proposed subdivision.

- a. A six (6) ft. minimum high ornamental, masonry block fence with continuous footing. Wall shall be treated with an anti-graffiti repellent. (Excluding Grangeville Boulevard). A blockwall easement will be required in any locations where a blockwall footing or foundation encroaches on private property.
- b. A sidewalk in conformance with City Standards and the City's adopted ATP.
- c. Soil preparation, automatic irrigation and landscaping.
- d. Landscape plans for right-of-way and a 10 ft. wide landscape lot.

Sewer Improvements:

The developer's engineer will provide a sanitary sewer 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 development. Consideration shall be given for future areas of development located adjacent to proposed subdivision per the City Sanitary Sewer Master Plan.

A minimum 12-inch diameter sanitary sewer main will be installed within 9th Avenue between Leland Avenue and the southern property boundary, subject to reimbursement for over sizing in accordance with City Municipal Code Section 13.08, or any revisions thereof.

A minimum 12-inch diameter sanitary sewer main will be installed within 9th Avenue between the southern property boundary and Grangeville Boulevard, subject to reimbursement for over sizing in accordance with City Municipal Code Section 13.08, or any revisions thereof.

The developer will install a 12-inch sewer main in Grangeville Boulevard from 9 1/4 Avenue to project flow to a future sanitary sewer main planned for the future 9th Avenue alignment, subject to reimbursement for over sizing in accordance with City Municipal Code Section 13.08, or any revisions thereof.

A minimum 12-inch diameter sanitary sewer main will be installed within Leland Avenue between 9 ¼ Avenue and 9th Avenue, subject to reimbursement for over sizing in accordance with City Municipal Code Section 13.08, or any revisions thereof.

The developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.08 for sanitary sewer main improvements constructed within 9th Avenue, Grangeville Boulevard and Leland Avenue, which also provides a benefit to others. Costs for sanitary sewer main improvements installed within the streets referenced here, if applicable, shall be per the City of Hanford Development Impact Fee Study document dated September of 2019. Reimbursement cost shall be per the Fee Study at time of improvement installation and operational acceptance.

The Copper Ridge development will not be allowed occupancy until a sewer trunk line is installed within 9th Avenue from Grangeville Boulevard to E. Lacey Boulevard.

Storm Drainage Improvements:

The developer's engineer will provide a storm drainage 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 development. The Master Plan will determine the ultimate temporary basin location built to City Standard.

The developer is required to obtain an easement and complete construction of the temporary storm drain basin with the first phase of the subdivision. The basin shall be designed in conformance with the City of Hanford's Storm Drainage Design Criteria specifications and shall include a six foot (6') high chain-link fence with privacy slats per City Standard Detail GE-23. A 24' wide drive approach per City Standard Detail CO-41 and access gates per City Standard Detail GE-26 shall also be installed.

The developer is required to comply with the State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System

The developer's engineer is required to 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 development. Consideration shall be given for future areas of development located adjacent to proposed subdivision, as shown on the city Water Master Plan.

A minimum 18 inch diameter water main and appurtenances, be extended along the Grangeville Boulevard project frontage. Applicant shall be entitled to a refund for water main oversizing in accordance with City Municipal Code Section 13.04. The new water main shall connect with the existing water main on 9 ¼ Avenue and shall include a blow off assembly per City Standard Detail WA-26 at the eastern terminus.

A minimum 12 inch diameter water main and appurtenances, be extended along the Leland Avenue project frontage. Applicant shall be entitled to a refund for water main oversizing in accordance with City Municipal Code Section 13.04. The new water main shall connect to the existing water main at the intersection of Leland Avenue and 9 ¼ Avenue.

As determined by results shown in the Hydraulic Capacity Study provided by Akel Engineering, the developer is required to replace approximately 550 LF of existing 8" water main and install the same LF of 10" water main on 9 ¼ Avenue from Grangeville Boulevard to approximately 550' to the north of Grangeville Boulevard.

A minimum 12 inch diameter water main and appurtenances are required to be extended along the 9th Avenue project frontage. Applicant shall be entitled to a refund for water main oversizing in accordance with City Municipal Code Section 13.04. The new water main shall connect to the new water main at the intersection of Leland Avenue and 9th Avenue and shall include a blow off assembly per City Standard Detail WA-26 at the southern terminus.

All existing water wells are required to be abandoned in conformance with State of California Department of Health Standards.

Easements and Dedications

Easements:

All easements are required to be designated on the recorded final map as required by the utility companies and where needed for providing service to streetlights as designated by the City of Hanford Engineering Department.

The developer is required to acquire an easement for temporary storm basin purposes be dedicated to the City where it is necessary to facilitate installation of storm drainage facilities connecting the portion of the development to the proposed storm drainage basin. Easements required to serve and maintain the temporary storm drainage basin may include, but are not limited to, access and storm drain pipeline easements. Easement locations and widths are required to be approved by the City Engineer and dedicated on the Final Map or by separate instrument.

The developer shall in good faith attempt to obtain an easement for sanitary sewer purposes from the south development boundary through the Not-A-Part and provide documentation of such attempt. This is to accommodate the installation of the 9th Avenue sanitary sewer main from the south development boundary through the Not-A-Part, to the intersection of 9th Avenue and Grangeville Boulevard. Easement locations and widths shall be approved by the City Engineer and dedicated on the Final Map or by separate instrument.

All easements for irrigation ditches and/or irrigation pipelines are required to be legally abandoned or relocated to the satisfaction of the City Engineer prior to acceptance of the subdivision improvements.

All proposed landscape/public utility easements as shown on the tentative map are required to be dedicated to the City and be included on the subdivision final map. Additional landscape or public utility easements determined necessary by the City Engineer or City Planner during review of the improvement plans shall also be dedicated with the Final Map, as required by the City.

Dedications:

The developer is required to dedicate to the City, additional right of way along the east side of 9 ¼ Avenue, between Grangeville Boulevard and Leland Avenue to facilitate construction of the development frontage improvements as approved on the Tentative Map.

The developer is required to dedicate to the City, additional right of way of Grangeville Boulevard between the eastern project boundary and 9 ¼ Avenue to facilitate construction of the development frontage improvements as approved on the Tentative Map.

The developer is required to dedicate to the City, right of way along the Leland Avenue project frontage to facilitate construction of the development frontage improvements as approved on the Tentative Map.

The developer is required to dedicate to the City, right of way along the 9th Avenue property frontage to facilitate construction of the development frontage improvements as approved on the Tentative Map.

The developer is required to dedicate an easement to the City, for the proposed onsite drainage basin for Tract 945 drainage purposes.

The developer is required to dedicate all Outlots to the City that shall be maintained by the Community Facilities District (CFD). Additionally, at entrances to the development where roads transfer from collectors/arterials to local streets and there are side lot frontages, the outlots need to extend around these side lot frontages (ending where the side lot meets the beginning of the curve) and include block walls. These outlots must fully extend around the side lot frontages, the current configuration on the proposed Tentative Map fails to indicate the entire outlot area.

Assessment District

The developer will enter into an agreement with the City for the formation of a community facilities district tax assessment district for the maintenance of landscaping, decorative block wall/ fencing, roadways, streetlights, curb and gutter, sidewalk, signage, storm drain system and basin and emergency services.

That prior to funds of the tax assessment district being obtained, the developer will be responsible for the maintenance of all items listed above.

Neighborhood Park.

Goal 09: Parks provided at a combined ratio of 3.5 acres per 1,000 residents.

Calculation:

650 units x 3.08 persons per household = 2002 persons

2002 residents ÷ 1,000 = 2.002

2.002 x 3.5 acres = 7.007 acres of park space required

Although the project's population would yield 7 acres of park space, due to the proximity of the project to the future Heroes Park and the existing Freedom Park, the City requested park space be accommodated through the payment of fees, instead of the provision of park space within the development. Therefore, it is at the request of staff that a 7-acre park not be provided within the subdivision.

Figure 26: Proximity to Park Space

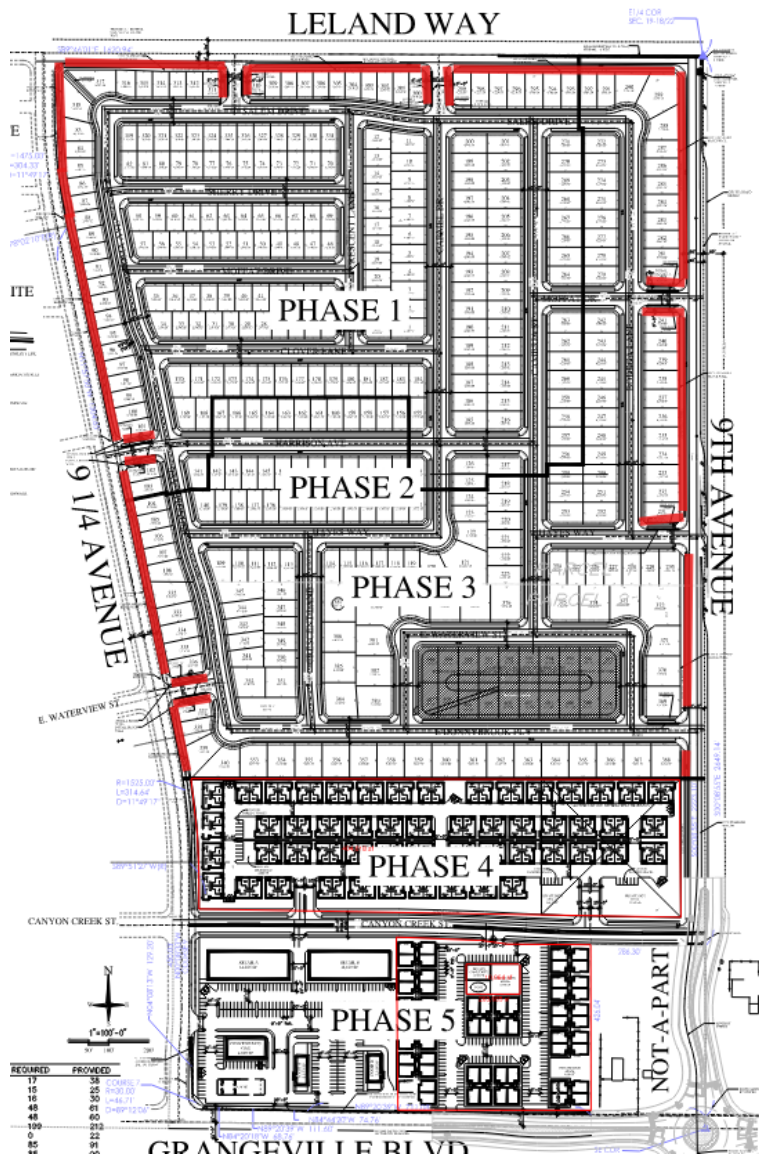


As a condition of approval of a final subdivision map or parcel map, the subdivider shall pay a fee in lieu for park or recreational purposes, at the time and according to the standards and formula contained in this title.

Restricted Access:

A one-foot reservation strip will be established at the end or sides of the roads abutting unsubdivided property and dedicated on the subdivision final map. All access will be restricted from the 9th Avenue, 9 ¼ Avenue, and Leland Avenue for lots backing or siding onto said rights-of-way. Side-lot access shall also be restricted for the following Lots: 369, 337, 336, 231, 241, 280, 299, 300, 310, 311, 101 and 102. A restricted access designation will be depicted on all recorded final maps.

Figure 27: Restricted Access



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. 945 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 in Exhibit B.
6. That Lots established as multi-family, particularly Lots 351-387, shall design each parcel to have one (1) shared access drive approach equaling 24' in width per City Standard Detail CO-41. If separate drive approaches are necessary, a 12' wide drive approach per City of Hanford Standard CO-38 for each garage will be required with a minimum of 22' of full height curbing in between the drive approaches. Drive approaches shall not exceed 40% of frontage.

Impact Fees:

Impact fees related to single family residential, multi-family and commercial will be assessed separately. Multi-family and Commercial must be approved through site plan review as individual project.

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Storm Drainage Development Impact fee, as required by City Ordinance No. 98-14, and any revisions thereof. The development will be constructing a temporary storm basin and the City will acquire property in the future for a regional storm basin that will acquire the storm water from this development.

7. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
8. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.
9. That development is subject to a Sanitary Sewer area of benefit assessment fee in accordance with City Ordinance No. 92-03 and any revisions thereof. Subject fee shall be paid prior to recording a subdivision final map.

General Comments:

1. The approval of this Tentative Map does not authorize construction or development of any multifamily or commercial uses shown on the map. Prior to any development of these areas, the applicant shall obtain Site Plan Review approval in accordance with the Hanford Municipal Code and all other applicable City regulations. Site Plan Review may include review and approval by the Planning Commission and/or City Council, as required at the time of application. If future subdivision of any multifamily or commercial parcel is proposed, additional Tentative and Final Maps or Parcel Maps shall be required in compliance with the California Subdivision Map Act (Government Code §66410 et seq.) and the Hanford Subdivision Ordinance.
2. Per the applicant's direction, the area designated for the temporary storm drainage basin shall not be further subdivided as part of the Final Maps for this subdivision. At such time as the City establishes a regional storm drainage basin to serve this area, any proposal to develop or reuse the temporary basin site shall be required to resubmit for Site Plan Review in accordance with the Hanford Municipal Code and all applicable City regulations. Upon resubmittal, the project shall be subject to all conditions and requirements in effect at that time, including the preparation and approval of a new Tentative Map(s) and any necessary Final or Parcel Maps, consistent with the California Subdivision Map Act (Government Code §66410 et seq.) and the Hanford Subdivision Ordinance.
3. Block wall easements shall be provided wherever block wall footings or foundations encroach onto private property, as determined necessary by the City Engineer. Such easements shall be dedicated on the Final Map.
4. A Declaration of Temporary Building Restrictions shall be recorded concurrently with the Final Map, encompassing the area designated for the temporary storm drainage basin. The restriction shall prohibit any building or structural development within the designated basin area until such time as the City establishes a regional storm drainage facility and the property is subsequently entitled for development through the required Site Plan Review and Subdivision Map Act processes. The document shall be prepared in a form acceptable to the City Attorney and City Engineer and shall be recorded with the Kings County Recorder's Office at the time of final map recordation.

FINDINGS FOR APPROVAL

Annexation No. 165

The Hanford Planning Commission is charged with reviewing the proposed annexation and making a finding of consistency with the Hanford General Plan to forward to the City Council. The Planning

Commission was able to make a finding of General Plan consistency at their meeting on November 25, 2025.

Annexation 165 is consistent with the Hanford General Plan Policy L15 and L17.

Policy L15 Initiation of Annexations

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

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

Analysis: The property proposed to be annexed is within the City's Primary Sphere of Influence, as shown in **Attachment 3**.

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

Analysis: A Plan for Services has been prepared by Engineering for Water, Sanitary Sewer, and Storm Drainage – see **Attachment 4**.

Fire and Police

Fire and police services are adequate to service the area to be annexed. Impacts to fire and police services will be mitigated through payment of impact fees.

School

Since the proposed Project includes the addition of 650 residential units, the number of students in the school district will increase. The Project will pay school development impact fees to the school districts at the time of building permit issuance in compliance with Education Code Section 17620 and Government Code Section 65995 et. Seq.. These fees are used to construct new or expanded school facilities.

The City's role in development and managing school sites and programs is limited. The various school districts truly govern where a new school site would be located and when it would be necessary to construct or expand facilities, in order to adequately accommodate population growth. Elected governing school boards are responsible for budgeting and decision-making and the State Department of Education establishes school site and construction standards. The General Plan provides policy which focuses on collaboration with school districts in determining new school locations and utilizing school facilities for general public needs. School districts would be able to utilize the General Plan, along with other plans, standards, and codes, to establish new school sites and to make decisions on school amenities and cohesiveness with the surrounding area.

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

Analysis: The applicant is proposing an 83.61-acre development in the northeast planning area. Available land for new development within the City limits is limited. Within the existing City limits, the majority of the property available for residential development has been developed or has been entitled. The proposal is considered implementation of the General Plan.

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

Analysis: The territory to be annexed is directly contiguous to the current City limits to the north and west. Three annexations are in progress west and south of the project site – shown in Figure 13.

Policy L17 Plan for Services

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

Analysis: A Plan for Services is attached (**Attachment 4**).

Favorable Factors for Annexation

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

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

Analysis: The proposed area is close to the existing City limits and is a logical extension of the City. The annexation area can be served by municipal-type services. The annexation area is designated as a combination of Low-Density Residential, Medium-Density Residential, and Neighborhood Commercial by the General Plan and is proposed to be designated as a combination of Low-Density Residential, Medium-Density Residential, Neighborhood Commercial, and Neighborhood Mixed Use, in accordance with the proposed General Plan Amendment. This area has been considered for urban development by the General Plan and is necessary to accommodate growth within the City of Hanford.

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

Analysis: The annexation area is designated as a combination of Low-Density Residential, Medium-Density Residential, and Neighborhood Commercial by the General Plan and is proposed to be designated as a combination of Low-Density Residential, Medium-Density Residential, Neighborhood Commercial, and Neighborhood Mixed Use, in accordance with the proposed General Plan Amendment. This area has been considered for urban development by the General Plan and is necessary to accommodate growth within the City of Hanford. The southern portion of the annexation area, considered the development area, is proposed to be developed as shown in Tentative Tract 945. Tentative Tract 945 proposes the development of 650 residential units (350 single-family and 300 multi-family), as well as

5.45 acres of commercial development. The development is consistent with the proposed General Plan Amendment No. 0009-24. All findings have been made in order to support the General Plan Amendment. The northern portion of the annexation area is not proposed to be developed, at this time. The annexation is consistent with the General Plan, as proposed to be amended.

The annexation is consistent with the General Plan Section 3.2.4, which states, “Annexation of land into Hanford allows previously undeveloped land to become available for development and allows the City of Hanford to provide the territory that is annexed with its full range of City services.” The annexation area is also consistent with Policy L15 and L17 of the General Plan, as analyzed above.

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

Analysis: The property proposed to be annexed is within the City’s Primary Sphere of Influence, as shown in **Attachment 3**.

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

Analysis: **Unable to make finding.** The annexation area comes with consent of two property owners; however, the remaining property owners have not consented to the annexation.

General Plan Amendment No. 0009-24 and Prezone No. 0013-24

In accordance with HMC Section 17.88.040, before a general plan amendment may be approved, all of the following findings shall be made by the reviewing authority:

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

(Note: the required findings to support the rezone application are the same as the findings used to support the General Plan Amendment).

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: That Prezone No. 0013-24 and General Plan Amendment No. 0009-24 are internally consistent with the goals, objectives, and policies of the General Plan, including Low-Density Residential Policies L31-L33, Medium-Density Residential Policies L34 – L37, Neighborhood Commercial Policies L34-L37, Neighborhood Mixed Use policies L60 – L64, and Annexation Policies L15 and L17. The development proposed in the annexation area, under Tentative Tract 945, conforms with the regulations pertaining to the R-M Medium-Density Residential zone district and MX-N Neighborhood Mixed Use zone district, except where expressly modified under Planned Unit Development No. 0037-24.

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

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Department, and other involved departments. Any mitigation required for public health and safety were applied to the proposal and required in the mitigation monitoring and reporting program.

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

Analysis: That job-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a job-rich area.

The prezone of the northern portion of the annexation area is consistent with the General Plan designation, Neighborhood Commercial and Low-Density Residential. The southern portion of the site, the planned development area, proposes to align with the land use designations proposed through General Plan Amendment No. 0007-24, Neighborhood Mixed Use and Medium-Density Residential.

The project proposes the up-zoning of approximately 72.92 acres of Low-Density Residential to Medium-Density Residential and the addition of a 5.45-acre Neighborhood Mixed Use site. The site will increase both housing opportunity and commercial activity, thus maintaining an appropriate balance of land uses within the City.

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

Analysis: That the anticipated land uses on the subject site include single-family residences (existing large-lot single family residential and planned small-lot single family), duplexes, low-rise apartments, and neighborhood commercial uses, as proposed under Tentative Tract 945. The anticipated land uses for the annexation area include low-density residential, medium-density residential, and neighborhood commercial and mixed-use development. The anticipated land uses are compatible with the surrounding land uses and planned land uses in the area, which include agricultural land, a future regional park, single-family and multi-family residential.

Tentative Tract Map 945:

Pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act, and Hanford's Zoning Ordinance, the following findings can be made by the discretionary body:

1. Consistency Finding:

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan (as proposed to be amended through General Plan Amendment No. 0009-24), Zoning Ordinance, and Subdivision

Ordinance. The subdivision is consistent with the General Plan Designation for the property, as amended through General Plan Amendment No. 0009-24 (for which the required findings can be satisfied), Medium-Density Residential and Neighborhood Mixed Use. All requirements of the Neighborhood Mixed Use zone and the R-M Medium-Density Residential zone district are satisfied, except where expressly modified through Planned Unit Development No. 0037-24 for lot area, lot dimensions, site area per dwelling unit, building setbacks, and usable open space, as set forth below:

Section	Requirement	Deviation Requested
§ 17.12.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100	Minimum lot size of 2,800 sq. ft.
§ 17.12.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 70 feet
§ 17.12.050 Site Area per Dwelling Unit	The minimum site area per dwelling unit shall be 3,000 square feet	Minimum site area per dwelling unit 2,800 sq. ft.
§ 17.12.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 12 feet
	Front – Garage: 20 feet	Front – Garage: 20 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.12.150 Usable Open Space	300 square feet per dwelling unit. The open space shall be a minimum 15-foot wide	Deviation from the minimum width dimension requested, 10 feet. 300 sq. ft. of open space will still be accommodated.
§ 17.24.130 Screening, fences, and walls.	A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.	Deviation request to remove the block wall requirement between the MX-N and R-M zone district to allow for integration and mixed uses between sites.

2. Design Finding:

ANALYSIS: That the design and improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan (as amended through General Plan Amendment No. 0009-24), Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, as amended through General Plan Amendment No. 0009-24 (for which the required findings can be satisfied), Medium-Density Residential and Neighborhood Mixed Use. All requirements of the Neighborhood Mixed Use zone and the R-M Medium-Density Residential zone district are satisfied, except where

expressly modified through Planned Unit Development No. 0037-24 for lot area, lot dimensions, site area per dwelling unit, building setbacks, and usable open space, as set forth below:

Section	Requirement	Deviation Requested
§ 17.12.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100	Minimum lot size of 2,800 sq. ft.
§ 17.12.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 70 feet
§ 17.12.050 Site Area per Dwelling Unit	The minimum site area per dwelling unit shall be 3,000 square feet	Minimum site area per dwelling unit 2,800 sq. ft.
§ 17.12.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 12 feet
	Front – Garage: 20 feet	Front – Garage: 20 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.12.150 Usable Open Space	300 square feet per dwelling unit. The open space shall be a minimum 15-foot wide	Deviation from the minimum width dimension requested, 10 feet. 300 sq. ft. of open space will still be accommodated.
§ 17.24.130 Screening, fences, and walls.	A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.	Deviation request to remove the block wall requirement between the MX-N and R-M zone district to allow for integration and mixed uses between sites.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the single-family and multi-family residential and Neighborhood Mixed-Use development proposed under Tentative Tract 945. The submitted floorplans demonstrate the ability for the proposed residences to be situated on the proposed lots. All parcels have adequate street frontage on a public street and buildable lot configurations.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan, as amended through General Plan Amendment No. 0009-24, prescribes a density range between seven and 20 units per gross

acre, with an expected average of nine units per gross acre for the Medium-Density Residential land use designation. The project has a density of 8.31 dwelling units per gross acre.

5. Environmental Finding:

ANALYSIS: That a in accordance with the California Environmental Quality Act (CEQA), General Plan Amendment No. 0009-24, Prezone No. 0013-24, Tentative Tract 945, and Planned Unit Development No. 0037-24 were evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2025-73 has been prepared, attached as **Attachment 6**.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 945 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 and the mitigation monitoring and reporting program.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. All easements will be designated on the final subdivision map, as required by the utility companies and where needed for providing service to streetlights and landscape improvements, as designated by the City Public Utilities and Engineering Division.

Planned Unit Development No. 0037-24:

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 PUD 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 planned unit development pertains to an 83.61-acre development site.

Design – the Planned Unit Development will allow the development of a 650-unit single- and multi-family mixed-use development, proposed under Tentative Tract 945. The design has been

evaluated in accordance with the requirements of the MX-N Neighborhood Mixed Use and R-M Medium-Density Residential zone district.

2. That the PUD is being proposed to achieve one or more of the objectives identified in Section 17.82.030;

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. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks to:

- ✓ To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary.
 - ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
 - ✓ To permit the lot patterns on size, shape, and layout that would otherwise not be permitted by the standards of the zone district in which the site is located;
 - ✓ To modify the required building setbacks, distances between structures, and landscaped areas that would otherwise be required by this title;
 - ✓ To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts.
3. The location and design of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity.

Analysis:

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. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks to:

- ✓ To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary.
- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;

- ✓ To permit the lot patterns on size, shape, and layout that would otherwise not be permitted by the standards of the zone district in which the site is located;
- ✓ To modify the required building setbacks, distances between structures, and landscaped areas that would otherwise be required by this title;
- ✓ To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts.

Design – The Planned Unit Development will allow the development of a 650-unit single- and multi-family mixed-use development, proposed under Tentative Tract 945. The design has been evaluated in accordance with the requirements of the MX-N Neighborhood Mixed Use and R-M Medium-Density Residential zone district.

4. The location and design of the PUD will not generate more traffic than the streets in the vicinity can carry without congestion, and will not overload utilities;

Analysis: A traffic impact analysis was conducted for the initial study, which demonstrated that the location and design of the proposed development will not generate more traffic than the streets in the vicinity can handle without congestion, with the application of Engineering Conditions of Approval, conditioning the right-of-way development.

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

Analysis: The PUD's population density is within the allowable range prescribed for the R-M Medium-Density and MX-N Neighborhood Mixed Use zone district. The site area, dimensions, site coverage, yard spaces, height of structures, distances between structures, parking, and landscaping were evaluated for conformance with the MX-N Neighborhood Mixed Use zone district and R-M Medium-Density Residential zone district regulations. Deviations were requested, as follows:

Section	Requirement	Deviation Requested
§ 17.12.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100	Minimum lot size of 2,800 sq. ft.
§ 17.12.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 70 feet

§ 17.12.050 Site Area per Dwelling Unit	The minimum site area per dwelling unit shall be 3,000 square feet	Minimum site area per dwelling unit 2,800 sq. ft.
§ 17.12.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 12 feet
	Front – Garage: 20 feet	Front – Garage: 20 feet
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	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.12.150 Usable Open Space	300 square feet per dwelling unit. The open space shall be a minimum 15-foot wide	Deviation from the minimum width dimension requested, 10 feet. 300 sq. ft. of open space will still be accommodated.
§ 17.24.130 Screening, fences, and walls.	A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.	Deviation request to remove the block wall requirement between the MX-N and R-M zone district to allow for integration and mixed uses between sites.

The deviations proposed will allow the development, as proposed in Tentative Tract 945 and will produce an environment of stable and desirable character, achieving goals L6 and L7 of the General Plan to provide for a wide range of housing choices that insure opportunities for a variety of age groups, lifestyles, and income levels and allow residential densities that encourage both compact and infill development.

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

Analysis: The combination of single-family and multi-family dwellings and commercial development provides for a mix of uses for the Neighborhood Mixed-Use and R-M Medium-Density Residential zone district. The uses will compliment and harmonize with each other and the surrounding land uses. The deviations proposed will allow the development, as proposed in Tentative Tract 945 which achieves goals L6 and L7 of the General Plan to provide for a wide range of housing choices that ensure opportunities for a variety of age groups, lifestyles, and income levels and allow residential densities that encourage both compact and infill development.

CONSULTATION

Early Consultation

On December 23, 2024, the City of Hanford submitted a pre-consultation request to the Office of Planning and Research (OPR). In response, the California Department of Conservation (DOC) and Department of Toxic Substances Control (DTSC) submitted written comments, which can be found in Appendix A of the Initial Study. A summary of the comments is found in each pertinent discussion in the environmental checklist, Agricultural Resources and Hazards and Hazardous Materials, respectively.

Consultation

In accordance with Section 15073 of the California Environmental Quality Act Guidelines, a Notice of Intent to Adopt a Mitigated Negative Declaration was sent to the concerned agencies, mailed to residents within 300 feet of the project site, and posted on CEQANet on September 12, 2025, for a 30-day review period. No comments have been received as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA), General Plan Amendment No. 0009-24, Prezone No. 0013-24, Tentative Tract 945, and Planned Unit Development No. 0037-24 were evaluated in an Environmental Assessment/Initial Study. The Initial Study analyzed the project's potential impacts on

Aesthetics	Land Use and Planning
Agriculture and Forest Resources	Mineral Resources
Air Quality	Noise
Biological Resources	Population and Housing
Cultural Resources	Public Services
Energy	Parks and Recreation
Geology and Soils	Transportation
Greenhouse Gas Emissions	Tribal Cultural Resources
Hazards and Hazardous Materials	Utilities and Service Systems
Hydrology and Water Quality	Wildfire

Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2025-73 has been prepared, attached as **Attachment 6**.

PUBLIC COMMENTS

Notice of Public Hearing for the proposed projects was published in the Hanford Sentinel, posted on the Office of Planning and Research (OPR) CEQANet website, and mailed to property owners within 300 ft. of the project site on September 12, 2025. Notice of the public hearing before the City Council was mailed to property owners within 300 ft. of the project site and published in the Hanford Sentinel on December 5, 2025.

The Community Development Department has not received comments on the projects as of the date of preparation of this report.

STAFF RECOMMENDATION

Environmental:

1. Certify Mitigated Negative Declaration No. 2025-73 (SCH# 2024121093) for the project.

Annexation:

2. Adopt Resolution No. 25-68-R, initiating proceedings for Annexation No. 165 and direct staff to file the appropriate application with the Local Agency Formation Commission (LAFCO) of Kings County.

General Plan Amendment:

3. Adopt Resolution No. 25-69-R, approving General Plan Amendment No. 0009-24.

Pre-Zone:

4. Introduce and waive the first reading of Ordinance No. 25-13, approving Prezone No. 0013-24.

Tentative Subdivision Map:

5. Adopt Resolution No. 25-70-R, approving Tentative Subdivision No. 0012-24 (TT 945).

Planned Unit Development:

6. Adopt Resolution No. 25-71-R, approving Planned Unit Development No. 0037-24.

Applicant:

N&M Tulare, LLC
1878 N. Mooney Boulevard
Tulare, CA 93724

RESOLUTION NO. 25-68-R

A RESOLUTION OF APPLICATION BY THE CITY OF HANFORD REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR ANNEXATION NO. 165, A REQUEST TO ANNEX APPROXIMATELY 141.85 ACRES INTO THE CITY OF HANFORD CITY LIMITS FROM THE KINGS COUNTY JURISDICTION. THE PROJECT IS LOCATED NORTH OF GRANGEVILLE BOULEVARD AND EAST OF 9 ¼ AVENUE. (APNS 014-143-022, -069, -078, 014-830-010, -011, AND -013 THROUGH-018).

RESOLVED by the City Council of the City of Hanford on December 16, 2025, that

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

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

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

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

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

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

WHEREAS, the territory proposed to be annexed is inhabited, and a map and description of the boundaries of the territory are attached hereto as **Exhibits A** (annexation map) and **B** (legal description) and by this reference incorporated herein, and,

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

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

1. That the annexation area be rezoned a combination of R-M Medium-Density Residential (78.16 acres) and MX-N Neighborhood Mixed Use (5.45 acres), consistent with General Plan Amendment 0009-24, and R-L-5 Low-Density Residential (51.92 acres) and C-N Neighborhood Commercial (6.32 acres), consistent with the General Plan Designation.
2. That the Williamson Act contract for APN 014-143-078 be cancelled upon annexation into the City limits.

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

WHEREAS, The Council certified that an Initial Study was prepared for the project, consistent with the California Environmental Quality Act; and

WHEREAS, the City Council determined that the project would not result in significant impacts to the environment with the incorporation of mitigation measures and Mitigated Negative Declaration No. 2025-73 (SCH #2024121093) was certified and mitigations measures required, as included in the Mitigation Monitoring and Reporting Program, shown in **Exhibit C**.

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

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 16th day of December 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 16th day of December, 2025.

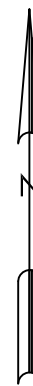
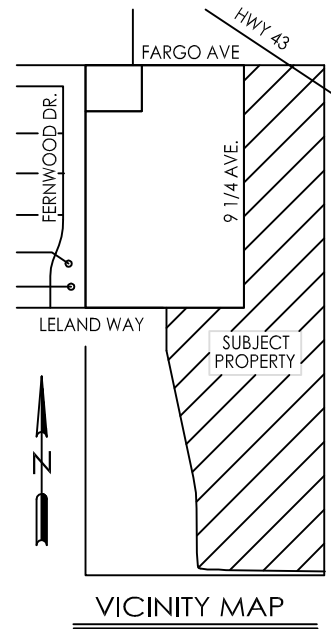
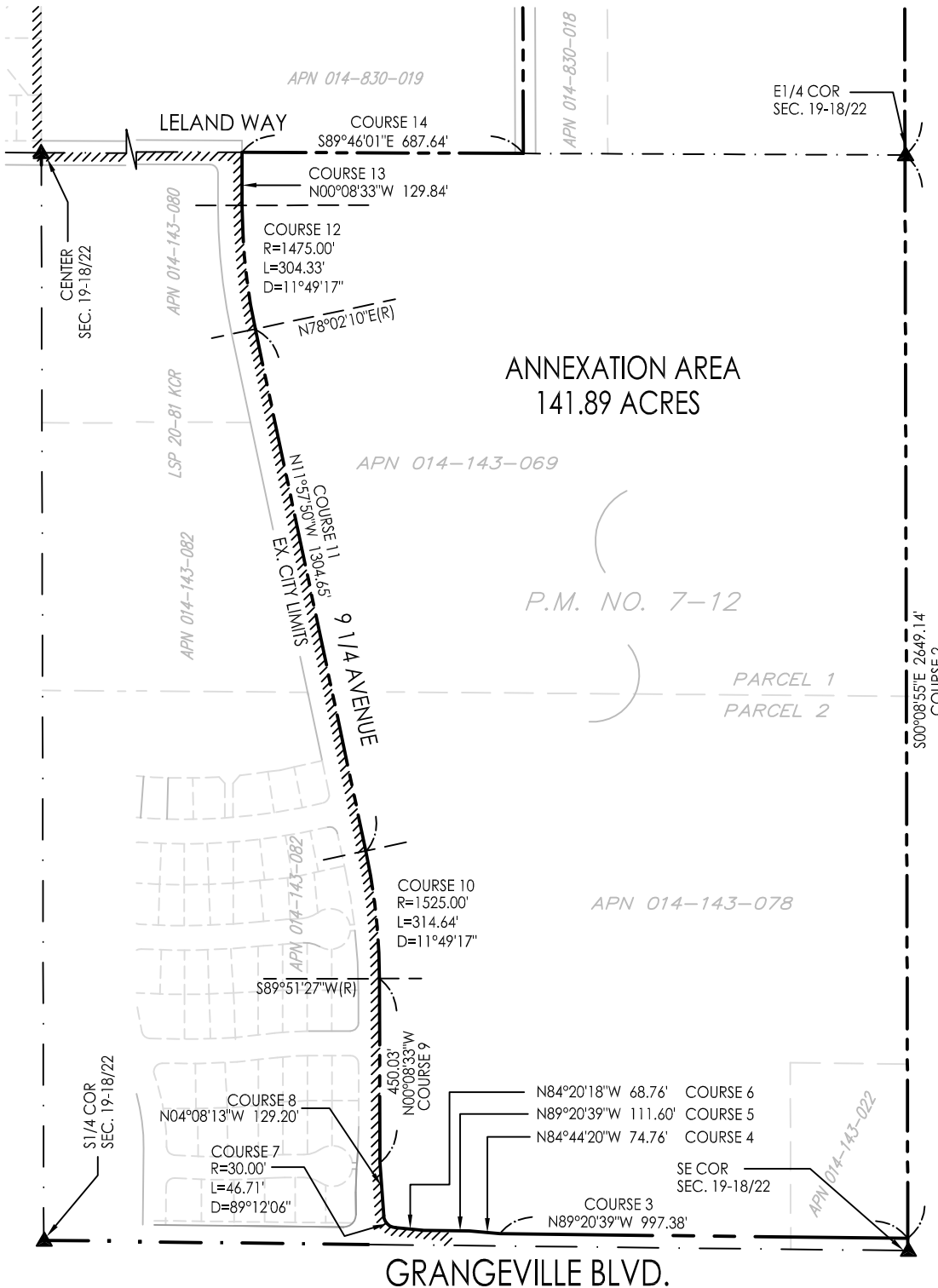
Dated: _____

City Clerk

Exhibit A

Annexation Map

(SEE EXHIBIT B-2)



SCALE: 1" = 400'



DATE: 1-3-25

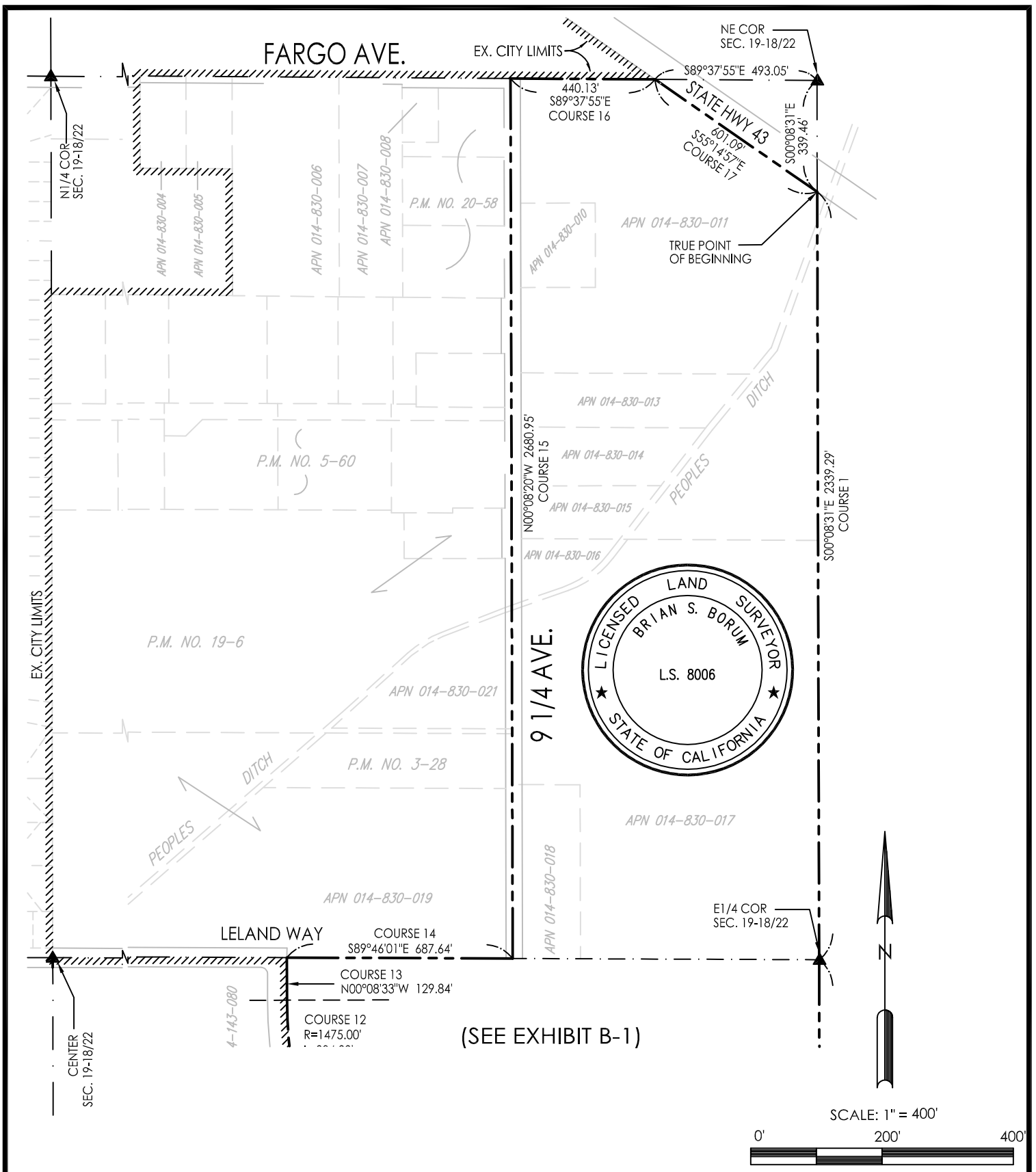
DRAWN: BM

CHECKED: BB

PROJECT: 24186

EXHIBIT B-1
CITY OF HANFORD
ANNEXATION NO. 2025 - _____
ANNEXATION TO THE CITY OF HANFORD

BLS
Borum Land Surveying Inc.
www.borumlandsurveying.com
1445 W. Grand Ave. Ste. C
Grover Beach, Ca 93433



DATE: 1-3-25

DRAWN: BM

CHECKED: BB

PROJECT: 24186

EXHIBIT B-2
CITY OF HANFORD
ANNEXATION NO. 2025 -
ANNEXATION TO THE CITY OF HANFORD

BLS
Borum Land Surveying Inc.
www.borumlandsurveying.com
1445 W. Grand Ave. Ste. C
Grover Beach, Ca 93433

Exhibit B

Legal Description

Exhibit A
Geographic Description
City of Hanford
Annexation 2025-_____
Annexation to the City of Hanford

That portion of the East Half of Section 19, Township 18 South, Range 22 East, Mount Diablo Meridian in the County of Kings, State of California, described as follows:

Beginning at the Northeast Corner of said Section 19 thence S00°8'31"E along the East line of said Northeast Quarter, a distance of 339.46 feet to the **True Point of Beginning**;

Course 1: Thence continuing S00°08'31"E along said East line a distance of 2339.29 feet to the East Quarter corner of said Section 19:

Course 2: Thence S00°08'55"E along the East line of the Southeast Quarter a distance of 2649.14 feet to a point on the North right of way line of Grangeville Blvd. located 30 feet north of the Southeast corner of said section 19;

Course 3: Thence N89°20'39"W along said North right of way line a distance of 997.38 feet, thence continuing along said North right of way the following courses;

Course 4: Thence N84°44'20"W a distance of 74.76;

Course 5: Thence N89°20'39"W a distance of 110.60 feet;

Course 6: Thence N84°20'18"W a distance of 68.76 feet to the termination of said North right of way line and the beginning of a tangent curve concave Northeasterly with a radius of 30 feet and a central angle of 89°12'06";

Course 7: Thence Northerly along said curve a distance of 46.71 feet;

Course 8: Thence N04°08'13"W along the Easterly right of way of 9 ¼ Ave a distance of 129.20 feet thence continuing along said Easterly right of way the following courses;

Course 9: Thence N00°08'33"W a distance of 450.03 feet to a tangent curve concave Westerly with a radius of 1525 feet and a central angle of 11°49'17";

Course 10: Thence Northerly along said curve a distance of 314.64 feet;

Course 11: Thence N11°57'50"W a distance of 1304.65 feet to the beginning of a tangent curve concave Easterly with a radius of 1475.00 feet and a central angle of 11°49'17";

Course 12: Thence northerly along said curve a distance of 304.33 feet;

Course 13: Thence N00°08'33"W a distance of 129.84 feet to a point on the North line of the Southeast Quarter of said Section 19 and the termination of said Easterly right of way of 9 ¼ Ave.;

Course 14: Thence S89°46'01"E along the North line of said Southeast Quarter a distance of 687.64 feet to the centerline of 9 ¼ Ave.;

Course 15: Thence N00°08'20"W a distance of 2680.95 feet to a point on the North line of the Northeast Quarter 933.18 feet West of the Northeast Corner of said Section 19;

Course 16: Thence S89°37'55"E along the North Line of said Northeast Quarter a distance of 440.13 feet to a point on the Southwesterly right of way line of State Hwy 43. Said point being located 493.05 feet West of the Northeast Corner of said Section 19;

Course 17: Thence S55°14'57"E along said Southwesterly right of way line a distance of 601.09 feet to the **True Point of Beginning**.

Containing 141.89 acres, more or less.

Exhibit C

Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

As required by Public Resources Code Section 21081.6, subd. (a)(1), a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Project in order to monitor the implementation of the mitigation measures that have been adopted for the Project. This Mitigation Monitoring and Reporting Program (MMRP) has been created based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the Copper Ridge Subdivision proposed by Quest Equity LLC in the City of Hanford.

The first column of the table identifies the mitigation measure. The second column names the party responsible for carrying out the required action. The third column, "Timing of Mitigation Measure" identifies the time the mitigation measure should be initiated. The fourth column, "Responsible Party for Monitoring," names the party ensuring that the mitigation measure is implemented. The last column will be used by the City of Hanford to ensure that the individual mitigation measures have been monitored.

Plan checking and verification of mitigation compliance shall be the responsibility of the City of Hanford.

MITIGATION MEASURE	RESPONSIBLE PARTY FOR IMPLEMENTATION	IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MONITORING	VERIFICATION
Biological Resources				
Mitigation Measure BIO 1 (Construction Timing). If feasible, future construction activities will take place entirely outside of the avian nesting season, defined as February 1 to August 31.	Applicant Developer Builder	Ongoing	City of Hanford	
Mitigation Measure BIO 2 (Preconstruction Surveys). If construction must occur between February 1 and August 31, a qualified biologist will conduct surveys for active bird nests within 7 days prior to the start of work during this period. The survey area will encompass the site and accessible surrounding lands within ¼ mile for nesting Swainson's hawks, 500 feet for other nesting raptors, 300 feet for the tricolored blackbird, and 250 feet for	Applicant Developer Builder	7 days prior to construction	City of Hanford	

other nesting birds.				
Mitigation Measure BIO 3 (Avoidance of Active Nests). Should any active nests be discovered in or near proposed construction zones, the biologist will identify a suitable construction-free buffer around the nest. This buffer will be identified on the ground with flagging or fencing and will be maintained until the biologist has determined that the young have fledged and are capable of foraging independently.	Applicant Developer Builder	Ongoing	City of Hanford	
Cultural Resources				
Mitigation Measure CUL-1: In the event of accidental discovery of unidentified archaeological remains during development or ground disturbing activities in the Project area, all work shall be halted in immediate vicinity (within a 100-foot radius) until a qualified archaeologist can identify the discovery and assess its significance.	Applicant/ Construction Contractor	Ongoing during construction	City of Hanford	
Mitigation Measure CUL 2: If human remains are uncovered during construction, work shall be halted, and the Kings County Coroner is to be notified to investigate the remains and arrange proper treatment and disposition. If the remains	Applicant/ Construction Contractor	Ongoing during construction	City of Hanford	

are identified on the basis of archaeological context, age, cultural associations, or biological traits to be those of a Native American, California Health and Safety Code 7050.5 and California Public Resources Code 5097.98 require that the coroner notify the Native American Heritage Commission (NAHC) within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will make recommendations regarding the treatment and disposition of the remains.				
Mitigation Measure CUL 3 A burial Treatment Plan shall be entered into by the Project applicant/property owner prior to any ground disturbing activities.	Applicant Construction Contractor	Prior to ground disturbing activities	City of Hanford	

RESOLUTION NO. 25-69-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN.

GENERAL PLAN AMENDMENT NO. 0009-24, A REQUEST TO CHANGE THE LAND USE DESIGNATION FROM A COMBINATION OF LOW- AND MEDIUM-DENSITY RESIDENTIAL TO MEDIUM-DENSITY RESIDENTIAL (78.16 ACRES) AND NEIGHBORHOOD MIXED USE (5.45 ACRES).

THE PROJECT IS LOCATED NORTH OF GRANGEVILLE BOULEVARD AND EAST OF 9 ¼ AVENUE. (APNS 014-143-069 AND 014-143-078)

At a regular meeting of the City Council of the City of Hanford, duly called to order and held on December 16, 2025 at 7:00 p.m., it was moved by Council Member _____, and seconded by Council Member _____, and duly carried that the following resolution be adopted:

WHEREAS, General Plan Amendment No. 0009-24, proposes to amend the land use designation of certain real property as follows:

General Plan Amendment No. 0009-24

Approximately 83.61 acres from a combination of Low- and Medium-Density Residential to Medium-Density Residential (78.16 acres) and Neighborhood Mixed Use (5.45 acres) as shown in attached **Exhibit A**; and

WHEREAS, the proposed general plan amendment was presented to the Planning Commission of the City of Hanford on October 16 and November 25, 2025; and

WHEREAS, the City of Hanford Planning Commission, at its regularly scheduled meeting on October 16 and November 25, 2025 held a public hearing and received testimony and evidence for and against the proposed general plan amendment. After closing the public hearing, the Planning Commission, by resolution, recommended that the City Council of the City of Hanford approve General Plan Amendment No. 0009-24; and

WHEREAS, the City Council of the City of Hanford, at its regularly scheduled meeting on December 16, 2025, held a public hearing and received testimony and evidence regarding proposed General Plan Amendment No. 0009-24; and

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

WHEREAS, the City Council of the City of Hanford finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigations, as presented in the Mitigation Monitoring and Reporting Program, attached as **Exhibit B**; and

WHEREAS, Mitigated Negative Declaration No. 2025-73 (SCH# 2024121093) was prepared and adopted; and,

WHEREAS, on the basis of the application for the amendment to the general plan, the documentation and information provided in the staff report, and the evidence and testimony submitted at the public hearing, the City Council of the City of Hanford hereby makes the following findings in accordance with Section 17.88.040 of the Hanford Municipal Code:

General Plan Amendment No. 0009-24

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: That Prezone No. 0013-24 and General Plan Amendment No. 0009-24 are internally consistent with the goals, objectives, and policies of the General Plan, including Low-Density Residential Policies L31-L33, Medium-Density Residential Policies L34 – L37, Neighborhood Commercial Policies L34-L37, Neighborhood Mixed Use policies L60 – L64, and Annexation Policies L15 and L17. The development proposed in the annexation area, under Tentative Tract 945, conforms with the regulations pertaining to the R-M Medium-Density Residential zone district and MX-N Neighborhood Mixed Use zone district, except where expressly modified under Planned Unit Development No. 0037-24.

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

Analysis: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Department, and other involved departments. Any mitigation required for public health and safety were applied to the proposal and required in the mitigation monitoring and reporting program.

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

Analysis: That job-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a job-rich area.

The prezone of the northern portion of the annexation area is consistent with the General Plan designation, Neighborhood Commercial and Low-Density Residential. The southern portion of the site, the planned development area, proposes to align with the land use designations proposed through General Plan Amendment No. 0007-24, Neighborhood Mixed Use and Medium-Density Residential.

The project proposes the up-zoning of approximately 72.92 acres of Low-Density Residential to Medium-Density Residential and the addition of a 5.45-acre Neighborhood Mixed Use site. The site will increase both housing opportunity and commercial activity, thus maintaining an appropriate balance of land uses within the City.

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

Analysis: That the anticipated land uses on the subject site include single-family residences (existing large-lot single family residential and planned small-lot single family), duplexes, low-rise apartments, and neighborhood commercial uses, as proposed under Tentative Tract 945. The anticipated land uses for the annexation area include low-density residential, medium-density residential, and neighborhood commercial and mixed-use development. The anticipated land uses are compatible with the surrounding land uses and planned land uses in the area, which include agricultural land, a future regional park, single-family and multi-family residential.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hanford hereby approves General Plan Amendment No. 0009-24, subject to the following condition(s):

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.

Passed and adopted at a regular meeting of the City Council of the City of Hanford, duly called and held on December 16, 2025, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

TRAVIS PADEN
MAYOR of the City of Hanford

Attest:

NATALIE CORRAL
CITY CLERK

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

I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the ___ day of _____, 2025.

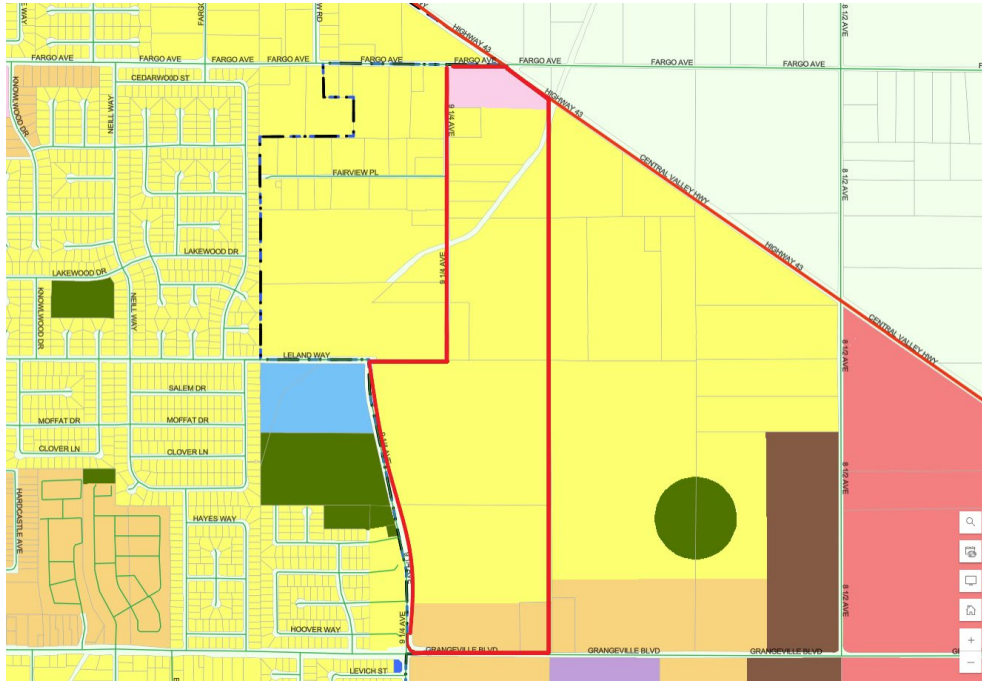
Date: _____

City Clerk

Exhibit A

Current and Proposed General Plan Land Use Designation

Existing General Plan Designation (project site outlined in red)



General Plan Amendment No. 0009-24 (project site shown in red; area changed outlined in bold)

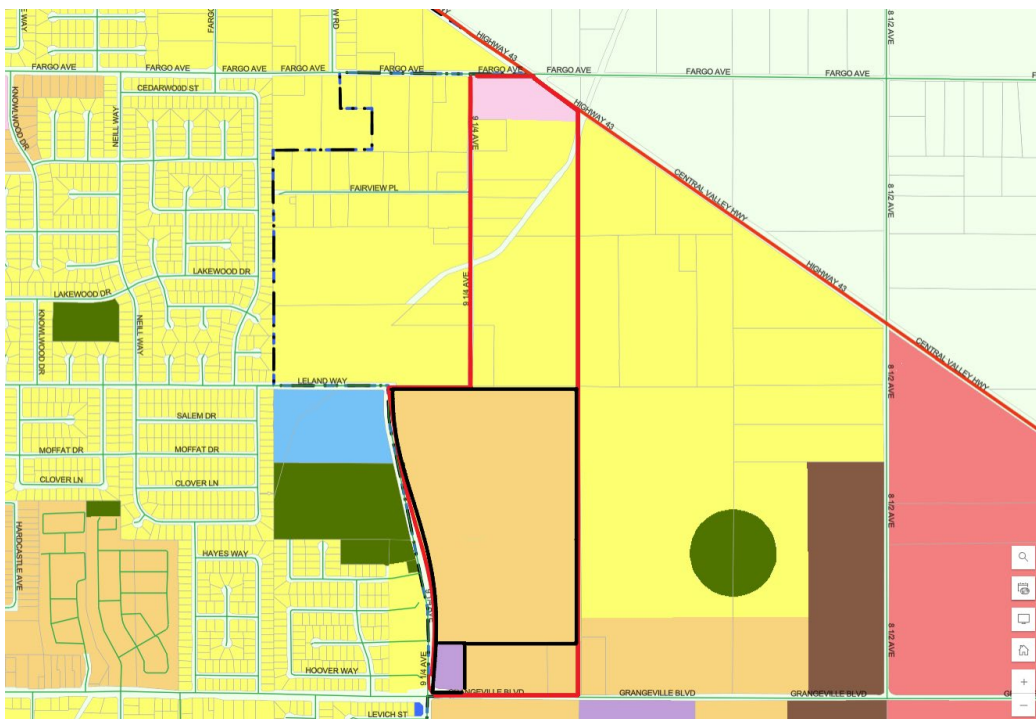


Exhibit B
Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

As required by Public Resources Code Section 21081.6, subd. (a)(1), a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Project in order to monitor the implementation of the mitigation measures that have been adopted for the Project. This Mitigation Monitoring and Reporting Program (MMRP) has been created based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the Copper Ridge Subdivision proposed by Quest Equity LLC in the City of Hanford.

The first column of the table identifies the mitigation measure. The second column names the party responsible for carrying out the required action. The third column, "Timing of Mitigation Measure" identifies the time the mitigation measure should be initiated. The fourth column, "Responsible Party for Monitoring," names the party ensuring that the mitigation measure is implemented. The last column will be used by the City of Hanford to ensure that the individual mitigation measures have been monitored.

Plan checking and verification of mitigation compliance shall be the responsibility of the City of Hanford.

MITIGATION MEASURE	RESPONSIBLE PARTY FOR IMPLEMENTATION	IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MONITORING	VERIFICATION
Biological Resources				
Mitigation Measure BIO 1 (Construction Timing). If feasible, future construction activities will take place entirely outside of the avian nesting season, defined as February 1 to August 31.	Applicant Developer Builder	Ongoing	City of Hanford	
Mitigation Measure BIO 2 (Preconstruction Surveys). If construction must occur between February 1 and August 31, a qualified biologist will conduct surveys for active bird nests within 7 days prior to the start of work during this period. The survey area will encompass the site and accessible surrounding lands within ¼ mile for nesting Swainson's hawks, 500 feet for other nesting raptors, 300 feet for the tricolored blackbird, and 250 feet for	Applicant Developer Builder	7 days prior to construction	City of Hanford	

other nesting birds.				
Mitigation Measure BIO 3 (Avoidance of Active Nests). Should any active nests be discovered in or near proposed construction zones, the biologist will identify a suitable construction-free buffer around the nest. This buffer will be identified on the ground with flagging or fencing and will be maintained until the biologist has determined that the young have fledged and are capable of foraging independently.	Applicant Developer Builder	Ongoing	City of Hanford	
Cultural Resources				
Mitigation Measure CUL-1: In the event of accidental discovery of unidentified archaeological remains during development or ground disturbing activities in the Project area, all work shall be halted in immediate vicinity (within a 100-foot radius) until a qualified archaeologist can identify the discovery and assess its significance.	Applicant/ Construction Contractor	Ongoing during construction	City of Hanford	
Mitigation Measure CUL 2: If human remains are uncovered during construction, work shall be halted, and the Kings County Coroner is to be notified to investigate the remains and arrange proper treatment and disposition. If the remains	Applicant/ Construction Contractor	Ongoing during construction	City of Hanford	

are identified on the basis of archaeological context, age, cultural associations, or biological traits to be those of a Native American, California Health and Safety Code 7050.5 and California Public Resources Code 5097.98 require that the coroner notify the Native American Heritage Commission (NAHC) within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will make recommendations regarding the treatment and disposition of the remains.				
Mitigation Measure CUL 3 A burial Treatment Plan shall be entered into by the Project applicant/property owner prior to any ground disturbing activities.	Applicant Construction Contractor	Prior to ground disturbing activities	City of Hanford	

ORDINANCE NO. 25-13

PREZONE NO. 0013-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD PREZONING CERTAIN PROPERTY ADJACENT TO THE CITY OF HANFORD FROM COUNTY ZONING AL-10 LIMITED AGRICULTURE TO A COMBINATION OF R-M MEDIUM-DENSITY RESIDENTIAL (78.16 ACRES) AND MX-N NEIGHBORHOOD MIXED USE (5.45 ACRES), CONSISTENT WITH THE PROPOSED GENERAL PLAN AMENDMENT AND R-L-5 LOW-DENSITY RESIDENTIAL (51.92 ACRES) AND C-N NEIGHBORHOOD COMMERCIAL (6.32 ACRES), CONSISTENT WITH THE GENERAL PLAN DESIGNATION.

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

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

Annexation 165 filed by N&M Tulare, LLC

FROM: County zoning of AL-10 Limited Agriculture

TO: City zoning R-M Medium-Density Residential (78.16 acres), MX-N Neighborhood Mixed Use (5.45 acres), R-L-5 Low-Density Residential (51.92 acres), and C-N Neighborhood Commercial (6.32 acres), as shown in **Exhibit A**

On property described in **Exhibit B**, containing approximately 141.85 acres, as depicted in attached **Exhibit C**; and

Section 2: The Council does hereby find as a fact that this Ordinance has been recommended for passage by the Planning Commission of the City of Hanford after public hearing before the Planning Commission after notice required by Section 17.70.100 of the Hanford Municipal Code and Government Code Section 65854. The City Council finds that Mitigated Negative Declaration No. 2025-73 is approved, in conformance with the California Environmental Quality Act. The City Council hereby finds that the prezoning is required to achieve the objectives of the zoning regulations as set forth in Section 17.06.010 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public hearing held on the 16th day of December 2025 at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

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

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

APPROVED

ATTEST:

MAYOR of the City of Hanford

Natalie Corral
CITY CLERK

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

I, NATALIE CORRAL, City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 16th day of November, 2025 and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the _____ day of _____, 2025.

Dated: _____

Natalie Corral
City Clerk

Exhibit A
Prezone No. 0013-24

A request to prezone the properties as a R-M Medium-Density Residential (78.16 acres) and MX-N Neighborhood Mixed Use (5.45 acres), consistent with the proposed General Plan Amendment and R-L-5 Low-Density Residential (51.92 acres) and C-N Neighborhood Commercial (6.32 acres), consistent with the General Plan Designation.

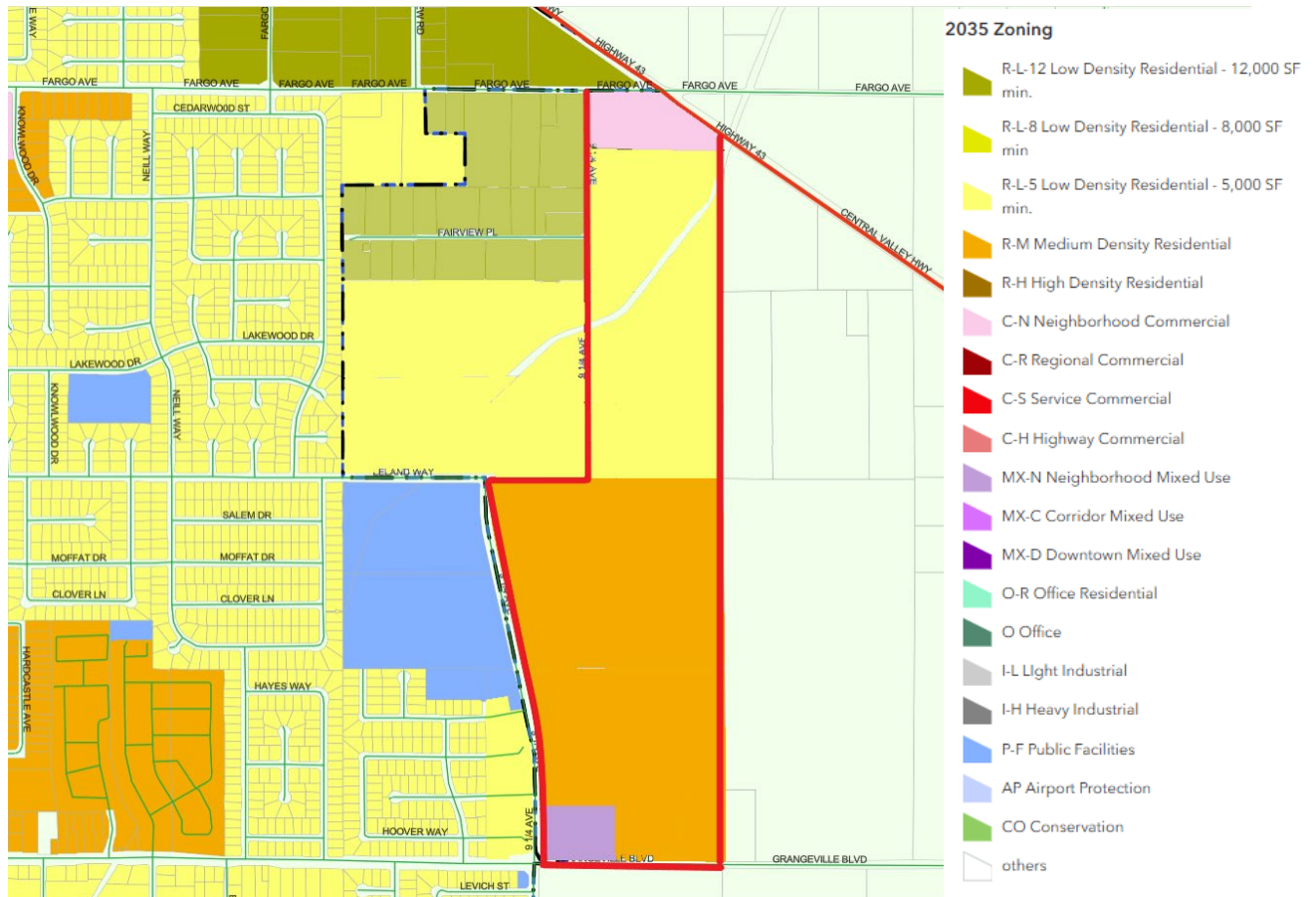


Exhibit B

Legal Description

Exhibit A
Geographic Description
City of Hanford
Annexation 2025-_____
Annexation to the City of Hanford

That portion of the East Half of Section 19, Township 18 South, Range 22 East, Mount Diablo Meridian in the County of Kings, State of California, described as follows:

Beginning at the Northeast Corner of said Section 19 thence S00°8'31"E along the East line of said Northeast Quarter, a distance of 339.46 feet to the **True Point of Beginning**;

Course 1: Thence continuing S00°08'31"E along said East line a distance of 2339.29 feet to the East Quarter corner of said Section 19:

Course 2: Thence S00°08'55"E along the East line of the Southeast Quarter a distance of 2649.14 feet to a point on the North right of way line of Grangeville Blvd. located 30 feet north of the Southeast corner of said section 19;

Course 3: Thence N89°20'39"W along said North right of way line a distance of 997.38 feet, thence continuing along said North right of way the following courses;

Course 4: Thence N84°44'20"W a distance of 74.76;

Course 5: Thence N89°20'39"W a distance of 110.60 feet;

Course 6: Thence N84°20'18"W a distance of 68.76 feet to the termination of said North right of way line and the beginning of a tangent curve concave Northeasterly with a radius of 30 feet and a central angle of 89°12'06";

Course 7: Thence Northerly along said curve a distance of 46.71 feet;

Course 8: Thence N04°08'13"W along the Easterly right of way of 9 ¼ Ave a distance of 129.20 feet thence continuing along said Easterly right of way the following courses;

Course 9: Thence N00°08'33"W a distance of 450.03 feet to a tangent curve concave Westerly with a radius of 1525 feet and a central angle of 11°49'17";

Course 10: Thence Northerly along said curve a distance of 314.64 feet;

Course 11: Thence N11°57'50"W a distance of 1304.65 feet to the beginning of a tangent curve concave Easterly with a radius of 1475.00 feet and a central angle of 11°49'17";

Course 12: Thence northerly along said curve a distance of 304.33 feet;

Course 13: Thence N00°08'33"W a distance of 129.84 feet to a point on the North line of the Southeast Quarter of said Section 19 and the termination of said Easterly right of way of 9 ¼ Ave.;

Course 14: Thence S89°46'01"E along the North line of said Southeast Quarter a distance of 687.64 feet to the centerline of 9 ¼ Ave.;

Course 15: Thence N00°08'20"W a distance of 2680.95 feet to a point on the North line of the Northeast Quarter 933.18 feet West of the Northeast Corner of said Section 19;

Course 16: Thence S89°37'55"E along the North Line of said Northeast Quarter a distance of 440.13 feet to a point on the Southwesterly right of way line of State Hwy 43. Said point being located 493.05 feet West of the Northeast Corner of said Section 19;

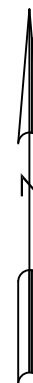
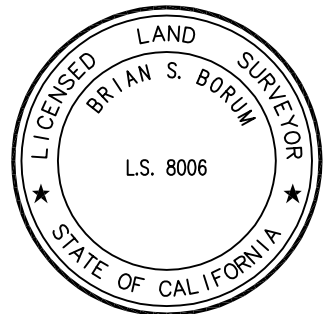
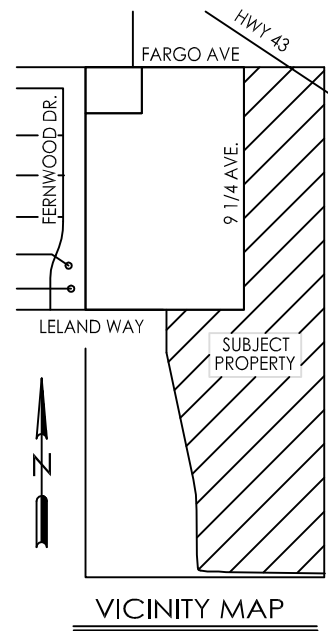
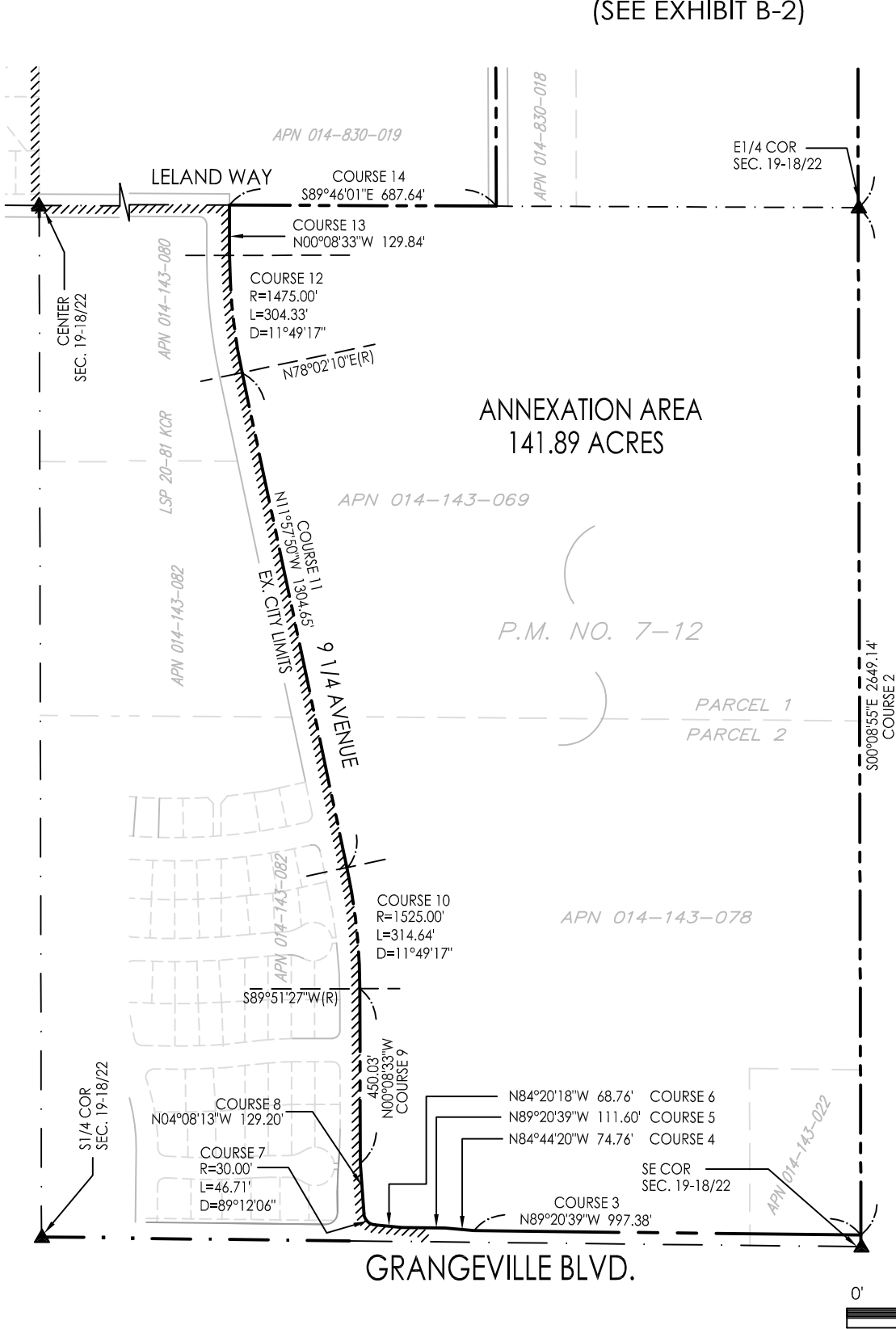
Course 17: Thence S55°14'57"E along said Southwesterly right of way line a distance of 601.09 feet to the **True Point of Beginning**.

Containing 141.89 acres, more or less.

Exhibit C

Annexation Area to be Prezoned

(SEE EXHIBIT B-2)



SCALE: 1" = 400'



DATE: 1-3-25

DRAWN: BM

CHECKED: BB

PROJECT: 24186

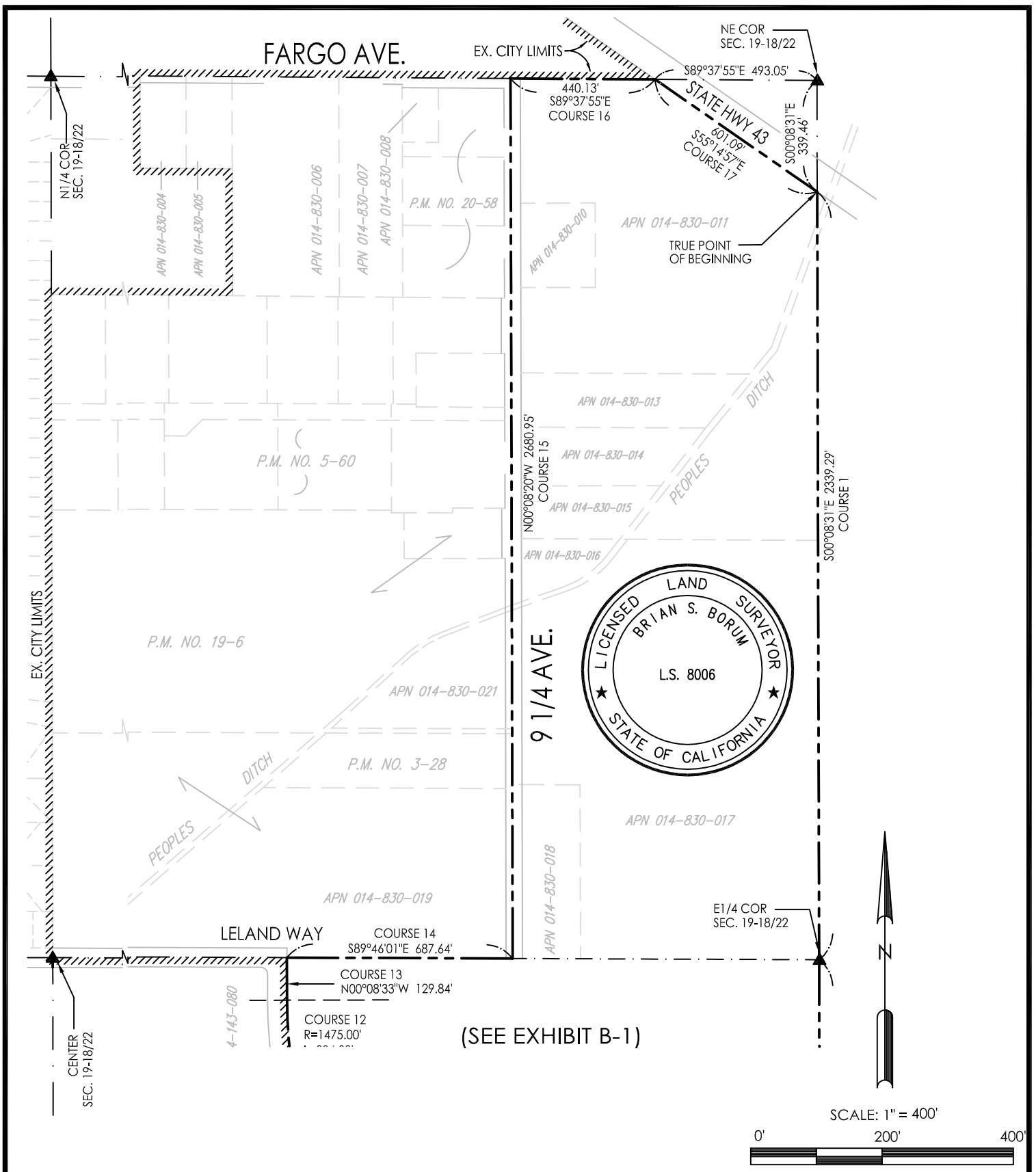
EXHIBIT B-1

CITY OF HANFORD

ANNEXATION NO. 2025 -

ANNEXATION TO THE CITY OF HANFORD





DATE: 1-3-25

DRAWN: BM

CHECKED: BB

PROJECT: 24186

EXHIBIT B-2
CITY OF HANFORD
ANNEXATION NO. 2025 -
ANNEXATION TO THE CITY OF HANFORD

BLS
Borum Land Surveying Inc.
www.borumlandsurveying.com
1445 W. Grand Ave. Ste. C
Grover Beach, Ca 93433

RESOLUTION 25-70-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING TENTATIVE TRACT 945, A REQUEST TO A SUBDIVIDE 83.61 ACRES INTO A 650-UNIT MULTI-FAMILY (300 UNITS) AND SINGLE-FAMILY (350 UNITS) RESIDENTIAL SUBDIVISION AND A 5.45-ACRE NEIGHBORHOOD MIXED USE SITE WITH A PLANNED UNIT DEVELOPMENT OVERLAY. THE PROJECT SITE IS LOCATED NORTH OF GRANGEVILLE BOULEVARD AND EAST OF 9 ¼ AVENUE (APNS 014-143-069 AND 014-143-078).

At a regular meeting of the City Council of the City of Hanford duly called and held on December 16, 2025, by motion of Councilmember _____, and seconded by Councilmember _____, and duly carried, the following resolution was adopted:

WHEREAS, Vesting Tentative Subdivision Map No. 945, filed by L&M Tulare, LLC, a request to subdivide 83.61 acres into a 650-unit multi-family (300 units) and single-family (350 units) residential subdivision and a 5.45-acre Neighborhood Mixed Use site with a planned unit development overlay, as shown in **Exhibit A**, 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 City Council has carefully considered recommendations and testimony presented at the public hearing of December 16, 2025, and

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2025-73, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

WHEREAS, the City Council has made the following findings, pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford's Zoning Ordinance:

1. Consistency Finding:

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan (as proposed to be amended through General Plan Amendment No. 0009-24), Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, as amended through General Plan Amendment No. 0009-24 (for which the required findings can be satisfied), Medium-Density Residential and Neighborhood Mixed Use. All requirements of the Neighborhood Mixed Use zone and the R-M Medium-Density Residential zone district are satisfied, except where expressly modified through Planned Unit Development No. 0037-24 for lot area, lot dimensions, site area per dwelling unit, building setbacks, and usable open space, as set forth below:

Section	Requirement	Deviation Requested
§ 17.12.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100	Minimum lot size of 2,800 sq. ft.
§ 17.12.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 70 feet
§ 17.12.050 Site Area per Dwelling Unit	The minimum site area per dwelling unit shall be 3,000 square feet	Minimum site area per dwelling unit 2,800 sq. ft.
§ 17.12.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 12 feet
	Front – Garage: 20 feet	Front – Garage: 20 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.12.150 Usable Open Space	300 square feet per dwelling unit. The open space shall be a minimum 15-feet wide	Deviation from the minimum width dimension requested, 10 feet. 300 sq. ft. of open space will still be accommodated.
§ 17.24.130 Screening, fences, and walls.	A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.	Deviation request to remove the block wall requirement between the MX-N and R-M zone district to allow for integration and mixed uses between sites.

2. Design Finding:

ANALYSIS: That the design and improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan (as amended through General Plan Amendment No. 0009-24), Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, as amended through General Plan Amendment No. 0009-24 (for which the required findings can be satisfied), Medium-Density Residential and Neighborhood Mixed Use. All requirements of the Neighborhood Mixed Use zone and the R-M Medium-Density Residential zone district are satisfied, except where expressly modified through Planned Unit Development No. 0037-24 for lot area, lot dimensions, site area per dwelling unit, building setbacks, and usable open space, as set forth below:

Section	Requirement	Deviation Requested
§ 17.12.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100	Minimum lot size of 2,800 sq. ft.
§ 17.12.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 70 feet
§ 17.12.050 Site Area per Dwelling Unit	The minimum site area per dwelling unit shall be 3,000 square feet	Minimum site area per dwelling unit 2,800 sq. ft.
§ 17.12.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 12 feet
	Front – Garage: 20 feet	Front – Garage: 20 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.12.150 Usable Open Space	300 square feet per dwelling unit. The open space shall be a minimum 15-feet wide	Deviation from the minimum width dimension requested, 10 feet. 300 sq. ft. of open space will still be accommodated.
§ 17.24.130 Screening, fences, and walls.	A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.	Deviation request to remove the block wall requirement between the MX-N and R-M zone district to allow for integration and mixed uses between sites.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the single-family and multi-family residential and Neighborhood Mixed-Use development proposed under Tentative Tract 945. The submitted floorplans demonstrate the ability for the proposed residences to be situated on the proposed lots. All parcels have adequate street frontage on a public street and buildable lot configurations.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan, as amended through General Plan Amendment No. 0009-24, prescribes a density range between seven and 20 units per gross acre, with an expected average of nine units per gross acre for the Medium-Density Residential land use designation. The project has a density of 8.31 dwelling units per gross acre.

5. Environmental Finding:

ANALYSIS: That in accordance with the California Environmental Quality Act (CEQA), General Plan Amendment No. 0009-24, Prezone No. 0013-24, Tentative Tract 945, and Planned Unit Development No. 0037-24 were evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2025-73 has been prepared, attached as **Attachment 6**.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 945 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 and the mitigation monitoring and reporting program.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. All easements will be designated on the final subdivision map, as required by the utility companies and where needed for providing service to streetlights and landscape improvements, as designated by the City Public Utilities and Engineering Division.

NOW, THEREFORE, BE IT RESOLVED, that the City Council finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopts a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certifies that Mitigated Negative Declaration No. 2025-73 was prepared consistent with the California Environmental Quality Act (CEQA) Guidelines and City of Hanford Environmental Guidelines.

THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Hanford hereby approves Tentative Tract 945, subject to the conditions of approval, attached as **Exhibit C**, and the following:

1. That this tentative subdivision map becomes null and void after 24 months has elapsed from the date of approval, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the approving body upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the time the extension for the tentative subdivision map is granted.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 16th day of December 2025 by the following vote:

AYES:	Council Member	_____

NOES:	Council Member	_____
ABSTAIN:	Council Member	_____

ABSENT:

Council Member

MAYOR

STATE OF CALIFORNIA)

COUNTY OF KINGS)

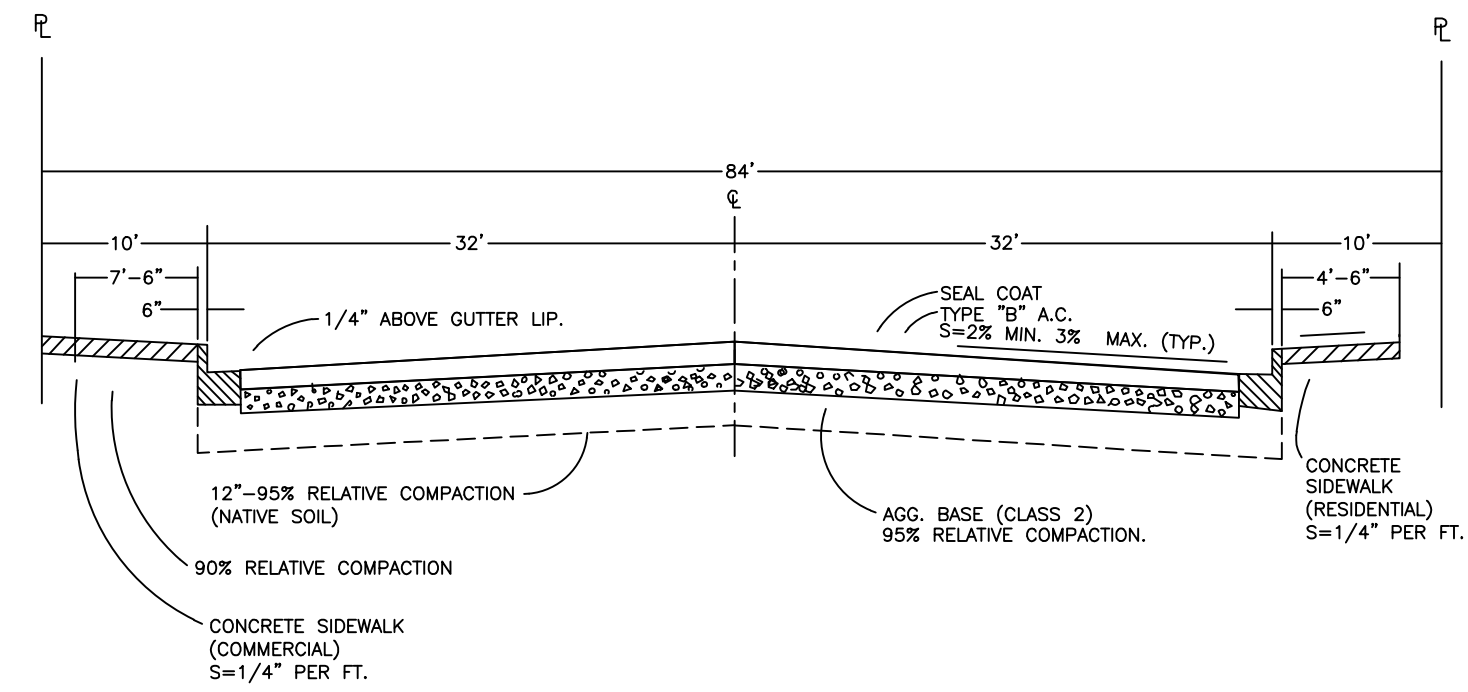
CITY OF HANFORD) SS

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 16th day of December 2025.

Dated: _____

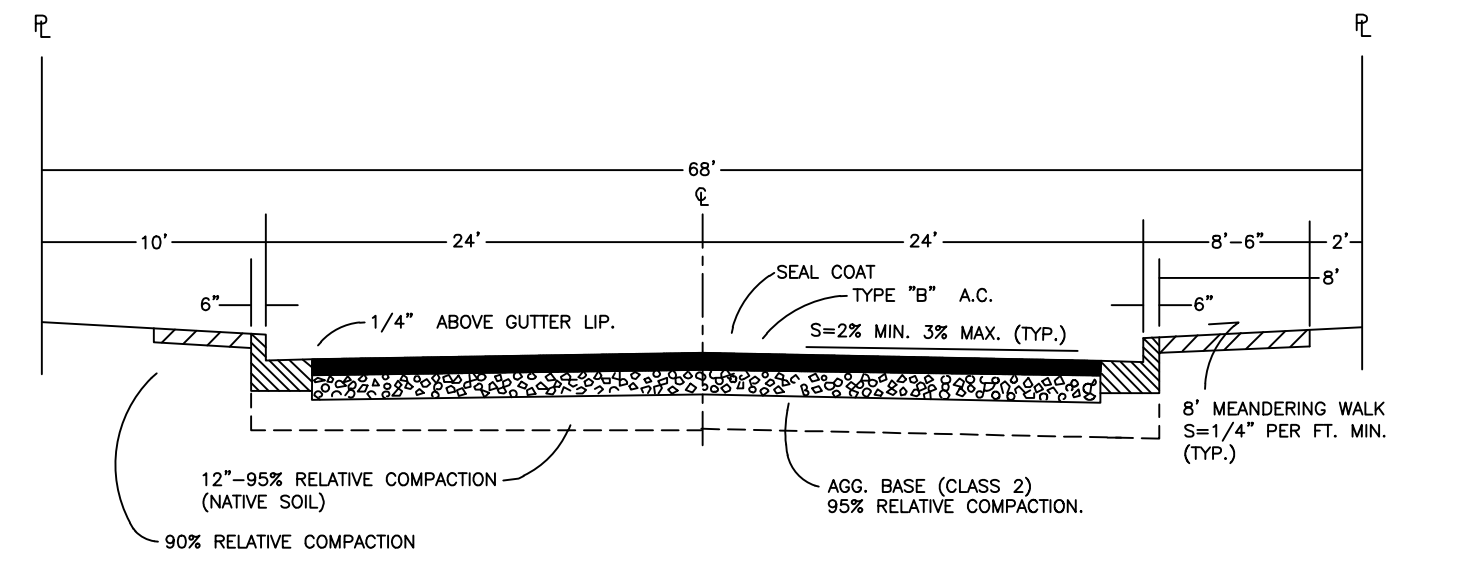
City Clerk

Exhibit A:
Tentative Tract 945



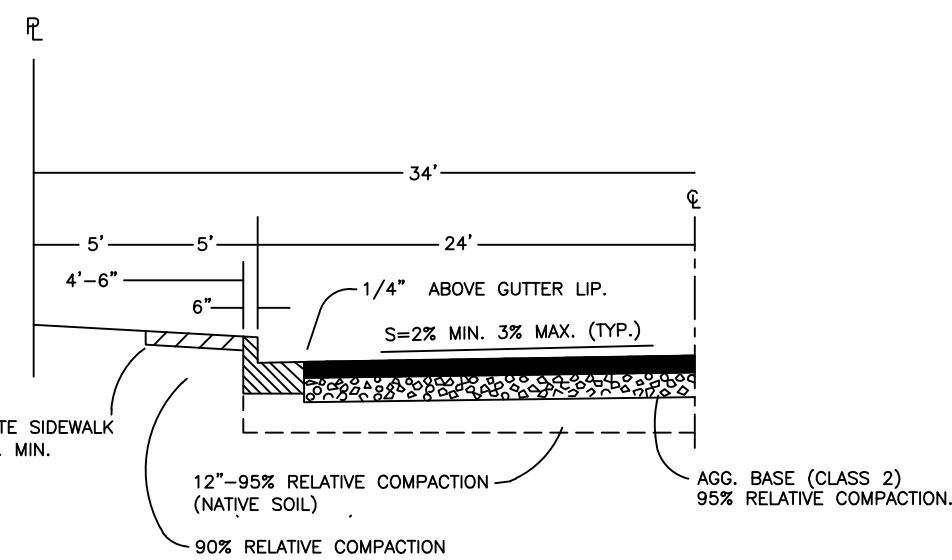
GRANGEVILLE BLVD

N.T.S.



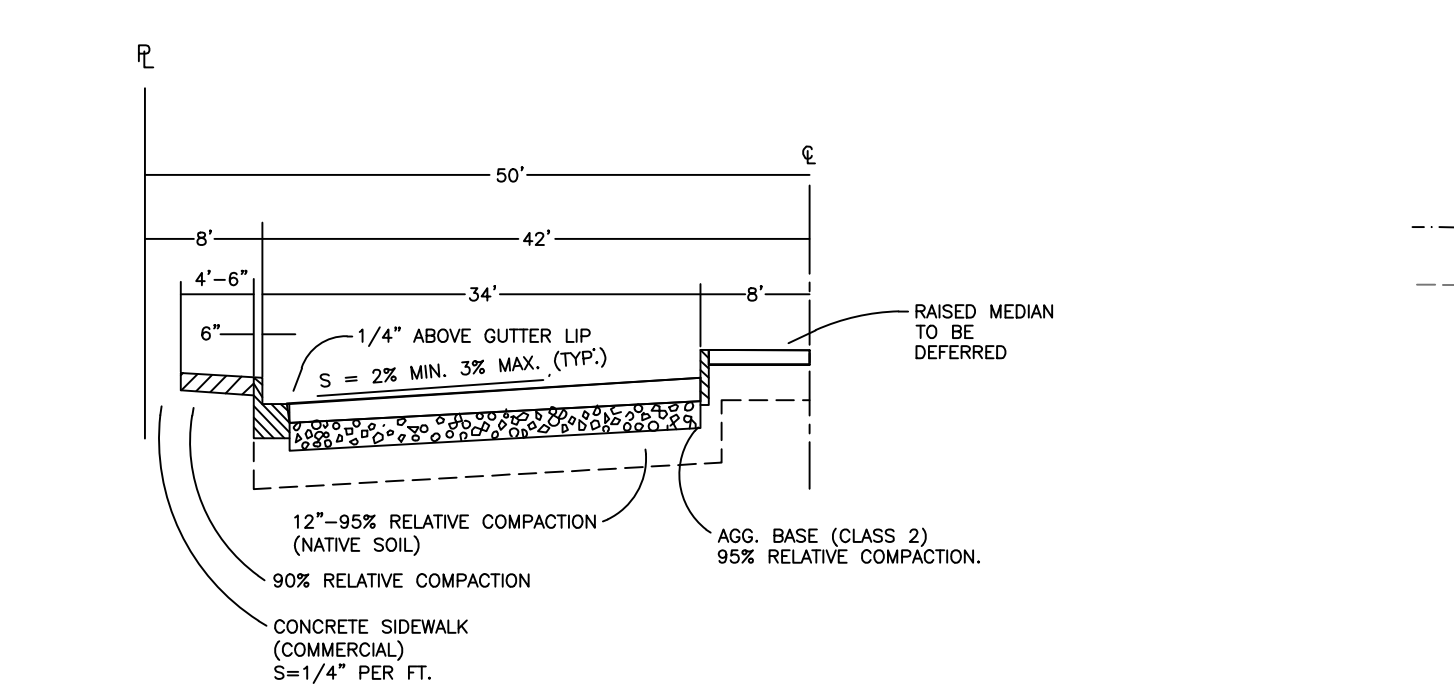
9 1/4 AVENUE

N.T.S.



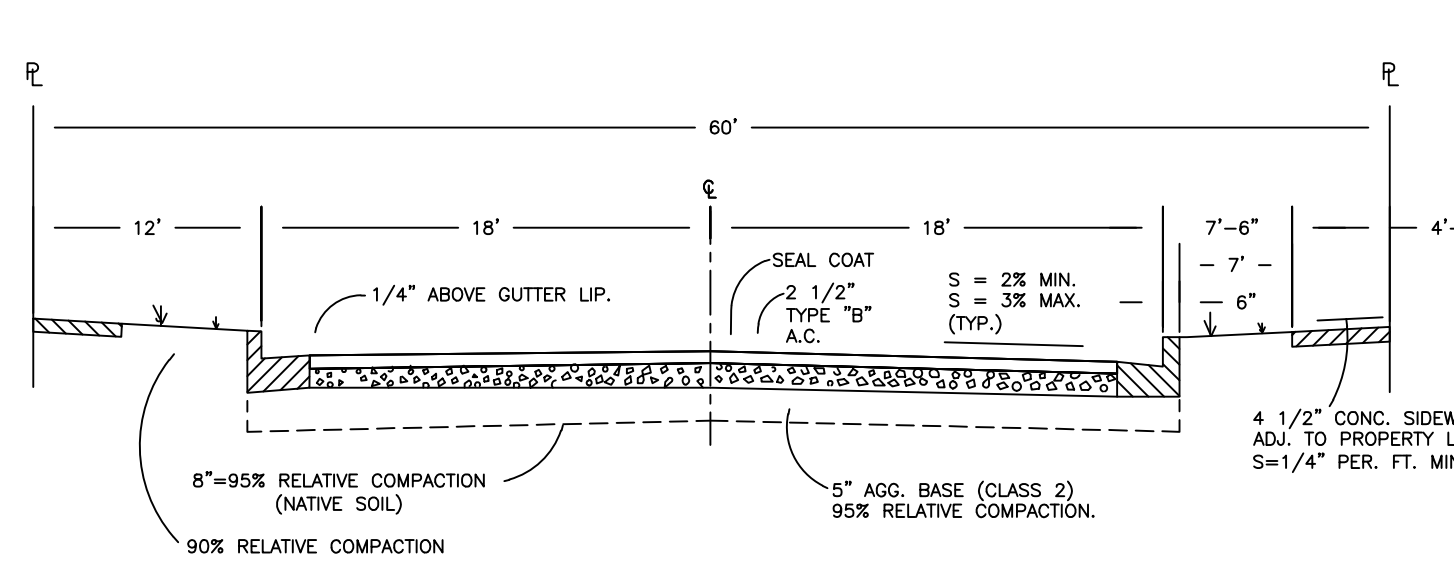
LELAND WAY

N.T.S.



9TH AVENUE

N.T.S.



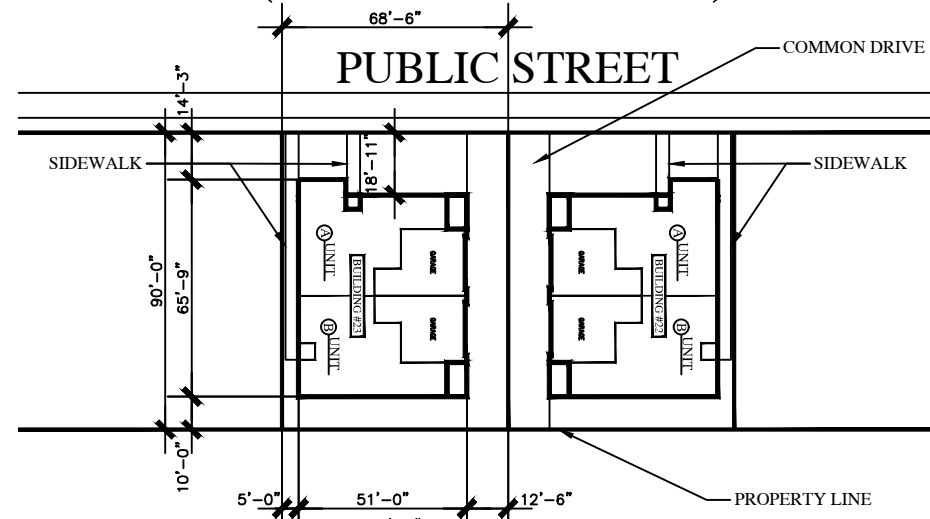
LOCAL STREETS

N.T.S.

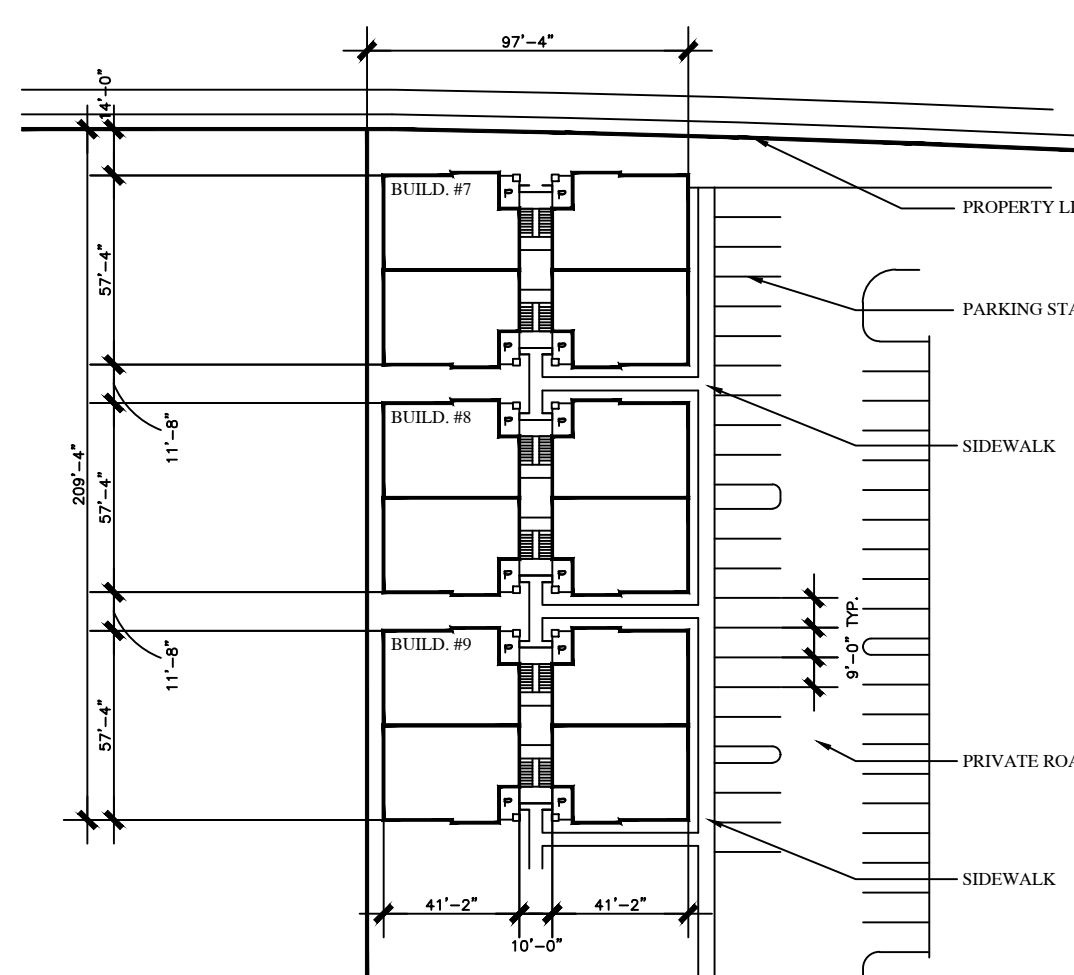
TENTATIVE SUBDIVISION MAP COPPER RIDGE

HANFORD CALIFORNIA

TYP. ONE STORY DUPLEX SITE
(LOTS 351-387)

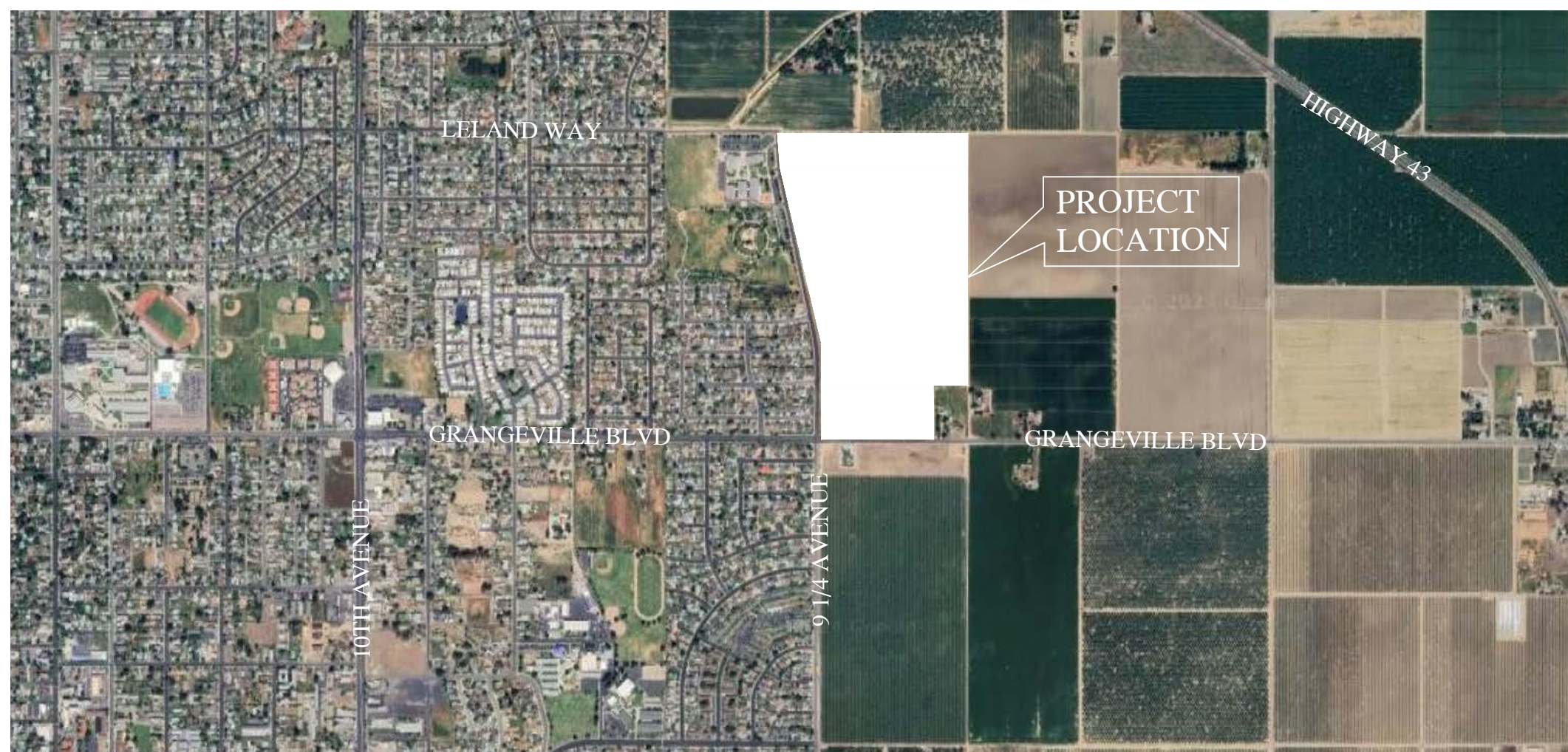


TYP. TWO STORY 8-PLEX SITE



VICINITY MAP

NOT TO SCALE



PARKING INFO

LAND USE	REQUIRED	PROVIDED
CONVENIENCE STORE	17	56
FOOD A	15	25
FOOD B	16	30
RETAIL A	48	61
RETAIL B	48	60
PHASE 4 MULTIFAM, COVERED	144	212
PHASE 4 MULTIFAM, UNCOVERED	0	22
PHASE 5 MULTIFAM, COVERED	85	41
PHASE 5 MULTIFAM, UNCOVERED	85	40

OWNER

WARMERDAM FAMILY TRUST
10426 EXCELSIOR AVE. HANFORD, CA, 93230
DADIGIAN FAMILY TRUST 2001
2491 16TH AVE. KINGSBURG, CA, 93631

DEVELOPER

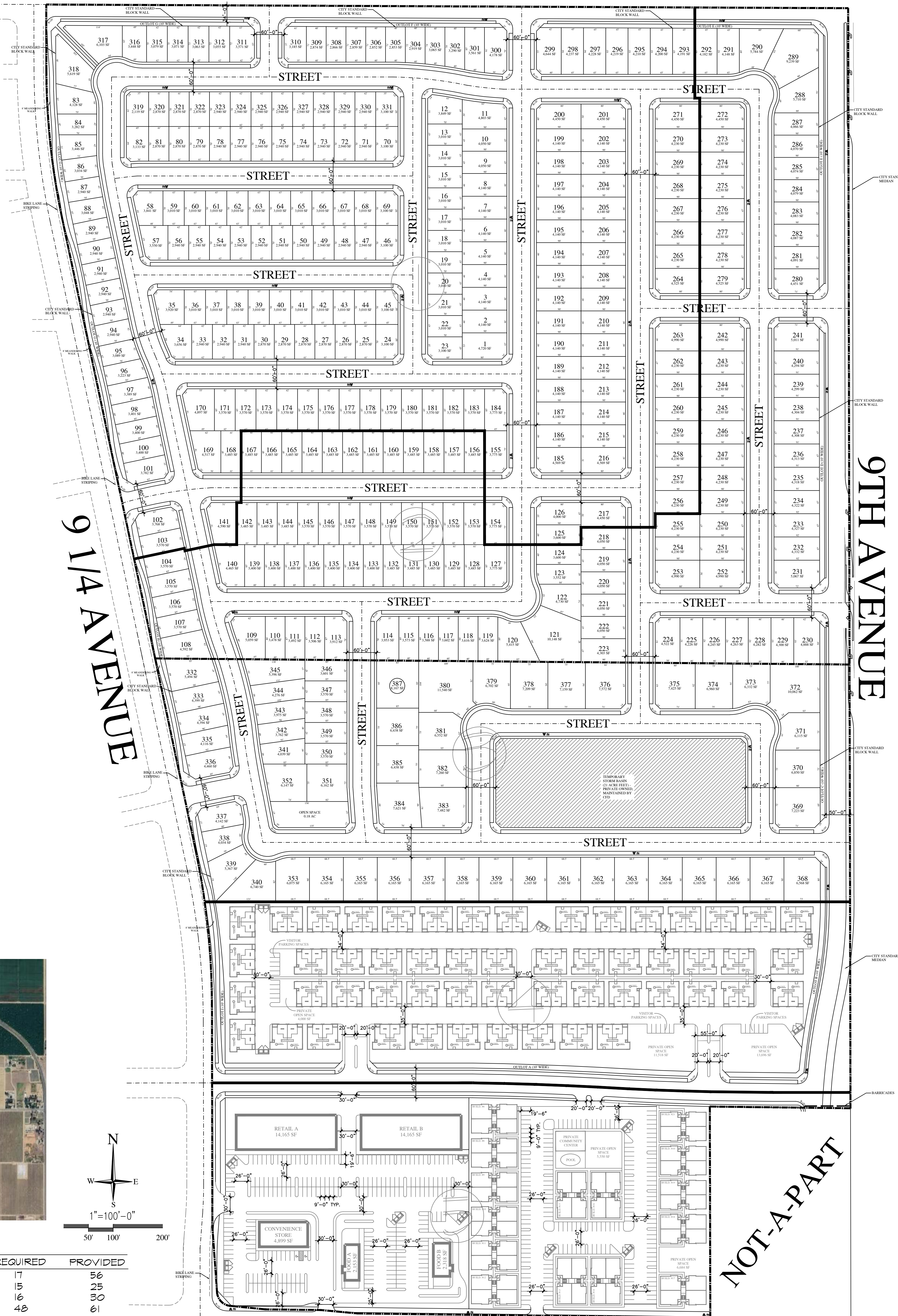
N & M CAPITAL LLC
GREG NUNLEY (559)799-6993
1878 N MOONEY BLVD SUITE J
TULARE, CA 93274

PROJECT INFO

NORTH EAST CORNER OF 9 1/4 AVENUE AND GRANGEVILLE BLVD
APN: 014-143-069, 014-143-078
TOTAL AREA: 83.61 AC
EXIST. USE: VACANT/ AG
PROPOSED USE: SINGLE FAMILY PUD, NEIGHBORHOOD COMMERCIAL
FLOOD ZONE: X
SEWER: CITY OF HANFORD
WATER: CITY OF HANFORD
STORM DRAIN: CITY OF HANFORD
MIN. LOT SIZE: 2,800 SF; MAX. LOT SIZE: 11,540 SF
SINGLE FAMILY UNITS: 350
MULTI FAMILY UNITS: 300
RESIDENTIAL ACREAGE: 78.16 AC
DENSITY: 8.31 UNITS/AC
COMMERCIAL ACREAGE: 5.45 AC
OUTLOTS A-1 TO BE DEDICATED TO CITY OF HANFORD

PHASES INFO

PHASE 1	181 UNITS	40' WIDE LOTS: 115	45' WIDE LOTS: 66	MULTI FAMILY UNITS: 0	RETAIL: 0 SF
PHASE 2	150 UNITS	40' WIDE LOTS: 91	45' WIDE LOTS: 59	MULTI FAMILY UNITS: 0	RETAIL: 0 SF
PHASE 3	89 UNITS	40' WIDE LOTS: 19	45' WIDE LOTS: 0	MULTI FAMILY UNITS: 74	RETAIL: 0 SF
PHASE 4	110 UNITS	40' WIDE LOTS: 0	45' WIDE LOTS: 0	MULTI FAMILY UNITS: 106	RETAIL: 0 SF
PHASE 5	120 UNITS	40' WIDE LOTS: 0	45' WIDE LOTS: 0	MULTI FAMILY UNITS: 120	RETAIL: 37,700 SF
TOTAL	650 UNITS	40' WIDE LOTS: 225	45' WIDE LOTS: 125	MULTI FAMILY UNITS: 300	RETAIL: 37,700 SF



GRANGEVILLE BLVD

NOT-A-PART

TENTATIVE SUBDIVISION MAP

COPPER RIDGE

HANFORD CALIFORNIA

SITE

JOB NUMBER:

REVISIONS	DATE	BY
1		
2		
3		
4		

810 WEST ACEQUIA AVENUE
VISALIA, CA 93292
(559) 713-6139
owengineering09@gmail.com

AWEngineering



SHEET

Page 409 of 1117

Exhibit B:
Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

As required by Public Resources Code Section 21081.6, subd. (a)(1), a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Project in order to monitor the implementation of the mitigation measures that have been adopted for the Project. This Mitigation Monitoring and Reporting Program (MMRP) has been created based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the Copper Ridge Subdivision proposed by Quest Equity LLC in the City of Hanford.

The first column of the table identifies the mitigation measure. The second column names the party responsible for carrying out the required action. The third column, "Timing of Mitigation Measure" identifies the time the mitigation measure should be initiated. The fourth column, "Responsible Party for Monitoring," names the party ensuring that the mitigation measure is implemented. The last column will be used by the City of Hanford to ensure that the individual mitigation measures have been monitored.

Plan checking and verification of mitigation compliance shall be the responsibility of the City of Hanford.

MITIGATION MEASURE	RESPONSIBLE PARTY FOR IMPLEMENTATION	IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MONITORING	VERIFICATION
Biological Resources				
Mitigation Measure BIO 1 (Construction Timing). If feasible, future construction activities will take place entirely outside of the avian nesting season, defined as February 1 to August 31.	Applicant Developer Builder	Ongoing	City of Hanford	
Mitigation Measure BIO 2 (Preconstruction Surveys). If construction must occur between February 1 and August 31, a qualified biologist will conduct surveys for active bird nests within 7 days prior to the start of work during this period. The survey area will encompass the site and accessible surrounding lands within ¼ mile for nesting Swainson's hawks, 500 feet for other nesting raptors, 300 feet for the tricolored blackbird, and 250 feet for	Applicant Developer Builder	7 days prior to construction	City of Hanford	

other nesting birds.				
Mitigation Measure BIO 3 (Avoidance of Active Nests). Should any active nests be discovered in or near proposed construction zones, the biologist will identify a suitable construction-free buffer around the nest. This buffer will be identified on the ground with flagging or fencing and will be maintained until the biologist has determined that the young have fledged and are capable of foraging independently.	Applicant Developer Builder	Ongoing	City of Hanford	
Cultural Resources				
Mitigation Measure CUL-1: In the event of accidental discovery of unidentified archaeological remains during development or ground disturbing activities in the Project area, all work shall be halted in immediate vicinity (within a 100-foot radius) until a qualified archaeologist can identify the discovery and assess its significance.	Applicant/ Construction Contractor	Ongoing during construction	City of Hanford	
Mitigation Measure CUL 2: If human remains are uncovered during construction, work shall be halted, and the Kings County Coroner is to be notified to investigate the remains and arrange proper treatment and disposition. If the remains	Applicant/ Construction Contractor	Ongoing during construction	City of Hanford	

are identified on the basis of archaeological context, age, cultural associations, or biological traits to be those of a Native American, California Health and Safety Code 7050.5 and California Public Resources Code 5097.98 require that the coroner notify the Native American Heritage Commission (NAHC) within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will make recommendations regarding the treatment and disposition of the remains.				
Mitigation Measure CUL 3 A burial Treatment Plan shall be entered into by the Project applicant/property owner prior to any ground disturbing activities.	Applicant Construction Contractor	Prior to ground disturbing activities	City of Hanford	

Exhibit C:
Conditions of Approval

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

TENTATIVE TRACT NO. 0012-24 V8

CONTACT: Gabrielle Myers, Senior Planner: (559) 585-2578

General Plan Designation: Low-Density Residential and Medium-Density Residential

Proposed GP Designation: Medium-Density Residential and Neighborhood Mixed Use

Zoning: Kings County Jurisdiction

Other Special Districts: N/A

Associated Entitlements

1. Annexation 166
2. General Plan Amendment –request to change from Low-Density Residential to Medium-Density Residential and Neighborhood Mixed Use
3. Prezone –Combination of R-M and MX-N
4. Planned Unit Development – a request to allow various deviations from the regulation of the R-M Medium-Density Residential zone district for the residential subdivision, including reduced lot size, lot width, lot depth, setbacks, and increased driveway paved surface allowance and allow removal of the block wall requirement between MX-N Neighborhood Mixed Use and R-M Medium-Density Residential.

Section	Requirement	Deviation Requested
§ 17.12.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100	Minimum lot size of 2,800 sq. ft.
§ 17.12.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 70 feet
§ 17.12.050 Site Area per Dwelling Unit	The minimum site area per dwelling unit shall be 3,000 square feet	Minimum site area per dwelling unit 2,800 sq. ft.
§ 17.12.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 12 feet
	Front – Garage: 20 feet	Front – Garage: 20 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet

	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.12.150 Usable Open Space	300 square feet per dwelling unit. The open space shall be a minimum 15-foot wide	Deviation from the minimum width dimension requested, 10 feet. 300 sq. ft. of open space will still be accommodated.

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

R-M Medium Density Residential Zone District Standards

General Requirements:

- ☒ **That the multi-family duplexes and 8-plex low-rise apartments depicted in Phase 3, 4 and 5 are considered conceptual. Site Plan Review (and any necessary entitlements) will be required prior to development of the multi-family portion of the site.**
- ☒ That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
- ☒ That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
- ☒ That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.
- ☒ That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
- ☒ That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.
- ☒ That Vesting Tentative Tract 945 be developed consistent with the approved tentative tract map
- ☒ That the tentative tract is subject to the mitigations cited in the Mitigation Monitoring and Reporting Program

Right-to-Farm:

- ☒ Notwithstanding any other provision in this Chapter, agricultural operations are the principal and favored use of land in the areas of Kings County designated “Agricultural” in the Kings County General Plan and included in the agricultural zone districts of the Kings County zoning ordinance.

In order to implement Policy LU 8.2 and Program LU 8.2-A of the city of Hanford General Plan, there is hereby adopted in the city of Hanford a policy to (1) protect agricultural land, operations, and facilities from conflicting use due to the encroachment of incompatible, non-agricultural uses of the land in agricultural areas of the county, and (2) to advise developers, owners, and subsequent purchasers of property in the city of Hanford within one (1) mile of the city's urban limit line of the inherent potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited to, equipment and animal noise; farming activities conducted on a 24-hour a day, 7-days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations.

- ☒ That no lawfully established and otherwise lawful agricultural activity, operation, or facility, or appurtenances thereto, conducted or maintained for commercial agricultural purposes in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, including, but not limited to, the encroachment of non-agricultural uses such as residences.
- ☒ In order to carry out the goals and policies of the city of Hanford General Plan, and the provisions of this chapter, the following notices and disclosures shall be required:
- ☒ All approvals for improvement or development of property including without limitation application for rezonings, land divisions, zoning permits, and residential building permits, on property in the city of Hanford within one (1) mile of the city's urban limit line, shall include a condition that notice and disclosure of this agricultural land use policy be given by the applicant, or the owner if different from the applicant. The applicant, or owner if different from the applicant, shall also acknowledge the contents of the notice and disclosure, which includes a description of the property the notice and disclosure pertains to, in the Official Records of the Kings County Recorder, and recorded at the applicant's own expense.

Zoning:

- ☒ That all requirements of the R-M Medium-Density Residential district shall apply, **except as modified through the Planned Unit Development**

Section	Requirement	Deviation Requested
§ 17.12.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100	Minimum lot size of 2,800 sq. ft.
§ 17.12.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet

	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 70 feet
§ 17.12.050 Site Area per Dwelling Unit	The minimum site area per dwelling unit shall be 3,000 square feet	Minimum site area per dwelling unit 2,800 sq. ft.
§ 17.12.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 12 feet
	Front – Garage: 20 feet	Front – Garage: 20 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.12.150 Usable Open Space	300 square feet per dwelling unit. The open space shall be a minimum 15-foot wide	Deviation from the minimum width dimension requested, 10 feet. 300 sq. ft. of open space will still be accommodated.

Dwelling Units per Lot (Section 17.12.050)

- ☒ That the minimum site area per dwelling unit shall be 3,000 square feet, **except as modified through the PUD.**

Section	Requirement	Deviation Requested
§ 17.12.050 Site Area per Dwelling Unit	The minimum site area per dwelling unit shall be 3,000 square feet	Minimum site area per dwelling unit 2,800 sq. ft.

Coverage (Section 17.12.060)

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

Building Setback Area (Section 17.12.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 15 feet from the front lot line for livable space and 20 feet for garages, carports, and other non-livable building space, **except as modified through the PUD.**
- ☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet, **except as modified through the PUD.**
- ☒ The rear building setback area shall be increased by 10 feet for buildings over one-story high.
- ☒ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Section	Requirement	Deviation Requested
§ 17.12.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 12 feet
	Front – Garage: 20 feet	Front – Garage: 20 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet

Distance between Structures (Section 17.12.080)

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

Height of Structures (Section 17.10.090)

- ☒ The maximum structure height shall be 35 feet.

Driveways (Section 17.12.110)

- ☒ That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.
- ☐ That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.
- ☐ That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Usable Open Space (Section 17.12.150)

- ☒ That lots with four or less dwelling units shall provide for a usable open space area of a minimum 300 square feet per dwelling unit. The open space shall be a minimum of 15 feet side, **except as modified through the PUD.**

Section	Requirement	Deviation Requested
§ 17.12.150 Usable Open Space	300 square feet per dwelling unit. The open space shall be a minimum 15-foot wide	Deviation from the minimum width dimension requested, 10 feet. 300 sq. ft. of open space will still be accommodated.

- ☒ That lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. Where multiple lots that together make up a single development site, the

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

Landscaping (Section 17.12.160 and 17.52)

- ☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.
- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.
- ☒ That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the front lot line street curb.
- ☒ That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.
- ☒ That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide two parking spaces per dwelling unit, one of which shall be covered.
- ☒ In the R-M Medium-Density Residential zone district, single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Multi-family parking is required, as follows:

Table 17.54.040	
Number of Parking Spaces	
Land Use	Parking Space Requirement
Multifamily dwelling, Studio or SRO (no bedroom)	1 space per dwelling unit
Multifamily dwelling, 1-bedroom	1.5 spaces per dwelling unit; 50% of the spaces shall be covered parking
Multifamily dwelling, 2-bedroom	1.75 spaces per dwelling unit; 50% of the spaces shall be covered parking
Multifamily dwelling, 3 or more bedrooms	2 spaces per dwelling unit; 50% of the spaces shall be covered parking
Single- or multifamily dwelling specifically for seniors 55 years of age or older	1 space per dwelling unit or 1 space for every 4 beds

Required parking spaces may not be provided in any front, side, or rear building setback area. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas. **Parking requirements for the multi-family portions of the development (Phase 4 and 5) shall be evaluated and required at the time of development. Site Plan Review will be required.**

Noise:

- ☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.
- ☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Rooftop Equipment HMC Section 17.50.100

- ☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards HMC Section 17.50.140

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.
- ☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

- ☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

- ☒ Standard window and door awnings
- ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

Dust Control:

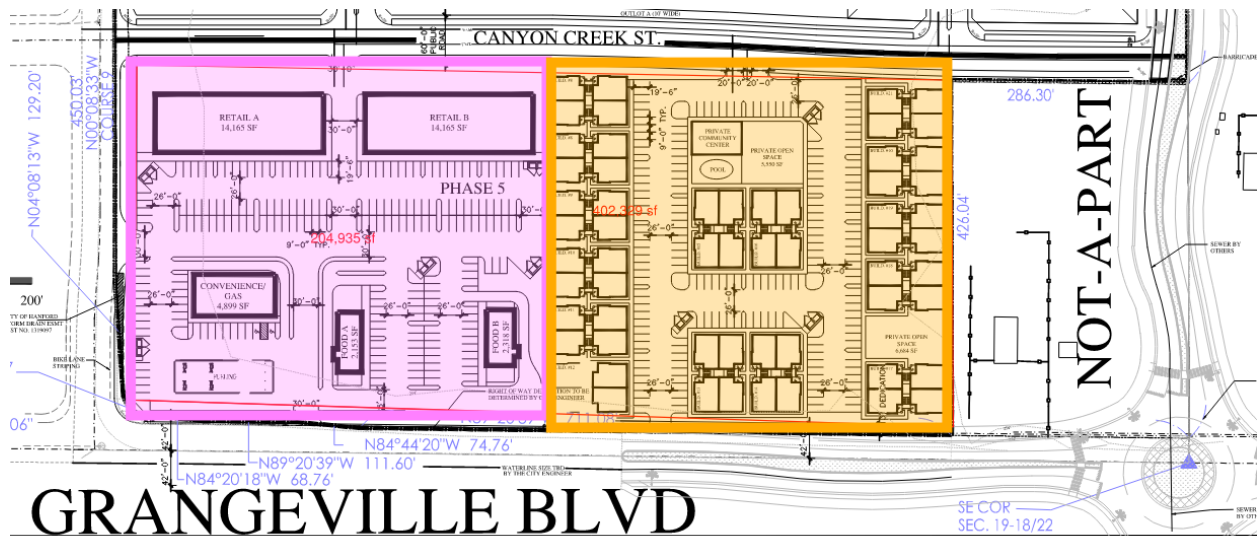
- ☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.
- ☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

MX-N Neighborhood Mixed Use zone district standards – Applicable to the commercial portion of Phase 5

General:

- ☒ **That the commercial development of the site, depicted in Phase 5 is considered conceptual. Site Plan Review (and any necessary entitlements) will be required prior to development of the commercial portion of the site.**
- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. **2025-xx (conceptual included in TSM, final to be determined)** with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ That the Mixed Use Neighborhood zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-N zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum 10-foot wide pedestrian path of travel between commercial sites and all residential sites within the MX-N zone.
- ☒ That between 25% and 75% of the contiguously zoned parcels in MX-N shall be reserved for residential use. (This has been satisfied by Phase 5 overall development proposal). The MX-N Neighborhood Mixed Use portion of the development is 5.45 acres. The entirety of Phase 5 of Tentative Tract 945 is approximately 9.23 acres. Therefore, the residential to commercial percentage is approximately 60% commercial to 40% residential.

That the commercial portion of the site be limited to development less than 55,000 sq. ft., in order to limit VMT impacts from the project and remain screened. Commercial development of the project site over 55,000 square feet will require further VMT analysis.



Cultural Resources:

- ☒ 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.

Building Setback Areas (Section 17.24.060)

- ☒ That the appropriate setbacks be maintained, as follows: **lot lines are subject to change based on final site configuration**
 - ☒ The front building setback area shall be 15 feet (front considered lot line along 9 1/4 Avenue).
 - ☒ The rear building setback shall be 15 feet from the rear lot abutting an R-M zone district (rear considered east lot line abutting not-a-part)
 - ☒ The side building setback shall be 15 feet from the side property line abutting an R-M zone and the public street.
 - ☒ The street side building setback shall be 15 feet.

Height of Structures (Section 17.24.080)

- ☒ That the maximum structure height shall be 35 feet.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide a minimum of 108 parking stalls for the commercial portion of the site, five of which are ADA-accessible, based on the ratio for an integrated shopping center 1 space per 350 square feet.

Calculation: 37,700 square feet of integrated retail space ÷ 350 square feet = 107.7

108 parking spaces required

Parking requirements will be verified during Site Plan Review. Conceptually, parking has been provided, as shown in the table below:

PARKING INFO

LAND USE	REQUIRED	PROVIDED
CONV./GAS	17	38
FOOD A	15	25
FOOD B	16	30
RETAIL A	48	61
RETAIL B	48	60

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☒ There shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ In the commercial zone district, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. **Parking areas are to have one tree placed at every four lineal parking stalls.**

Usable Open Space: (Section 17.24.110).

- ☒ **That new commercial developments shall provide a common outdoor area, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area.**
- ☐ That lots with four or less dwelling units shall provide for a usable open space are of a minimum 300 square feet per dwelling unit. The open space shall be a minimum 15 feet wide.

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

Signage: (Section 17.56).

- ☒ That any/all signs proposed for this development shall be subject to the requirements and prescribed in Chapter 17.56 of the Hanford Municipal Code. A separate application is required.

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
C-N, C-R, C-S, C-H, MX-N, MX-C, and O zones	No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet: 2 sq. ft. per 1 lineal foot up to a maximum 350 sq. ft. along primary frontage. 50 sq. ft. allowed regardless of frontage length. Secondary building frontage: 1 sq. ft. per lineal foot up to a maximum 200 sq. ft. per secondary frontage. 35 sq. ft. allowed regardless of frontage length. Sites within 100 feet of State Route 198 may count the frontage facing State Route 198 as their primary frontage for the purpose of calculating maximum sign size.	1 sign per establishment maximum. 40 sq. ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq. ft. Maximum height not greater than 1.5 times the average height of the building.

Landscaping: (Section 17.24.120 and 17.52).

- ☒ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street.
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
- ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.

- ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
- ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
- ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
- ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
- ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
- ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.24.130)

- ☒ That a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L or PF zone district, **requested to be removed between the MX-N**

designation to the south and the R-M designation to the north through the PUD process. A block wall is required between the MX-N designation and R-M designation to the east (not-a-part)

- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Outdoor Lighting Standards (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.

Dust Control:

- ☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.
- ☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION

TSM0012-24

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

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

Soils:

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering Department and Building Division prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retains the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Division prior to building permit issuance.

Street Names and Addresses:

1. That street address for each lot, as provided by the Building Division, be included on the subdivision final map.
2. That street names, as shown on the tentative subdivision map, be included on the subdivision final maps.
3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.
4. That all landscaping requires permits and must meet requirements at time of installation.
5. That a map must be provided to show existing streets names of surrounding subdivisions that have City maintained streets.



City of Hanford Fire Department

Fire Prevention and Community Risk Reduction Division

Fire Marshal

Nikkie Chamberland

City Of Hanford Fire Department Plan Review

Approval of all projects does not exempt compliance with all applicable sections of the adopted Fire Codes and local city ordinances. All fire protection systems must be installed and operational prior to occupying the building. All permits shall be issued and paid for prior to scheduling any inspections with the fire department. Please contact the building department for the submittal process. To schedule an inspection please contact the building department at 559-585-2580

The scope of work shall be clearly stated on all the plans submitted for the permit. All deferred submittals shall be listed on the building plan page. All deferred submittals are required to be submitted within 30 days of building permit issuance.

Plan review number: TSM0012-24

Address: NA

Plan Reviewer: Nikkie Chamberland

Date: 9-27-2024

The following are comments that are applicable and pertain to the plans submitted: This project must comply with the latest California Fire Code.

- Project shall meet the minimum fire flow requirements per Appendix B & C of the CFC 2022; Provide the fire flows within one year
- New and existing residences that have an automatic sprinkler system, proposed accessory dwelling units shall have an automatic sprinkler system. A separate fire department permit will be required.
- Fire Riser Room:
 1. a separate room that contains the Fire Riser shall contain one man door, the room shall be a 2-hour rated room with adequate spacing to perform

maintenance, riser room shall be properly labeled with 4" lettering with contrasting background and a knox box shall be installed to contain the riser room key, fire sprinkler coverage required, emergency lighting and illuminated lighting required. The riser shall be interconnected with the fire alarm

- When a sprinkler system is required with more than 21 heads, the system shall be monitored by a central monitoring station. Fire alarm and fire detection systems required by Chapter 9 of CFC, CBC, shall be installed per NFPA 72.
- Knox FDC Locking Caps are required on all Fire Department Connections. A fire department access road is required for facilities that are protected by fire sprinklers and are more than 400 feet away; on-site fire hydrants and mains shall be provided where required by the AHJ. Provide a letter of certification from a licensed soil engineer on non-paved all-weather roads that provide fire access, which shall support a 40,000-lb fire apparatus at a minimum.
- All dead-end access roads more than 150 must provide an approved turnaround or hammerhead and comply with city standards.
- All access roads shall not be less than 20 ft wide and 13 ft 6 inches
- Access road turning radius for fire apparatus/
 1. Inside turn: 20ft 10 inch
 2. Curb to Curb: 37 ft 3 inches
 3. Wall to Wal: 42 ft
- Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
- Additional Hydrants may be required, all hydrants shall be installed and accepted prior to combustibles being dropped on site. All hydrants shall be protected by bollards Hydrant spacing shall be as follows CFC 2022 Appendix C;
 1. Residential area- 500ft
 2. Commercial area-300ft
 3. A hydrant will be required within 50' of Fire Department connection.
 4. Provide a turning template on Plan Review
- No traffic calming devices shall be installed without the Fire Department's approval
- Areas identified as "**Fire lanes**" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
 1. **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
 2. **Access roads 26 to less than 32 feet in width:** Fire lanes shall be on one side of the fire apparatus access roads.
 3. **Access roads 32 feet in width or more:** No fire lanes required.
 4. **Markings shall include "No Parking- Fire Lane"**
- Locked gates installed across fire department access roads:

1. **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them, or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. (See www.knoxbox.com for current models)
 2. **Electric Gates** shall be equipped with an electric **Knox Key Switch**, at the gate location.
 3. In case of a loss of power, electrically operated gates shall have a means of backup power or shall default in the open position for immediate fire department access.
 4. At no time shall the width of the fire department access road be reduced below **20 feet wide through or at any gates** along the fire department's emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
 5. Provide a Knox Box for all structures and gates. In accordance with the 2019 CFC 506.1. Hanford Fire Department shall approve the location.
 6. Ordering Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
- All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

- | | |
|--|-----------------|
| 1. Downtown area (existing buildings): | 4 inch numbers |
| 2. Buildings 20 ft. or less from the street: | 6-inch numbers |
| 3. Buildings 21- to 40-ft. from the street: | 8-inch numbers |
| 4. Buildings more than 40 ft. from the street: | 12-inch numbers |
- Commercial cooking
 1. Commercial cooking equipment that produces grease-laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood.*** Contact the **Building** department for submittal information.
 2. All commercial cooking appliances creating grease-laden vapors shall have a K-Class fire extinguisher within 30 feet of cooking appliances in accordance with the most currently adopted edition of the CFC.
 3. Commercial cooking equipment that produces grease-laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, an automatic fire extinguishing system is listed and labeled for its intended use.
 4. If the fire alarm is present, the hood system shall be interconnected with the fire alarm
 - Operational Fire Permit is Required
 - Any Special Event project shall comply with the 2019 edition of the California Fire Code, chapter 31 for tent structures, exiting, fire extinguishers, and other fire protection applications.

- Submit plans and information regarding high-piled storage, rack storage, storage of combustible commodities, hazardous materials, and any processes regulated by the Uniform Fire Code
- Fire permits are required for all underground firelines, overhead sprinklers, and fire alarms. These are all separate permits and will be charged accordingly. All deferred submittals shall be submitted, stamped, and approved prior to combustible on site.
- Refer to the 2022 California Fire Code in governing codes
- Shell buildings shall provide a description of the tenant and/or storage of the building.
- A fire pump may be required if the building is over 2 stories in height in a commercial setting.

PUBLIC WORKS DEPARTMENT

Contact Assistant Engineers: Steve Coodey or Robert Buchanan
Concerning questions that you may have on the conditions listed below:

Tentative Tract 945- Copper Ridge Development

Maps and Plans:

1. That the developer 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 wall, street improvements and other infrastructure required for development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.
2. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Improvement plans shall include all City of Hanford Construction Standard Detail's pertinent to the project. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building or encroachment permits.

Easements:

1. That easements be designated on the recorded final map as required by the utility companies and where needed for providing service to streetlights as designated by the City of Hanford Engineering Department.
2. That the developer shall acquire an easement for temporary storm basin purposes to be dedicated to the City where necessary to facilitate installation of storm drainage facilities connecting the portion of the development to the proposed storm drainage basin. Easements required to serve and maintain the temporary storm drainage basin may include, but are not limited to, access and storm drain pipeline easements. Easement locations and widths shall be approved by the City Engineer and dedicated on the Final Map or by separate instrument.
3. That an offsite Sanitary Sewer Easement shall be obtained by the developer for the installation of the 9th Avenue sanitary sewer main from the south development boundary through the Not-A-Part, to the intersection of 9th Avenue and Grangeville

Boulevard. Easement locations and widths shall be approved by the City Engineer and dedicated on the Final Map or by separate instrument.

4. That all easements for irrigation ditches and/or irrigation pipelines be legally abandoned or relocated to the satisfaction of the City Engineer prior to acceptance of the subdivision improvements.
5. That all proposed landscape/public utility easements as shown on the tentative map be dedicated to the City and be included on the subdivision final map. Additional landscape or public utility easements determined necessary by the City Engineer or City Planner during review of the improvement plans shall also be dedicated with the Final Map, as required by the City.

Dedications:

1. That all proposed streets, street extensions and easements as shown on the tentative map be dedicated to the City with the subsequent final map(s). The streets/street extensions are to be dedicated as public right-of-way, and any alterations of existing utilities be the responsibility of the developer.
2. That developer dedicate to the City, additional right of way along the east side of 9 ¼ Avenue, between Grangeville Boulevard and Leland Avenue to facilitate construction of the development frontage improvements as approved on the Tentative Map.
3. That the developer dedicate to the City, additional right of way of Grangeville Boulevard between the eastern project boundary and 9 ¼ Avenue to facilitate construction of the development frontage improvements as approved on the Tentative Map.
4. That the developer dedicate to the City, right of way along the Leland Avenue project frontage to facilitate construction of the development frontage improvements as approved on the Tentative Map.
5. That the developer dedicate to the City, right of way along the 9th Avenue property frontage to facilitate construction of the development frontage improvements as approved on the Tentative Map.
6. That developer dedicate an easement to the City, for the proposed of an onsite drainage basin for Tract 945 drainage purposes.
7. That the developer shall dedicate all Outlots to the City that shall be maintained by the Community Facilities District (CFD). Additionally, at entrances to the development where roads transfer from collectors/arterials to local streets and there is side lot frontages, the outlots need to extend around these side lot frontages (ending where the side lot meets the beginning of the curve) and include block walls.

These outlots must fully extend around the side lot frontages, the current configuration on the proposed Tentative Map fails to indicate the entire outlot area.

Street Improvements:

1. That the improvements consisting of sanitary sewers, storm sewers, water mains, communication conduit, concrete curbs, gutters, sidewalks, street lights, street subgrading and surfacing, signage and striping and all other improvements be installed in accordance with Chapter 16.24 "Improvements" of the Hanford Municipal Code, the City of Hanford's Active Transportation Plan (ATP), and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative map.
2. That all corner lots meet the requirements California's daylighting law ([Assembly Bill 413](#)) prohibits parking within 20 feet of a crosswalk, marked or unmarked, to improve visibility and pedestrian safety. This statewide law, which went into effect January 1, 2024, began being enforced with citations on January 1, 2025. The goal is to give drivers more time to see pedestrians and cyclists approaching or crossing intersections, regardless of whether the curb is painted red
3. That all streets within the subdivision shall be developed as Residential Street per City Standard Details ST-32 and ST-39 with a traffic index of 6, except the following:
 - a) 9 ¼ Avenue shall be developed as a Minor Collector street with an 68 foot right of way width in conformance with City Standard. ST-17 and ST-26 and the City of Hanford's ATP, and a traffic index of 9. Developer shall be required to construct the remaining width of right of way on the east side of 9 ¼ Avenue from Grangeville Boulevard to Leland Avenue.
 - b) Developer shall construct the extension of Leland Avenue as a Minor Collector street with a 68' ultimate right of way width between 9 ¼ Avenue and 9th Avenue in conformance with City Standard ST-17 and ST-26 and the City of Hanford's ATP, and a traffic index of 9. Developer shall construct Leland Avenue to the centerline (half width) of ultimate width creating 2-eleven foot travel lanes. An asphalt dike shall be installed along the westbound travel lane edge of pavement for the full length of the Leland Avenue project frontage. To align the half width street section with the existing lane alignment established on the west side of 9 ¼ Avenue, the developer shall remove the existing lane striping and reinstall a temporary transition stripe in conformance with the Highway Design Manual to align with the travel lanes on the east side of the intersection. Stop signs, stop limit lines and stop legends shall be installed in all directions of the Leland Avenue and 9 ¼ Avenue intersection per City Standard Detail ST-47.
 - c) Developer shall construct 9th Avenue as an Arterial Street with a 100 foot ultimate right of way width in conformance with City Standard Detail ST-20 and the City of Hanford's ATP with a traffic index of 11. Developer shall be required to construct half of the raised median width for the full

length of the 9th Avenue project frontage in conformance with City Standard Detail CO-17 and CO-18. Turn pockets associated with the ultimate raised median design shall be delineated using 48" high visibility delineators in conformance with CA.M.U.T.C.D. To allow for northbound and southbound traffic on 9th Avenue, a temporary centerline striping shall be installed. A timber barricade per City Standard Detail GE-59 shall be installed on 9th Avenue at the south project boundary. Additionally, the developer will be required to coordinate with the ongoing CIP project on 9th Avenue. The coordination will include, but not be limited to, the ultimate road alignment and location requirements of the CIP Engineering Division.

- d) Grangeville Boulevard shall be developed as an Arterial Street with a modified right of way width of 84 foot in conformance with City Standard Detail ST-17 and ST-20 and the City of Hanford's ATP, with a traffic index of 11. Developer shall be required to construct the remaining width of right of way on the north side of Grangeville Boulevard between 9 ¼ Avenue and the eastern boundary of the project. A pavement transition shall be required beyond the east project boundary. The developer shall in good faith attempt to obtain an easement for purposes of pavement transition, and provide documentation of such attempt. Additionally, the developer will be required to coordinate with the ongoing CIP project on Grangeville Boulevard. The coordination will include, but not be limited to, the ultimate road alignment and location requirements of the CIP Engineering Division.
3. That streetlights be installed throughout the interior of the development and along project frontages in conformance with City standard GE-56. Streetlights shall be located as designated by City Engineer.
 4. That the development is subject to a transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Developer shall be entitled to a credit against subject development fee for oversizing of roadway improvements for increased traffic index constructed by developer within Grangeville Boulevard, 9 ¼ Avenue, Leland Avenue and 9th Avenue. Additionally, the developer shall be entitled to credit against the construction of 9th Avenue as determined by the City of Hanford Development Impact Fee Study dated September 2019.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along 9 1/4 Avenue, Leland Avenue, 9th Avenue and Grangeville Boulevard frontages of proposed subdivision.
 - a. A six (6) ft. minimum high ornamental, masonry block fence with continuous footing. Wall shall be treated with an anti-graffiti repellent. (Excluding Grangeville Boulevard). A blockwall easement will be required in any locations where a blockwall footing or foundation encroaches on private property.

- b. A sidewalk in conformance with City Standards and the City's adopted ATP.
 - c. Soil preparation, automatic irrigation and landscaping.
 - d. Landscape plans for right-of-way and a 10 ft. wide landscape easement.
2. The species of tree and plants are to be selected from a list approved by the City Street Tree Commission.
 3. That the design location of the masonry wall and landscape plans shall be approved by the Community Development Department and City Engineering Department prior to recording a subdivision final map. And the approval of block wall and landscape improvements shall be submitted with initial submittal of project improvement plans.
 4. All above ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall/fence.

Existing Wells:

1. That all existing wells on the property be abandoned in accordance with State of California standards.

Restricted Access:

1. That a one-foot reservation strip be established at the end or sides of the roads abutting unsubdivided property, and dedicated on the applicable subdivision final maps.
2. That all access be restricted from the 9th Avenue, 9 ¼ Avenue and Leland Avenue right-of-way for lots backing onto said rights-of-way. Side-lot access shall also be restricted for the following Lots: 369, 337, 336, 231, 241, 280, 299, 300, 310, 311, 101 and 102. A restricted access designation shall be depicted on all recorded final maps.
3. That the developer construct a barricade to City Standard Detail GE-59 at the end of each future through streets.

Sewer Improvements:

1. That the developer's engineer provide a sanitary sewer 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 development. Consideration shall be given for future areas of development located adjacent to proposed subdivision per the City Sanitary Sewer Master Plan.
2. That a minimum 12-inch diameter sanitary sewer main be installed within 9th Avenue between Leland Avenue and the southern property boundary. Applicant shall be entitled to a reimbursement for over sizing in accordance with City Municipal Code Section 13.08, or any revisions thereof.

3. That a minimum 12-inch diameter sanitary sewer main be installed within 9th Avenue between the southern property boundary and Grangeville Boulevard. Applicant shall be entitled to a reimbursement in accordance with City Municipal Code Section 13.08, or any revisions thereof.
4. That developer shall install a 12-inch sewer main in Grangeville Boulevard from 9 ¼ Avenue to project flow to a future sanitary sewer main planned for the future 9th Avenue alignment. Applicant shall be entitled to a reimbursement for over sizing in accordance with City Municipal Code Section 13.08, or any revisions thereof.
5. That a minimum 12-inch diameter sanitary sewer main be installed within Leland Avenue between 9 ¼ Avenue and 9th Avenue. Applicant shall be entitled to a reimbursement for over sizing in accordance with City Municipal Code Section 13.08, or any revisions thereof.
6. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.08 for sanitary sewer main improvements constructed within 9th Avenue, Grangeville Boulevard and Leland Avenue, which also provides a benefit to others. Costs for sanitary sewer main improvements installed within the streets referenced here, if applicable, shall be per the City of Hanford Development Impact Fee Study document dated September of 2019. Reimbursement cost shall be per the Fee Study at time of improvement installation and operational acceptance.
7. The Copper Ridge development will not be issued occupancy until a sewer trunk line is installed within 9th Avenue from Grangeville Boulevard to E. Lacey Boulevard.

Storm Drainage Improvements:

1. That the developer's engineer provide a storm drainage 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 development. The Master Plan will determine the ultimate temporary basin location built to City Standard.
2. That the developer is required to obtain an easement and complete construction of the temporary storm drain basin with the first phase of the subdivision. The basin shall be designed in conformance with the City of Hanford's Storm Drainage Design Criteria specifications and shall include a six foot (6') high chainlink fence with privacy slats per City Standard Detail GE-23. A 24' wide drive approach per City Standard Detail CO-41 and access gates per City Standard Detail GE-26 shall also be installed.
3. That developer is required to comply with the 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 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 development. Consideration shall be given for future areas of development located adjacent to proposed subdivision, as shown on the city Water Master Plan.

2. That a minimum 18 inch diameter water main and appurtenances, be extended along the Grangeville Boulevard project frontage. Applicant shall be entitled to a refund for water main oversizing in accordance with City Municipal Code Section 13.04. The new water main shall connect with the existing water main on 9 ¼ Avenue and shall include a blow off assembly per City Standard Detail WA-26 at the eastern terminus.
3. That a minimum 12 inch diameter water main and appurtenances, be extended along the Leland Avenue project frontage. Applicant shall be entitled to a refund for water main oversizing in accordance with City Municipal Code Section 13.04. The new water main shall connect to the existing water main at the intersection of Leland Avenue and 9 ¼ Avenue.
4. As determined by results shown in the Hydraulic Capacity Study provided by Akel Engineering, the developer shall replace approximately 550 LF of existing 8" water main and install the same LF of 10" water main on 9 ¼ Avenue from Grangeville Boulevard to approximately 550' to the north of Grangeville Boulevard.
5. That a minimum 12 inch diameter water main and appurtenances, be extended along the 9th Avenue project frontage. Applicant shall be entitled to a refund for water main oversizing in accordance with City Municipal Code Section 13.04. The new water main shall connect to the new water main at the intersection of Leland Avenue and 9th Avenue and shall include a blow off assembly per City Standard Detail WA-26 at the southern terminus.
6. That all existing water wells be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer enters into an agreement for the formation of a Community Facilities District (CFD) for the maintenance of landscaping and outlots, decorative block wall/ fencing, roadways, streetlights, curb and gutter, sidewalk, signage, storm drain system and temporary basin and a second CFD for emergency services.
2. That prior to funds of the tax assessment district being obtained, the developer will be responsible for the maintenance of all items listed above.

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. 945 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 in Exhibit B.
6. That Lots established as multi-family, particularly Lots 351-387, shall design each parcel to have one (1) shared access drive approach equaling 24' in width per City Standard Detail CO-41. If separate drive approaches are necessary, a 12' wide drive approach per City of Hanford Standard CO-38 for each garage will be required with a minimum of 22' of full height curbing in between the drive approaches. Drive approaches shall not exceed 40% of frontage.

Impact Fees:

Impact fees related to single family residential, multi-family and commercial will be assessed separately. Multi-family and Commercial must be approved through site plan review as individual project.

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.

4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Storm Drainage Development Impact fee, as required by City Ordinance No. 98-14, and any revisions thereof. The development will be constructing a temporary storm basin and the City will acquire property in the future for a regional storm basin that will acquire the storm water from this development.
7. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
8. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.
9. That development is subject to a Sanitary Sewer area of benefit assessment fee in accordance with City Ordinance No. 92-03 and any revisions thereof. Subject fee shall be paid prior to recording a subdivision final map.

General Comments:

1. The approval of this Tentative Map does not authorize construction or development of any multifamily or commercial uses shown on the map. Prior to any development of these areas, the applicant shall obtain Site Plan Review approval in accordance with the Hanford Municipal Code and all other applicable City regulations. Site Plan Review may include review and approval by the Planning Commission and/or City Council, as required at the time of application. If future subdivision of any multifamily or commercial parcel is proposed, additional Tentative and Final Maps or Parcel Maps shall be required in compliance with the California Subdivision Map Act (Government Code §66410 et seq.) and the Hanford Subdivision Ordinance.
2. Per the applicant's direction, the area designated for the temporary storm drainage basin shall not be further subdivided as part of the Final Maps for this subdivision. At such time as the City establishes a regional storm drainage basin to serve this area, any proposal to develop or reuse the temporary basin site shall be required to resubmit for Site Plan Review in accordance with the Hanford Municipal Code and all applicable City regulations. Upon resubmittal, the project shall be subject to all conditions and requirements in effect at that time, including the preparation and approval of a new Tentative Map(s) and any necessary Final or Parcel Maps, consistent with the California Subdivision Map Act (Government Code §66410 et seq.) and the Hanford Subdivision Ordinance.

3. Block wall easements shall be provided wherever block wall footings or foundations encroach onto private property, as determined necessary by the City Engineer. Such easements shall be dedicated on the Final Map.
4. A Declaration of Temporary Building Restrictions shall be recorded concurrently with the Final Map, encompassing the area designated for the temporary storm drainage basin. The restriction shall prohibit any building or structural development within the designated basin area until such time as the City establishes a regional storm drainage facility and the property is subsequently entitled for development through the required Site Plan Review and Subdivision Map Act processes. The document shall be prepared in a form acceptable to the City Attorney and City Engineer and shall be recorded with the Kings County Recorder's Office at the time of final map recordation.

RESOLUTION 25-71-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING PLANNED UNIT DEVELOPMENT NO. 0037-24: A REQUEST TO ALLOW VARIOUS DEVIATIONS FROM THE REGULATIONS OF THE R-M MEDIUM-DENSITY RESIDENTIAL ZONE DISTRICT FOR THE MIXED USE SUBDIVISION, PROPOSED UNDER TENTATIVE TRACT 945, INCLUDING REDUCED LOT SIZE, LOT WIDTH, LOT DEPTH, SITE AREA PER DWELLING UNIT REQUIREMENTS, SETBACKS, OPEN SPACE DIMENSIONS, AND ALLOW REMOVAL OF THE BLOCK WALL REQUIREMENT BETWEEN MX-N NEIGHBORHOOD MIXED USE AND R-M MEDIUM-DENSITY RESIDENTIAL. THE PROJECT IS APPLICABLE TO TENTATIVE TRACT 945, LOCATED NORTH OF GRANGEVILLE BOULEVARD, EAST OF 9 ¼ AVENUE (APN 014-143-069 AND 014-143-078).

At a regular meeting of the City Council of the City of Hanford duly called and held on December 16, 2025, by motion of Councilmember _____, and seconded by Councilmember _____, and duly carried, the following resolution was adopted:

WHEREAS, Planned Unit Development No. 37-24, a request to allow various deviations from the regulation of the R-M Medium-Density Residential zone district for the mixed use subdivision, proposed under Tentative Tract 945, including reduced lot size, lot width, lot depth, site area per dwelling unit requirements, setbacks, open space dimensions, and allow removal of the block wall requirement between MX-N Neighborhood Mixed Use and R-M Medium-Density Residential, 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 site will be developed, as shown Tentative Tract 945 attached as **Exhibit A**, and substantially conform to the elevations and floorplans, attached as **Exhibit B**; and

WHEREAS, the City Council has carefully considered recommendations and testimony presented at the public hearing of December 16, 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, the Initial Study, Mitigated Negative Declaration No. 2025-73 and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

WHEREAS, 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 PUD 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 planned unit development pertains to an 83.61-acre development site.

Design – the Planned Unit Development will allow the development of a 650-unit single- and multi-family mixed-use development, proposed under Tentative Tract 945. The design has been evaluated in accordance with the requirements of the MX-N Neighborhood Mixed Use and R-M Medium-Density Residential zone district.

2. That the PUD is being proposed to achieve one or more of the objectives identified in Section 17.82.030;

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. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks to:

- ✓ To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary.
- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
- ✓ To permit the lot patterns on size, shape, and layout that would otherwise not be permitted by the standards of the zone district in which the site is located;

- ✓ To modify the required building setbacks, distances between structures, and landscaped areas that would otherwise be required by this title;
 - ✓ To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts.
3. The location and design of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity.

Analysis:

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. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks to:

- ✓ To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary.
- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
- ✓ To permit the lot patterns on size, shape, and layout that would otherwise not be permitted by the standards of the zone district in which the site is located;
- ✓ To modify the required building setbacks, distances between structures, and landscaped areas that would otherwise be required by this title;
- ✓ To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts.

Design – The Planned Unit Development will allow the development of a 650-unit single- and multi-family mixed-use development, proposed under Tentative Tract 945. The design has been evaluated in accordance with the requirements of the MX-N Neighborhood Mixed Use and R-M Medium-Density Residential zone district.

4. The location and design of the PUD will not generate more traffic than the streets in the vicinity can carry without congestion, and will not overload utilities;

Analysis: A traffic impact analysis was conducted for the initial study, which demonstrated that the location and design of the proposed development will not generate more traffic than the streets in the vicinity can handle without congestion, with the application of Engineering Conditions of Approval, conditioning the right-of-way development.

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

Analysis: The PUD's population density is within the allowable range prescribed for the R-M Medium-Density and MX-N Neighborhood Mixed Use zone district. The site area, dimensions, site coverage, yard spaces, height of structures, distances between structures, parking, and landscaping were evaluated for conformance with the MX-N Neighborhood Mixed Use zone district and R-M Medium-Density Residential zone district regulations. Deviations were requested, as follows:

Section	Requirement	Deviation Requested
§ 17.12.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100	Minimum lot size of 2,800 sq. ft.
§ 17.12.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 70 feet

§ 17.12.050 Site Area per Dwelling Unit	The minimum site area per dwelling unit shall be 3,000 square feet	Minimum site area per dwelling unit 2,800 sq. ft.
§ 17.12.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 12 feet
	Front – Garage: 20 feet	Front – Garage: 20 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.12.150 Usable Open Space	300 square feet per dwelling unit. The open space shall be a minimum 15-foot wide	Deviation from the minimum width dimension requested, 10 feet. 300 sq. ft. of open space will still be accommodated.
§ 17.24.130 Screening, fences, and walls.	A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.	Deviation request to remove the block wall requirement between the MX-N and R-M zone district to allow for integration and mixed uses between sites.

The deviations proposed will allow the development, as proposed in Tentative Tract 945 and will produce an environment of stable and desirable character, achieving goals L6 and L7 of the General Plan to provide for a wide range of housing choices that insure opportunities for a variety of age groups, lifestyles, and income levels and allow residential densities that encourage both compact and infill development.

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

Analysis: The combination of single-family and multi-family dwellings and commercial development provides for a mix of uses for the Neighborhood Mixed-Use and R-M Medium-Density Residential zone district. The uses will compliment and harmonize with each other and the surrounding land uses. The deviations proposed will allow the development, as proposed in Tentative Tract 945 which achieves goals L6 and L7 of the General Plan to provide for a wide range of housing choices that ensure opportunities for a variety of age groups, lifestyles, and income levels and allow residential densities that encourage both compact and infill development.

NOW, THEREFORE, BE IT RESOLVED, that the City Council finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopts a Mitigation Monitoring and Reporting Program, attached as **Exhibit C**, and certifies that Mitigated Negative Declaration No. 2025-73 was prepared consistent with the California Environmental Quality Act (CEQA) Guidelines and City of Hanford Environmental Guidelines.

THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Hanford hereby approves Planned Unit Development 37-24, subject to the conditions of approval, attached as **Exhibit D**, and the following:

That the Planned Unit Development shall expire with the expiration of Vesting Tentative Map 940, which shall become null and void after 24 months has elapsed from the date of approval, unless a final map has recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 16th day of December 2025 by the following vote:

AYES:	Council Member	_____

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

MAYOR

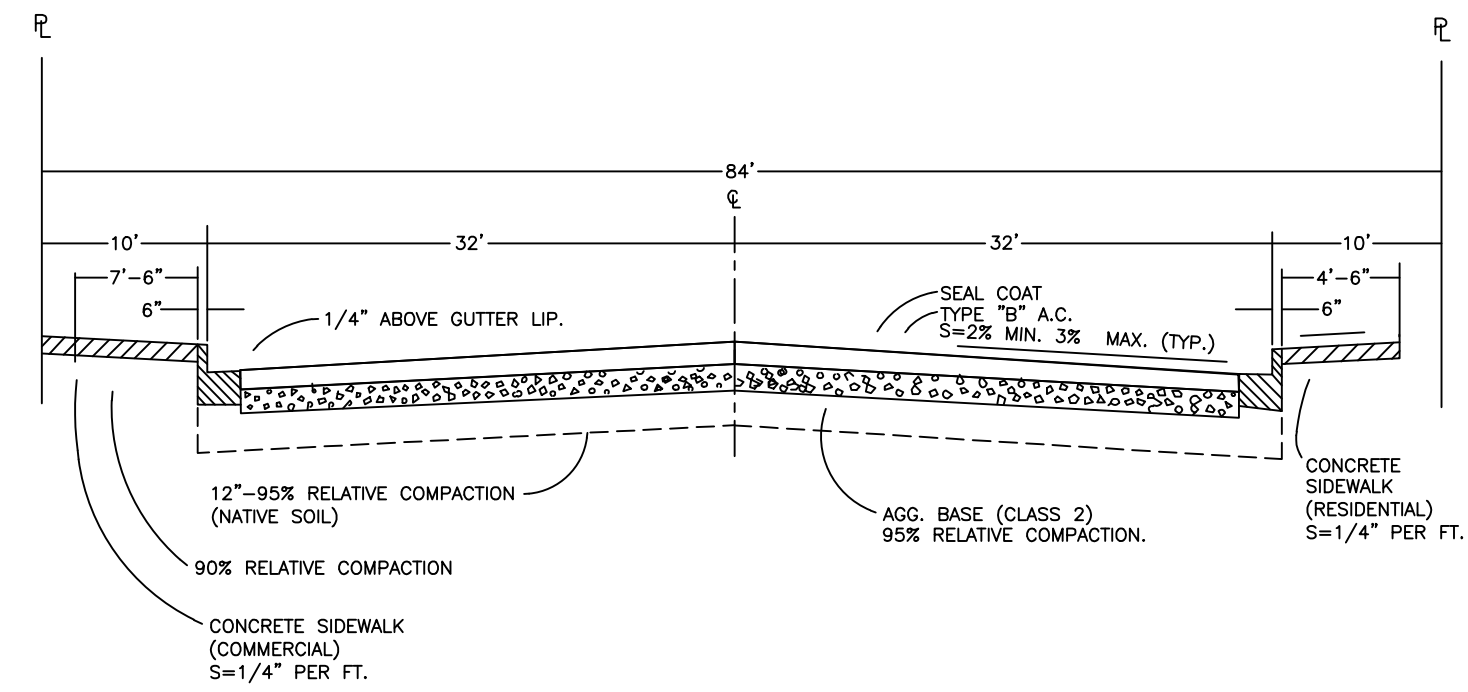
STATE OF CALIFORNIA)
COUNTY OF KINGS)
CITY OF HANFORD) SS

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 16th day of December 2025.

Dated: _____

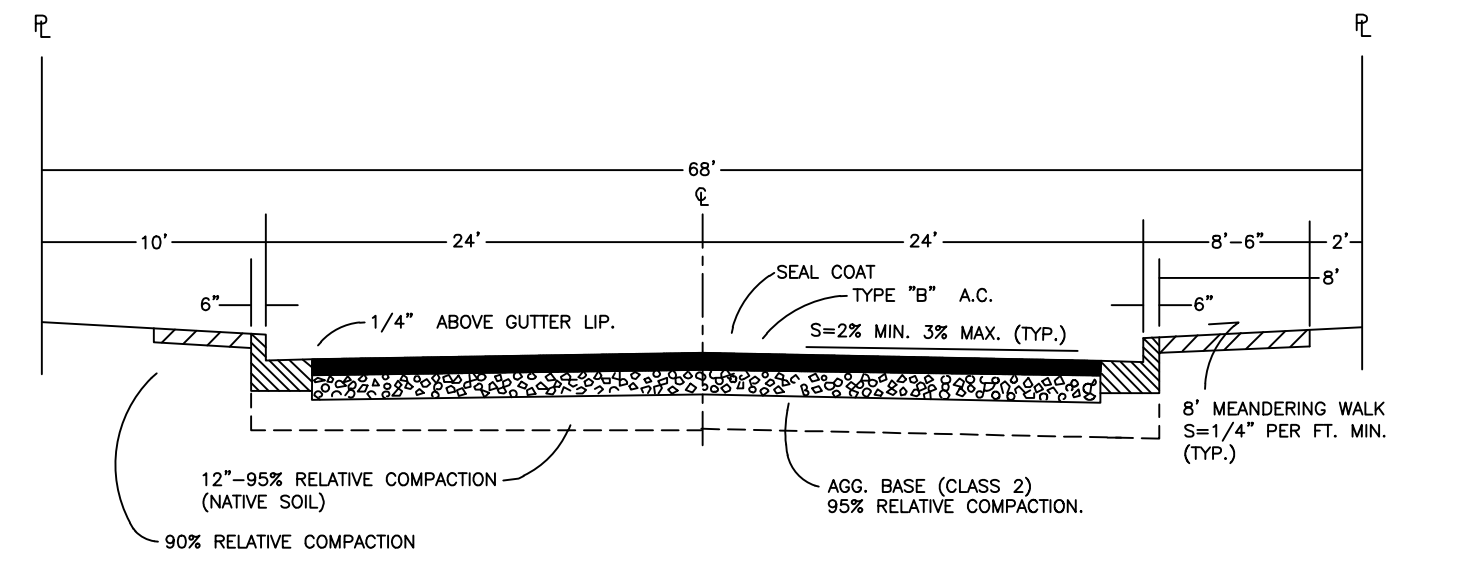
City Clerk

Exhibit A
Tentative Tract 945



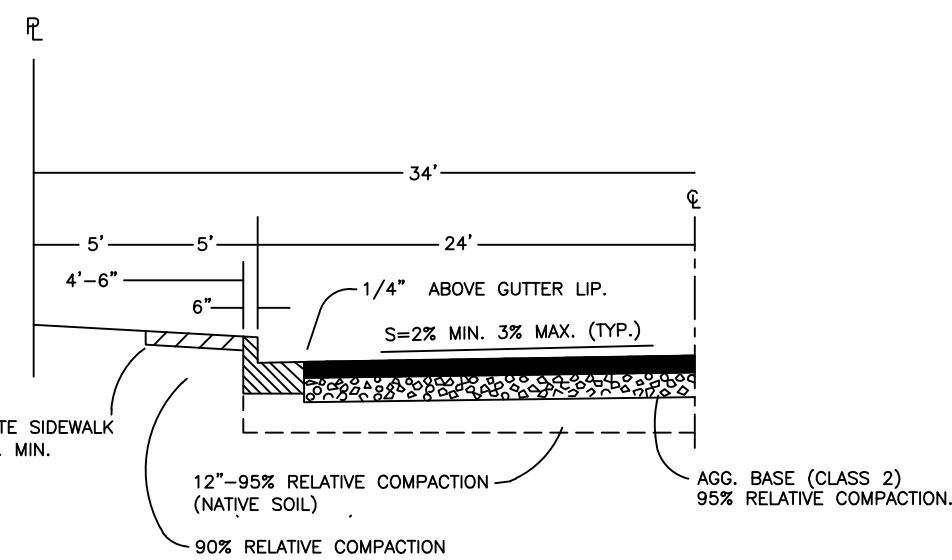
GRANGEVILLE BLVD

N.T.S.



9 1/4 AVENUE

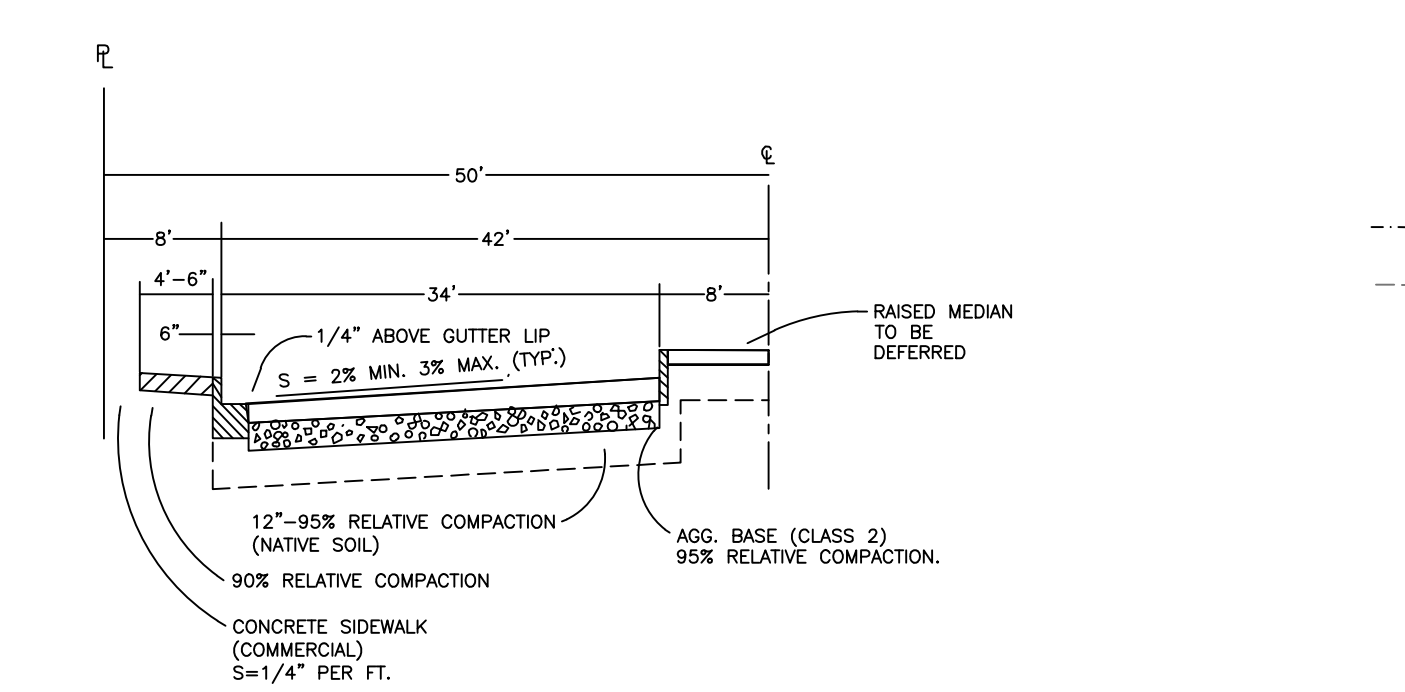
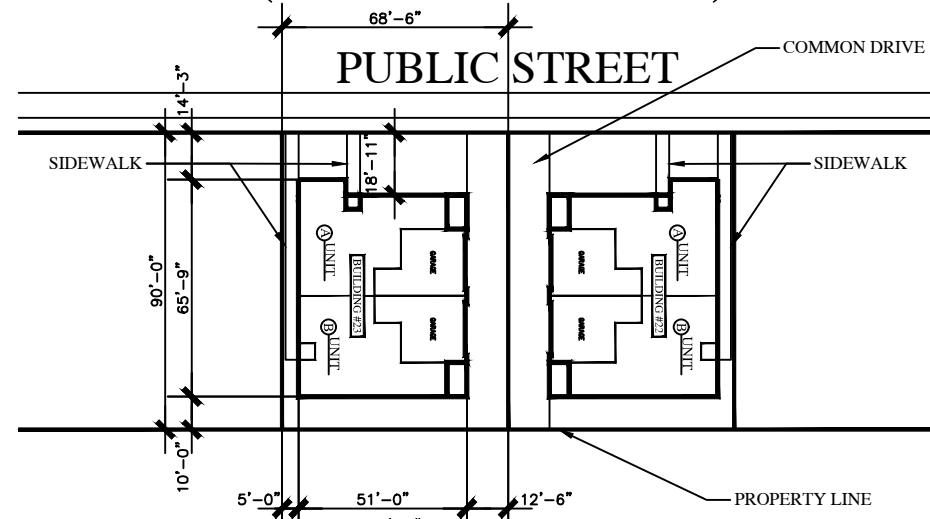
N.T.S.



LELAND WAY

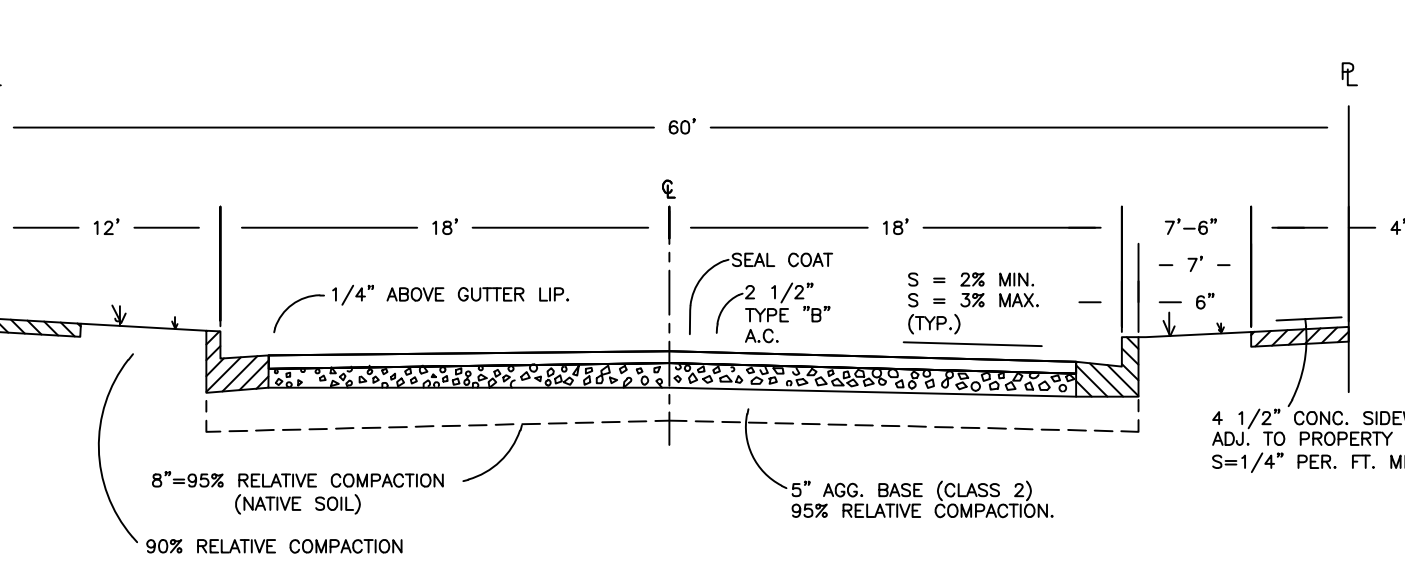
N.T.S.

TYP. ONE STORY DUPLEX SITE
(LOTS 351-387)



9TH AVENUE

N.T.S.



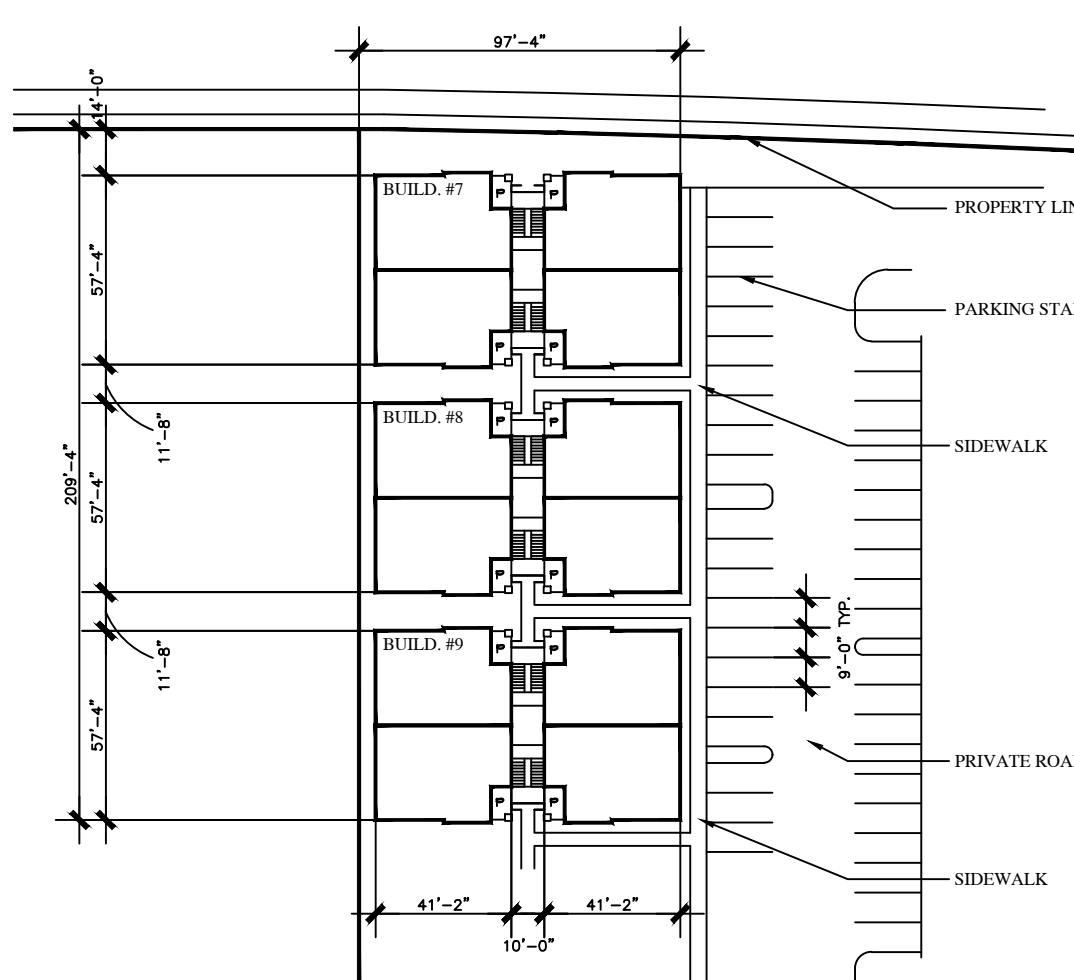
LOCAL STREETS

N.T.S.

TENTATIVE SUBDIVISION MAP COPPER RIDGE

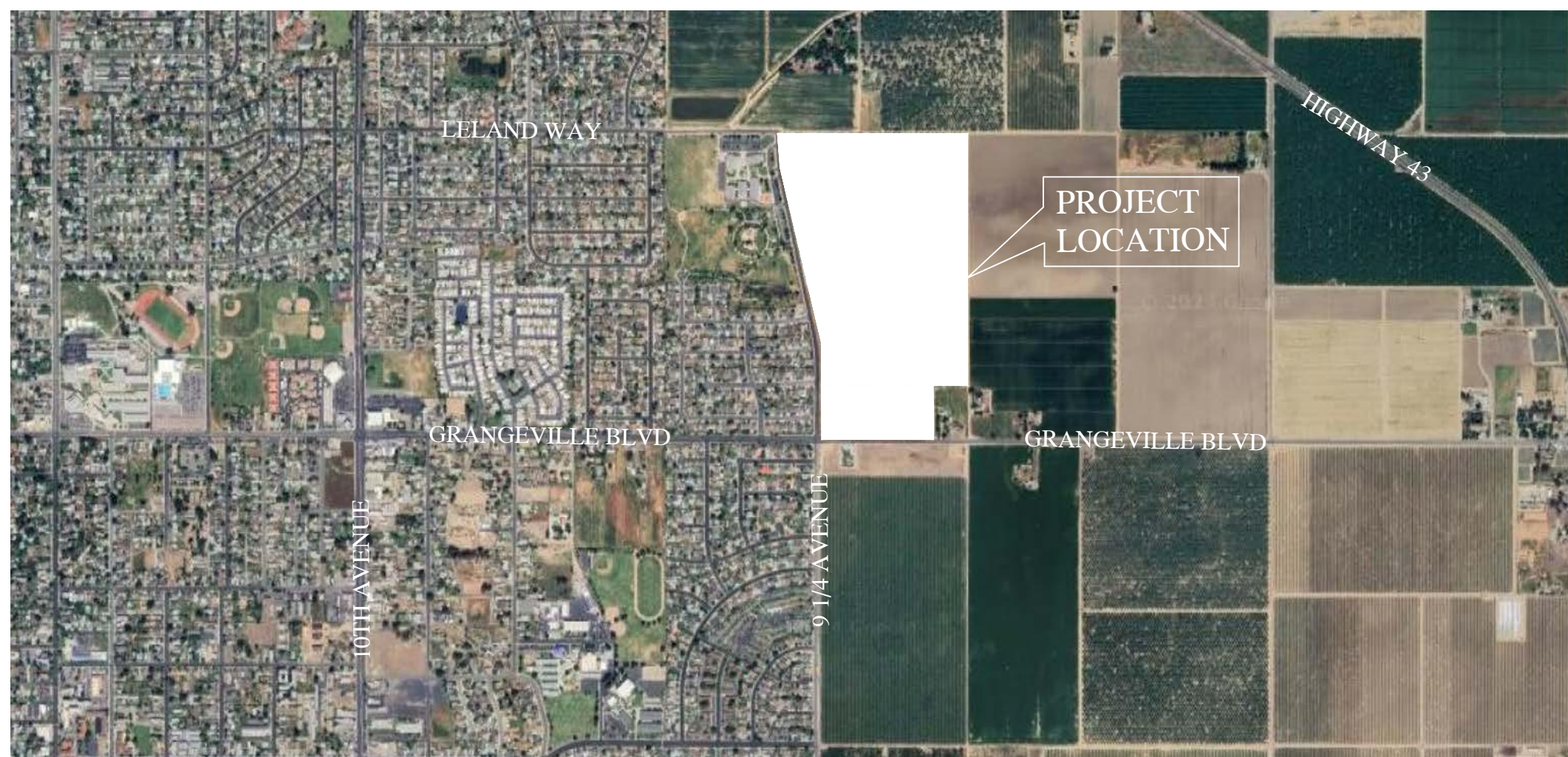
HANFORD CALIFORNIA

TYP. TWO STORY 8-PLEX SITE



VICINITY MAP

NOT TO SCALE



PARKING INFO

LAND USE	REQUIRED	PROVIDED
CONVENIENCE STORE	17	56
FOOD A	15	25
FOOD B	16	30
RETAIL A	48	61
RETAIL B	48	60
PHASE 4 MULTIFAM, COVERED	144	212
PHASE 4 MULTIFAM, UNCOVERED	0	22
PHASE 5 MULTIFAM, COVERED	85	41
PHASE 5 MULTIFAM, UNCOVERED	85	40

OWNER

WARMERDAM FAMILY TRUST
10426 EXCELSIOR AVE. HANFORD, CA, 93230
DADIGIAN FAMILY TRUST 2001
2491 16TH AVE. KINGSBURG, CA, 93631

DEVELOPER

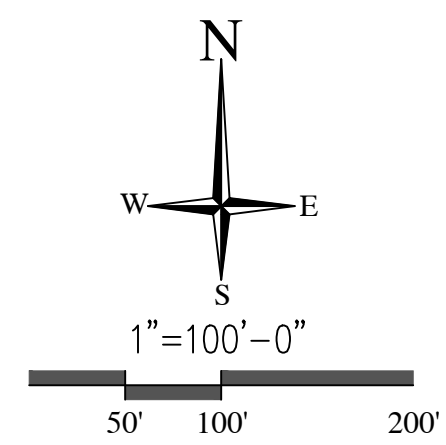
N & M CAPITAL LLC
GREG NUNLEY (559)799-6993
1878 N MOONEY BLVD SUITE J
TULARE, CA 93274

PROJECT INFO

NORTH EAST CORNER OF 9 1/4 AVENUE AND GRANGEVILLE BLVD
APN: 014-143-069, 014-143-078
TOTAL AREA: 83.61 AC
EXIST. USE: VACANT/ AG
PROPOSED USE: SINGLE FAMILY PUD, NEIGHBORHOOD COMMERCIAL
FLOOD ZONE: X
SEWER: CITY OF HANFORD
WATER: CITY OF HANFORD
STORM DRAIN: CITY OF HANFORD
MIN. LOT SIZE: 2,800 SF; MAX. LOT SIZE: 11,540 SF
SINGLE FAMILY UNITS: 350
MULTI FAMILY UNITS: 300
RESIDENTIAL ACREAGE: 78.16 AC
DENSITY: 8.31 UNITS/AC
COMMERCIAL ACREAGE: 5.45 AC
OUTLOTS A-1 TO BE DEDICATED TO CITY OF HANFORD

PHASES INFO

PHASE 1	181 UNITS	40' WIDE LOTS: 115	45' WIDE LOTS: 66	MULTI FAMILY UNITS: 0	RETAIL: 0 SF
PHASE 2	150 UNITS	40' WIDE LOTS: 91	45' WIDE LOTS: 59	MULTI FAMILY UNITS: 0	RETAIL: 0 SF
PHASE 3	89 UNITS	40' WIDE LOTS: 19	45' WIDE LOTS: 0	MULTI FAMILY UNITS: 74	RETAIL: 0 SF
PHASE 4	110 UNITS	40' WIDE LOTS: 0	45' WIDE LOTS: 0	MULTI FAMILY UNITS: 106	RETAIL: 0 SF
PHASE 5	120 UNITS	40' WIDE LOTS: 0	45' WIDE LOTS: 0	MULTI FAMILY UNITS: 120	RETAIL: 37,700 SF
TOTAL	650 UNITS	40' WIDE LOTS: 225	45' WIDE LOTS: 125	MULTI FAMILY UNITS: 300	RETAIL: 37,700 SF



9 1/4 AVENUE

LELAND WAY

9TH AVENUE

GRANGEVILLE BLVD

NOT-A-PART

TENTATIVE SUBDIVISION MAP

COPPER RIDGE

HANFORD CALIFORNIA

SITE

JOB NUMBER:

REVISIONS	DATE	BY
1	SEP. 25 2025	BN
2		
3		
4		

810 WEST ACEQUIA AVENUE
VISALIA, CA 93292
(559) 713-6139
awengineering09@gmail.com

AWEngineering



Exhibit B
Elevations and Floor Plans

COPPER
RIDGE



HOUSE PLAN 1

FIRST FLOOR: 589 SF
SECOND FLOOR: 824 SF
TOTAL 1,413 SF

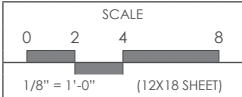
HOUSE PLAN 2

FIRST FLOOR: 659 SF
SECOND FLOOR: 905 SF
TOTAL 1,564 SF

HOUSE PLAN 3

FIRST FLOOR: 752 SF
SECOND FLOOR: 935 SF
TOTAL 1,687 SF

ELEVATIONS
“TRADITIONAL”





HOUSE PLAN 1

FIRST FLOOR: 589 SF
SECOND FLOOR: 824 SF
TOTAL 1,413 SF

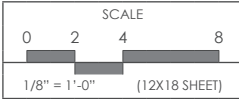
HOUSE PLAN 2

FIRST FLOOR: 659 SF
SECOND FLOOR: 905 SF
TOTAL 1,564 SF

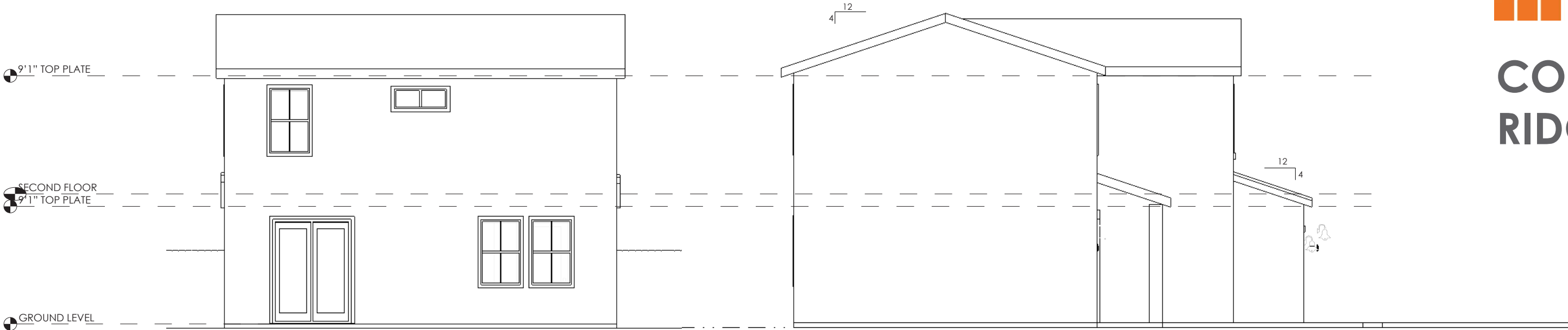
HOUSE PLAN 3

FIRST FLOOR: 752 SF
SECOND FLOOR: 935 SF
TOTAL 1,687 SF

ELEVATIONS
“FARMHOUSE”

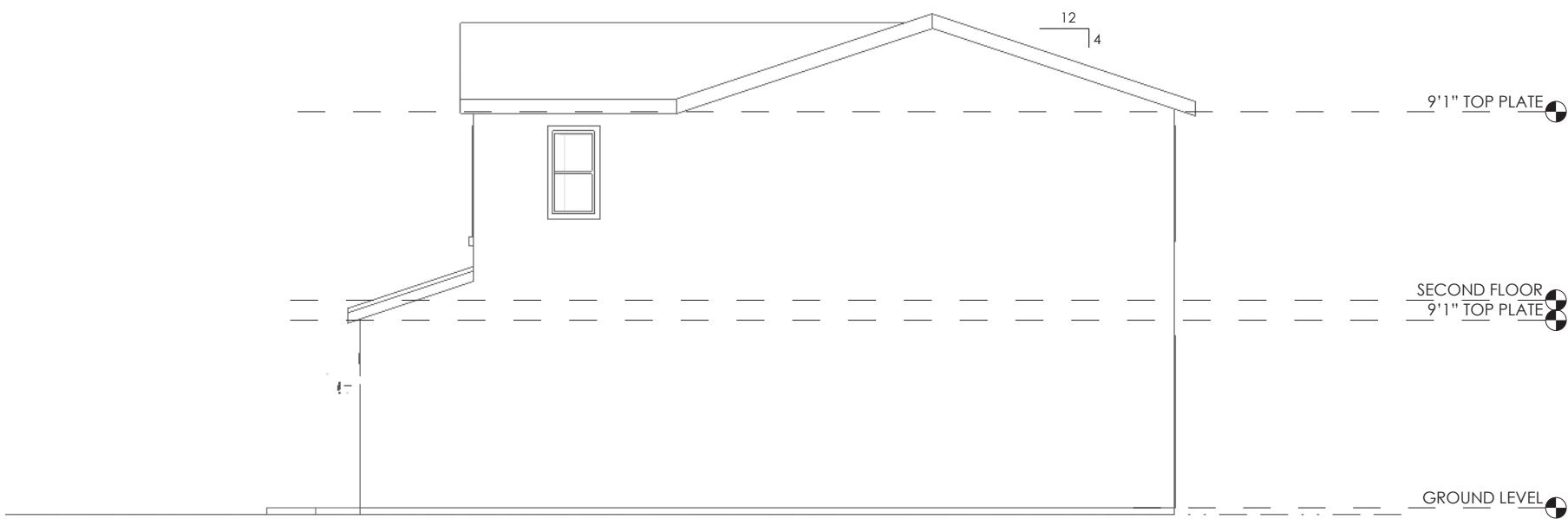


COPPER
RIDGE



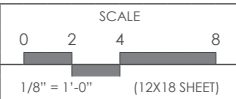
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2 LEFT ELEVATION
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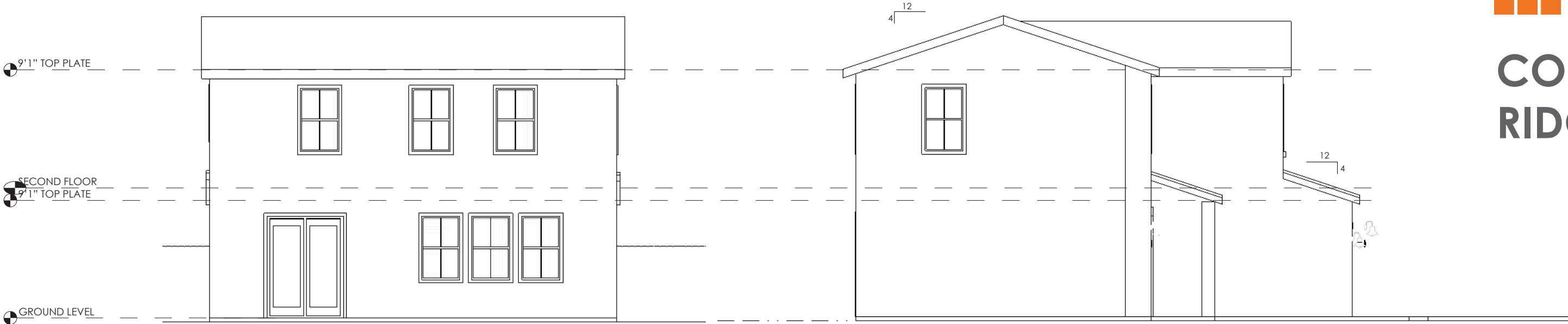


3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS
PLAN 1

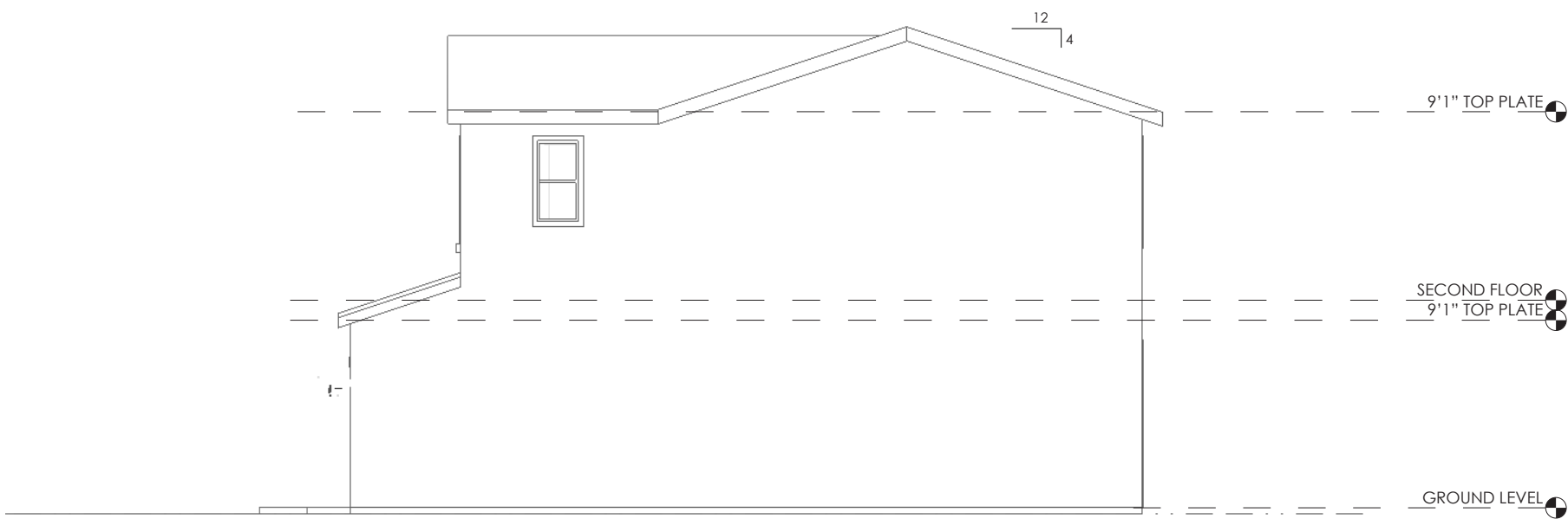


COPPER
RIDGE



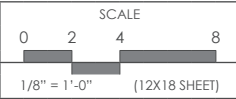
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2 LEFT ELEVATION
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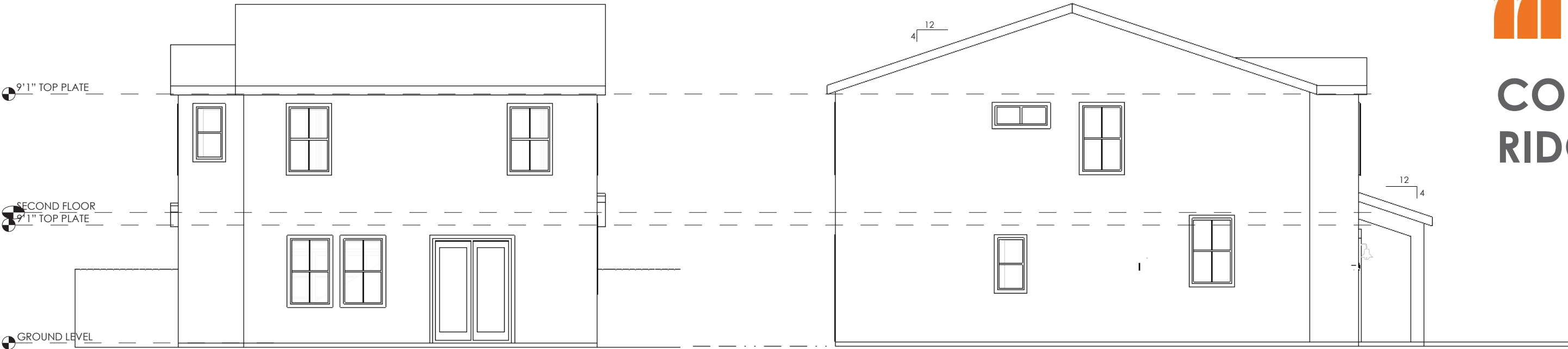


3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS
PLAN 2

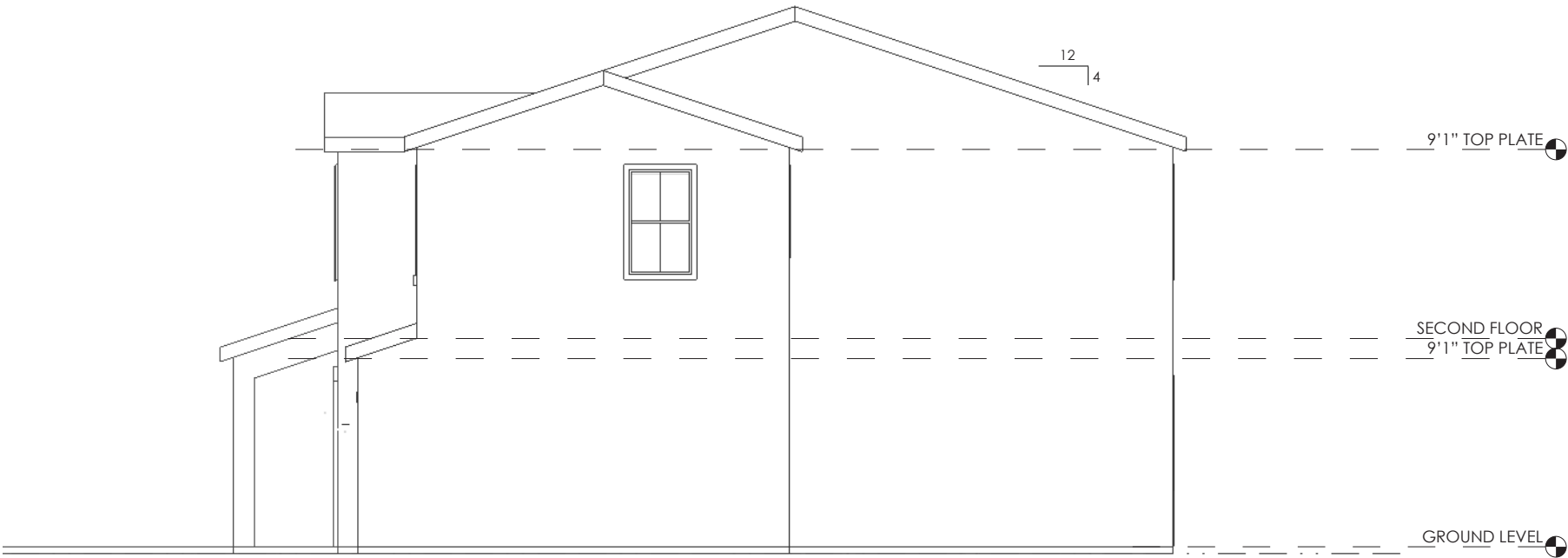


COPPER
RIDGE



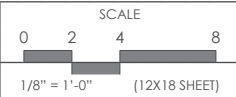
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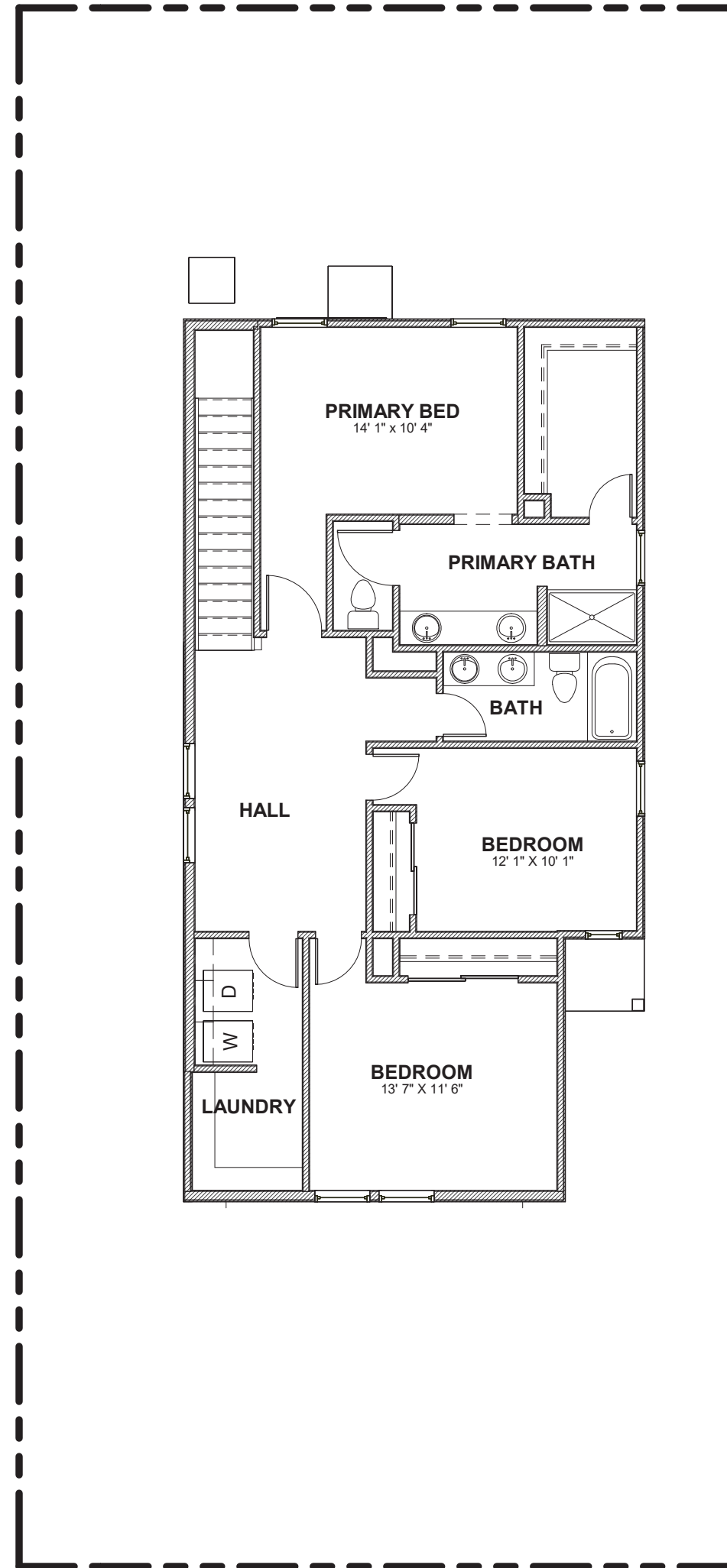
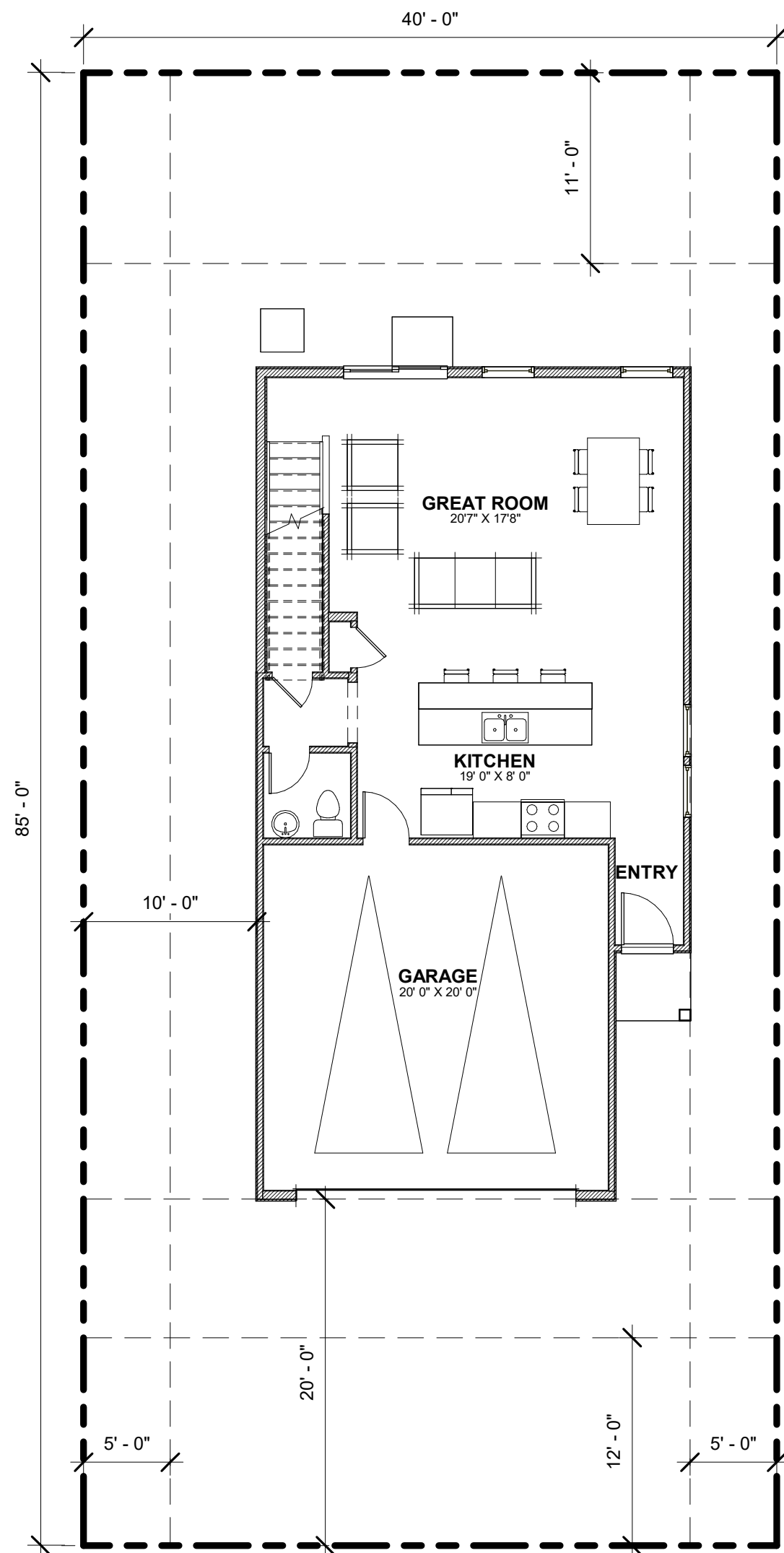
2 LEFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)



3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS
PLAN 3





LENNAR®

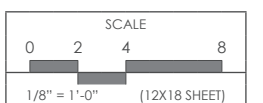
rrm
design
group

COPPER
RIDGE

HOUSE PLAN 1

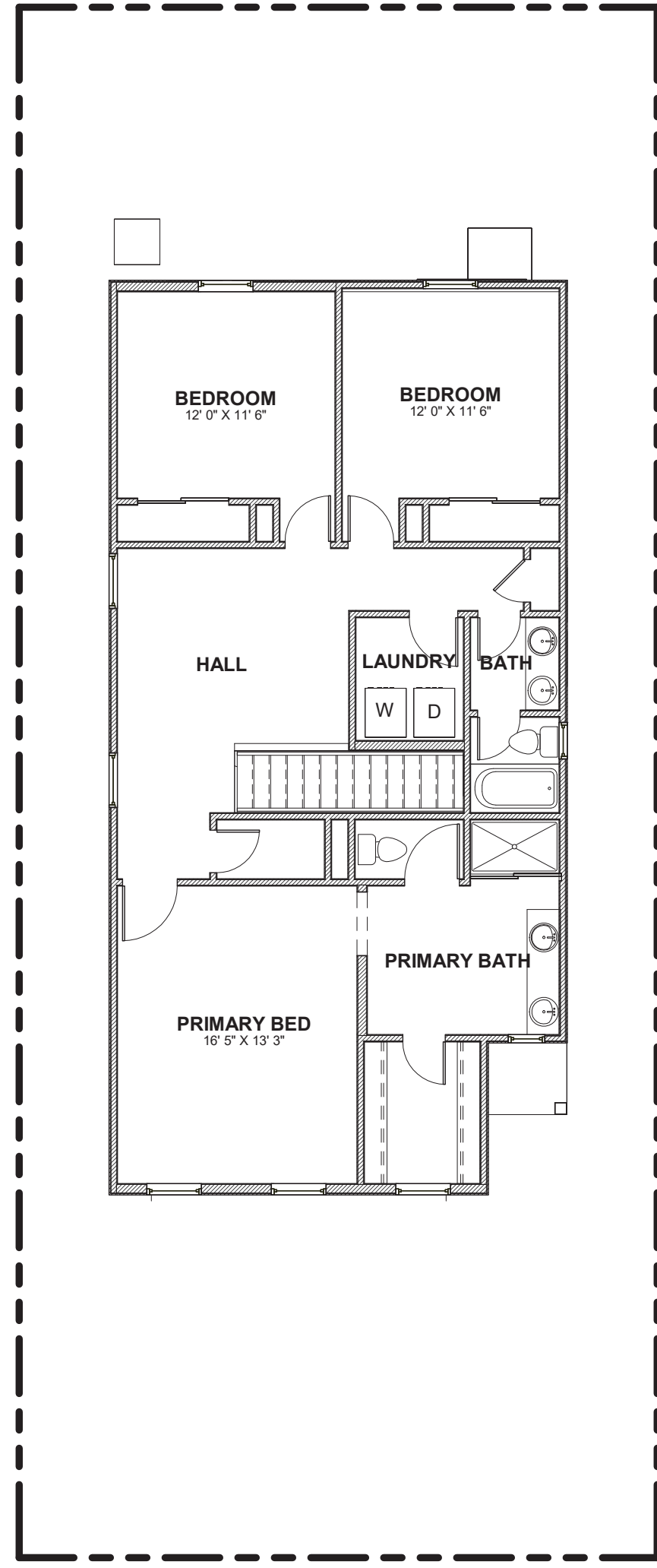
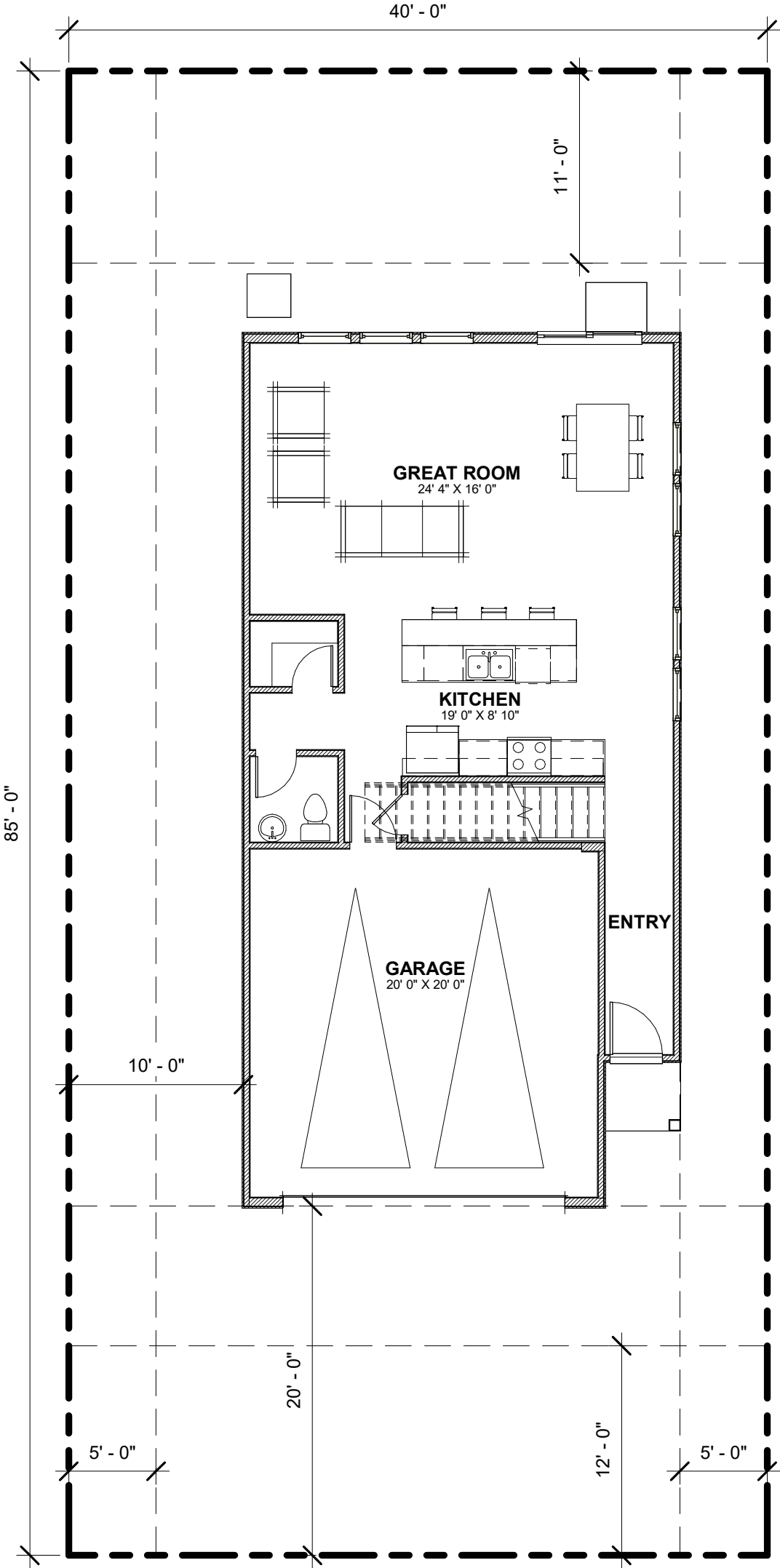
FIRST FLOOR: 1,148SF
SECOND FLOOR: 1,148SF
TOTAL 2,296SF

FLOOR PLAN -
CELESTIAL



10

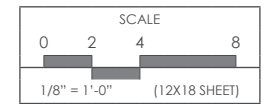
#3151-02-HS24
10 APRIL 2024

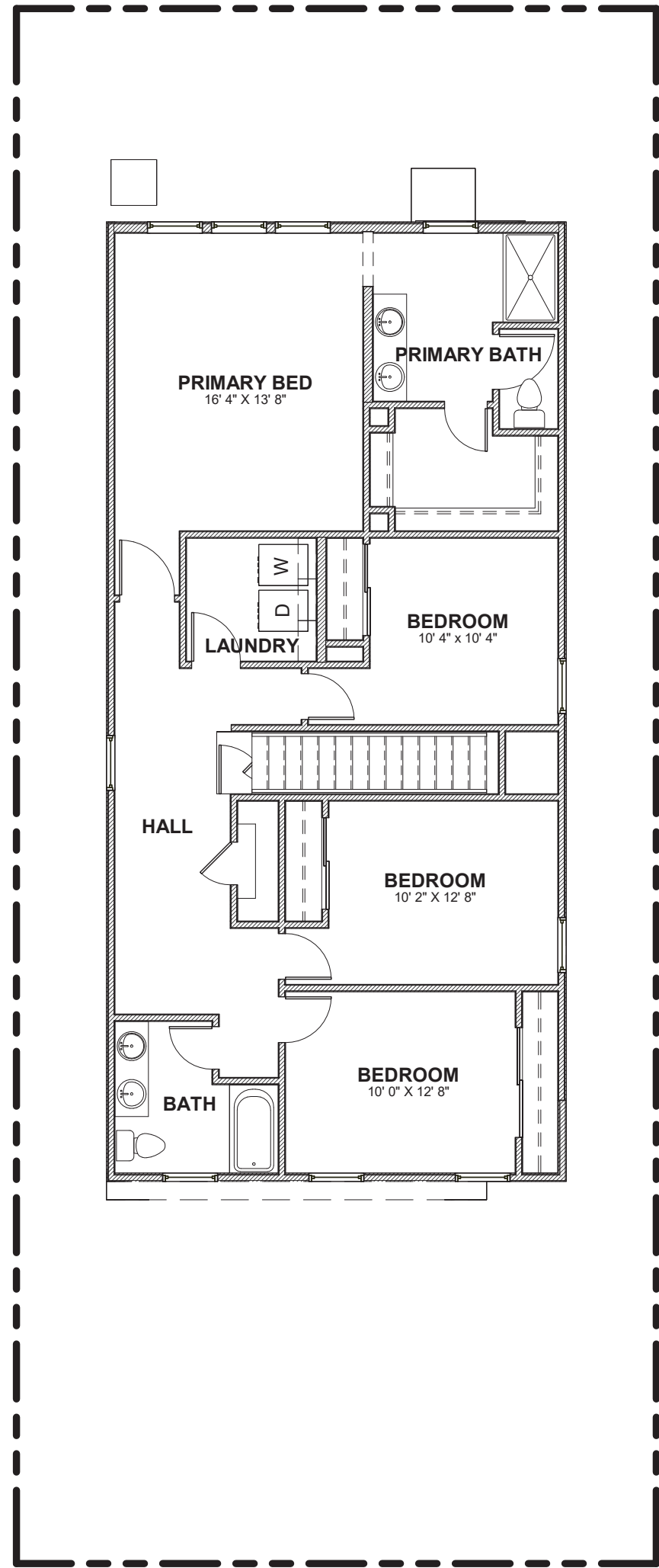
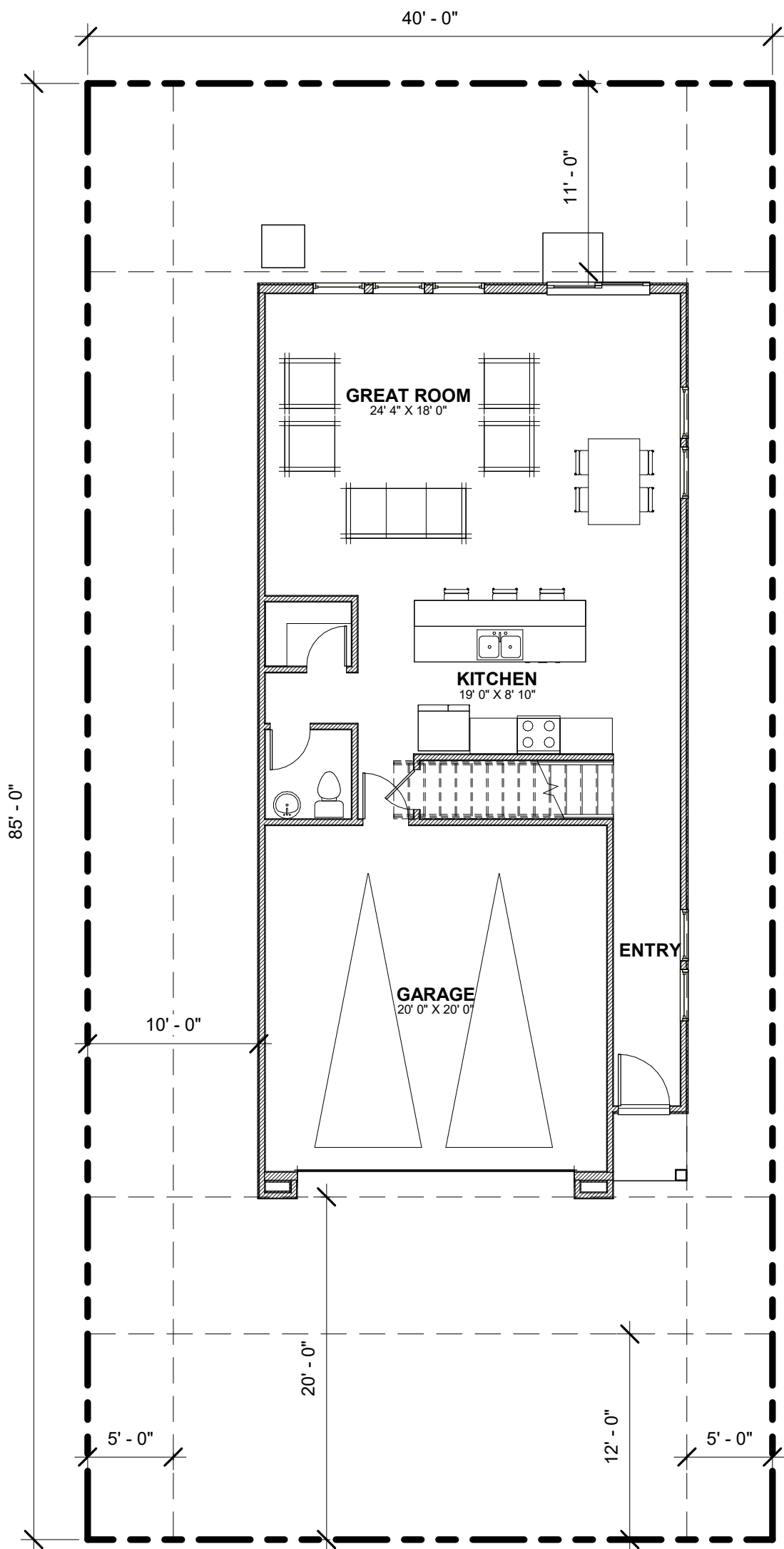


HOUSE PLAN 2

FIRST FLOOR: 1,225SF
SECOND FLOOR: 1,225SF
TOTAL 2,450SF

**FLOOR PLAN -
CELESTIAL**





LENNAR®

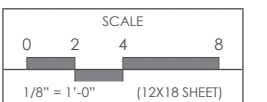
rrm
design
group

COPPER
RIDGE

HOUSE PLAN 3

FIRST FLOOR: 1,300SF
SECOND FLOOR: 1,320SF
TOTAL 2,620SF

FLOOR PLAN -
CELESTIAL



12

#3151-02-HS24
10 APRIL 2024



HOUSE PLAN 1

FIRST FLOOR: 1,148SF
SECOND FLOOR: 1,148SF
TOTAL 2,296SF

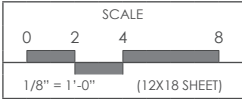
HOUSE PLAN 2

FIRST FLOOR: 1,225SF
SECOND FLOOR: 1,225SF
TOTAL 2,450SF

HOUSE PLAN 3

FIRST FLOOR: 1,300SF
SECOND FLOOR: 1,320SF
TOTAL 2,620SF

ELEVATIONS
“TRADITIONAL”





HOUSE PLAN 1

FIRST FLOOR: 1,148SF
SECOND FLOOR: 1,148SF
TOTAL 2,296SF

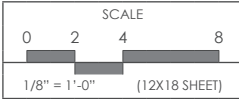
HOUSE PLAN 2

FIRST FLOOR: 1,225SF
SECOND FLOOR: 1,225SF
TOTAL 2,450SF

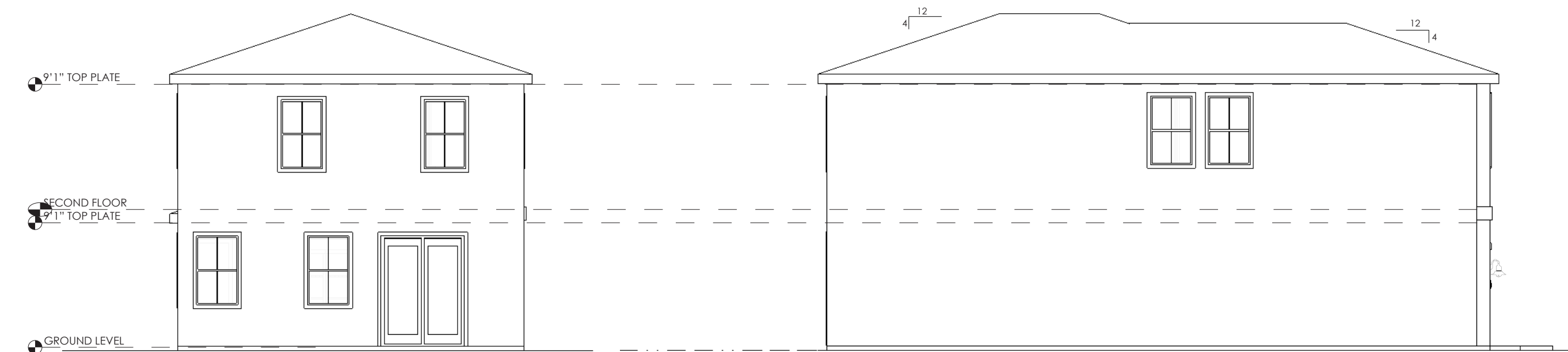
HOUSE PLAN 3

FIRST FLOOR: 1,300SF
SECOND FLOOR: 1,320SF
TOTAL 2,620SF

ELEVATIONS
“FARMHOUSE”

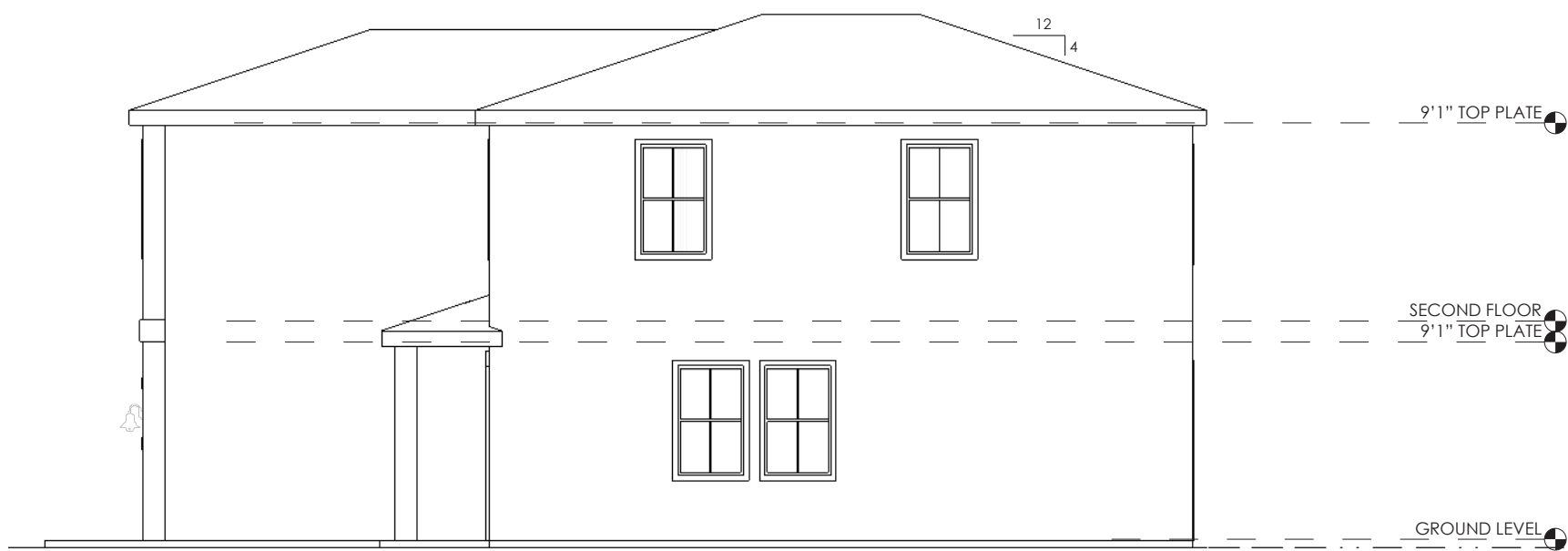


COPPER
RIDGE



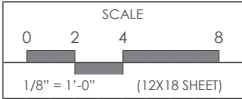
1 REAR ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

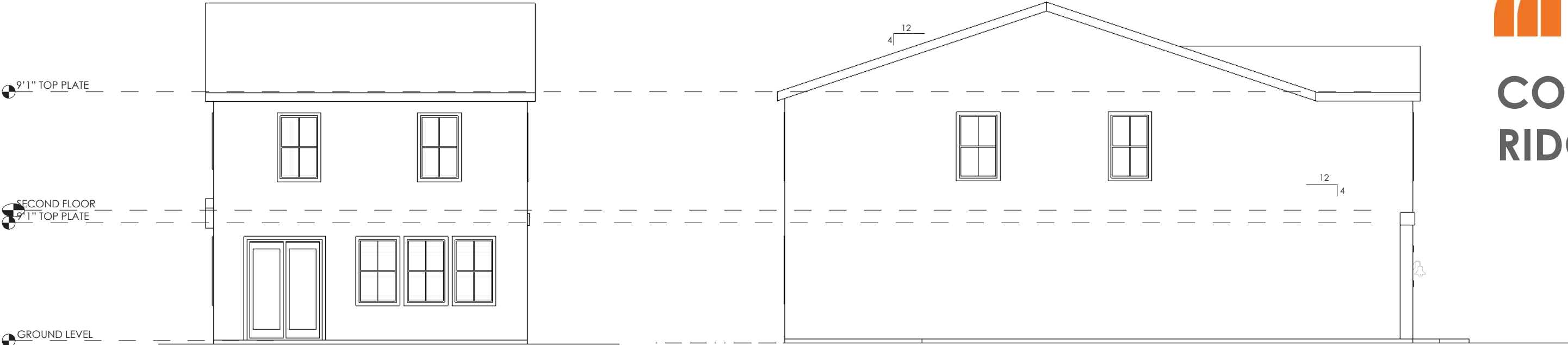
2 LEFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)



3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

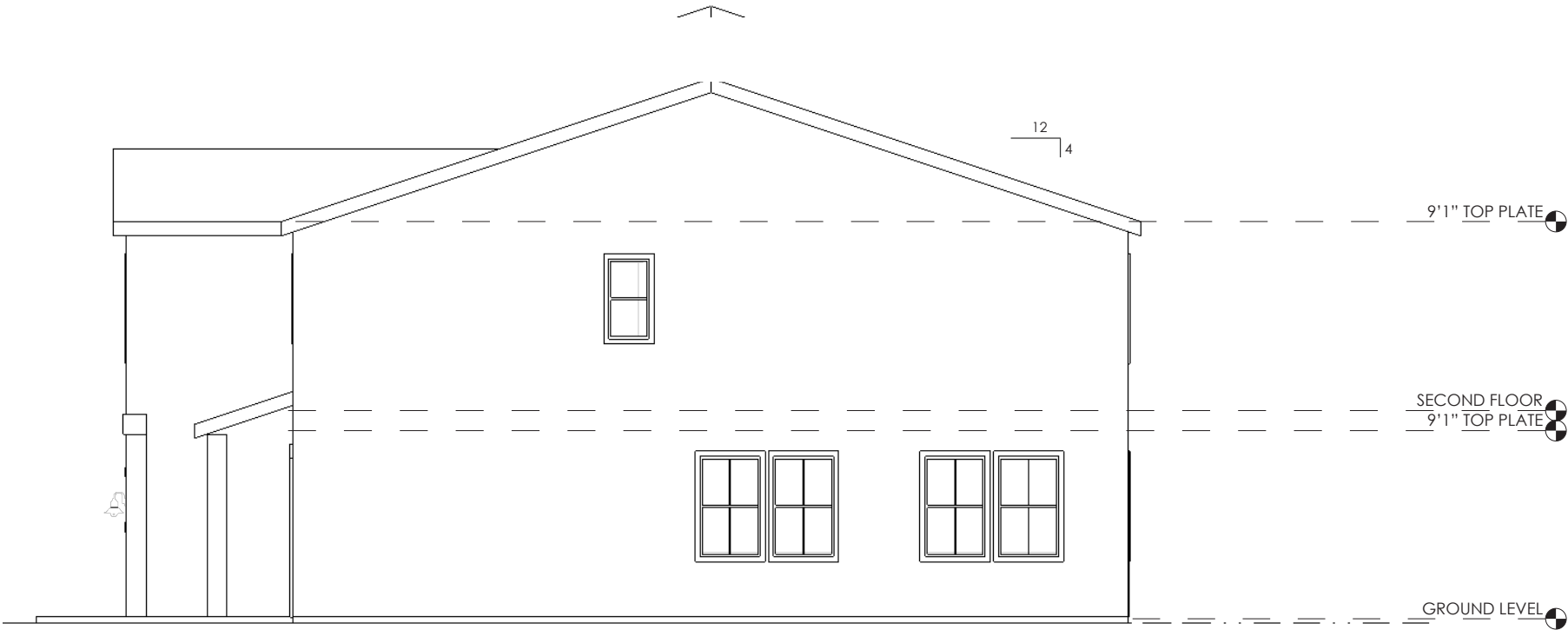
ELEVATIONS
PLAN 1





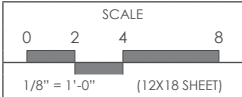
1 REAR ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

2 LEFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

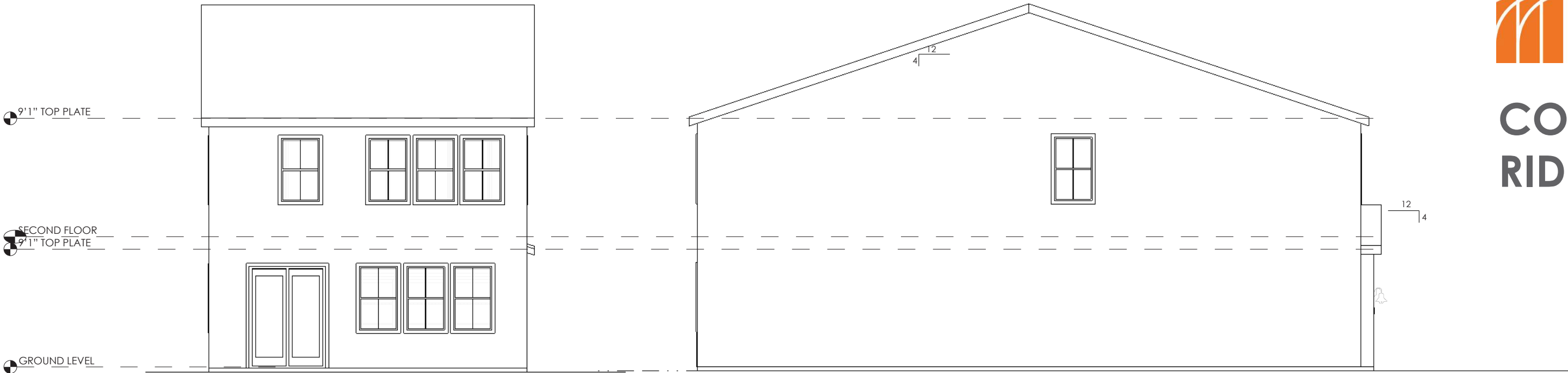


3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS
PLAN 2

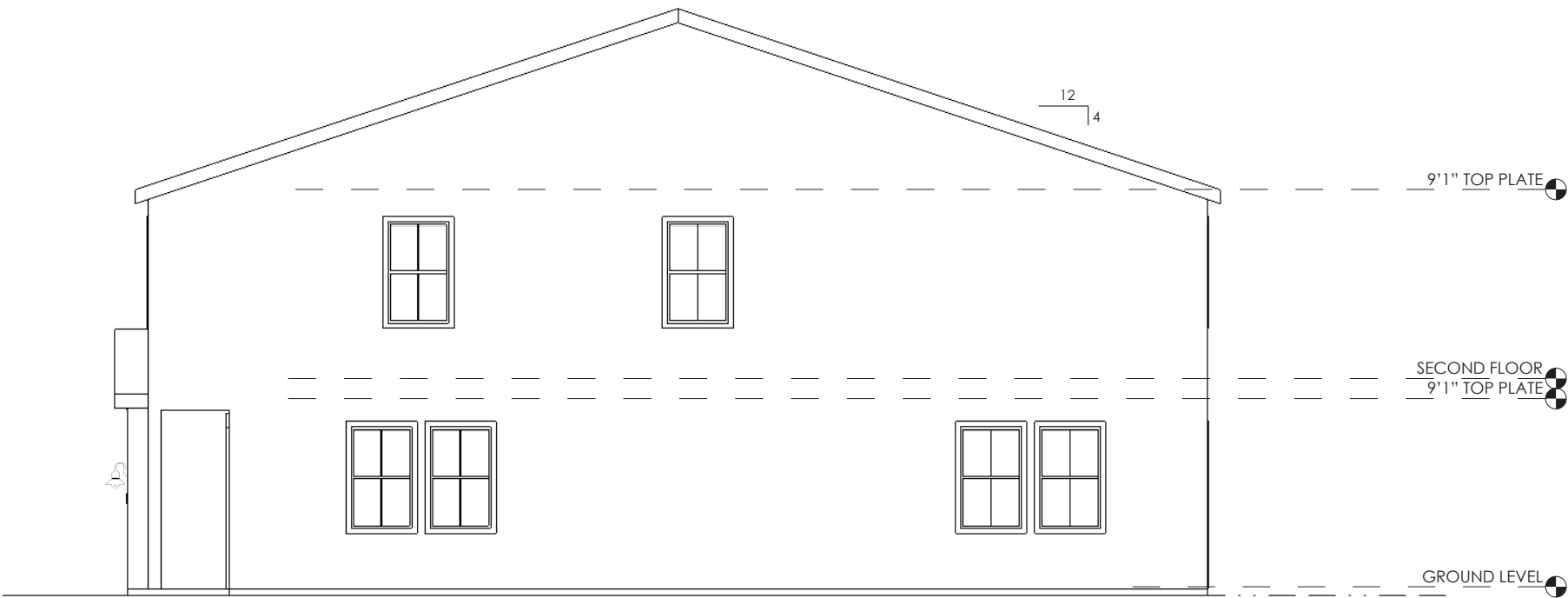


COPPER
RIDGE



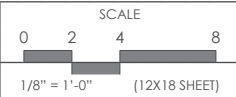
1 REAR ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

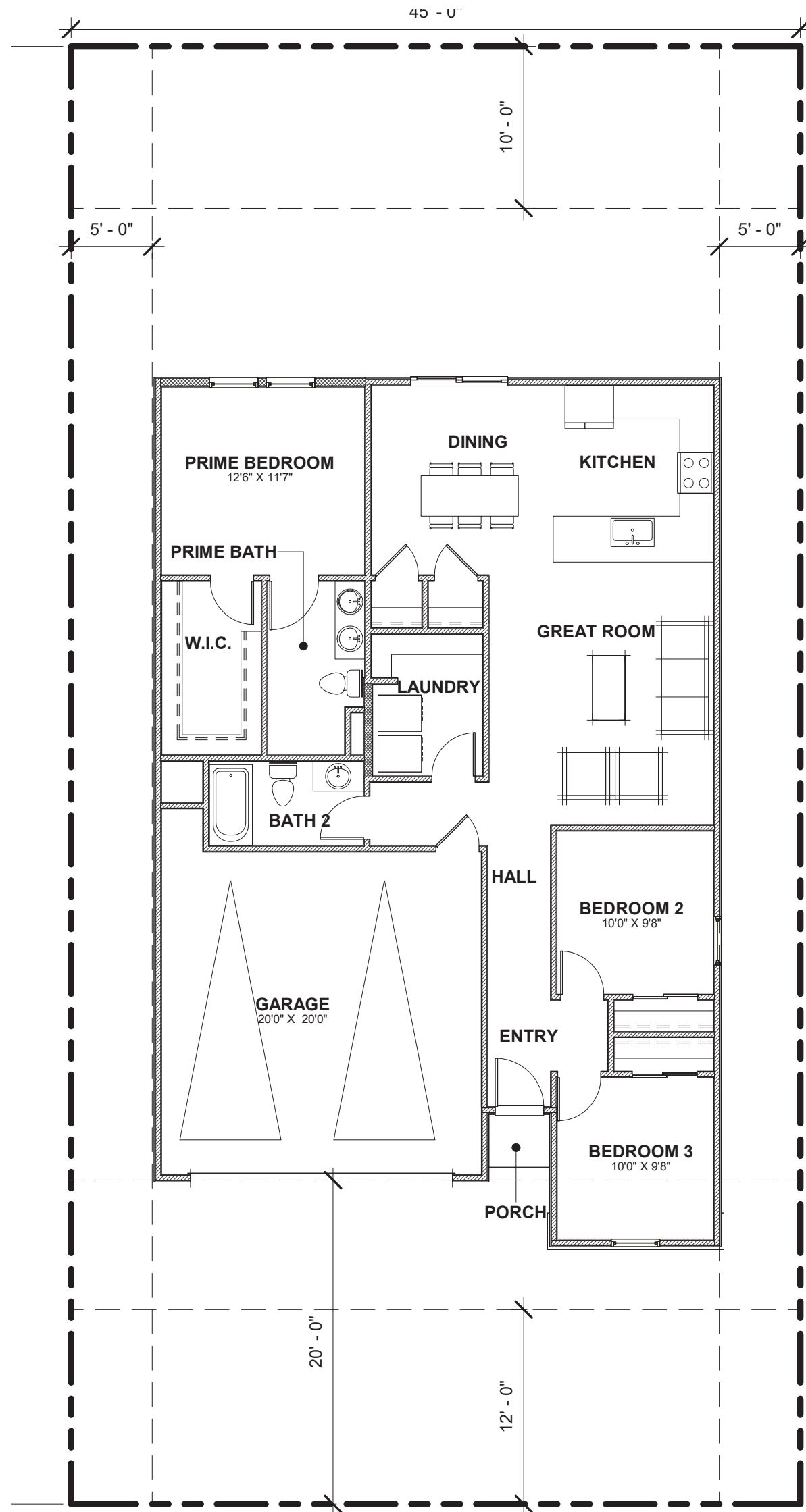
2 LEFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)



3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS
PLAN 3





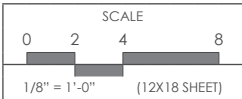
LENNAR®



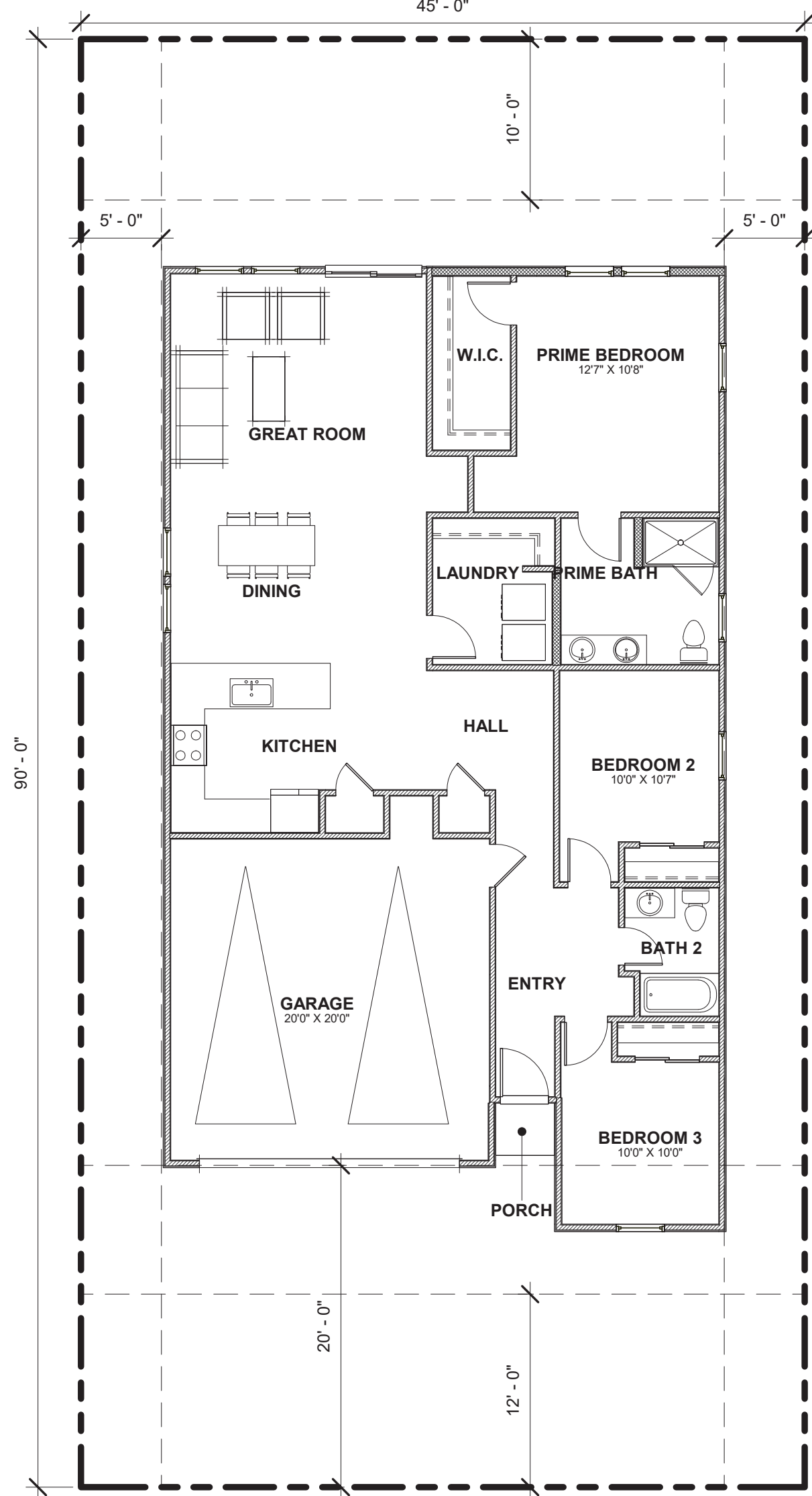
COPPER
RIDGE

HOUSE PLAN 1
TOTAL AREA: 1,341SF

FLOOR PLAN
“TREASURES”



18



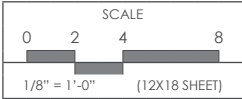
LENNAR®

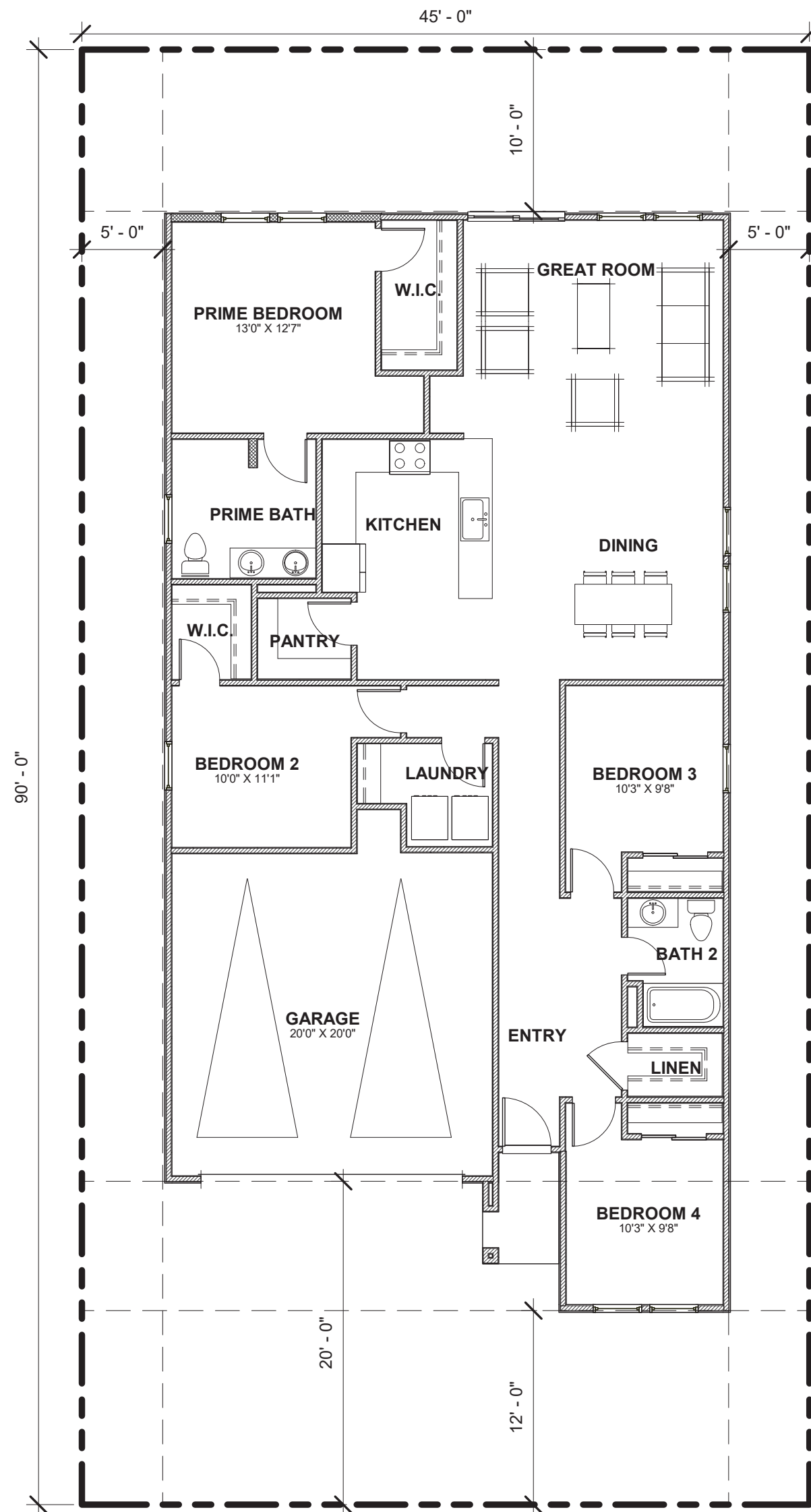


COPPER
RIDGE

HOUSE PLAN 2
TOTAL AREA: 1,564 SF

FLOOR PLAN
"TREASURES"





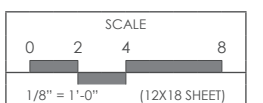
LENNAR®



COPPER
RIDGE

HOUSE PLAN 3
TOTAL AREA: 1,755 SF

FLOOR PLAN
"TREASURES"



20

#3151-02-HS24
10 APRIL 2024

COPPER
RIDGE



HOUSE PLAN 1
TOTAL AREA: 1,341SF

HOUSE PLAN 2
TOTAL AREA: 1,564 SF

HOUSE PLAN 3
TOTAL AREA: 1,755 SF

ELEVATIONS
“TRADITIONAL”

#3151-02-HS24
10 APRIL 2024

COPPER
RIDGE



HOUSE PLAN 1
TOTAL AREA: 1,341SF

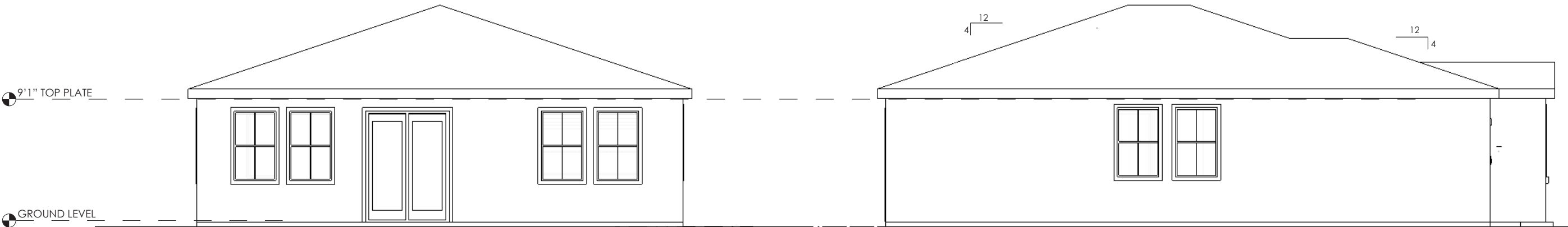
HOUSE PLAN 2
TOTAL AREA: 1,564 SF

HOUSE PLAN 3
TOTAL AREA: 1,755 SF

ELEVATIONS
“FARMHOUSE”

#3151-02-HS24
10 APRIL 2024

COPPER
RIDGE



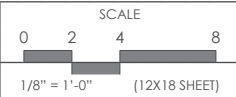
1 REAR ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

2 LEFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

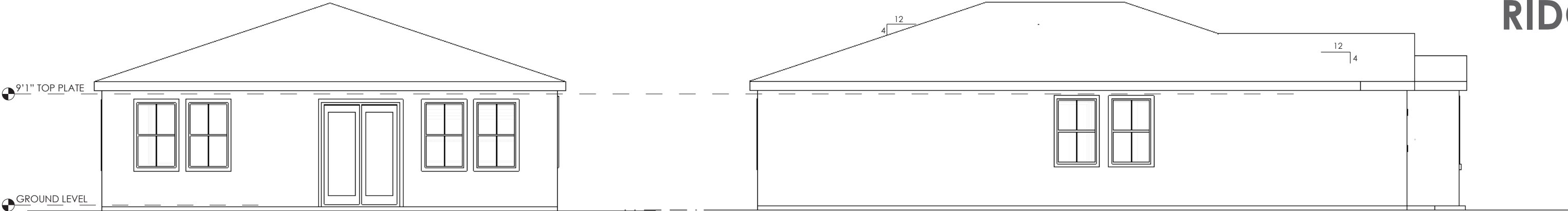


3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS
PLAN 1

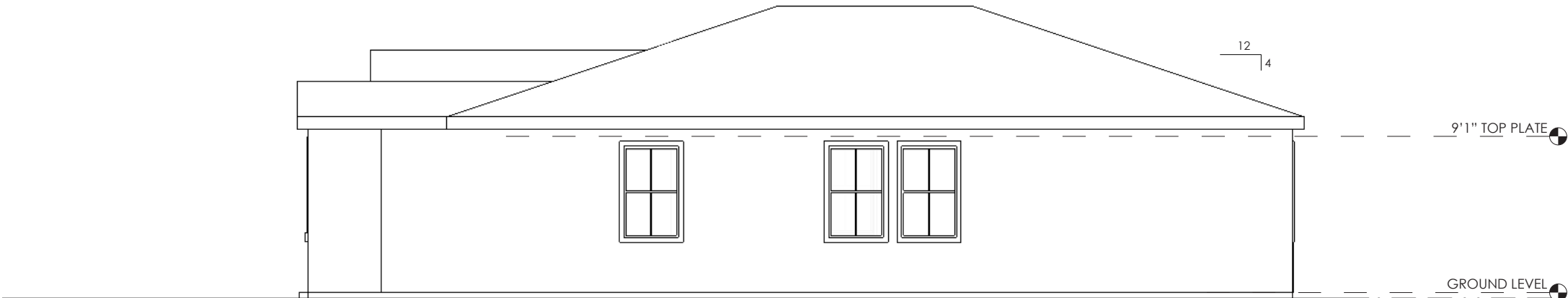


COPPER
RIDGE



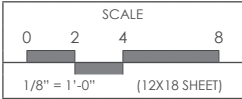
1 REAR ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

2 LEFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

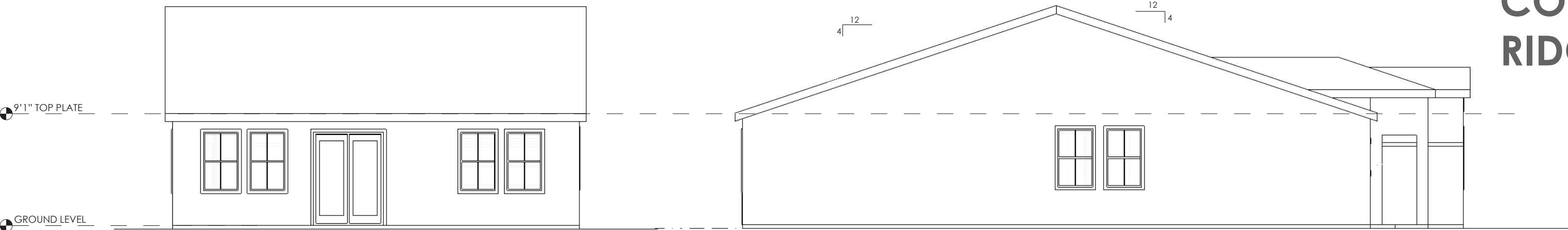


3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS
PLAN 2

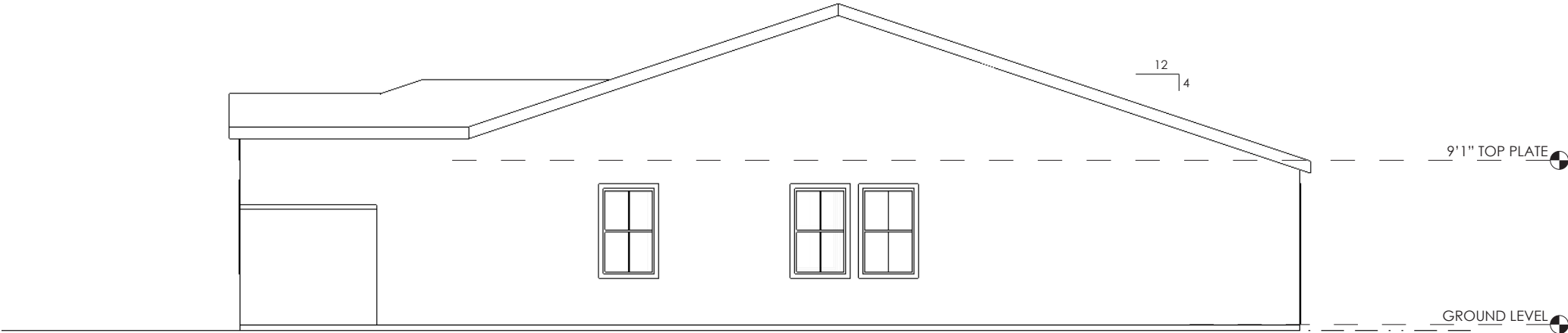


COPPER
RIDGE



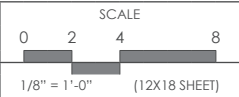
1 REAR ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

2 LEFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)



3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS
PLAN 3





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A - STYLE



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B - STYLE

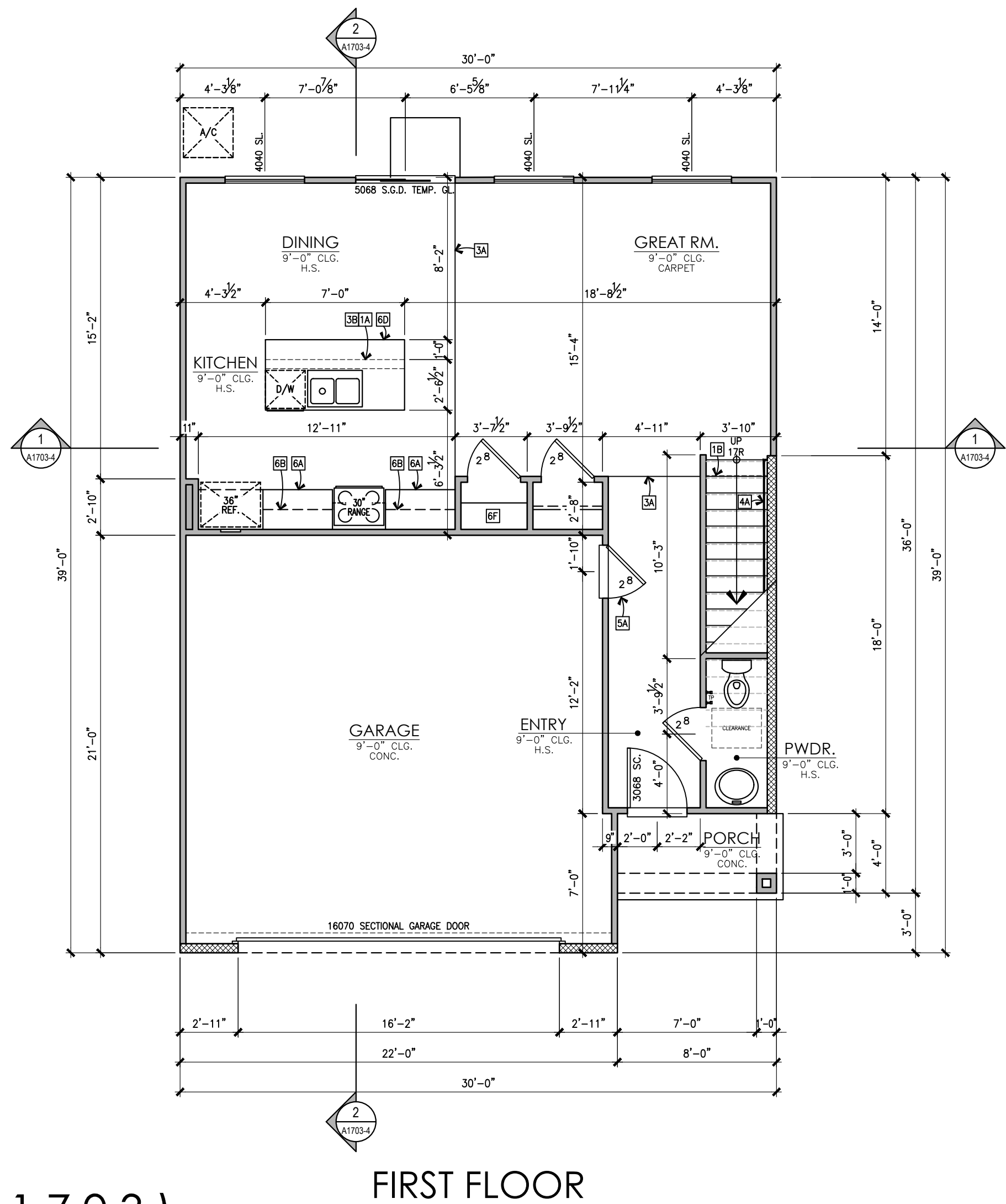
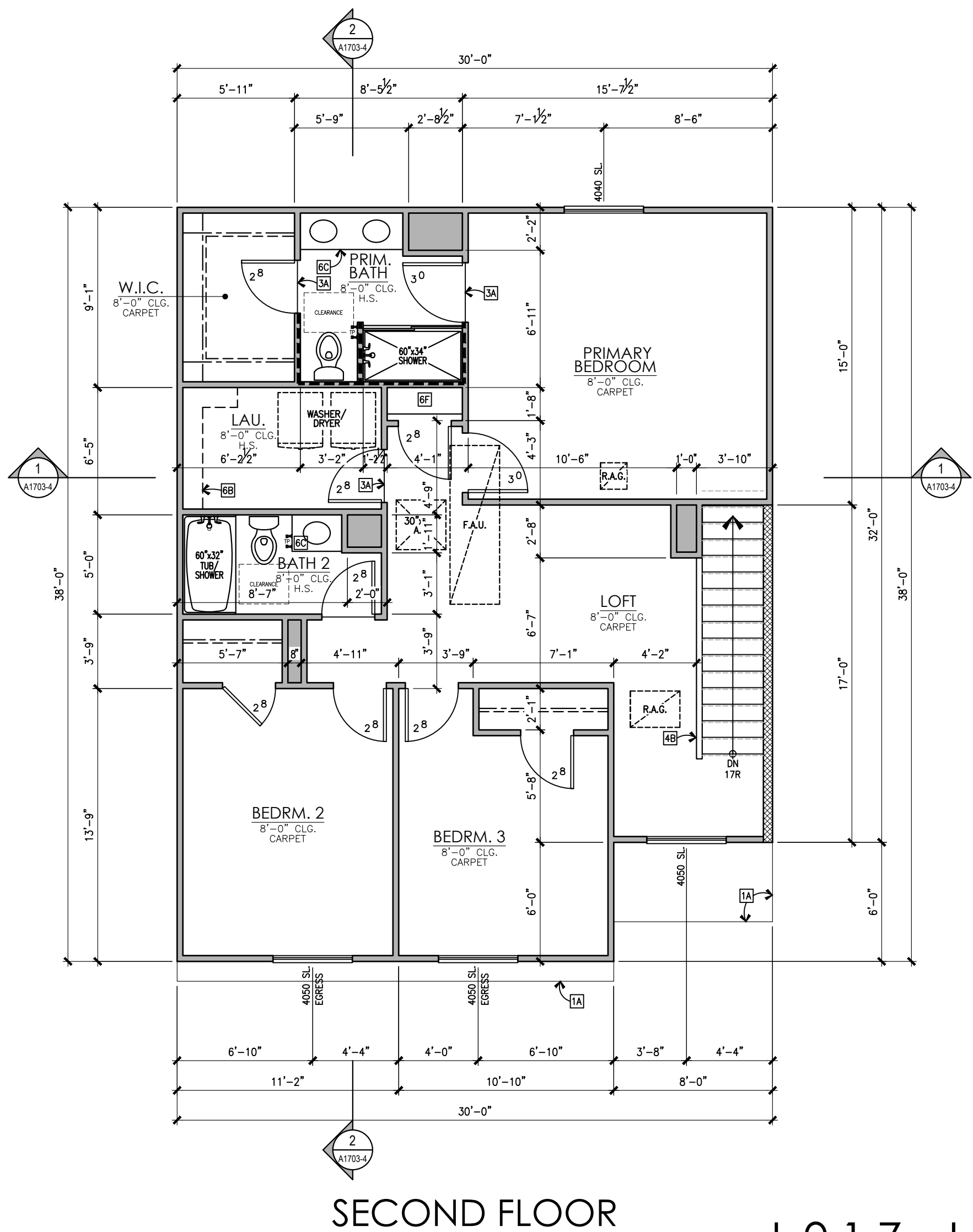


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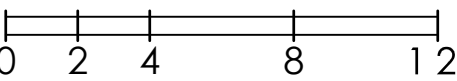
C - STYLE

L017 JOYCE (1703)
FRONT ELEVATIONS

CENTRAL VALLEY 30'
CALIFORNIA
09/18/24



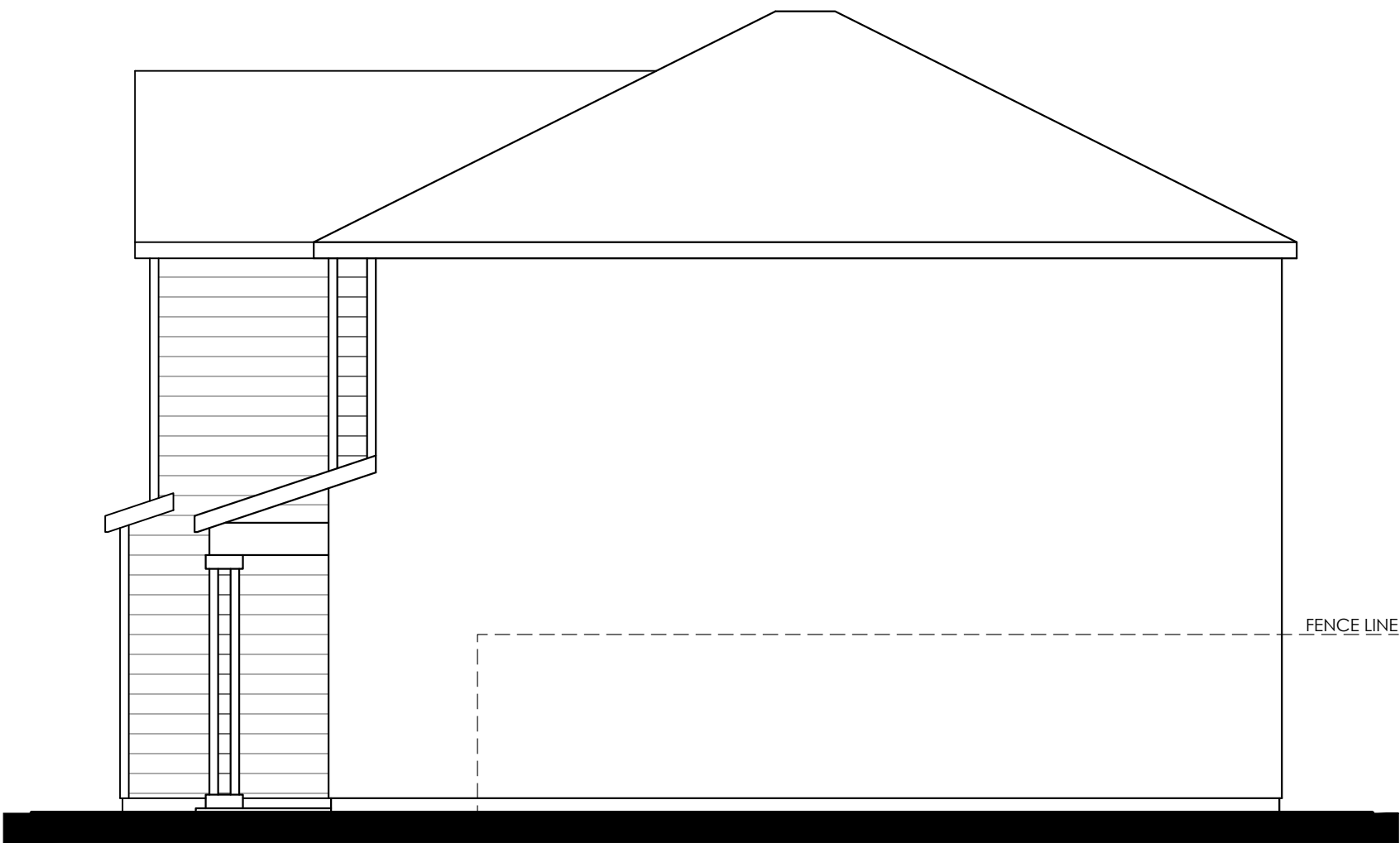
PLAN 1 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	653 SQ. FT.
SECOND FLOOR AREA	1,050 SQ. FT.
TOTAL DWELLING	1,703 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	461 SQ. FT.
PORCH "A"	32 SQ. FT.





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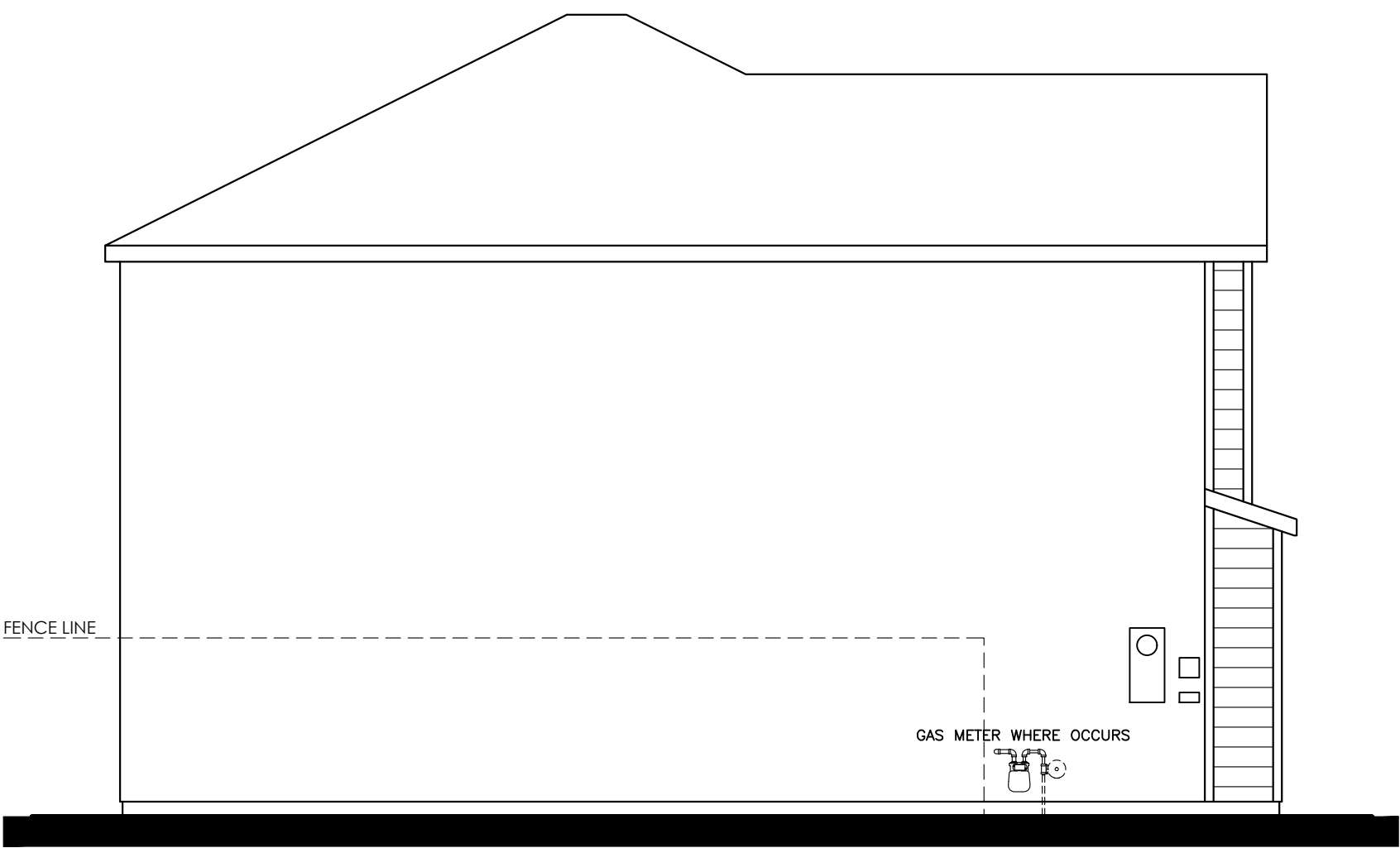
FRONT



RIGHT



REAR



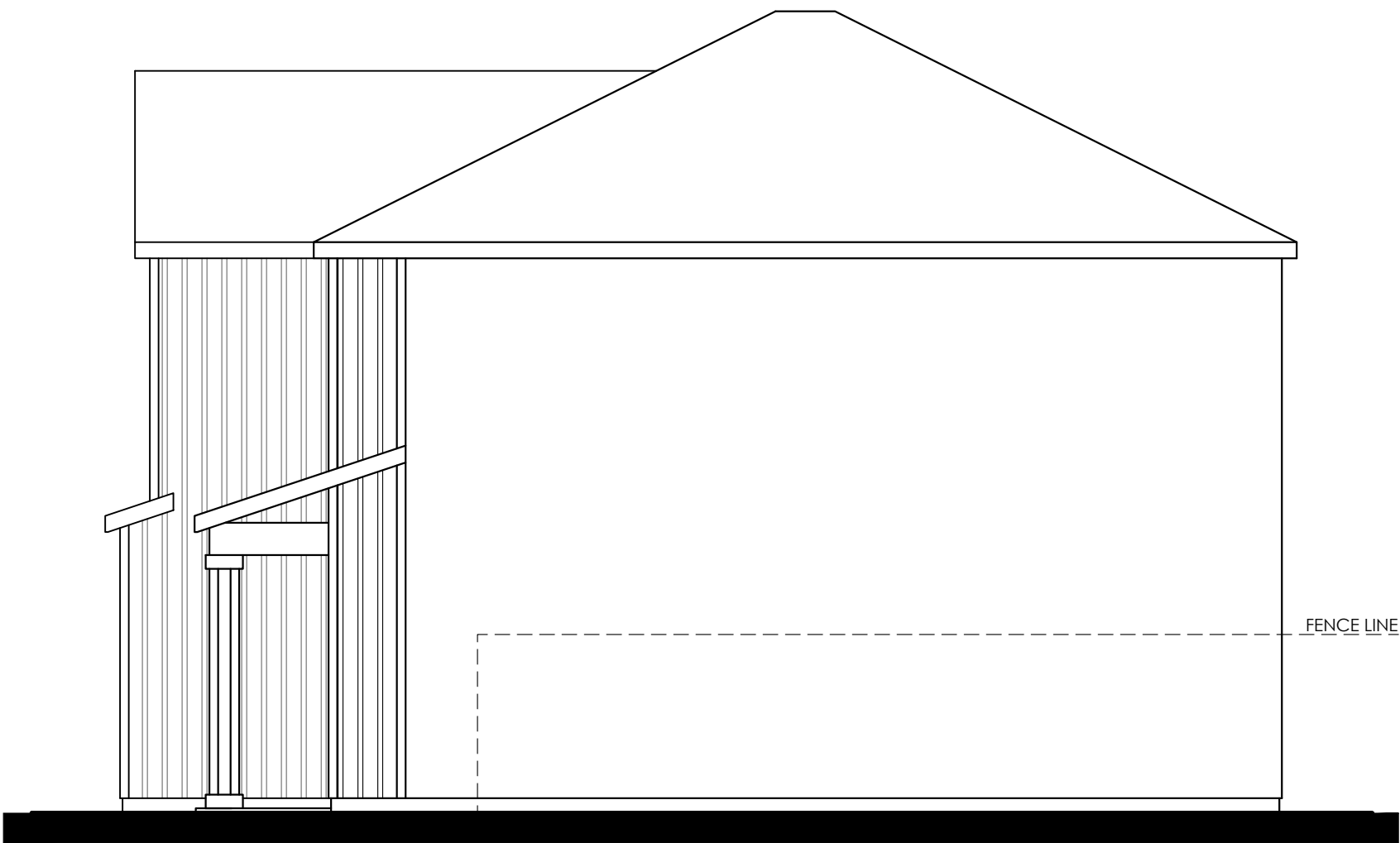
LEFT

L017 JOYCE (1703)
"A" -STYLE- ELEVATIONS
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24



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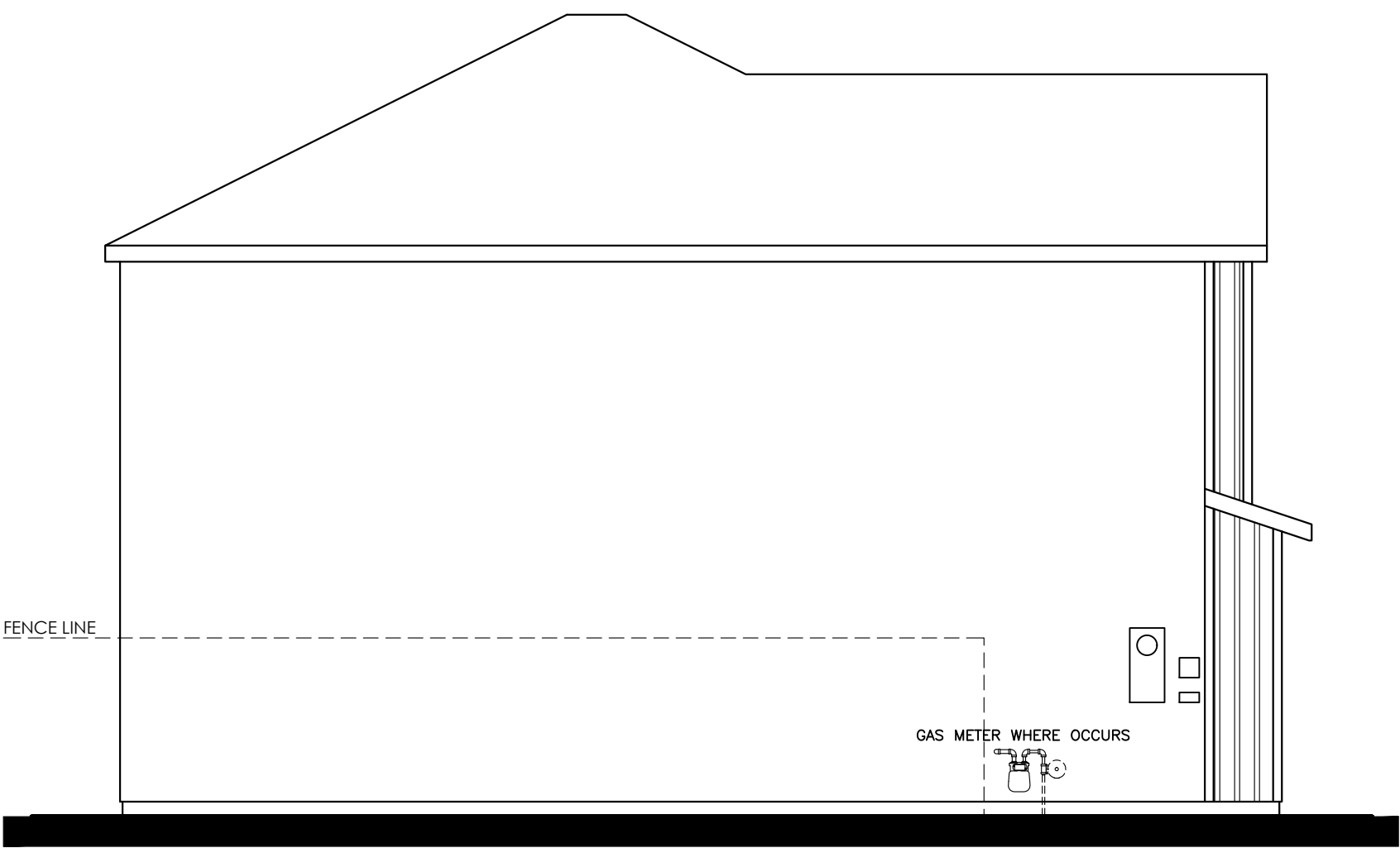
FRONT



RIGHT



REAR



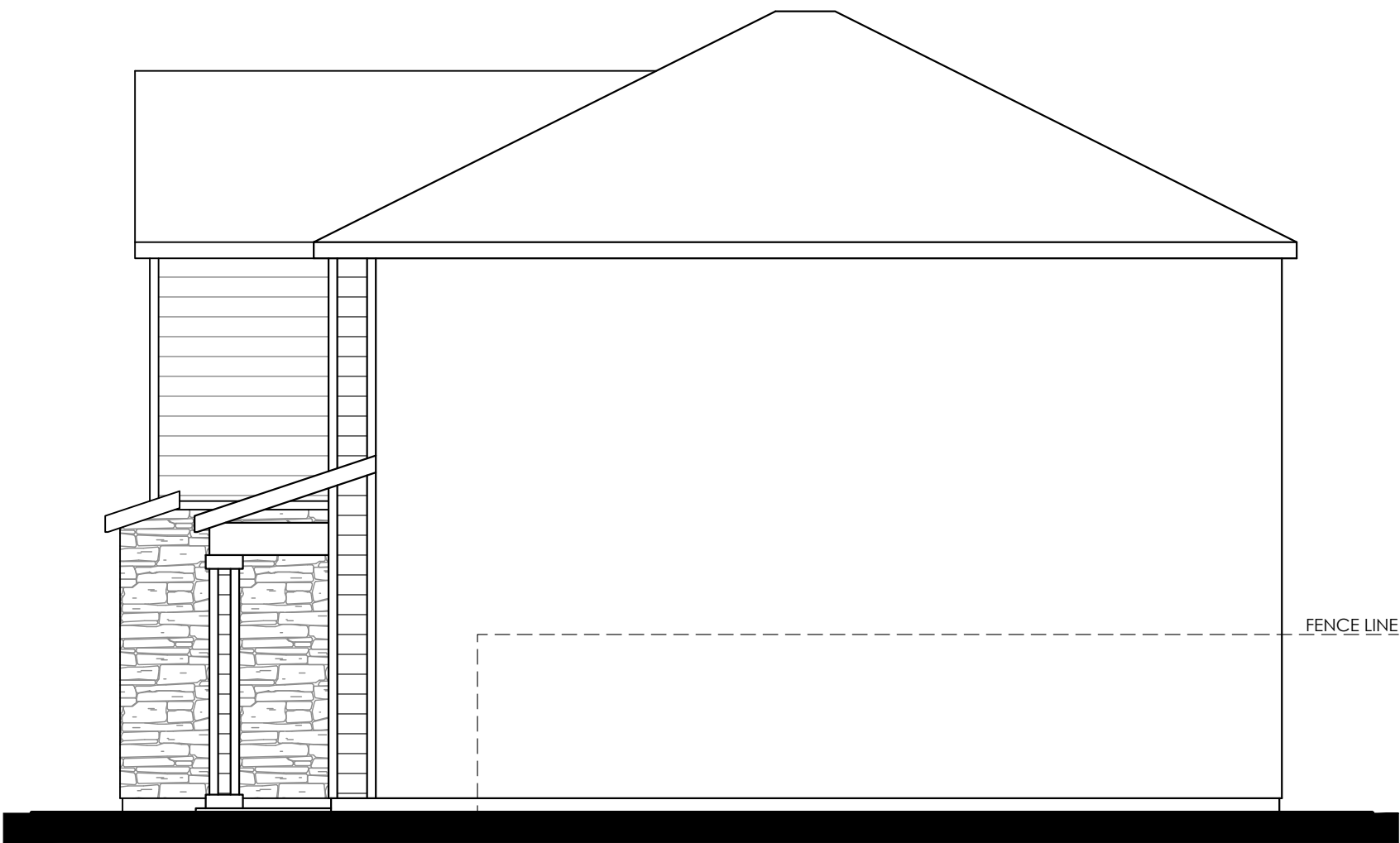
LEFT

L017 JOYCE (1703)
"B" -STYLE- ELEVATIONS
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24



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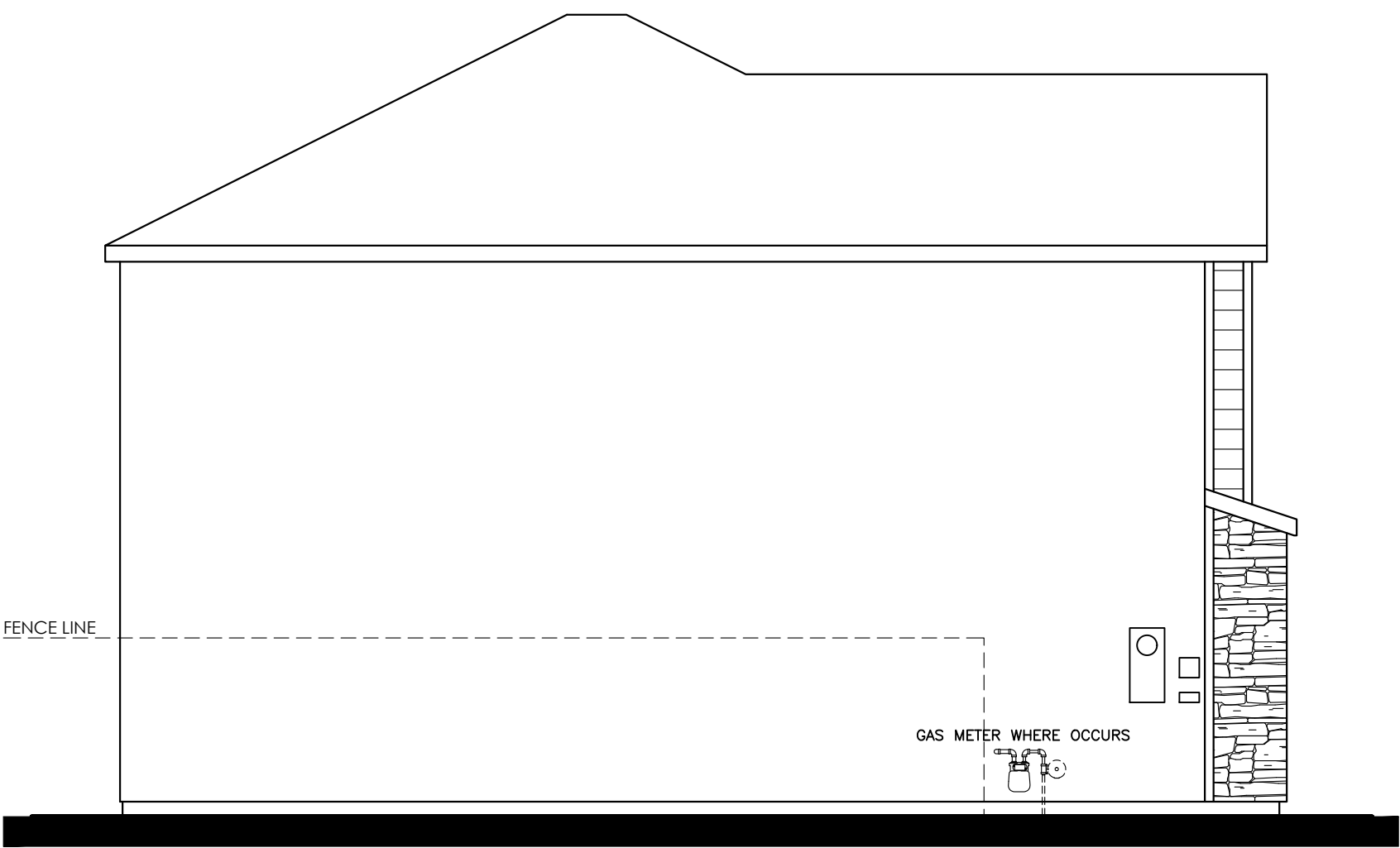
FRONT



RIGHT



REAR

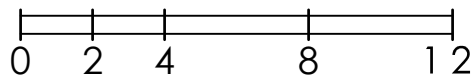


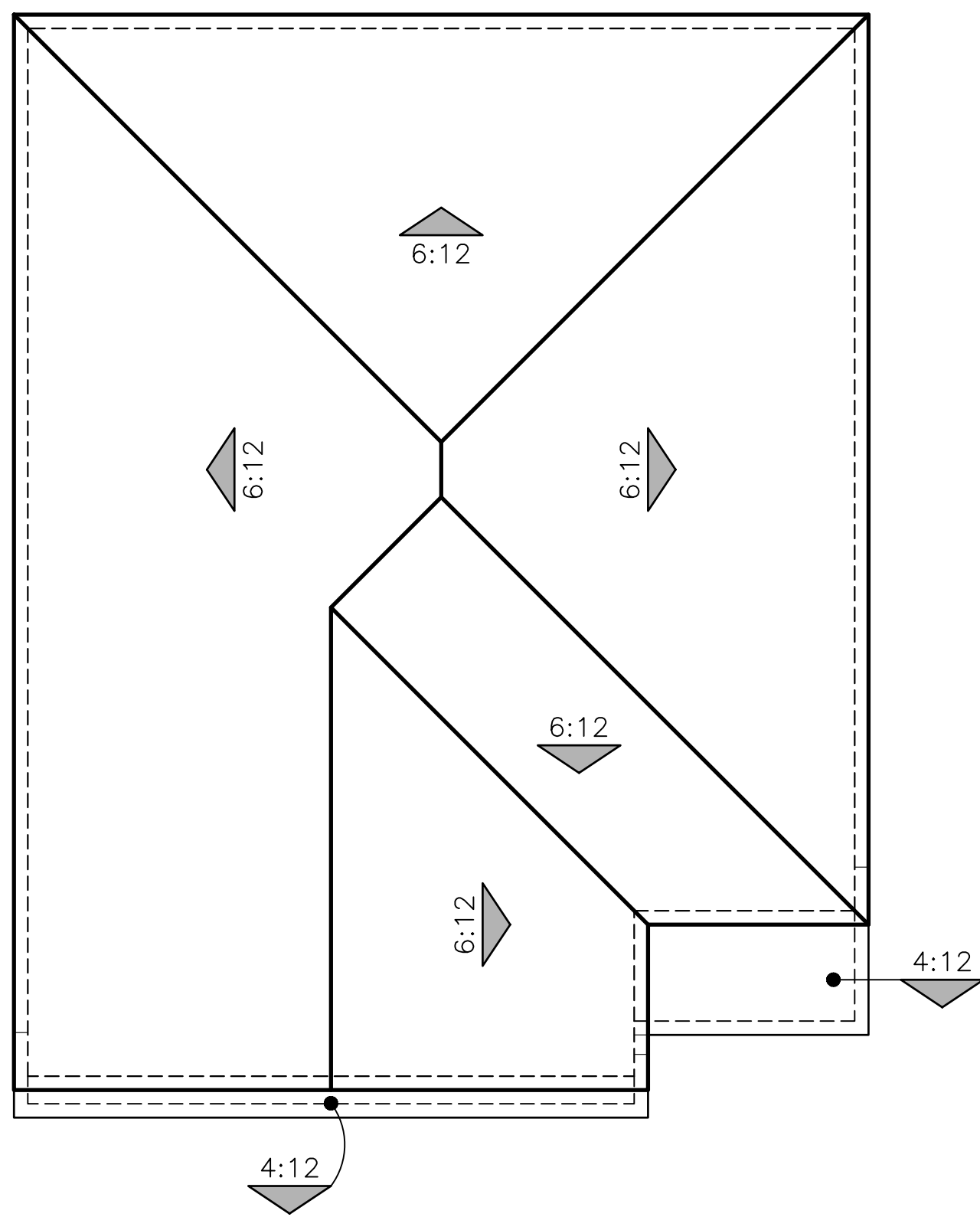
LEFT

L017 JOYCE (1703)
"C" -STYLE- ELEVATIONS

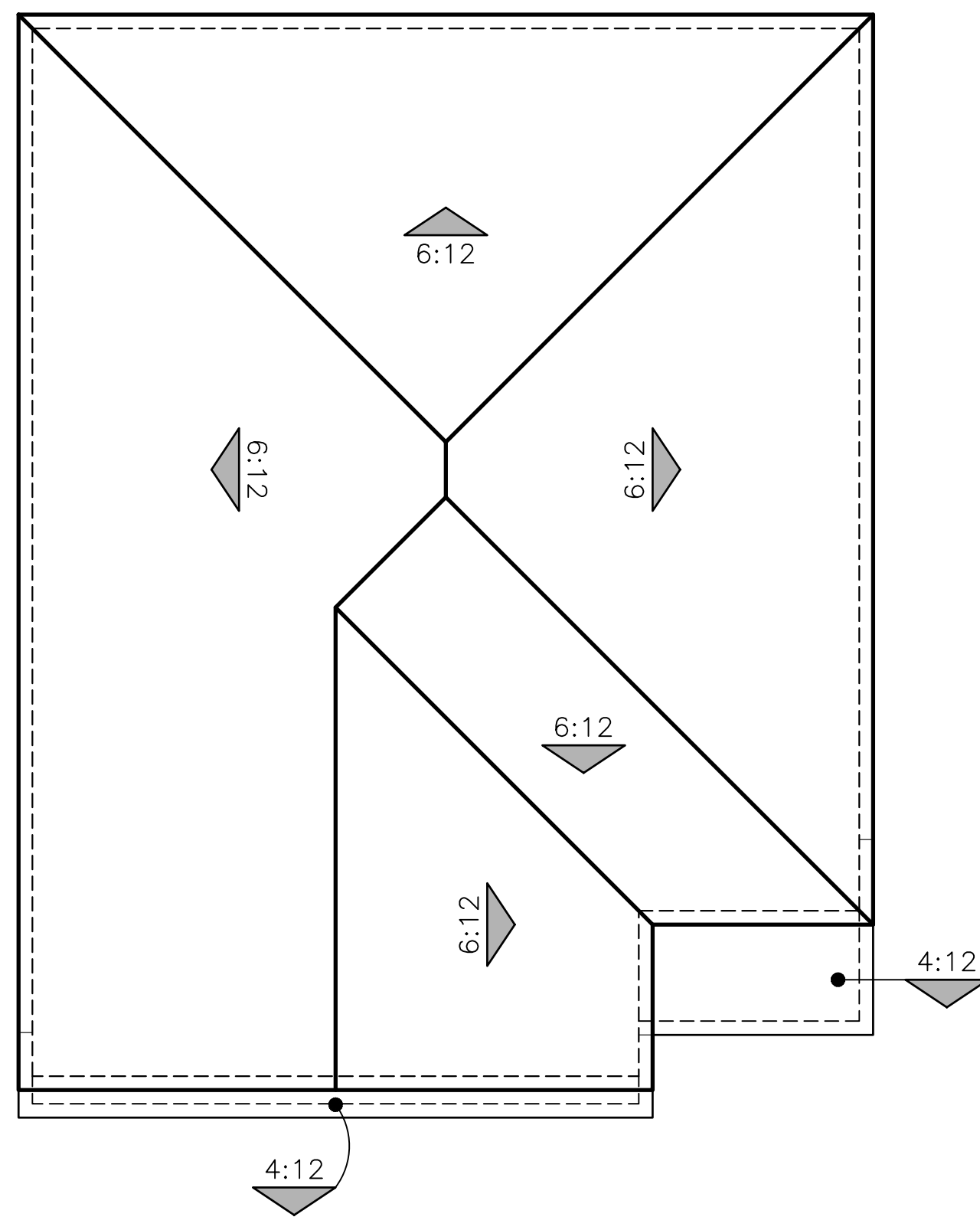
CENTRAL VALLEY 30'

CALIFORNIA
09/18/24

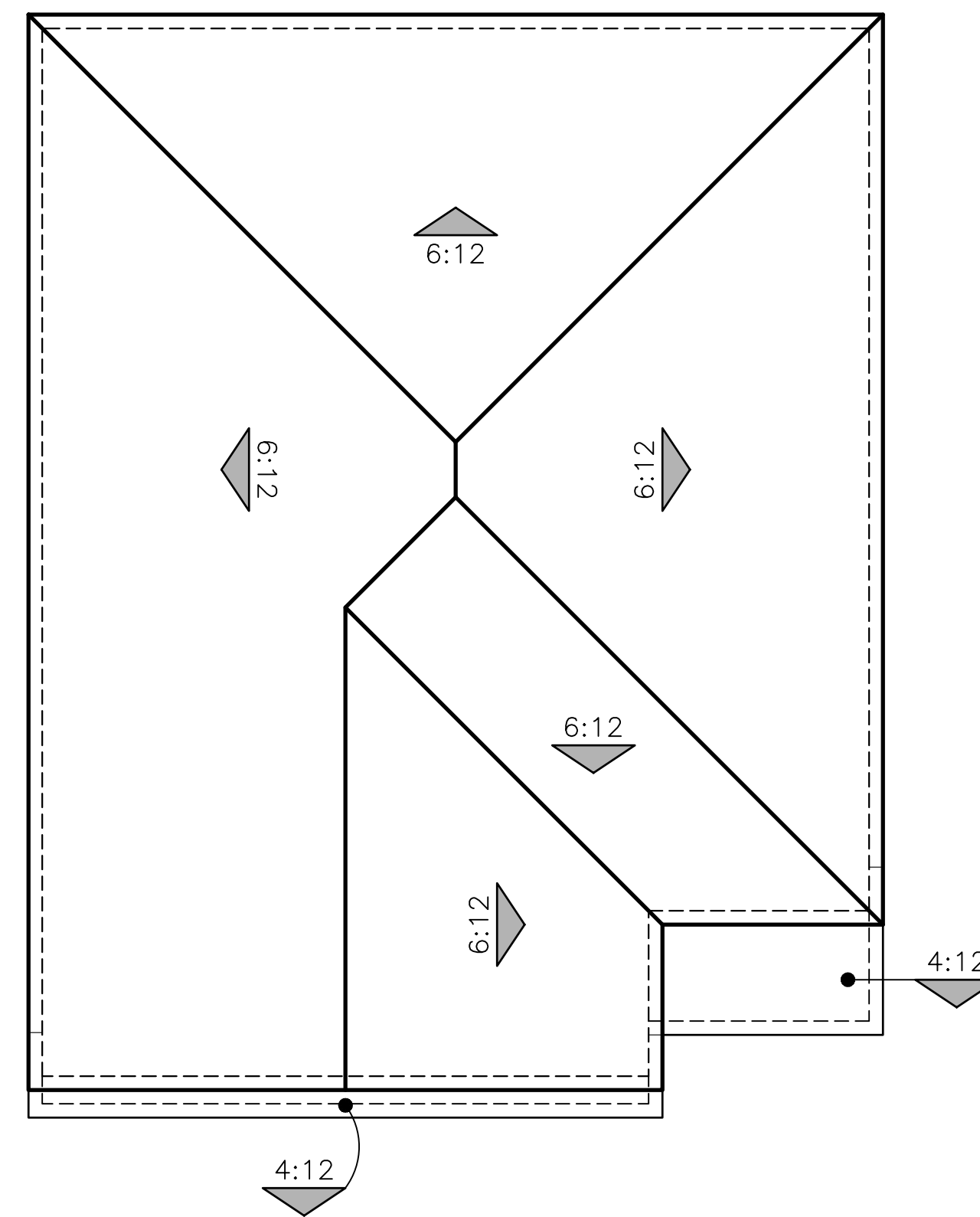




A - STYLE



B - STYLE



C - STYLE

L017 JOYCE (1703)

ROOF PLANS

CENTRAL VALLEY 30'

CALIFORNIA

09/18/24

0 2 4 8 12



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A - STYLE



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - STYLE

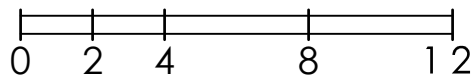


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C - STYLE

L016 VAIL (1855)
FRONT ELEVATIONS

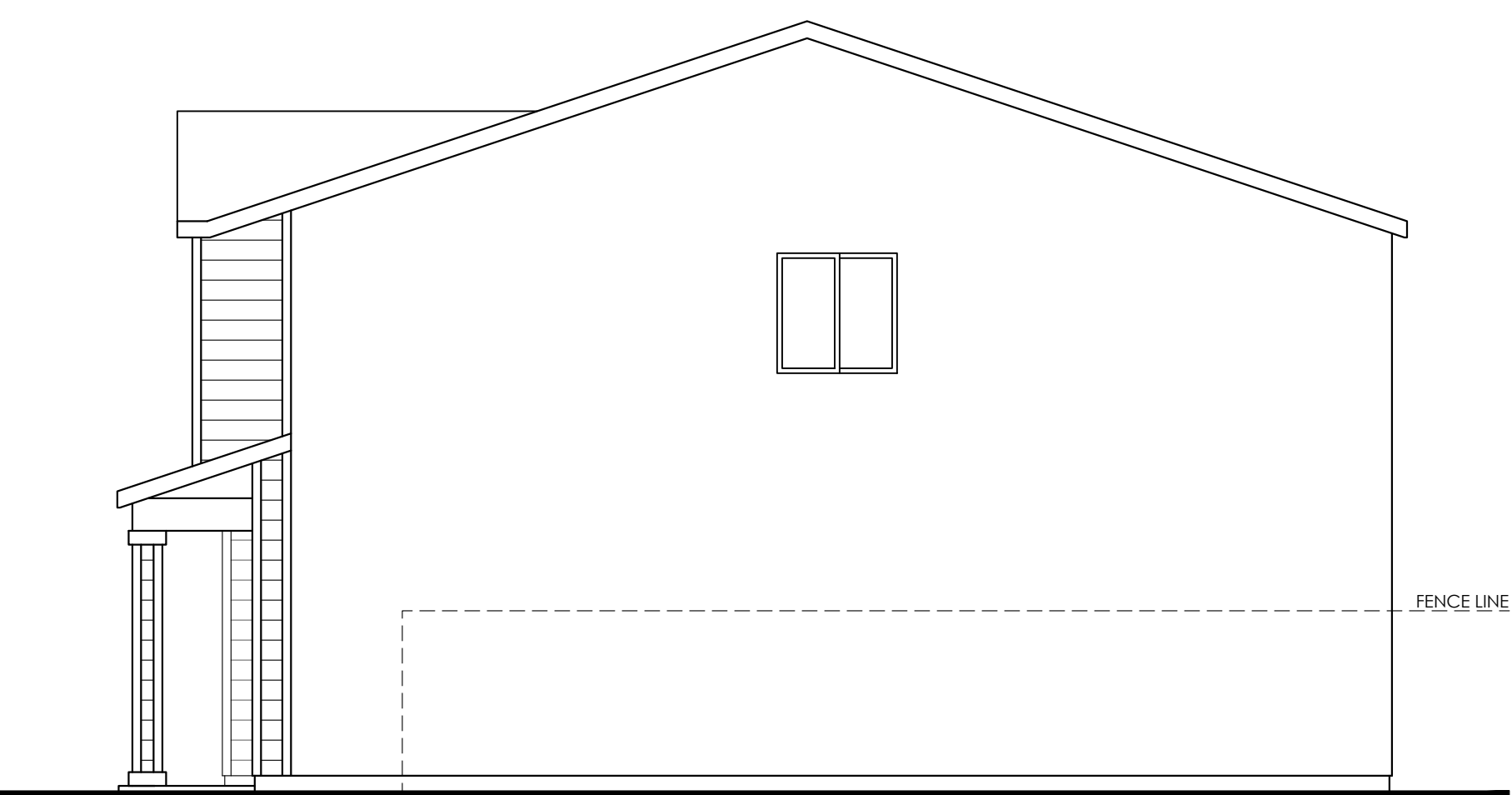
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24



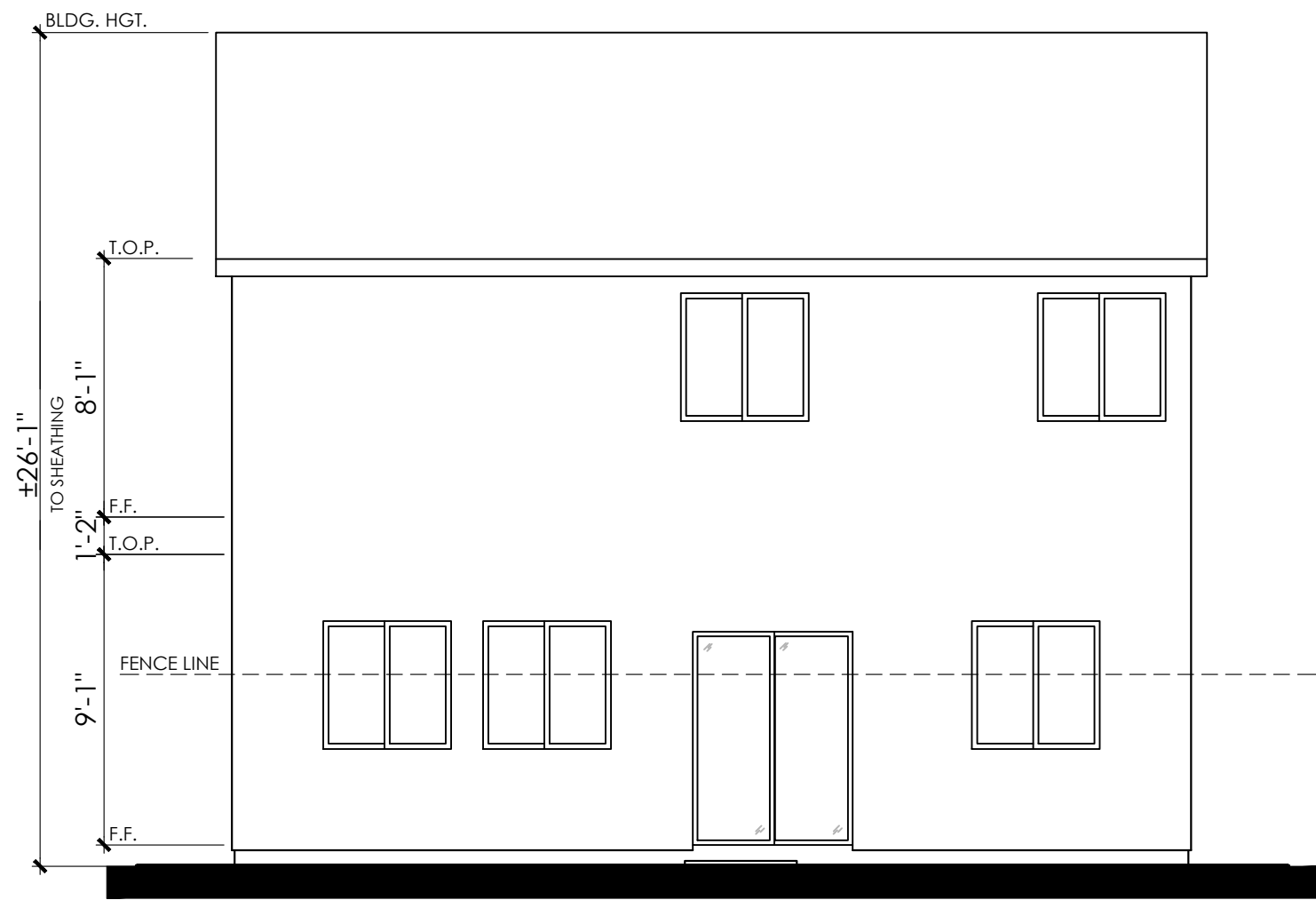


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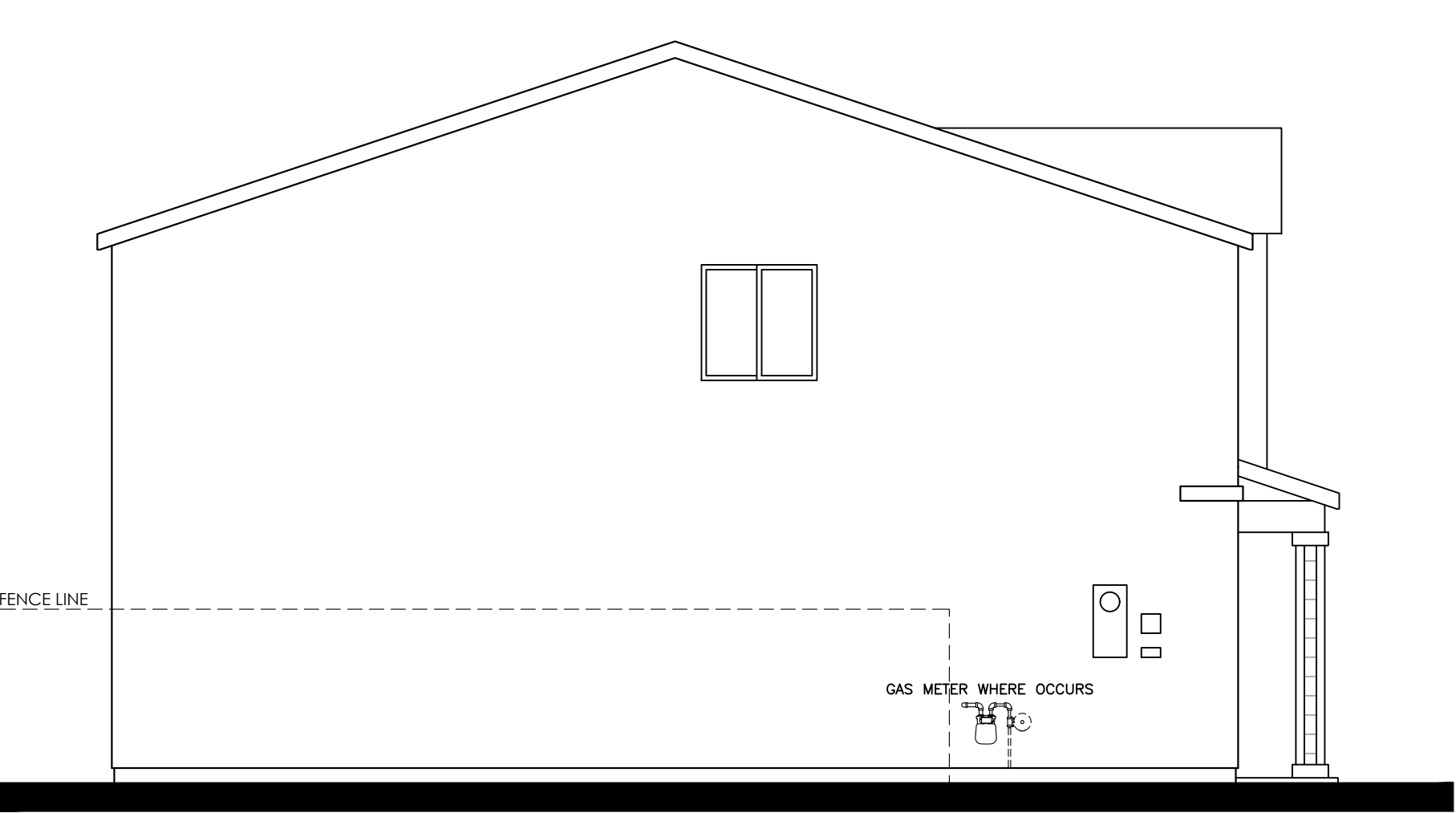
FRONT



RIGHT



REAR



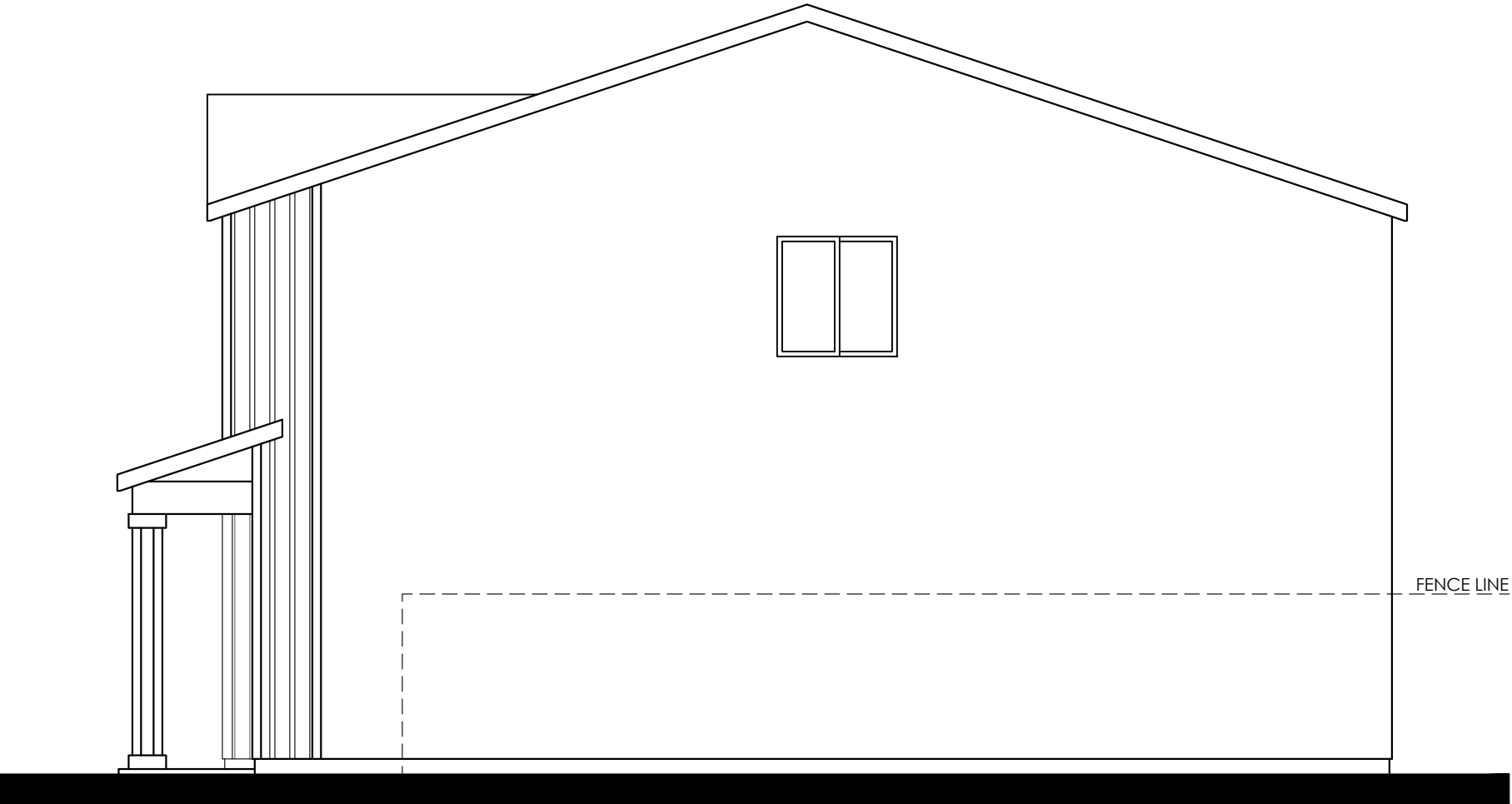
LEFT

L016 VAIL (1855)
"A" -STYLE- ELEVATIONS
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24

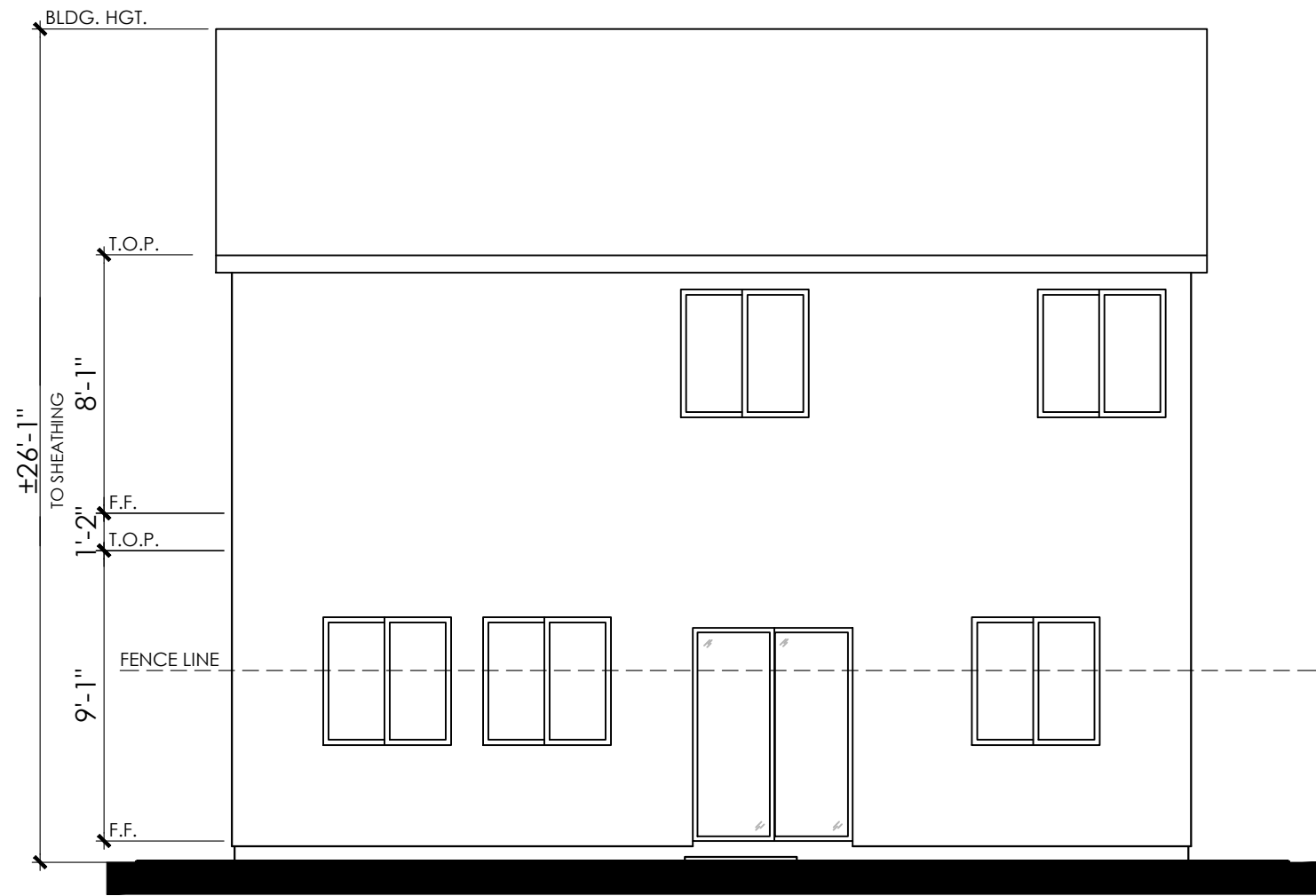


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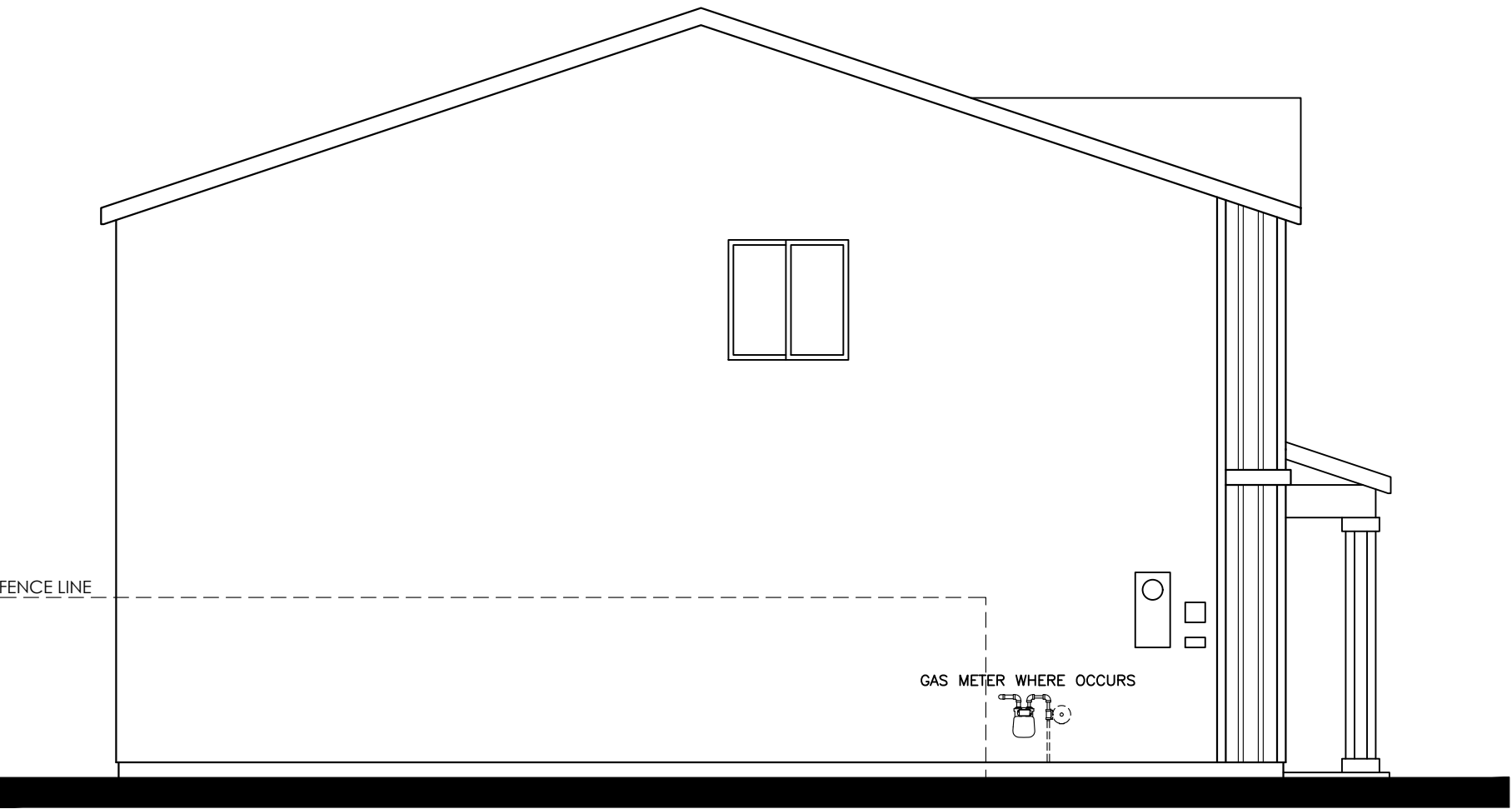
FRONT



RIGHT



REAR



LEFT

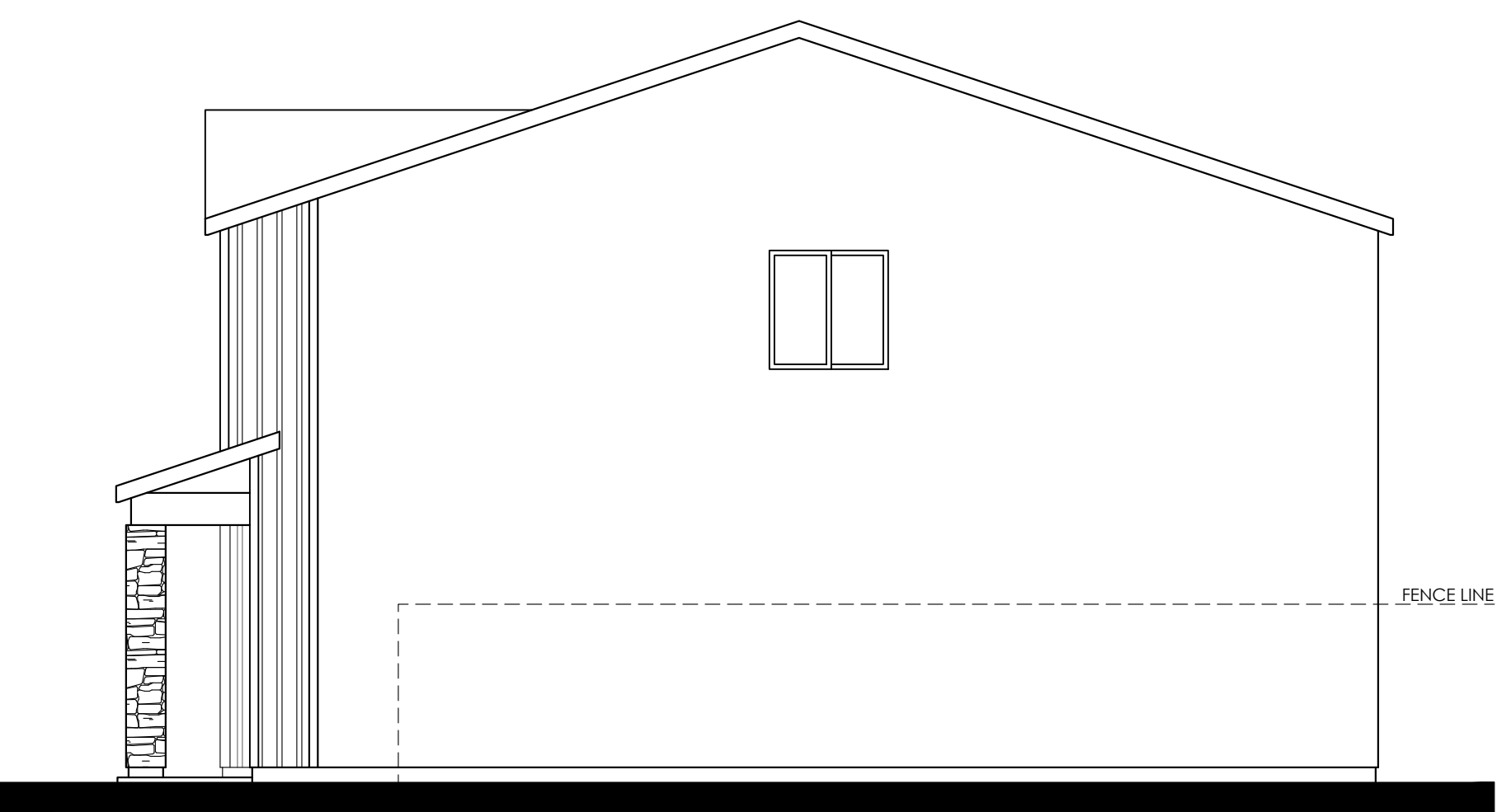
L016 VAIL (1855)
"B" -STYLE- ELEVATIONS

CENTRAL VALLEY 30'
CALIFORNIA
09/18/24

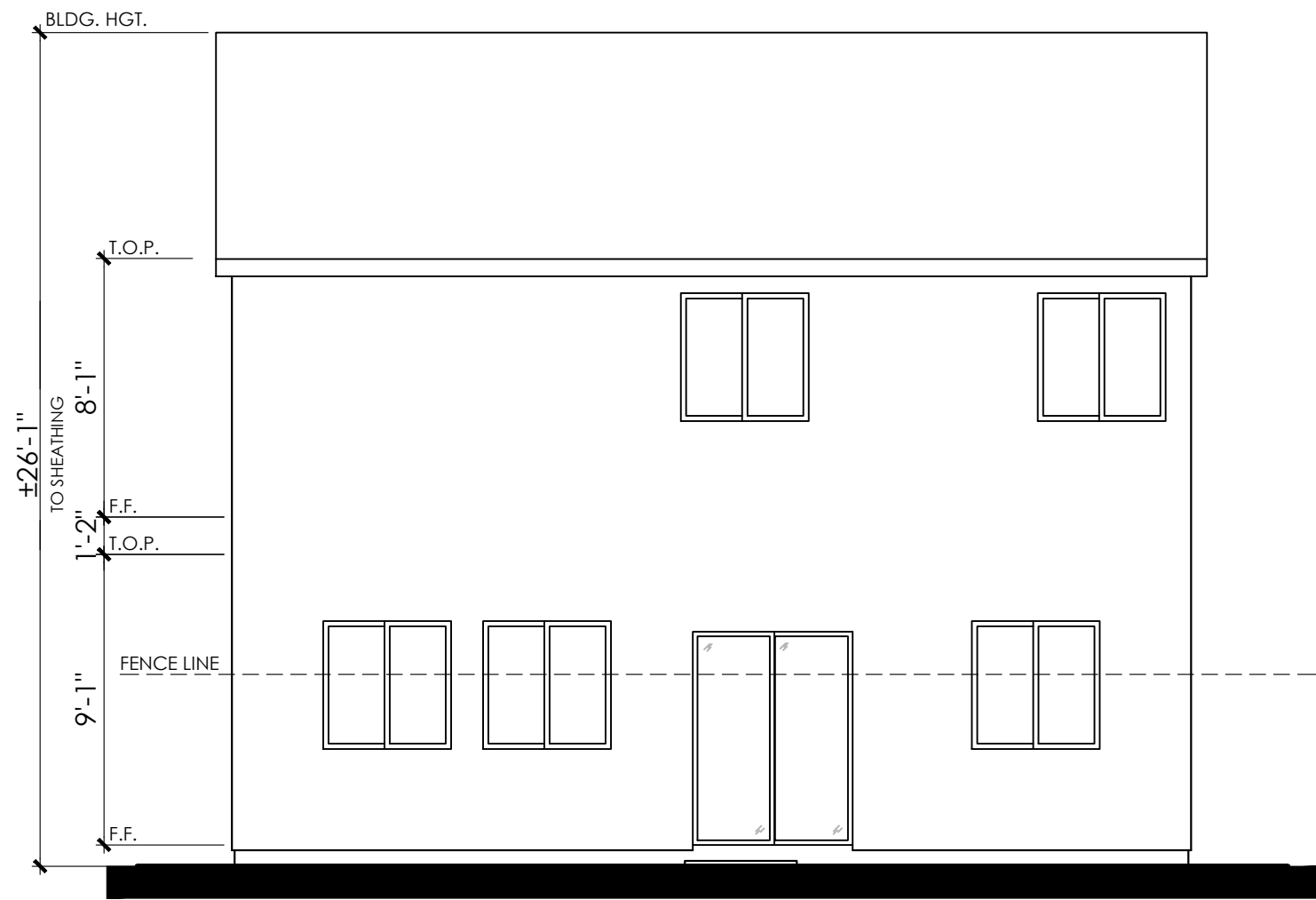


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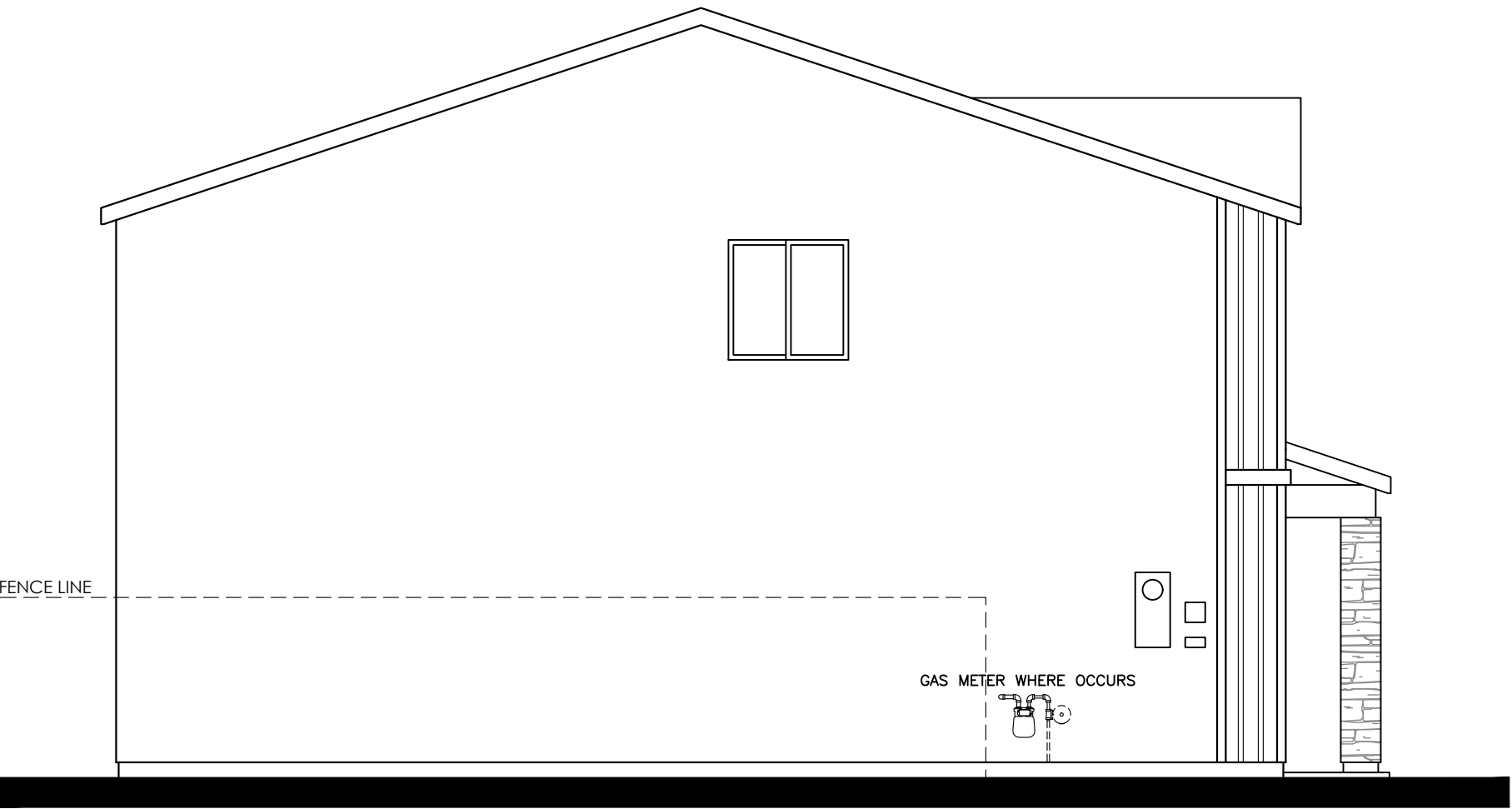
FRONT



RIGHT

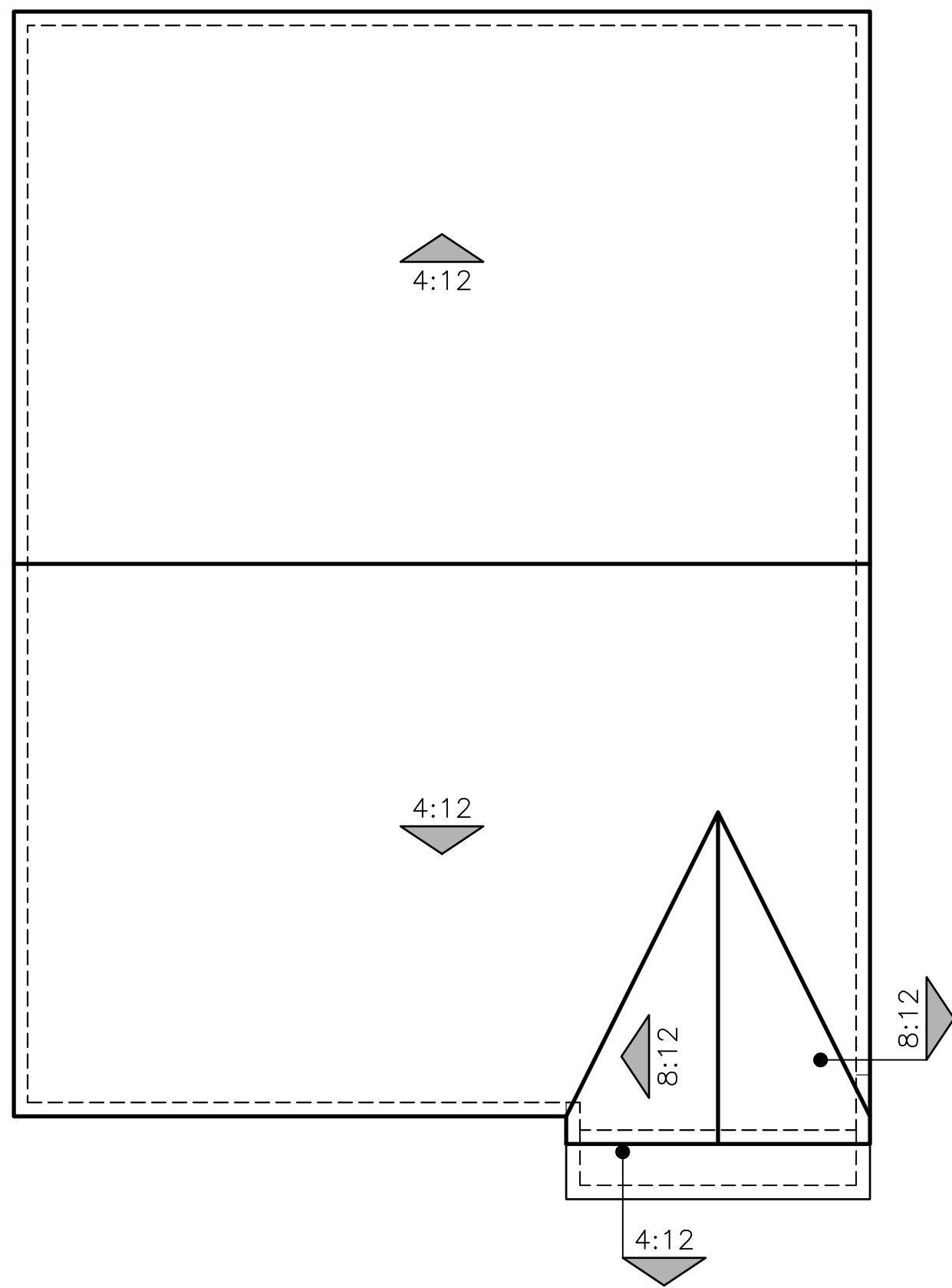


REAR

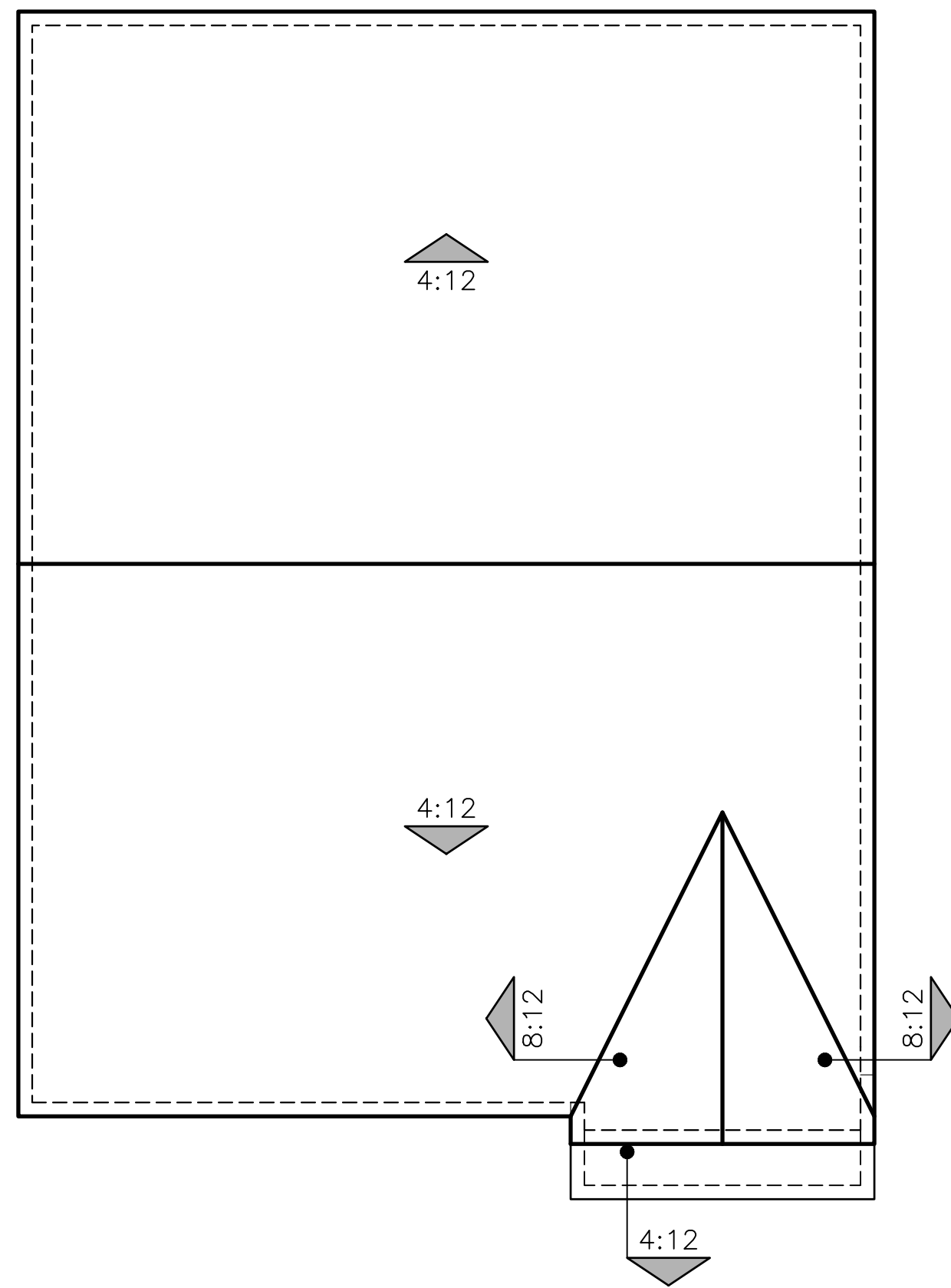


LEFT

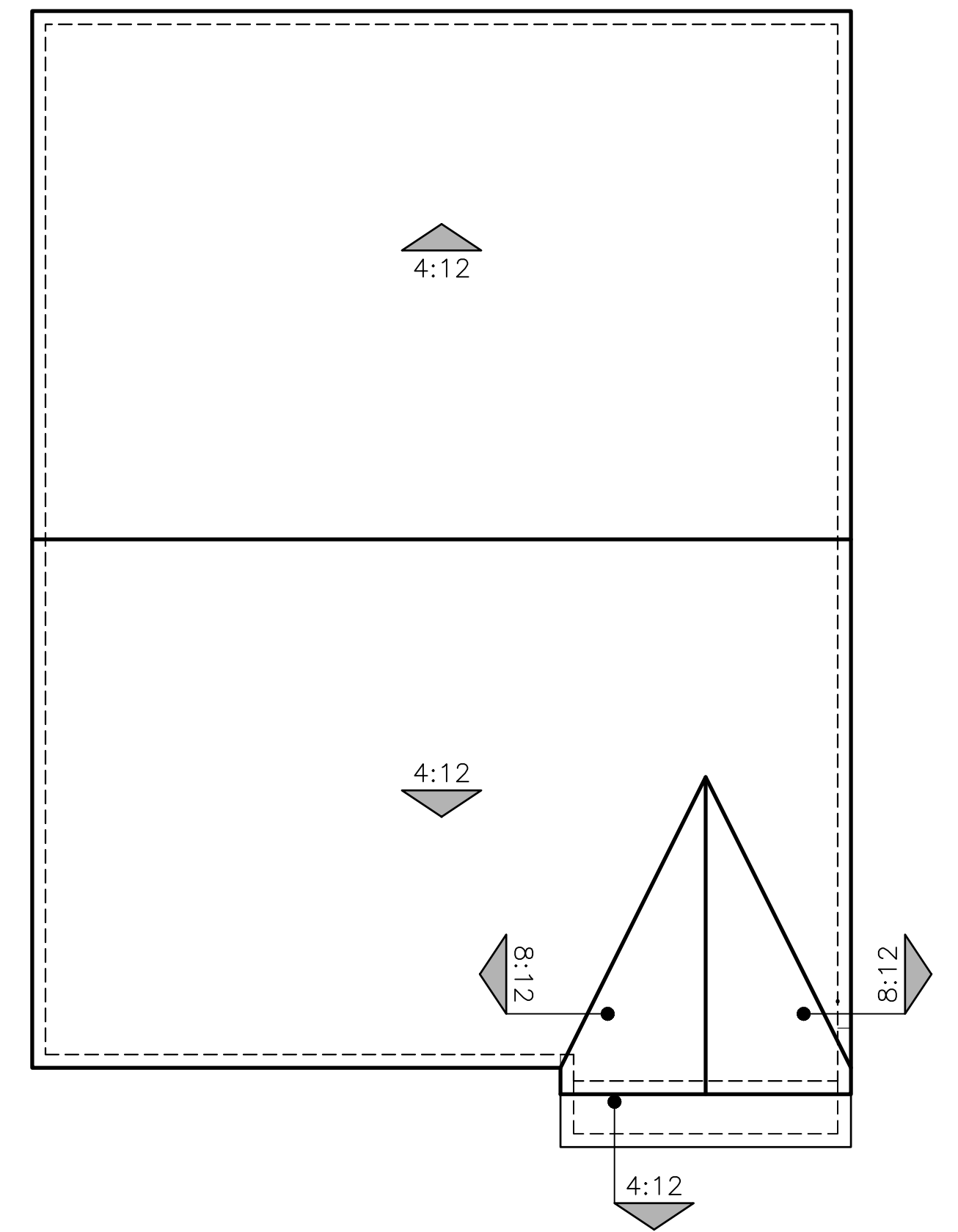
L016 VAIL (1855)
"C" -STYLE- ELEVATIONS
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24



A - STYLE



B - STYLE



C - STYLE

L016 VAIL (1855)

ROOF PLANS

CENTRAL VALLEY 30'

CALIFORNIA
09/18/24

0 2 4 8 12



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A - STYLE



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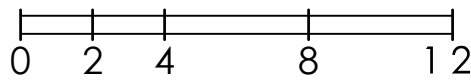
B - STYLE



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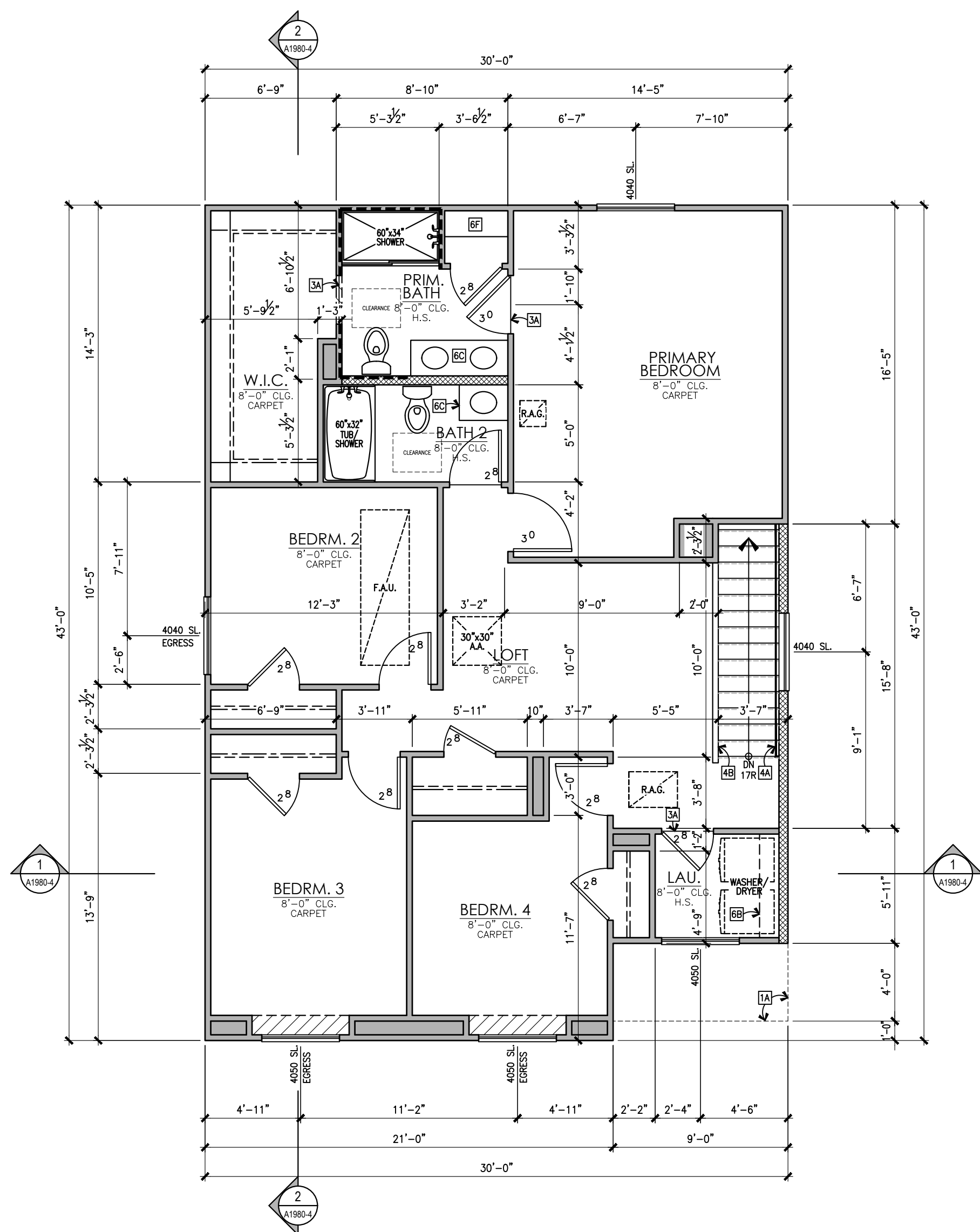
C - STYLE

L034 BROADMOOR (1980)
FRONT ELEVATIONS
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24

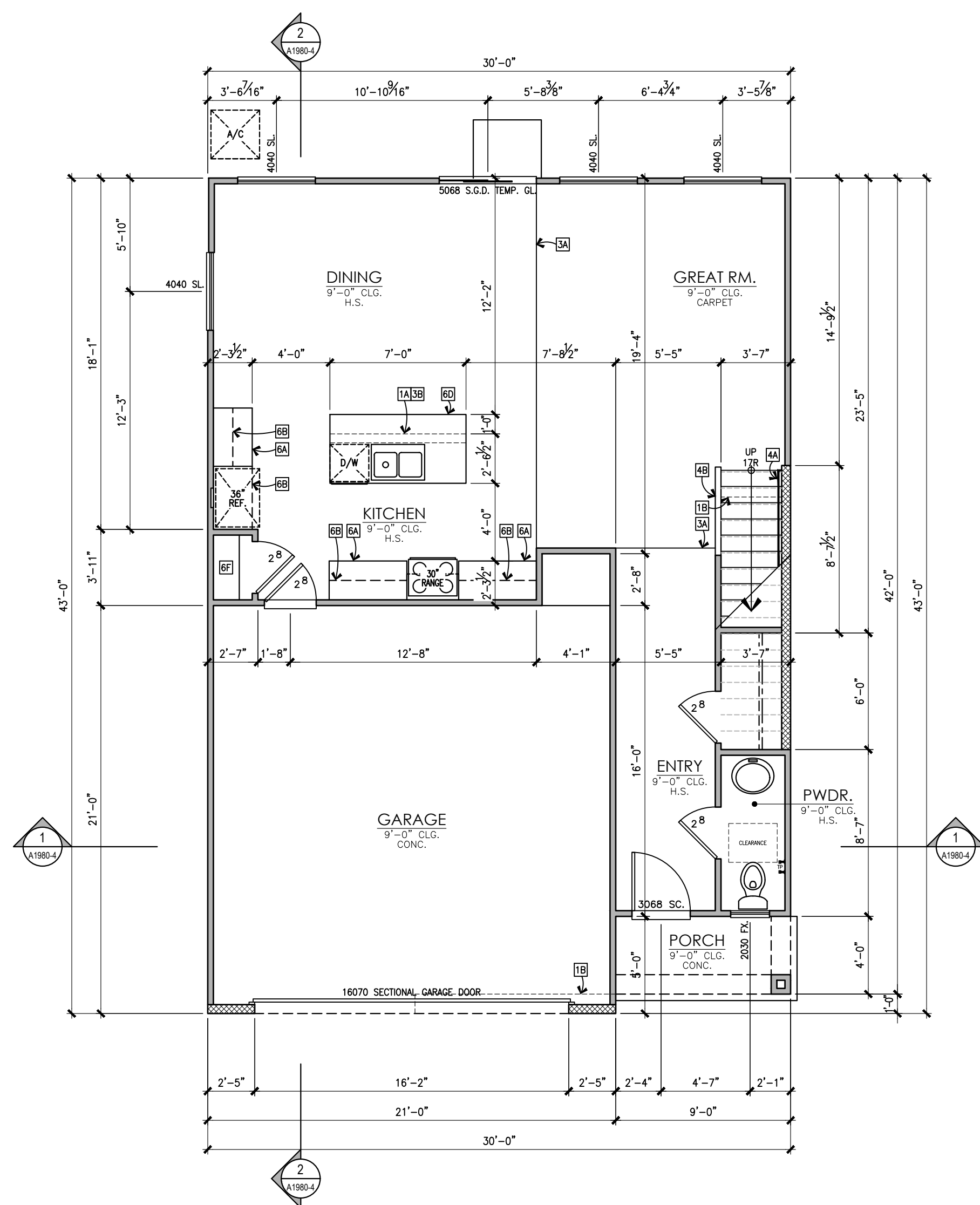


L034 BROADMOOR (1980)
4 BEDROOM, 2.5 BATH, LOFT
FLOOR PLAN

CENTRAL VALLEY 30'
CALIFORNIA
09/18/24



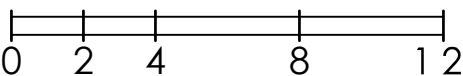
SECOND FLOOR



FIRST FLOOR

PLAN 3
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	799 SQ. FT.
SECOND FLOOR AREA	1,181 SQ. FT.
TOTAL DWELLING	1,980 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	446 SQ. FT.
PORCH "A"	36 SQ. FT.

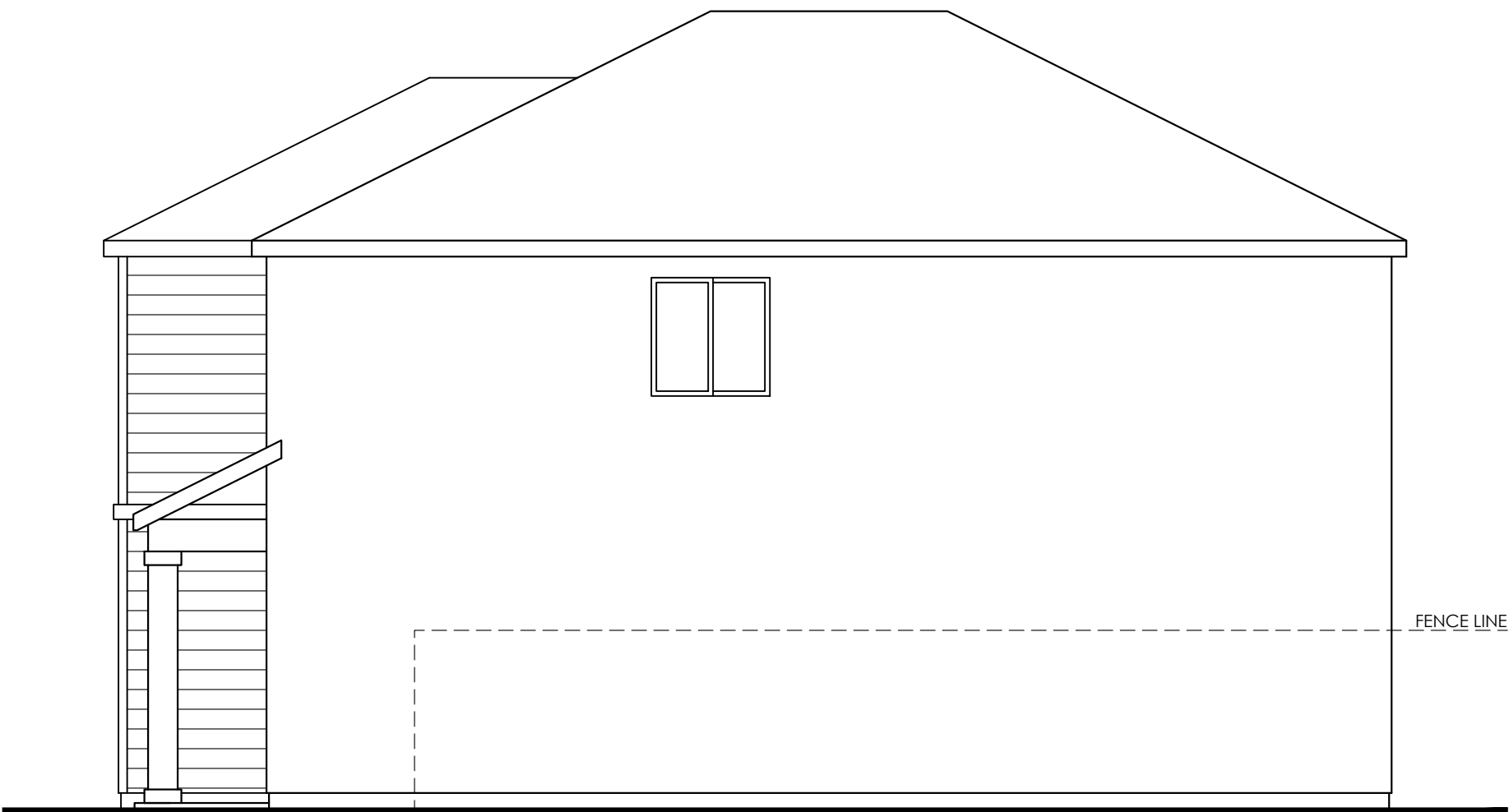


Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE
© Copyright: All Rights Reserved.
Plot Date: Oct 02, 2024
Drawn By: Norm
Page 488 of 1117



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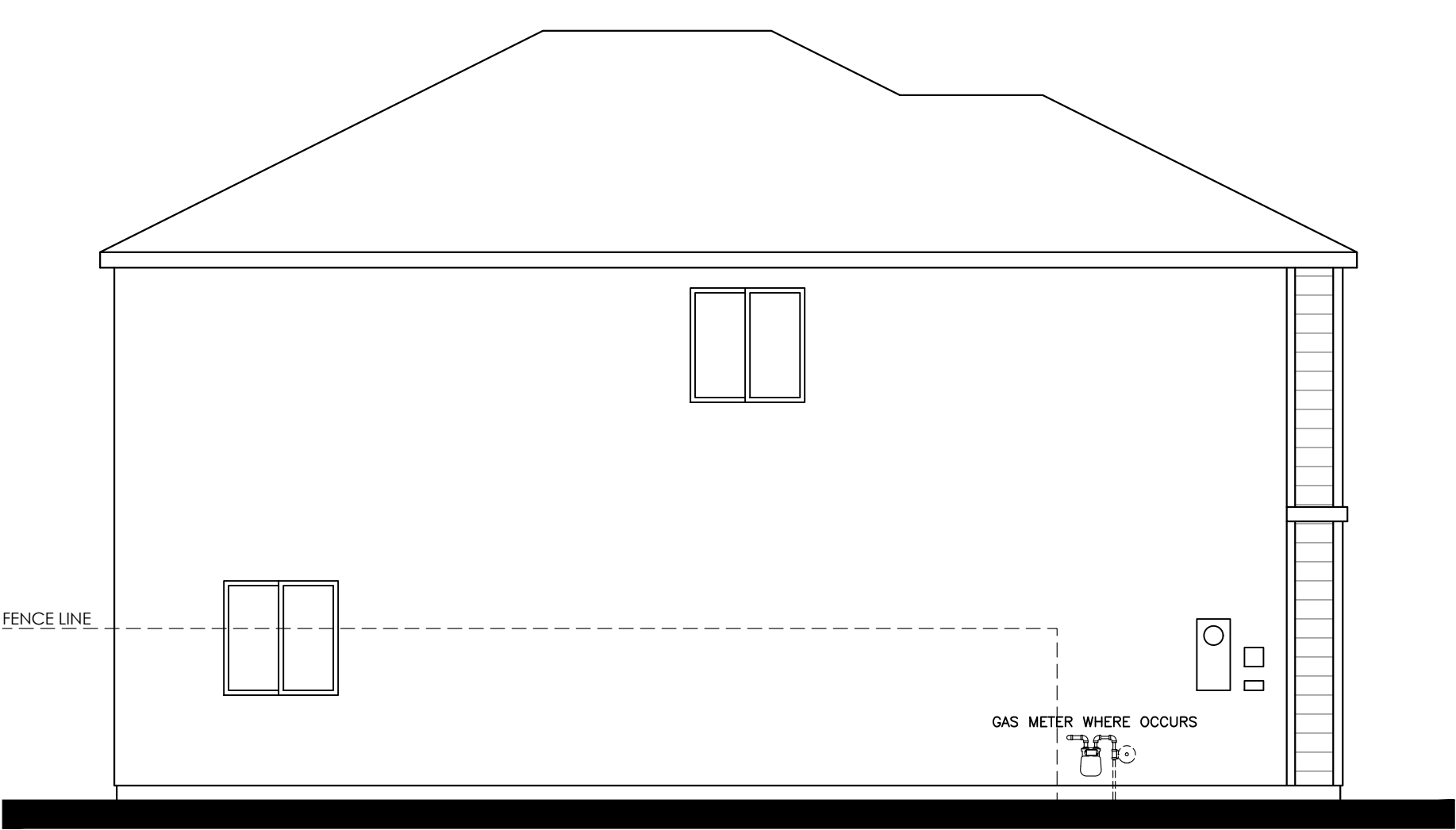
FRONT



RIGHT



REAR



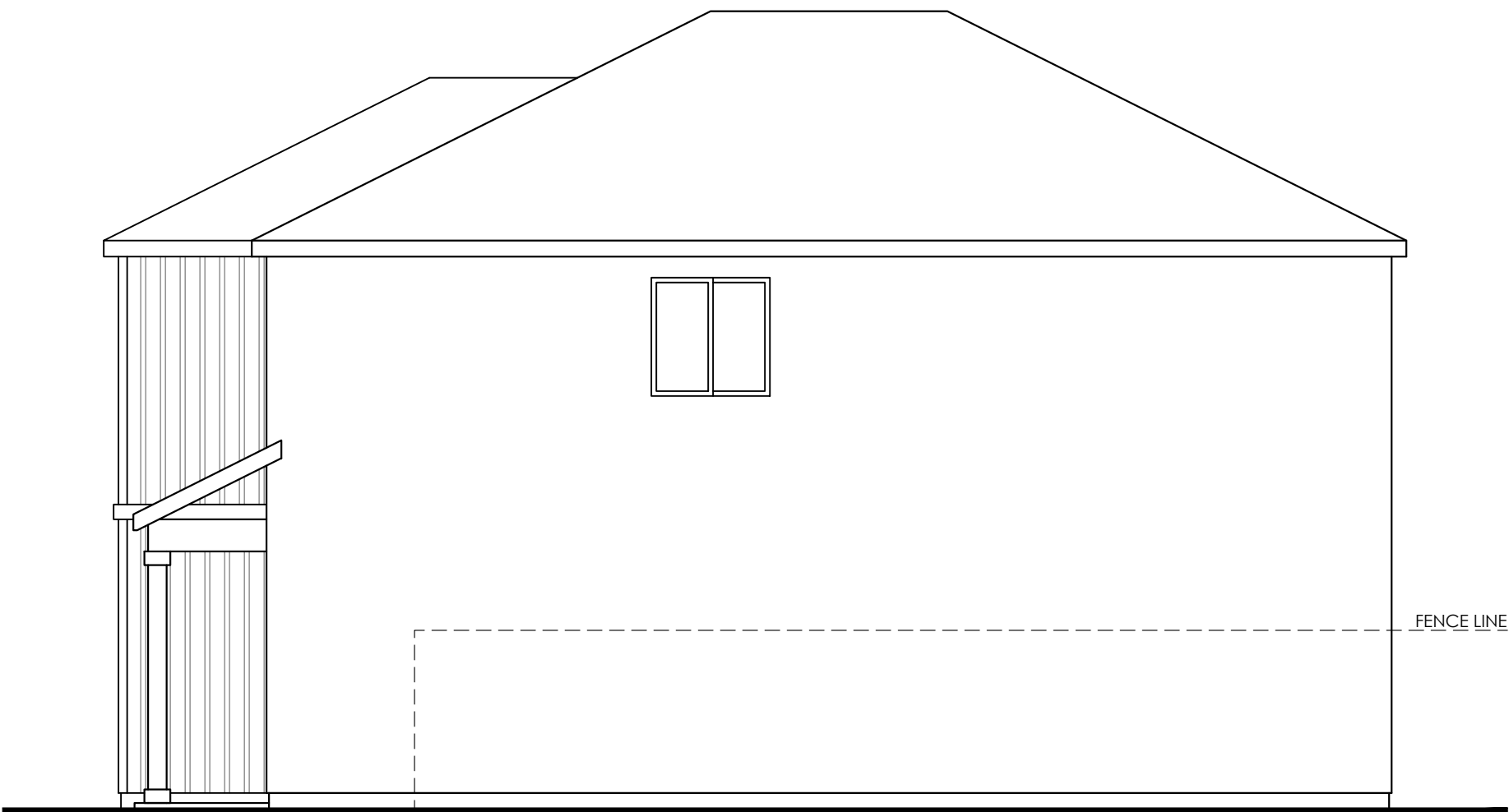
LEFT

L034 BROADMOOR (1980)
"A" -STYLE- ELEVATIONS
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24



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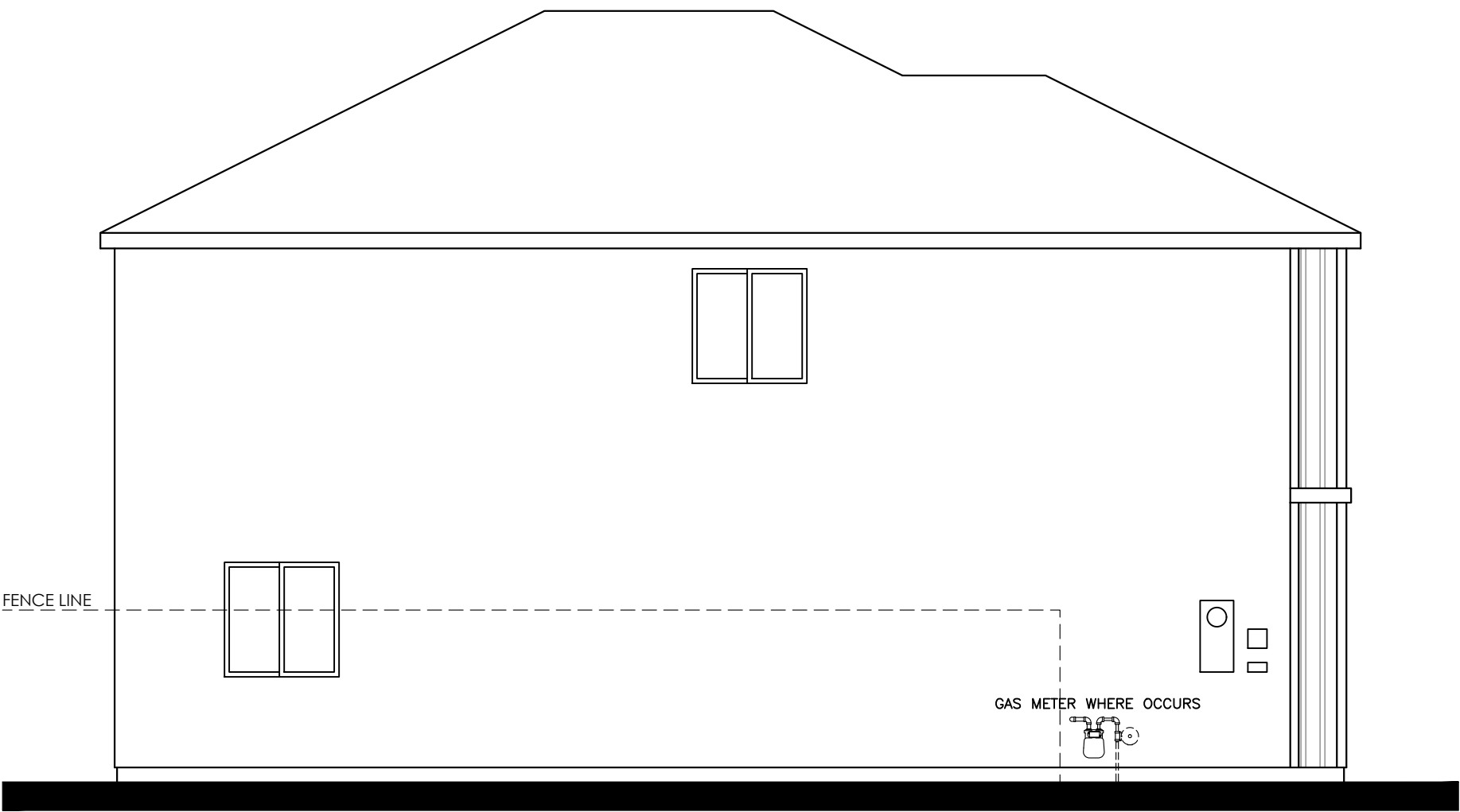
FRONT



RIGHT



REAR



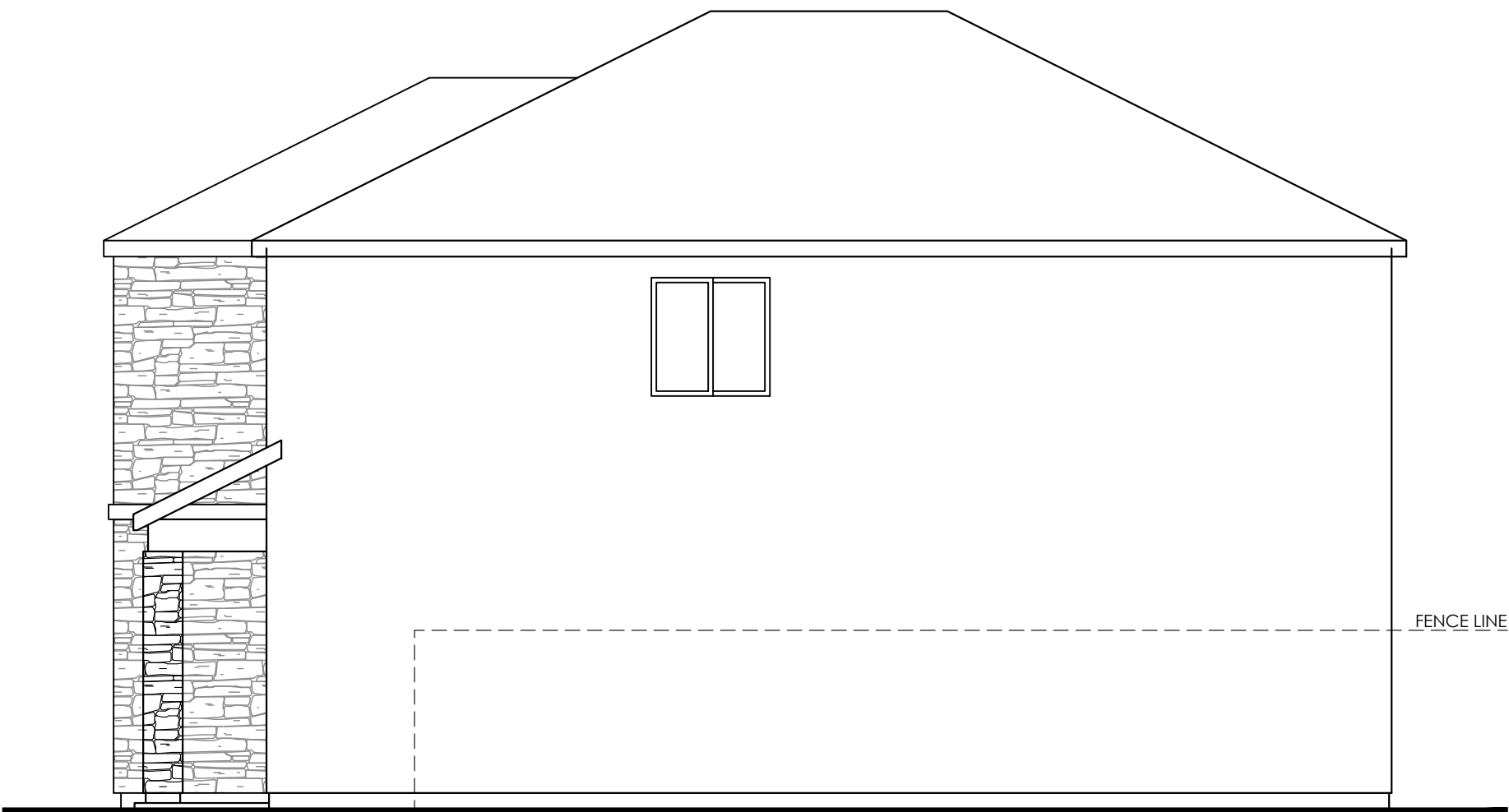
LEFT

L034 BROADMOOR (1980)
"B" -STYLE- ELEVATIONS
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

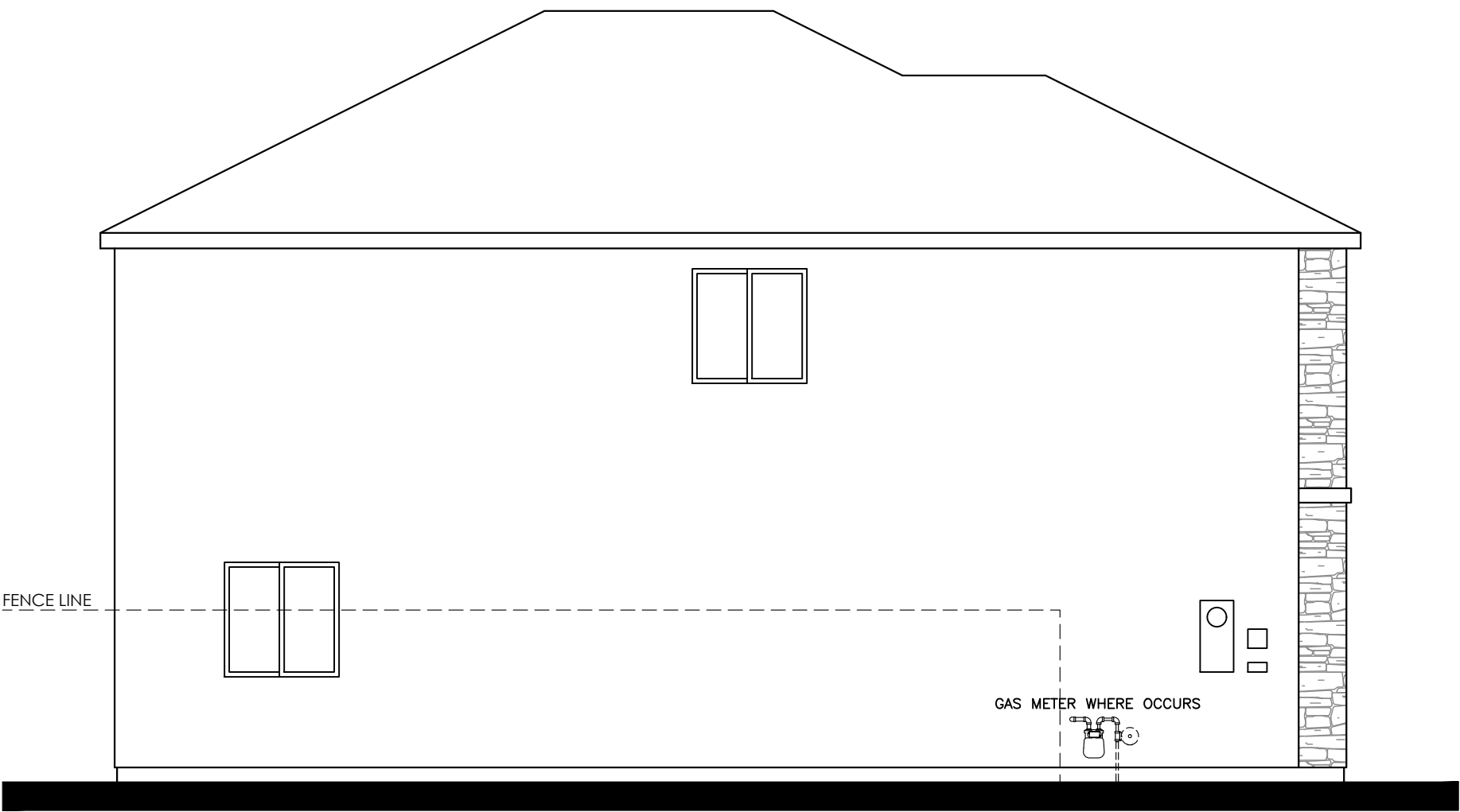
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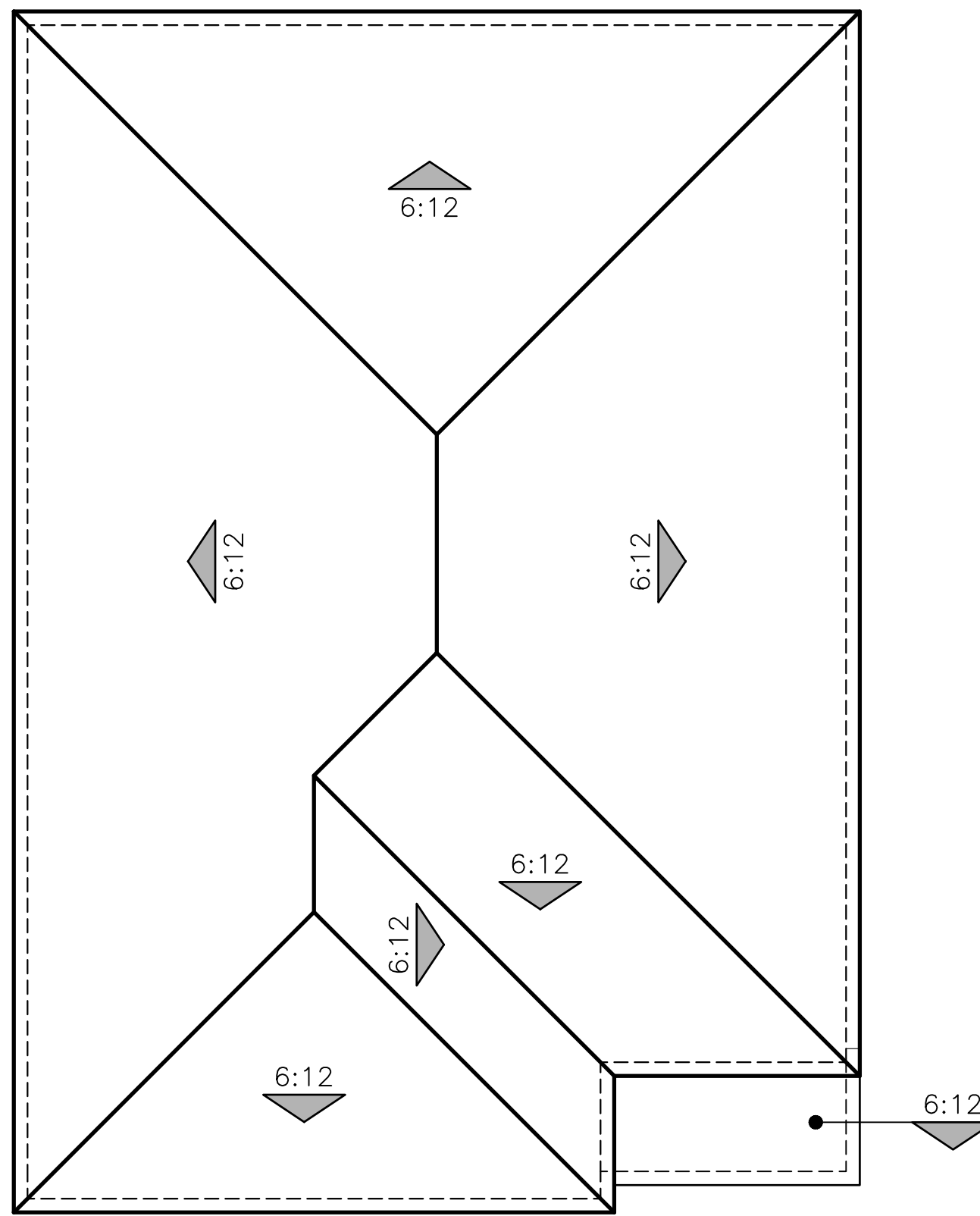


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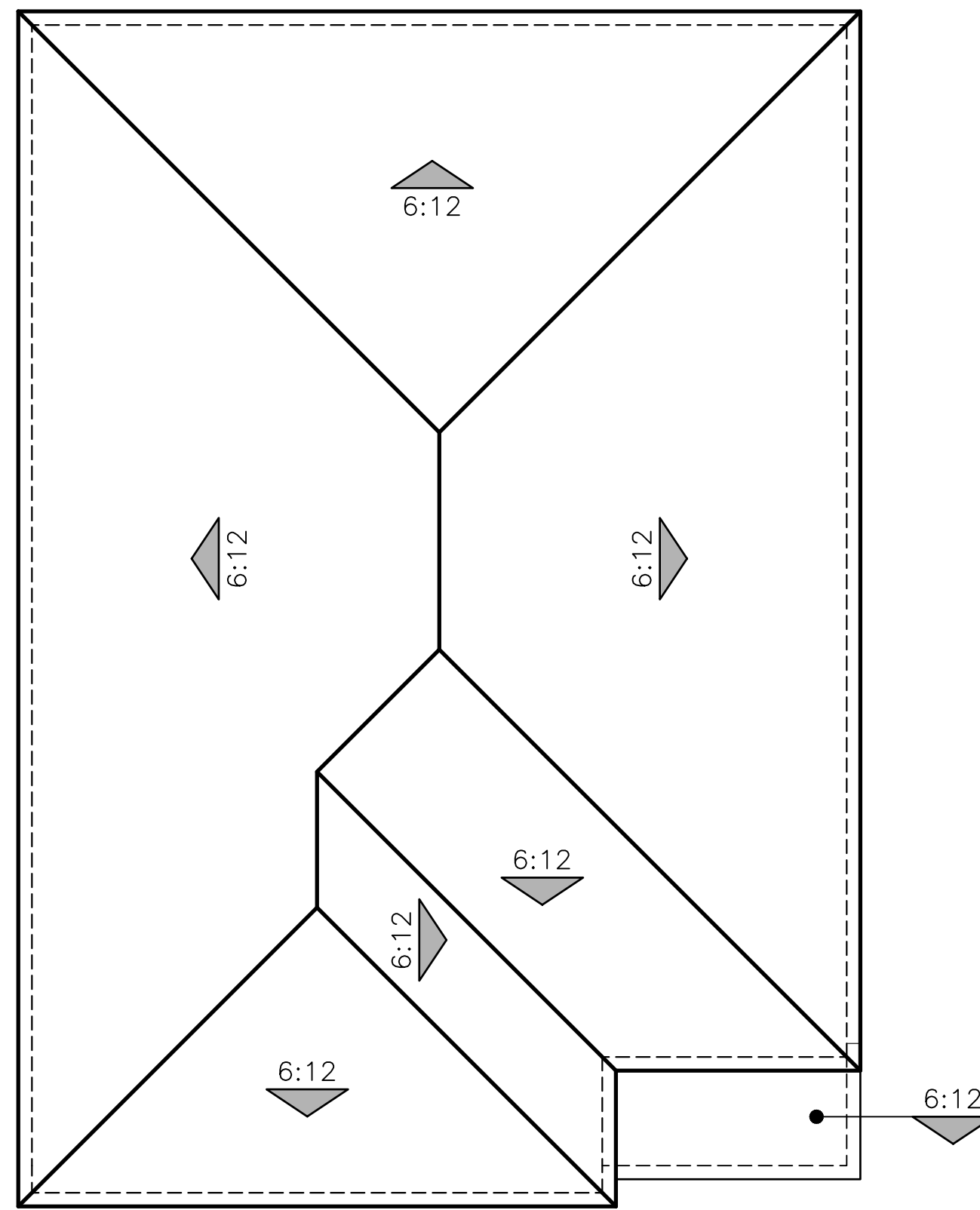


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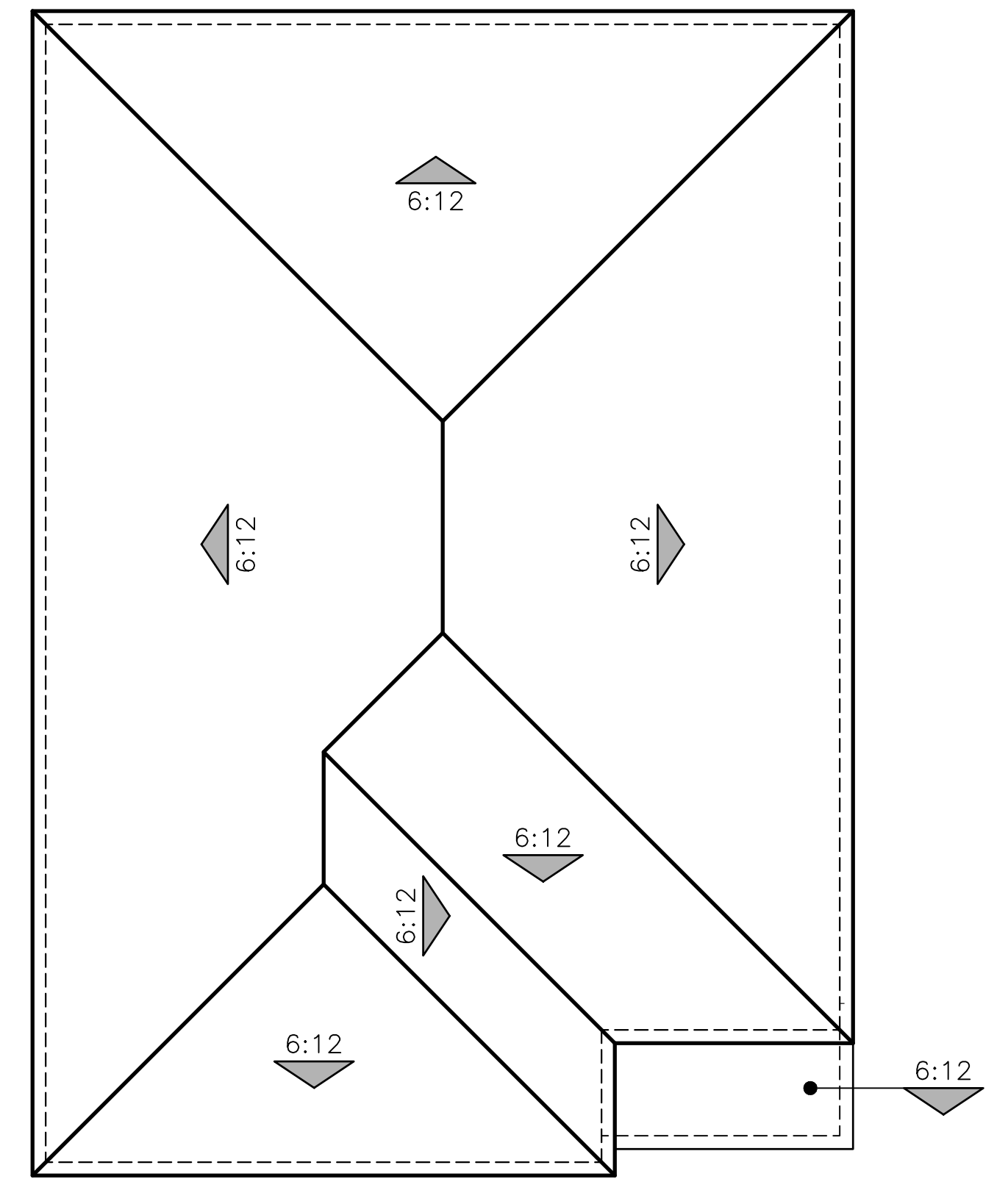
L034 BROADMOOR (1980)
"C" -STYLE- ELEVATIONS
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24



A - STYLE



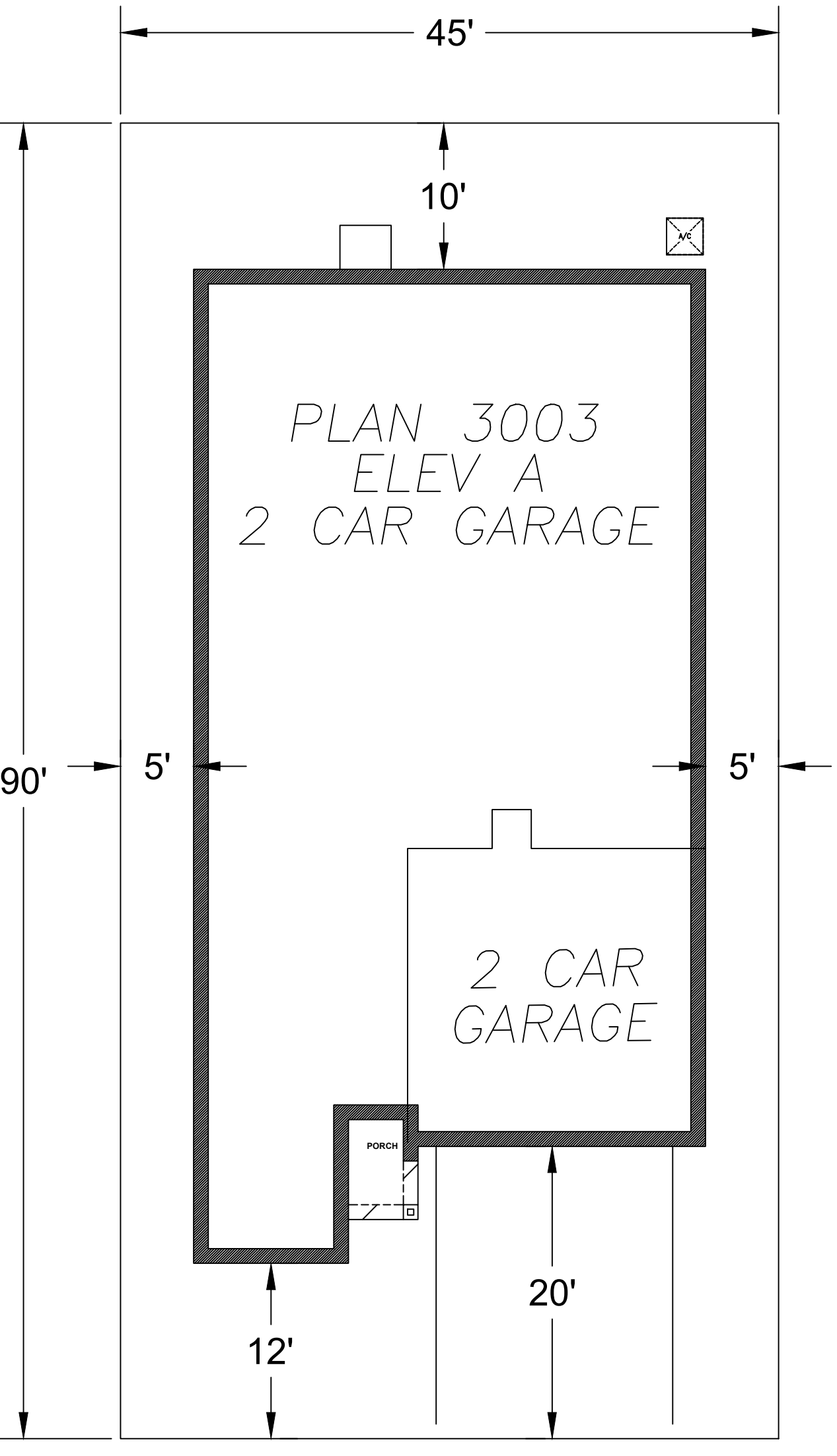
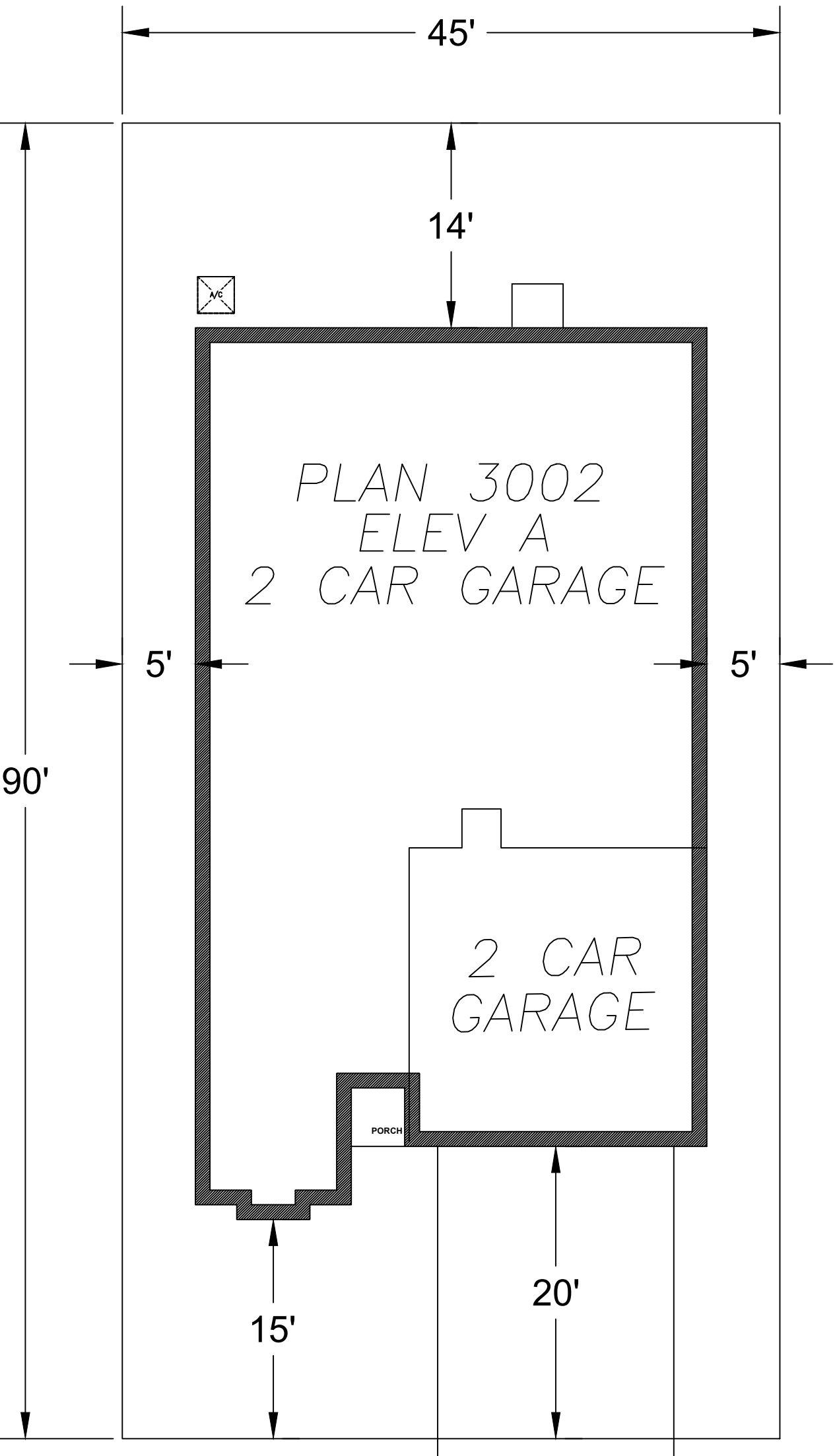
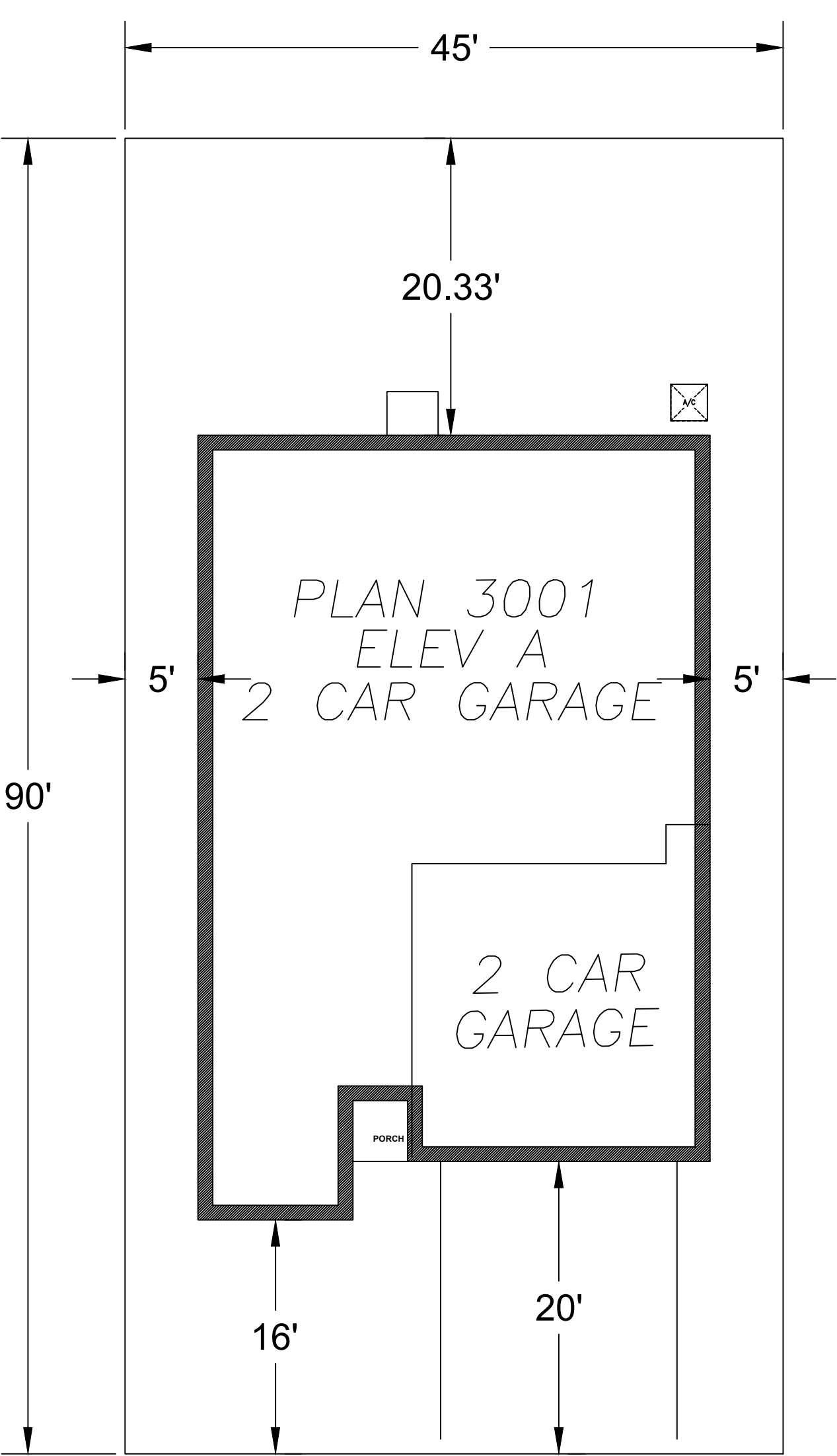
B - STYLE



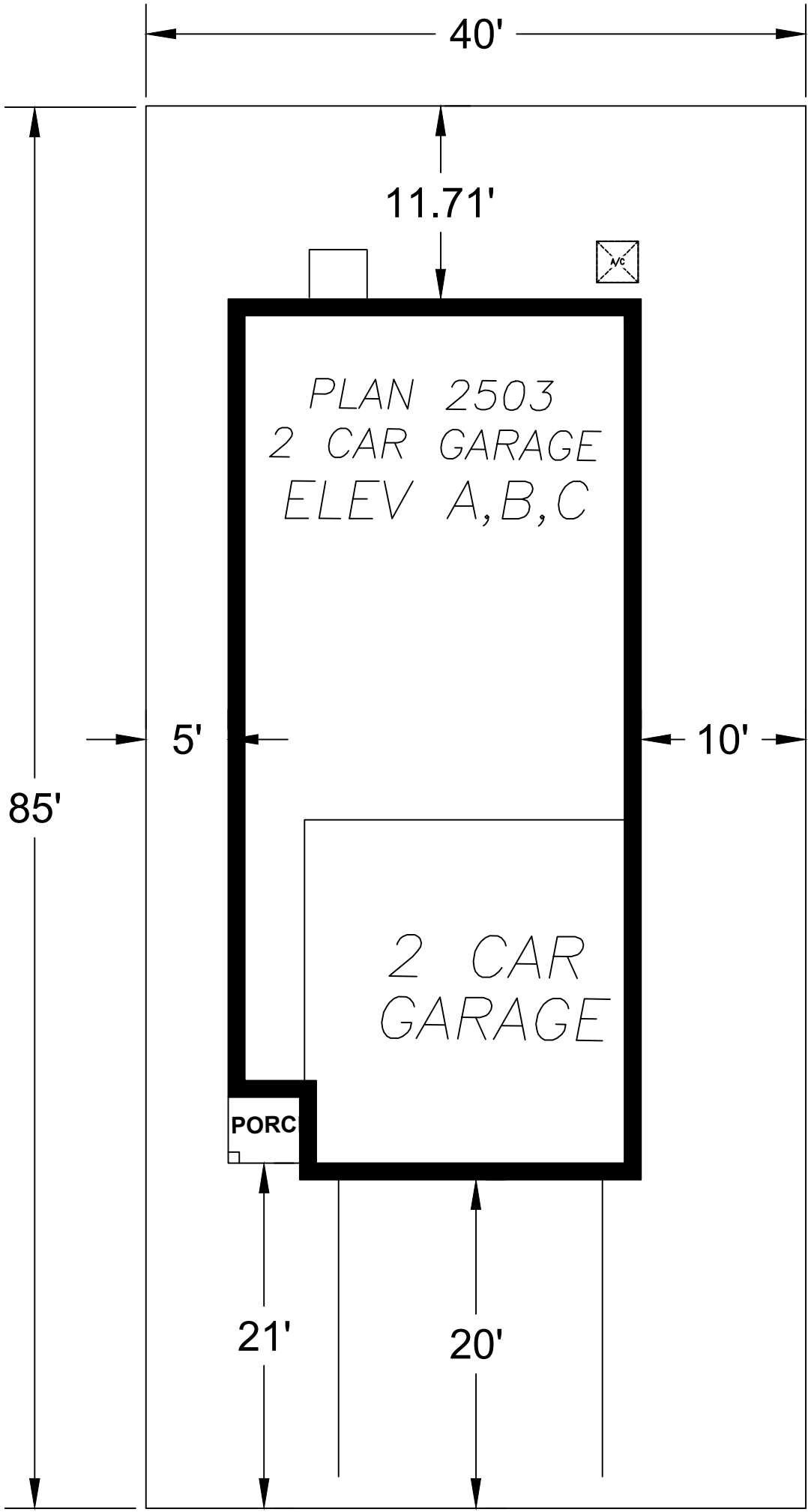
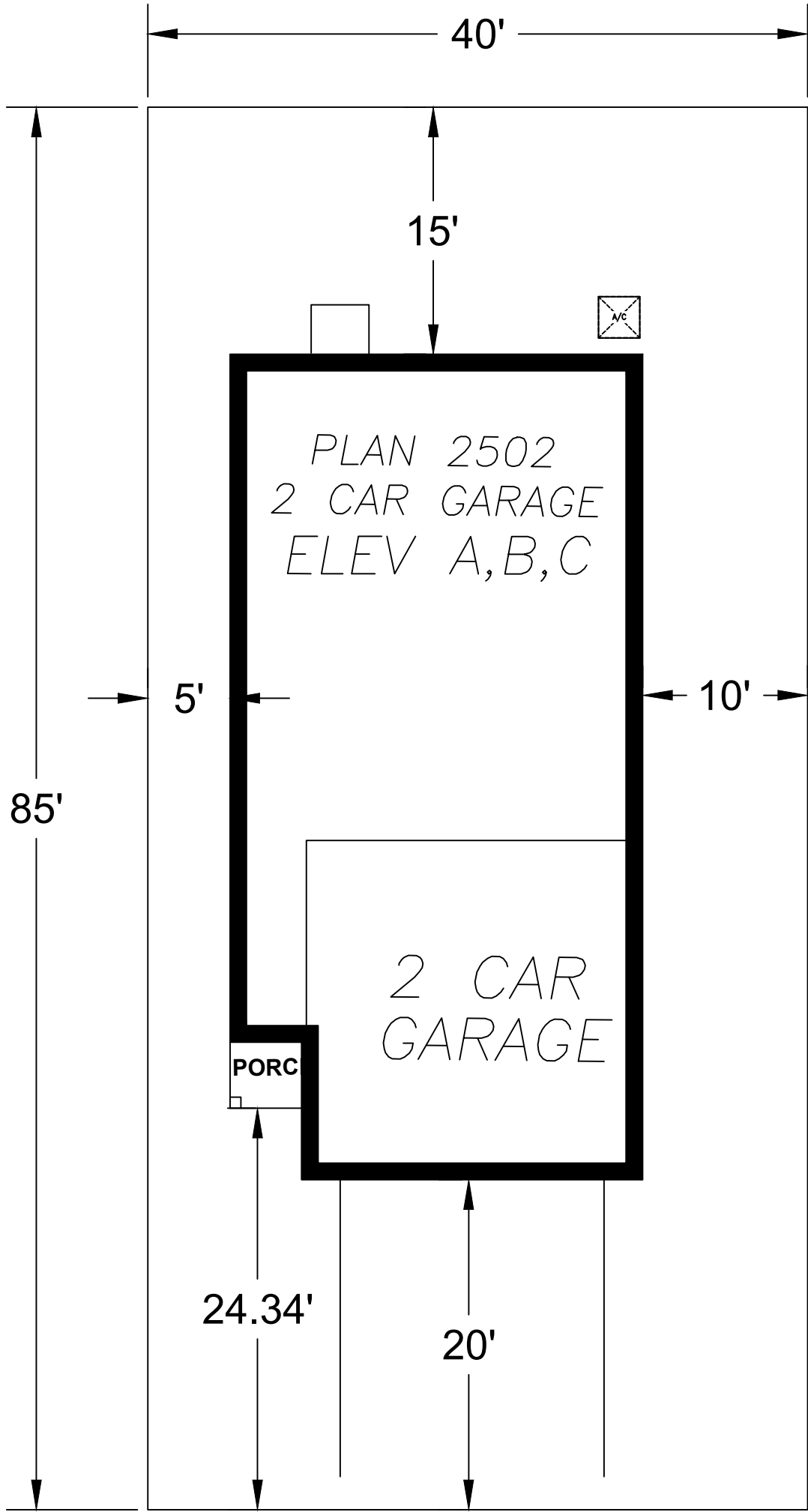
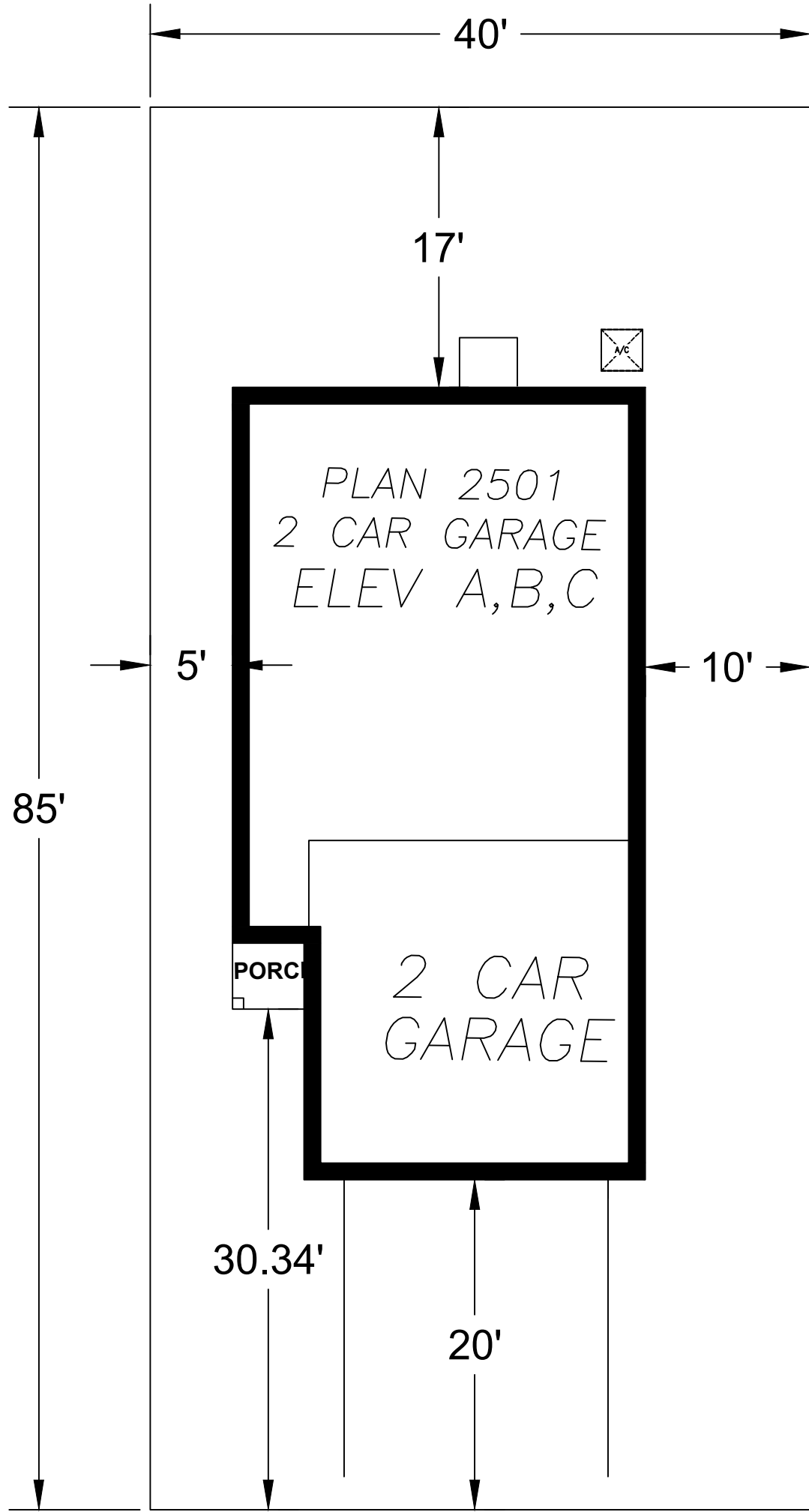
C - STYLE

L034 BROADMOOR (1980)
ROOF PLANS
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24

WARMERDAM - TREASURES 45'x90'



WARMERDAM - CELESTIAL (40'X85')



WARMERDAM - CORE 30 (40'X70')

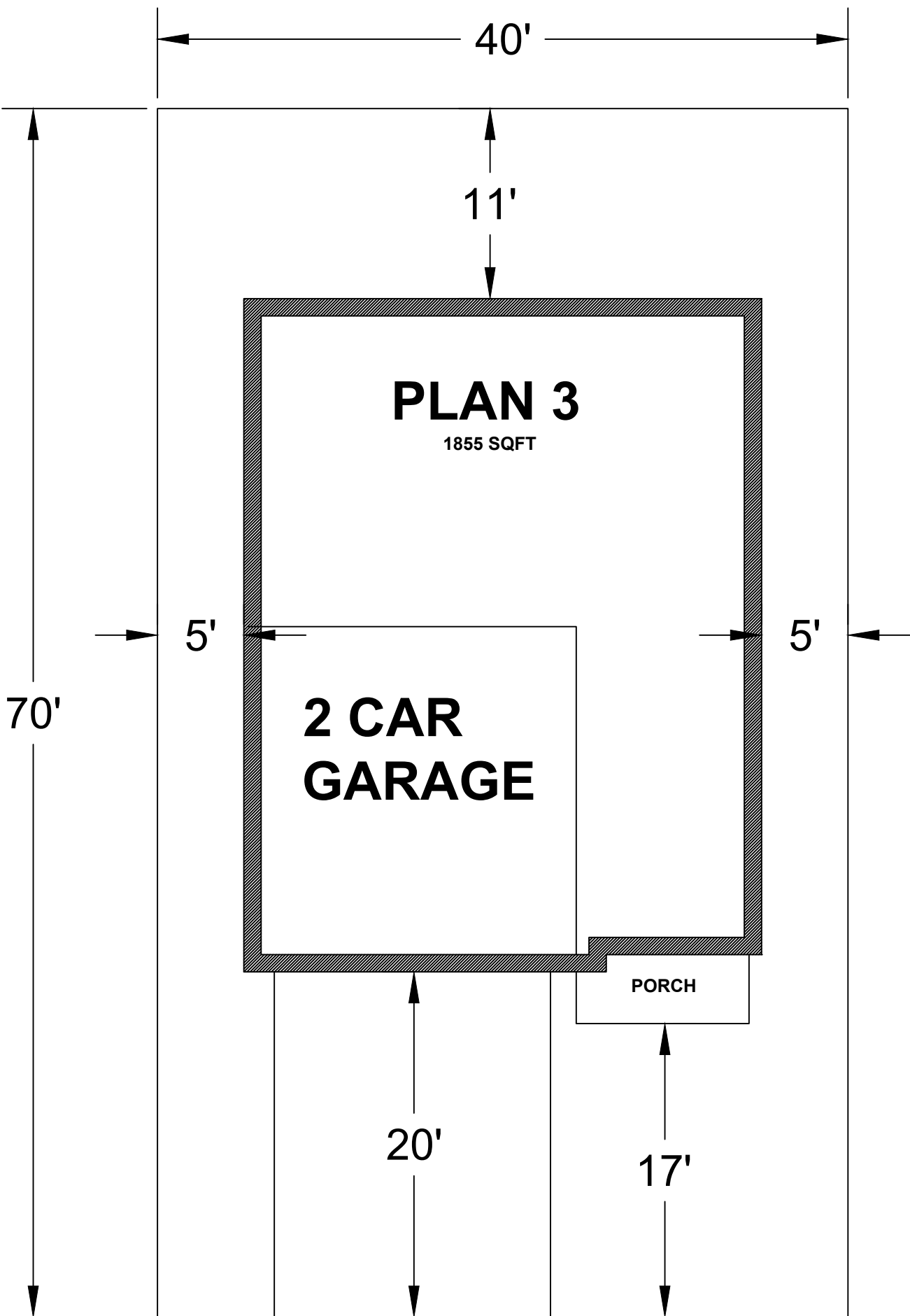
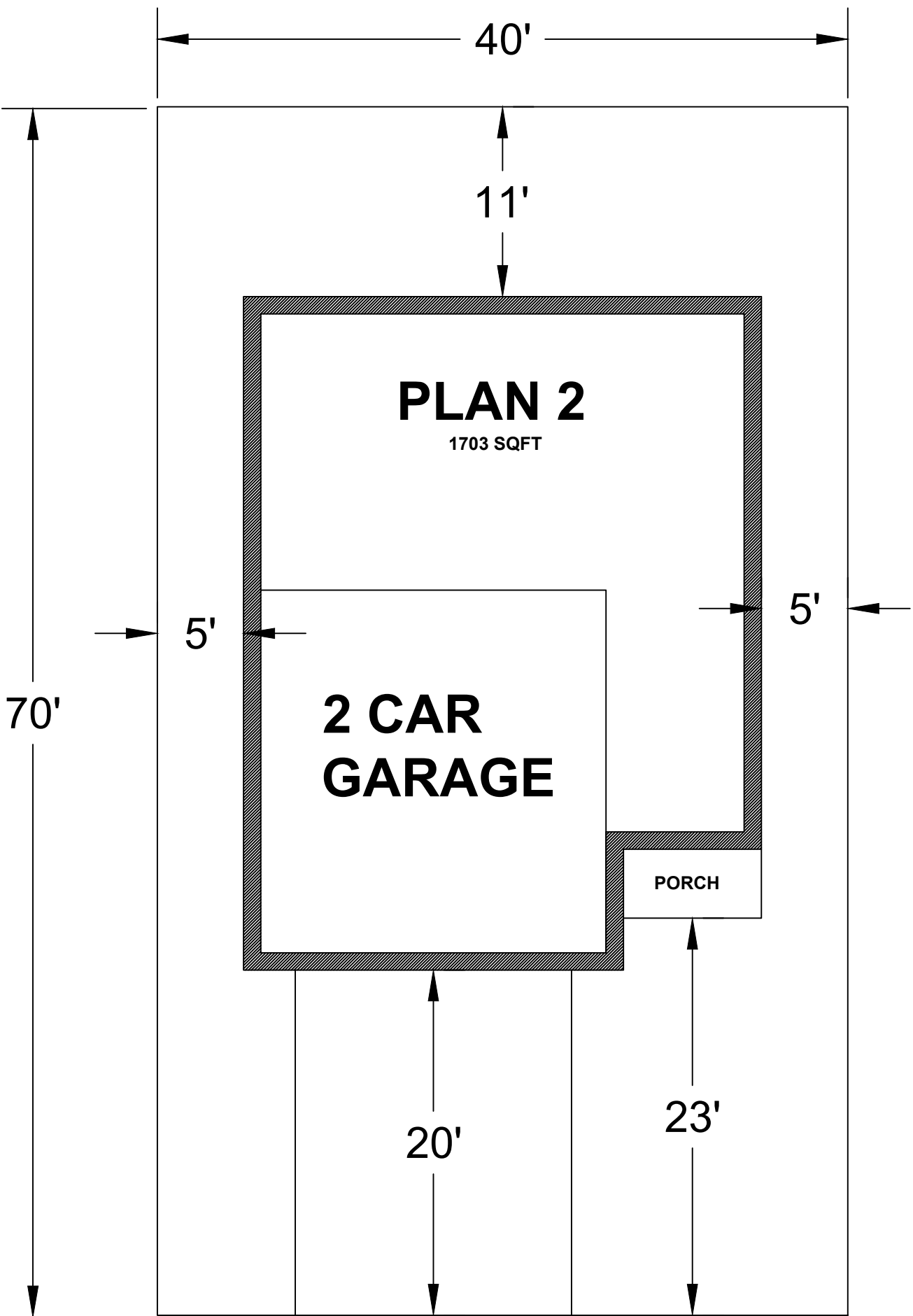
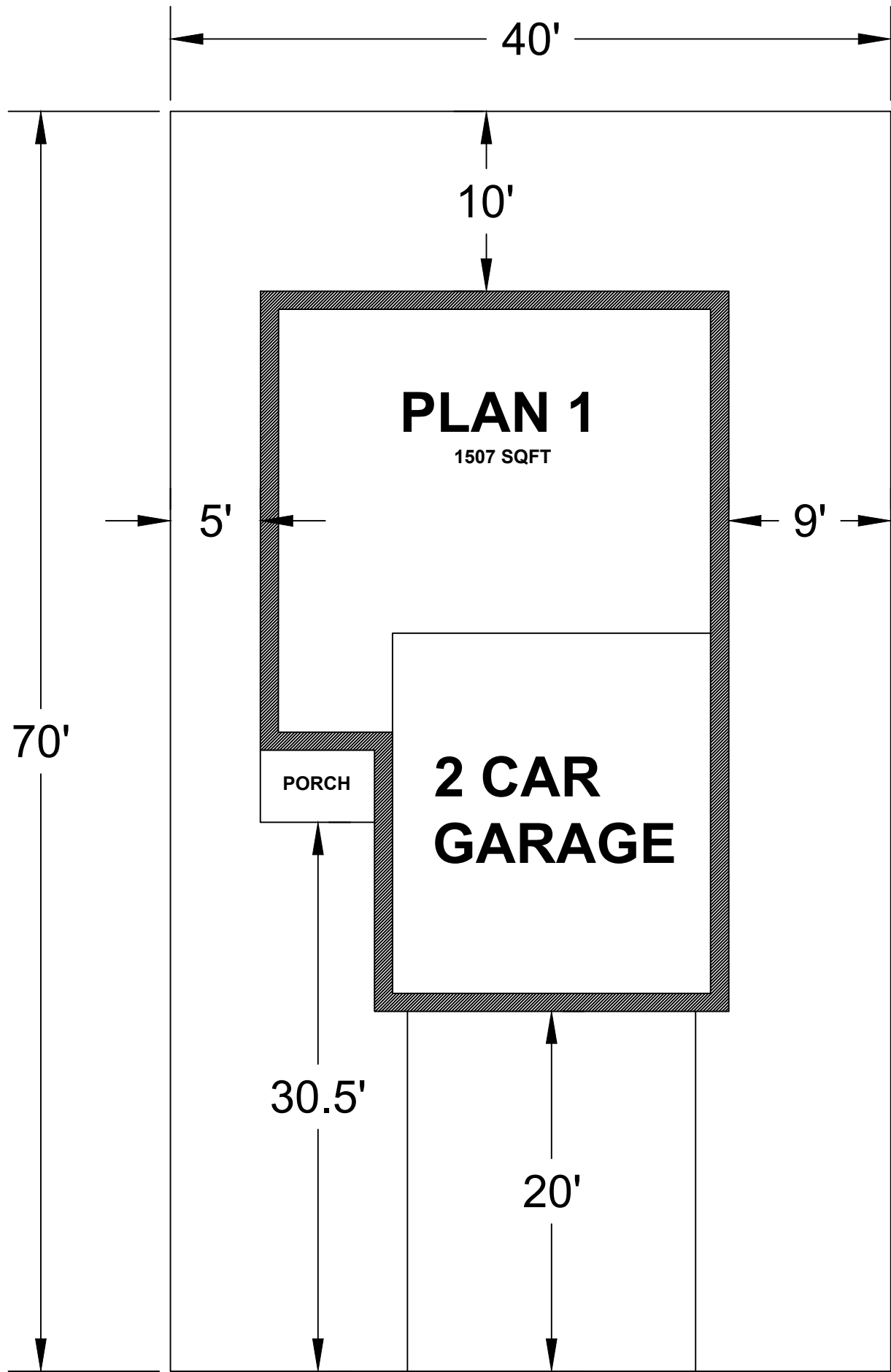


Exhibit C
Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

As required by Public Resources Code Section 21081.6, subd. (a)(1), a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Project in order to monitor the implementation of the mitigation measures that have been adopted for the Project. This Mitigation Monitoring and Reporting Program (MMRP) has been created based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the Copper Ridge Subdivision proposed by Quest Equity LLC in the City of Hanford.

The first column of the table identifies the mitigation measure. The second column names the party responsible for carrying out the required action. The third column, "Timing of Mitigation Measure" identifies the time the mitigation measure should be initiated. The fourth column, "Responsible Party for Monitoring," names the party ensuring that the mitigation measure is implemented. The last column will be used by the City of Hanford to ensure that the individual mitigation measures have been monitored.

Plan checking and verification of mitigation compliance shall be the responsibility of the City of Hanford.

MITIGATION MEASURE	RESPONSIBLE PARTY FOR IMPLEMENTATION	IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MONITORING	VERIFICATION
Biological Resources				
Mitigation Measure BIO 1 (Construction Timing). If feasible, future construction activities will take place entirely outside of the avian nesting season, defined as February 1 to August 31.	Applicant Developer Builder	Ongoing	City of Hanford	
Mitigation Measure BIO 2 (Preconstruction Surveys). If construction must occur between February 1 and August 31, a qualified biologist will conduct surveys for active bird nests within 7 days prior to the start of work during this period. The survey area will encompass the site and accessible surrounding lands within ¼ mile for nesting Swainson's hawks, 500 feet for other nesting raptors, 300 feet for the tricolored blackbird, and 250 feet for	Applicant Developer Builder	7 days prior to construction	City of Hanford	

other nesting birds.				
Mitigation Measure BIO 3 (Avoidance of Active Nests). Should any active nests be discovered in or near proposed construction zones, the biologist will identify a suitable construction-free buffer around the nest. This buffer will be identified on the ground with flagging or fencing and will be maintained until the biologist has determined that the young have fledged and are capable of foraging independently.	Applicant Developer Builder	Ongoing	City of Hanford	
Cultural Resources				
Mitigation Measure CUL-1: In the event of accidental discovery of unidentified archaeological remains during development or ground disturbing activities in the Project area, all work shall be halted in immediate vicinity (within a 100-foot radius) until a qualified archaeologist can identify the discovery and assess its significance.	Applicant/ Construction Contractor	Ongoing during construction	City of Hanford	
Mitigation Measure CUL 2: If human remains are uncovered during construction, work shall be halted, and the Kings County Coroner is to be notified to investigate the remains and arrange proper treatment and disposition. If the remains	Applicant/ Construction Contractor	Ongoing during construction	City of Hanford	

are identified on the basis of archaeological context, age, cultural associations, or biological traits to be those of a Native American, California Health and Safety Code 7050.5 and California Public Resources Code 5097.98 require that the coroner notify the Native American Heritage Commission (NAHC) within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will make recommendations regarding the treatment and disposition of the remains.				
Mitigation Measure CUL 3 A burial Treatment Plan shall be entered into by the Project applicant/property owner prior to any ground disturbing activities.	Applicant Construction Contractor	Prior to ground disturbing activities	City of Hanford	

Exhibit D
Conditions of Approval
Planned Unit Development No. 37-24 and Tentative Tract 945

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

TENTATIVE TRACT NO. 0012-24 V8

CONTACT: Gabrielle Myers, Senior Planner: (559) 585-2578

General Plan Designation: Low-Density Residential and Medium-Density Residential

Proposed GP Designation: Medium-Density Residential and Neighborhood Mixed Use

Zoning: Kings County Jurisdiction

Other Special Districts: N/A

Associated Entitlements

1. Annexation 166
2. General Plan Amendment –request to change from Low-Density Residential to Medium-Density Residential and Neighborhood Mixed Use
3. Prezone –Combination of R-M and MX-N
4. Planned Unit Development – a request to allow various deviations from the regulation of the R-M Medium-Density Residential zone district for the residential subdivision, including reduced lot size, lot width, lot depth, setbacks, and increased driveway paved surface allowance and allow removal of the block wall requirement between MX-N Neighborhood Mixed Use and R-M Medium-Density Residential.

Section	Requirement	Deviation Requested
§ 17.12.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100	Minimum lot size of 2,800 sq. ft.
§ 17.12.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 70 feet
§ 17.12.050 Site Area per Dwelling Unit	The minimum site area per dwelling unit shall be 3,000 square feet	Minimum site area per dwelling unit 2,800 sq. ft.
§ 17.12.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 12 feet
	Front – Garage: 20 feet	Front – Garage: 20 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet

	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.12.150 Usable Open Space	300 square feet per dwelling unit. The open space shall be a minimum 15-foot wide	Deviation from the minimum width dimension requested, 10 feet. 300 sq. ft. of open space will still be accommodated.

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

R-M Medium Density Residential Zone District Standards

General Requirements:

- ☒ **That the multi-family duplexes and 8-plex low-rise apartments depicted in Phase 3, 4 and 5 are considered conceptual. Site Plan Review (and any necessary entitlements) will be required prior to development of the multi-family portion of the site.**
- ☒ That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
- ☒ That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
- ☒ That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.
- ☒ That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
- ☒ That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.
- ☒ That Vesting Tentative Tract 945 be developed consistent with the approved tentative tract map
- ☒ That the tentative tract is subject to the mitigations cited in the Mitigation Monitoring and Reporting Program

Right-to-Farm:

- ☒ Notwithstanding any other provision in this Chapter, agricultural operations are the principal and favored use of land in the areas of Kings County designated “Agricultural” in the Kings County General Plan and included in the agricultural zone districts of the Kings County zoning ordinance.

In order to implement Policy LU 8.2 and Program LU 8.2-A of the city of Hanford General Plan, there is hereby adopted in the city of Hanford a policy to (1) protect agricultural land, operations, and facilities from conflicting use due to the encroachment of incompatible, non-agricultural uses of the land in agricultural areas of the county, and (2) to advise developers, owners, and subsequent purchasers of property in the city of Hanford within one (1) mile of the city's urban limit line of the inherent potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited to, equipment and animal noise; farming activities conducted on a 24-hour a day, 7-days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations.

☒ That no lawfully established and otherwise lawful agricultural activity, operation, or facility, or appurtenances thereto, conducted or maintained for commercial agricultural purposes in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, including, but not limited to, the encroachment of non-agricultural uses such as residences.

☒ In order to carry out the goals and policies of the city of Hanford General Plan, and the provisions of this chapter, the following notices and disclosures shall be required:

☒ All approvals for improvement or development of property including without limitation application for rezonings, land divisions, zoning permits, and residential building permits, on property in the city of Hanford within one (1) mile of the city's urban limit line, shall include a condition that notice and disclosure of this agricultural land use policy be given by the applicant, or the owner if different from the applicant. The applicant, or owner if different from the applicant, shall also acknowledge the contents of the notice and disclosure, which includes a description of the property the notice and disclosure pertains to, in the Official Records of the Kings County Recorder, and recorded at the applicant's own expense.

Zoning:

☒ That all requirements of the R-M Medium-Density Residential district shall apply, **except as modified through the Planned Unit Development**

Section	Requirement	Deviation Requested
§ 17.12.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100	Minimum lot size of 2,800 sq. ft.
§ 17.12.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet

	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 70 feet
§ 17.12.050 Site Area per Dwelling Unit	The minimum site area per dwelling unit shall be 3,000 square feet	Minimum site area per dwelling unit 2,800 sq. ft.
§ 17.12.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 12 feet
	Front – Garage: 20 feet	Front – Garage: 20 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.12.150 Usable Open Space	300 square feet per dwelling unit. The open space shall be a minimum 15-feet wide	Deviation from the minimum width dimension requested, 10 feet. 300 sq. ft. of open space will still be accommodated.

Dwelling Units per Lot (Section 17.12.050)

- ☒ That the minimum site area per dwelling unit shall be 3,000 square feet, **except as modified through the PUD.**

Section	Requirement	Deviation Requested
§ 17.12.050 Site Area per Dwelling Unit	The minimum site area per dwelling unit shall be 3,000 square feet	Minimum site area per dwelling unit 2,800 sq. ft.

Coverage (Section 17.12.060)

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

Building Setback Area (Section 17.12.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 15 feet from the front lot line for livable space and 20 feet for garages, carports, and other non-livable building space, **except as modified through the PUD.**
- ☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet, **except as modified through the PUD.**
- ☒ The rear building setback area shall be increased by 10 feet for buildings over one-story high.
- ☒ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Section	Requirement	Deviation Requested
§ 17.12.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 12 feet
	Front – Garage: 20 feet	Front – Garage: 20 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet

Distance between Structures (Section 17.12.080)

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

Height of Structures (Section 17.10.090)

- ☒ The maximum structure height shall be 35 feet.

Driveways (Section 17.12.110)

- ☒ That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.
- ☐ That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.
- ☐ That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Usable Open Space (Section 17.12.150)

- ☒ That lots with four or less dwelling units shall provide for a usable open space area of a minimum 300 square feet per dwelling unit. The open space shall be a minimum of 15 feet side, **except as modified through the PUD.**

Section	Requirement	Deviation Requested
§ 17.12.150 Usable Open Space	300 square feet per dwelling unit. The open space shall be a minimum 15-foot wide	Deviation from the minimum width dimension requested, 10 feet. 300 sq. ft. of open space will still be accommodated.

- ☒ That lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. Where multiple lots that together make up a single development site, the

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

Landscaping (Section 17.12.160 and 17.52)

- ☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.
- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.
- ☒ That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the front lot line street curb.
- ☒ That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.
- ☒ That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide two parking spaces per dwelling unit, one of which shall be covered.
- ☒ In the R-M Medium-Density Residential zone district, single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Multi-family parking is required, as follows:

Table 17.54.040	
Number of Parking Spaces	
Land Use	Parking Space Requirement
Multifamily dwelling, Studio or SRO (no bedroom)	1 space per dwelling unit
Multifamily dwelling, 1-bedroom	1.5 spaces per dwelling unit; 50% of the spaces shall be covered parking
Multifamily dwelling, 2-bedroom	1.75 spaces per dwelling unit; 50% of the spaces shall be covered parking
Multifamily dwelling, 3 or more bedrooms	2 spaces per dwelling unit; 50% of the spaces shall be covered parking
Single- or multifamily dwelling specifically for seniors 55 years of age or older	1 space per dwelling unit or 1 space for every 4 beds

Required parking spaces may not be provided in any front, side, or rear building setback area. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas. **Parking requirements for the multi-family portions of the development (Phase 4 and 5) shall be evaluated and required at the time of development. Site Plan Review will be required.**

Noise:

- ☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.
- ☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Rooftop Equipment HMC Section 17.50.100

- ☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards HMC Section 17.50.140

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.
- ☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

- ☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

- ☒ Standard window and door awnings
- ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

Dust Control:

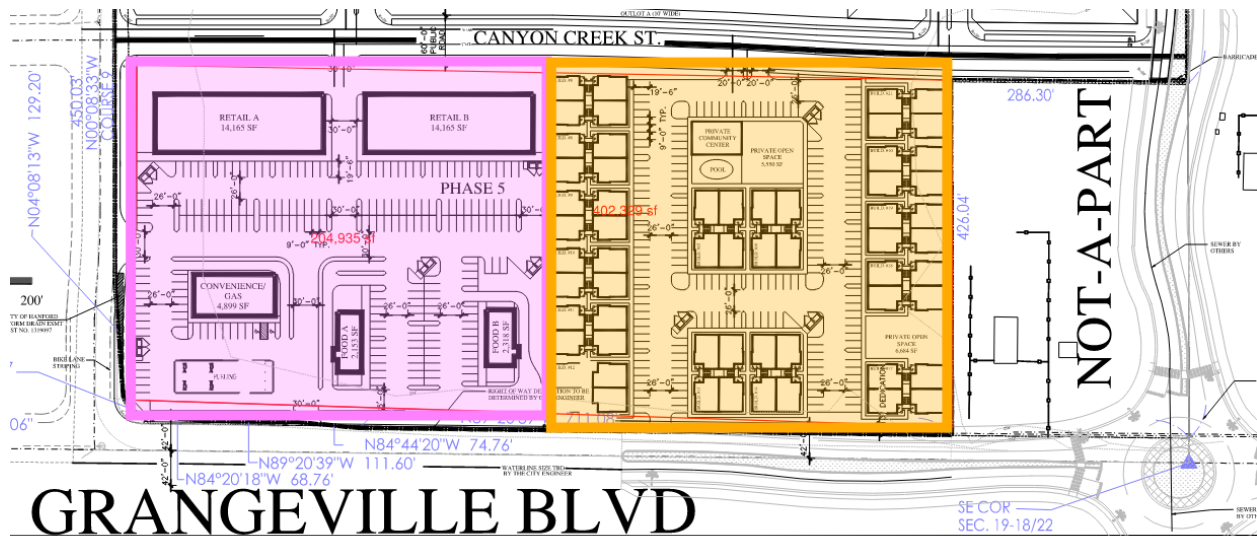
- ☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.
- ☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

MX-N Neighborhood Mixed Use zone district standards – Applicable to the commercial portion of Phase 5

General:

- ☒ **That the commercial development of the site, depicted in Phase 5 is considered conceptual. Site Plan Review (and any necessary entitlements) will be required prior to development of the commercial portion of the site.**
- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. **2025-xx (conceptual included in TSM, final to be determined)** with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ That the Mixed Use Neighborhood zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-N zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum 10-foot wide pedestrian path of travel between commercial sites and all residential sites within the MX-N zone.
- ☒ That between 25% and 75% of the contiguously zoned parcels in MX-N shall be reserved for residential use. (This has been satisfied by Phase 5 overall development proposal). The MX-N Neighborhood Mixed Use portion of the development is 5.45 acres. The entirety of Phase 5 of Tentative Tract 945 is approximately 9.23 acres. Therefore, the residential to commercial percentage is approximately 60% commercial to 40% residential.

That the commercial portion of the site be limited to development less than 55,000 sq. ft., in order to limit VMT impacts from the project and remain screened. Commercial development of the project site over 55,000 square feet will require further VMT analysis.



Cultural Resources:

- ☒ 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.

Building Setback Areas (Section 17.24.060)

- ☒ That the appropriate setbacks be maintained, as follows: **lot lines are subject to change based on final site configuration**
 - ☒ The front building setback area shall be 15 feet (front considered lot line along 9 1/4 Avenue).
 - ☒ The rear building setback shall be 15 feet from the rear lot abutting an R-M zone district (rear considered east lot line abutting not-a-part)
 - ☒ The side building setback shall be 15 feet from the side property line abutting an R-M zone and the public street.
 - ☒ The street side building setback shall be 15 feet.

Height of Structures (Section 17.24.080)

- ☒ That the maximum structure height shall be 35 feet.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide a minimum of 108 parking stalls for the commercial portion of the site, five of which are ADA-accessible, based on the ratio for an integrated shopping center 1 space per 350 square feet.

Calculation: 37,700 square feet of integrated retail space ÷ 350 square feet = 107.7

108 parking spaces required

Parking requirements will be verified during Site Plan Review. Conceptually, parking has been provided, as shown in the table below:

PARKING INFO

LAND USE	REQUIRED	PROVIDED
CONV./GAS	17	38
FOOD A	15	25
FOOD B	16	30
RETAIL A	48	61
RETAIL B	48	60

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☒ There shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ In the commercial zone district, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. **Parking areas are to have one tree placed at every four lineal parking stalls.**

Usable Open Space: (Section 17.24.110).

- ☒ **That new commercial developments shall provide a common outdoor area, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area.**
- ☐ That lots with four or less dwelling units shall provide for a usable open space are of a minimum 300 square feet per dwelling unit. The open space shall be a minimum 15 feet wide.

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

Signage: (Section 17.56).

- ☒ That any/all signs proposed for this development shall be subject to the requirements and prescribed in Chapter 17.56 of the Hanford Municipal Code. A separate application is required.

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
C-N, C-R, C-S, C-H, MX-N, MX-C, and O zones	No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet: 2 sq. ft. per 1 lineal foot up to a maximum 350 sq. ft. along primary frontage. 50 sq. ft. allowed regardless of frontage length. Secondary building frontage: 1 sq. ft. per lineal foot up to a maximum 200 sq. ft. per secondary frontage. 35 sq. ft. allowed regardless of frontage length. Sites within 100 feet of State Route 198 may count the frontage facing State Route 198 as their primary frontage for the purpose of calculating maximum sign size.	1 sign per establishment maximum. 40 sq. ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq. ft. Maximum height not greater than 1.5 times the average height of the building.

Landscaping: (Section 17.24.120 and 17.52).

- ☒ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street.
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
- ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.

- ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
- ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
- ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
- ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
- ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
- ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.24.130)

- ☒ That a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L or PF zone district, **requested to be removed between the MX-N**

designation to the south and the R-M designation to the north through the PUD process. A block wall is required between the MX-N designation and R-M designation to the east (not-a-part)

- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Outdoor Lighting Standards (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.

Dust Control:

- ☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.
- ☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION

TSM0012-24

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

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

Soils:

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering Department and Building Division prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retains the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Division prior to building permit issuance.

Street Names and Addresses:

1. That street address for each lot, as provided by the Building Division, be included on the subdivision final map.
2. That street names, as shown on the tentative subdivision map, be included on the subdivision final maps.
3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.
4. That all landscaping requires permits and must meet requirements at time of installation.
5. That a map must be provided to show existing streets names of surrounding subdivisions that have City maintained streets.



City of Hanford Fire Department

Fire Prevention and Community Risk Reduction Division

Fire Marshal

Nikkie Chamberland

City Of Hanford Fire Department Plan Review

Approval of all projects does not exempt compliance with all applicable sections of the adopted Fire Codes and local city ordinances. All fire protection systems must be installed and operational prior to occupying the building. All permits shall be issued and paid for prior to scheduling any inspections with the fire department. Please contact the building department for the submittal process. To schedule an inspection please contact the building department at 559-585-2580

The scope of work shall be clearly stated on all the plans submitted for the permit. All deferred submittals shall be listed on the building plan page. All deferred submittals are required to be submitted within 30 days of building permit issuance.

Plan review number: TSM0012-24

Address: NA

Plan Reviewer: Nikkie Chamberland

Date: 9-27-2024

The following are comments that are applicable and pertain to the plans submitted: This project must comply with the latest California Fire Code.

- Project shall meet the minimum fire flow requirements per Appendix B & C of the CFC 2022; Provide the fire flows within one year
- New and existing residences that have an automatic sprinkler system, proposed accessory dwelling units shall have an automatic sprinkler system. A separate fire department permit will be required.
- Fire Riser Room:
 1. a separate room that contains the Fire Riser shall contain one man door, the room shall be a 2-hour rated room with adequate spacing to perform

maintenance, riser room shall be properly labeled with 4" lettering with contrasting background and a knox box shall be installed to contain the riser room key, fire sprinkler coverage required, emergency lighting and illuminated lighting required. The riser shall be interconnected with the fire alarm

- When a sprinkler system is required with more than 21 heads, the system shall be monitored by a central monitoring station. Fire alarm and fire detection systems required by Chapter 9 of CFC, CBC, shall be installed per NFPA 72.
- Knox FDC Locking Caps are required on all Fire Department Connections. A fire department access road is required for facilities that are protected by fire sprinklers and are more than 400 feet away; on-site fire hydrants and mains shall be provided where required by the AHJ. Provide a letter of certification from a licensed soil engineer on non-paved all-weather roads that provide fire access, which shall support a 40,000-lb fire apparatus at a minimum.
- All dead-end access roads more than 150 must provide an approved turnaround or hammerhead and comply with city standards.
- All access roads shall not be less than 20 ft wide and 13 ft 6 inches
- Access road turning radius for fire apparatus/
 1. Inside turn: 20ft 10 inch
 2. Curb to Curb: 37 ft 3 inches
 3. Wall to Wal: 42 ft
- Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
- Additional Hydrants may be required, all hydrants shall be installed and accepted prior to combustibles being dropped on site. All hydrants shall be protected by bollards Hydrant spacing shall be as follows CFC 2022 Appendix C;
 1. Residential area- 500ft
 2. Commercial area-300ft
 3. A hydrant will be required within 50' of Fire Department connection.
 4. Provide a turning template on Plan Review
- No traffic calming devices shall be installed without the Fire Department's approval
- Areas identified as "**Fire lanes**" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
 1. **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
 2. **Access roads 26 to less than 32 feet in width:** Fire lanes shall be on one side of the fire apparatus access roads.
 3. **Access roads 32 feet in width or more:** No fire lanes required.
 4. **Markings shall include "No Parking- Fire Lane"**
- Locked gates installed across fire department access roads:

1. **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them, or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. (See www.knoxbox.com for current models)
 2. **Electric Gates** shall be equipped with an electric **Knox Key Switch**, at the gate location.
 3. In case of a loss of power, electrically operated gates shall have a means of backup power or shall default in the open position for immediate fire department access.
 4. At no time shall the width of the fire department access road be reduced below **20 feet wide through or at any gates** along the fire department's emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
 5. Provide a Knox Box for all structures and gates. In accordance with the 2019 CFC 506.1. Hanford Fire Department shall approve the location.
 6. Ordering Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
- All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

- | | |
|--|-----------------|
| 1. Downtown area (existing buildings): | 4 inch numbers |
| 2. Buildings 20 ft. or less from the street: | 6-inch numbers |
| 3. Buildings 21- to 40-ft. from the street: | 8-inch numbers |
| 4. Buildings more than 40 ft. from the street: | 12-inch numbers |
- Commercial cooking
 1. Commercial cooking equipment that produces grease-laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood.*** Contact the **Building** department for submittal information.
 2. All commercial cooking appliances creating grease-laden vapors shall have a K-Class fire extinguisher within 30 feet of cooking appliances in accordance with the most currently adopted edition of the CFC.
 3. Commercial cooking equipment that produces grease-laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, an automatic fire extinguishing system is listed and labeled for its intended use.
 4. If the fire alarm is present, the hood system shall be interconnected with the fire alarm
 - Operational Fire Permit is Required
 - Any Special Event project shall comply with the 2019 edition of the California Fire Code, chapter 31 for tent structures, exiting, fire extinguishers, and other fire protection applications.

- Submit plans and information regarding high-piled storage, rack storage, storage of combustible commodities, hazardous materials, and any processes regulated by the Uniform Fire Code
- Fire permits are required for all underground firelines, overhead sprinklers, and fire alarms. These are all separate permits and will be charged accordingly. All deferred submittals shall be submitted, stamped, and approved prior to combustible on site.
- Refer to the 2022 California Fire Code in governing codes
- Shell buildings shall provide a description of the tenant and/or storage of the building.
- A fire pump may be required if the building is over 2 stories in height in a commercial setting.

PUBLIC WORKS DEPARTMENT

Contact Assistant Engineers: Steve Coodey or Robert Buchanan
Concerning questions that you may have on the conditions listed below:

Tentative Tract 945- Copper Ridge Development

Maps and Plans:

1. That the developer 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 wall, street improvements and other infrastructure required for development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.
2. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Improvement plans shall include all City of Hanford Construction Standard Detail's pertinent to the project. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building or encroachment permits.

Easements:

1. That easements be designated on the recorded final map as required by the utility companies and where needed for providing service to streetlights as designated by the City of Hanford Engineering Department.
2. That the developer shall acquire an easement for temporary storm basin purposes to be dedicated to the City where necessary to facilitate installation of storm drainage facilities connecting the portion of the development to the proposed storm drainage basin. Easements required to serve and maintain the temporary storm drainage basin may include, but are not limited to, access and storm drain pipeline easements. Easement locations and widths shall be approved by the City Engineer and dedicated on the Final Map or by separate instrument.
3. That an offsite Sanitary Sewer Easement shall be obtained by the developer for the installation of the 9th Avenue sanitary sewer main from the south development boundary through the Not-A-Part, to the intersection of 9th Avenue and Grangeville

Boulevard. Easement locations and widths shall be approved by the City Engineer and dedicated on the Final Map or by separate instrument.

4. That all easements for irrigation ditches and/or irrigation pipelines be legally abandoned or relocated to the satisfaction of the City Engineer prior to acceptance of the subdivision improvements.
5. That all proposed landscape/public utility easements as shown on the tentative map be dedicated to the City and be included on the subdivision final map. Additional landscape or public utility easements determined necessary by the City Engineer or City Planner during review of the improvement plans shall also be dedicated with the Final Map, as required by the City.

Dedications:

1. That all proposed streets, street extensions and easements as shown on the tentative map be dedicated to the City with the subsequent final map(s). The streets/street extensions are to be dedicated as public right-of-way, and any alterations of existing utilities be the responsibility of the developer.
2. That developer dedicate to the City, additional right of way along the east side of 9 ¼ Avenue, between Grangeville Boulevard and Leland Avenue to facilitate construction of the development frontage improvements as approved on the Tentative Map.
3. That the developer dedicate to the City, additional right of way of Grangeville Boulevard between the eastern project boundary and 9 ¼ Avenue to facilitate construction of the development frontage improvements as approved on the Tentative Map.
4. That the developer dedicate to the City, right of way along the Leland Avenue project frontage to facilitate construction of the development frontage improvements as approved on the Tentative Map.
5. That the developer dedicate to the City, right of way along the 9th Avenue property frontage to facilitate construction of the development frontage improvements as approved on the Tentative Map.
6. That developer dedicate an easement to the City, for the proposed of an onsite drainage basin for Tract 945 drainage purposes.
7. That the developer shall dedicate all Outlots to the City that shall be maintained by the Community Facilities District (CFD). Additionally, at entrances to the development where roads transfer from collectors/arterials to local streets and there is side lot frontages, the outlots need to extend around these side lot frontages (ending where the side lot meets the beginning of the curve) and include block walls.

These outlots must fully extend around the side lot frontages, the current configuration on the proposed Tentative Map fails to indicate the entire outlot area.

Street Improvements:

1. That the improvements consisting of sanitary sewers, storm sewers, water mains, communication conduit, concrete curbs, gutters, sidewalks, street lights, street subgrading and surfacing, signage and striping and all other improvements be installed in accordance with Chapter 16.24 "Improvements" of the Hanford Municipal Code, the City of Hanford's Active Transportation Plan (ATP), and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative map.
2. That all corner lots meet the requirements California's daylighting law ([Assembly Bill 413](#)) prohibits parking within 20 feet of a crosswalk, marked or unmarked, to improve visibility and pedestrian safety. This statewide law, which went into effect January 1, 2024, began being enforced with citations on January 1, 2025. The goal is to give drivers more time to see pedestrians and cyclists approaching or crossing intersections, regardless of whether the curb is painted red
3. That all streets within the subdivision shall be developed as Residential Street per City Standard Details ST-32 and ST-39 with a traffic index of 6, except the following:
 - a) 9 ¼ Avenue shall be developed as a Minor Collector street with an 68 foot right of way width in conformance with City Standard. ST-17 and ST-26 and the City of Hanford's ATP, and a traffic index of 9. Developer shall be required to construct the remaining width of right of way on the east side of 9 ¼ Avenue from Grangeville Boulevard to Leland Avenue.
 - b) Developer shall construct the extension of Leland Avenue as a Minor Collector street with a 68' ultimate right of way width between 9 ¼ Avenue and 9th Avenue in conformance with City Standard ST-17 and ST-26 and the City of Hanford's ATP, and a traffic index of 9. Developer shall construct Leland Avenue to the centerline (half width) of ultimate width creating 2-eleven foot travel lanes. An asphalt dike shall be installed along the westbound travel lane edge of pavement for the full length of the Leland Avenue project frontage. To align the half width street section with the existing lane alignment established on the west side of 9 ¼ Avenue, the developer shall remove the existing lane striping and reinstall a temporary transition stripe in conformance with the Highway Design Manual to align with the travel lanes on the east side of the intersection. Stop signs, stop limit lines and stop legends shall be installed in all directions of the Leland Avenue and 9 ¼ Avenue intersection per City Standard Detail ST-47.
 - c) Developer shall construct 9th Avenue as an Arterial Street with a 100 foot ultimate right of way width in conformance with City Standard Detail ST-20 and the City of Hanford's ATP with a traffic index of 11. Developer shall be required to construct half of the raised median width for the full

length of the 9th Avenue project frontage in conformance with City Standard Detail CO-17 and CO-18. Turn pockets associated with the ultimate raised median design shall be delineated using 48" high visibility delineators in conformance with CA.M.U.T.C.D. To allow for northbound and southbound traffic on 9th Avenue, a temporary centerline striping shall be installed. A timber barricade per City Standard Detail GE-59 shall be installed on 9th Avenue at the south project boundary. Additionally, the developer will be required to coordinate with the ongoing CIP project on 9th Avenue. The coordination will include, but not be limited to, the ultimate road alignment and location requirements of the CIP Engineering Division.

- d) Grangeville Boulevard shall be developed as an Arterial Street with a modified right of way width of 84 foot in conformance with City Standard Detail ST-17 and ST-20 and the City of Hanford's ATP, with a traffic index of 11. Developer shall be required to construct the remaining width of right of way on the north side of Grangeville Boulevard between 9 1/4 Avenue and the eastern boundary of the project. A pavement transition shall be required beyond the east project boundary. The developer shall in good faith attempt to obtain an easement for purposes of pavement transition, and provide documentation of such attempt. Additionally, the developer will be required to coordinate with the ongoing CIP project on Grangeville Boulevard. The coordination will include, but not be limited to, the ultimate road alignment and location requirements of the CIP Engineering Division.
3. That streetlights be installed throughout the interior of the development and along project frontages in conformance with City standard GE-56. Streetlights shall be located as designated by City Engineer.
 4. That the development is subject to a transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Developer shall be entitled to a credit against subject development fee for oversizing of roadway improvements for increased traffic index constructed by developer within Grangeville Boulevard, 9 1/4 Avenue, Leland Avenue and 9th Avenue. Additionally, the developer shall be entitled to credit against the construction of 9th Avenue as determined by the City of Hanford Development Impact Fee Study dated September 2019.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along 9 1/4 Avenue, Leland Avenue, 9th Avenue and Grangeville Boulevard frontages of proposed subdivision.
 - a. A six (6) ft. minimum high ornamental, masonry block fence with continuous footing. Wall shall be treated with an anti-graffiti repellent. (Excluding Grangeville Boulevard). A blockwall easement will be required in any locations where a blockwall footing or foundation encroaches on private property.

- b. A sidewalk in conformance with City Standards and the City's adopted ATP.
 - c. Soil preparation, automatic irrigation and landscaping.
 - d. Landscape plans for right-of-way and a 10 ft. wide landscape easement.
2. The species of tree and plants are to be selected from a list approved by the City Street Tree Commission.
 3. That the design location of the masonry wall and landscape plans shall be approved by the Community Development Department and City Engineering Department prior to recording a subdivision final map. And the approval of block wall and landscape improvements shall be submitted with initial submittal of project improvement plans.
 4. All above ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall/fence.

Existing Wells:

1. That all existing wells on the property be abandoned in accordance with State of California standards.

Restricted Access:

1. That a one-foot reservation strip be established at the end or sides of the roads abutting unsubdivided property, and dedicated on the applicable subdivision final maps.
2. That all access be restricted from the 9th Avenue, 9 ¼ Avenue and Leland Avenue right-of-way for lots backing onto said rights-of-way. Side-lot access shall also be restricted for the following Lots: 369, 337, 336, 231, 241, 280, 299, 300, 310, 311, 101 and 102. A restricted access designation shall be depicted on all recorded final maps.
3. That the developer construct a barricade to City Standard Detail GE-59 at the end of each future through streets.

Sewer Improvements:

1. That the developer's engineer provide a sanitary sewer 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 development. Consideration shall be given for future areas of development located adjacent to proposed subdivision per the City Sanitary Sewer Master Plan.
2. That a minimum 12-inch diameter sanitary sewer main be installed within 9th Avenue between Leland Avenue and the southern property boundary. Applicant shall be entitled to a reimbursement for over sizing in accordance with City Municipal Code Section 13.08, or any revisions thereof.

3. That a minimum 12-inch diameter sanitary sewer main be installed within 9th Avenue between the southern property boundary and Grangeville Boulevard. Applicant shall be entitled to a reimbursement in accordance with City Municipal Code Section 13.08, or any revisions thereof.
4. That developer shall install a 12-inch sewer main in Grangeville Boulevard from 9 ¼ Avenue to project flow to a future sanitary sewer main planned for the future 9th Avenue alignment. Applicant shall be entitled to a reimbursement for over sizing in accordance with City Municipal Code Section 13.08, or any revisions thereof.
5. That a minimum 12-inch diameter sanitary sewer main be installed within Leland Avenue between 9 ¼ Avenue and 9th Avenue. Applicant shall be entitled to a reimbursement for over sizing in accordance with City Municipal Code Section 13.08, or any revisions thereof.
6. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.08 for sanitary sewer main improvements constructed within 9th Avenue, Grangeville Boulevard and Leland Avenue, which also provides a benefit to others. Costs for sanitary sewer main improvements installed within the streets referenced here, if applicable, shall be per the City of Hanford Development Impact Fee Study document dated September of 2019. Reimbursement cost shall be per the Fee Study at time of improvement installation and operational acceptance.
7. The Copper Ridge development will not be issued occupancy until a sewer trunk line is installed within 9th Avenue from Grangeville Boulevard to E. Lacey Boulevard.

Storm Drainage Improvements:

1. That the developer's engineer provide a storm drainage 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 development. The Master Plan will determine the ultimate temporary basin location built to City Standard.
2. That the developer is required to obtain an easement and complete construction of the temporary storm drain basin with the first phase of the subdivision. The basin shall be designed in conformance with the City of Hanford's Storm Drainage Design Criteria specifications and shall include a six foot (6') high chainlink fence with privacy slats per City Standard Detail GE-23. A 24' wide drive approach per City Standard Detail CO-41 and access gates per City Standard Detail GE-26 shall also be installed.
3. That developer is required to comply with the 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 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 development. Consideration shall be given for future areas of development located adjacent to proposed subdivision, as shown on the city Water Master Plan.

2. That a minimum 18 inch diameter water main and appurtenances, be extended along the Grangeville Boulevard project frontage. Applicant shall be entitled to a refund for water main oversizing in accordance with City Municipal Code Section 13.04. The new water main shall connect with the existing water main on 9 ¼ Avenue and shall include a blow off assembly per City Standard Detail WA-26 at the eastern terminus.
3. That a minimum 12 inch diameter water main and appurtenances, be extended along the Leland Avenue project frontage. Applicant shall be entitled to a refund for water main oversizing in accordance with City Municipal Code Section 13.04. The new water main shall connect to the existing water main at the intersection of Leland Avenue and 9 ¼ Avenue.
4. As determined by results shown in the Hydraulic Capacity Study provided by Akel Engineering, the developer shall replace approximately 550 LF of existing 8" water main and install the same LF of 10" water main on 9 ¼ Avenue from Grangeville Boulevard to approximately 550' to the north of Grangeville Boulevard.
5. That a minimum 12 inch diameter water main and appurtenances, be extended along the 9th Avenue project frontage. Applicant shall be entitled to a refund for water main oversizing in accordance with City Municipal Code Section 13.04. The new water main shall connect to the new water main at the intersection of Leland Avenue and 9th Avenue and shall include a blow off assembly per City Standard Detail WA-26 at the southern terminus.
6. That all existing water wells be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer enters into an agreement for the formation of a Community Facilities District (CFD) for the maintenance of landscaping and outlots, decorative block wall/ fencing, roadways, streetlights, curb and gutter, sidewalk, signage, storm drain system and temporary basin and a second CFD for emergency services.
2. That prior to funds of the tax assessment district being obtained, the developer will be responsible for the maintenance of all items listed above.

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. 945 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 in Exhibit B.
6. That Lots established as multi-family, particularly Lots 351-387, shall design each parcel to have one (1) shared access drive approach equaling 24' in width per City Standard Detail CO-41. If separate drive approaches are necessary, a 12' wide drive approach per City of Hanford Standard CO-38 for each garage will be required with a minimum of 22' of full height curbing in between the drive approaches. Drive approaches shall not exceed 40% of frontage.

Impact Fees:

Impact fees related to single family residential, multi-family and commercial will be assessed separately. Multi-family and Commercial must be approved through site plan review as individual project.

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.

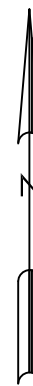
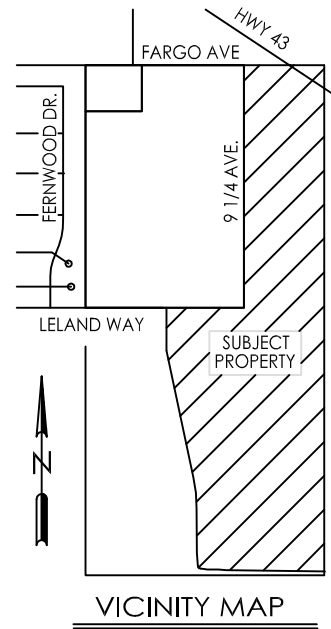
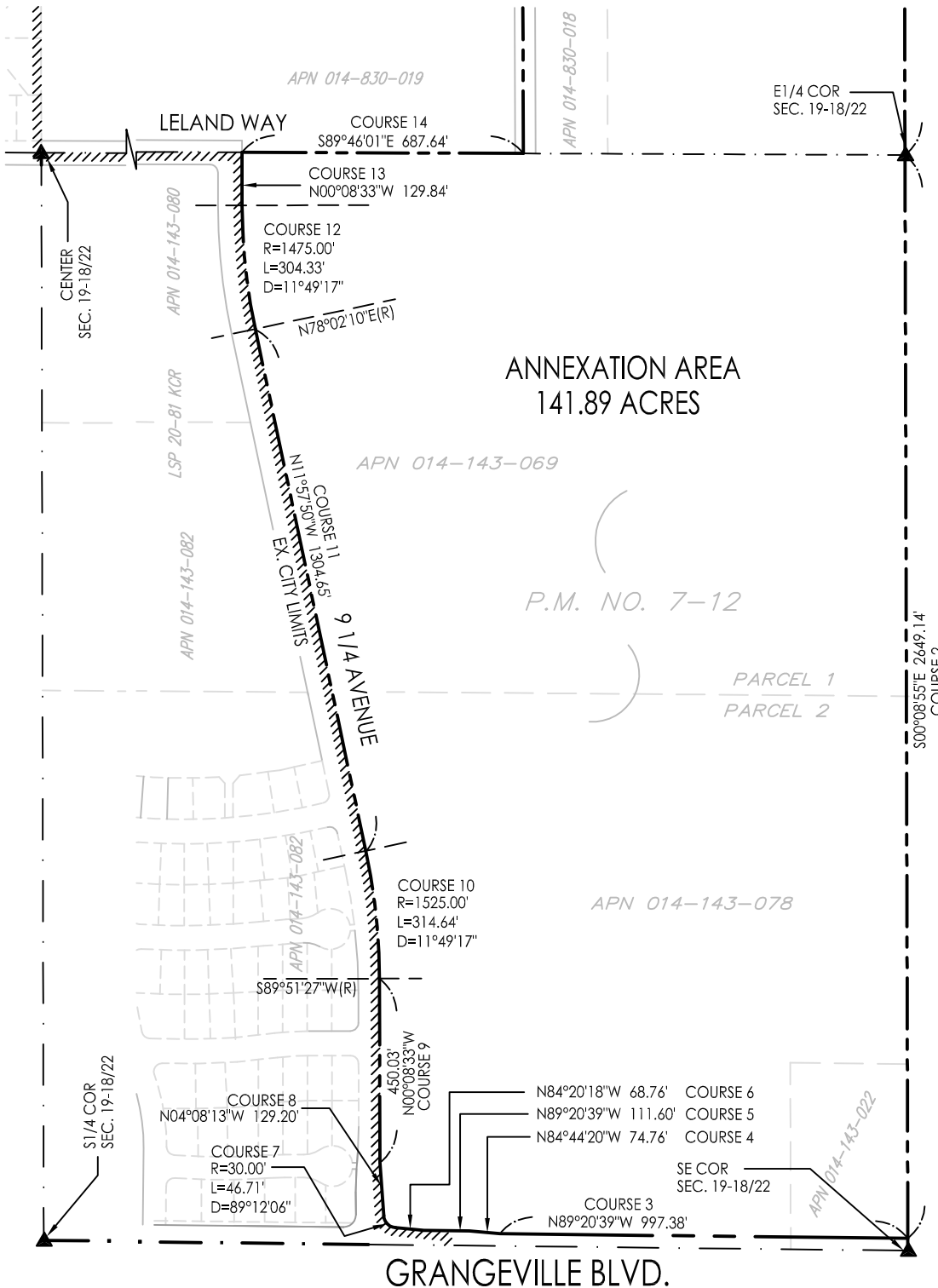
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Storm Drainage Development Impact fee, as required by City Ordinance No. 98-14, and any revisions thereof. The development will be constructing a temporary storm basin and the City will acquire property in the future for a regional storm basin that will acquire the storm water from this development.
7. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
8. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.
9. That development is subject to a Sanitary Sewer area of benefit assessment fee in accordance with City Ordinance No. 92-03 and any revisions thereof. Subject fee shall be paid prior to recording a subdivision final map.

General Comments:

1. The approval of this Tentative Map does not authorize construction or development of any multifamily or commercial uses shown on the map. Prior to any development of these areas, the applicant shall obtain Site Plan Review approval in accordance with the Hanford Municipal Code and all other applicable City regulations. Site Plan Review may include review and approval by the Planning Commission and/or City Council, as required at the time of application. If future subdivision of any multifamily or commercial parcel is proposed, additional Tentative and Final Maps or Parcel Maps shall be required in compliance with the California Subdivision Map Act (Government Code §66410 et seq.) and the Hanford Subdivision Ordinance.
2. Per the applicant's direction, the area designated for the temporary storm drainage basin shall not be further subdivided as part of the Final Maps for this subdivision. At such time as the City establishes a regional storm drainage basin to serve this area, any proposal to develop or reuse the temporary basin site shall be required to resubmit for Site Plan Review in accordance with the Hanford Municipal Code and all applicable City regulations. Upon resubmittal, the project shall be subject to all conditions and requirements in effect at that time, including the preparation and approval of a new Tentative Map(s) and any necessary Final or Parcel Maps, consistent with the California Subdivision Map Act (Government Code §66410 et seq.) and the Hanford Subdivision Ordinance.

3. Block wall easements shall be provided wherever block wall footings or foundations encroach onto private property, as determined necessary by the City Engineer. Such easements shall be dedicated on the Final Map.
4. A Declaration of Temporary Building Restrictions shall be recorded concurrently with the Final Map, encompassing the area designated for the temporary storm drainage basin. The restriction shall prohibit any building or structural development within the designated basin area until such time as the City establishes a regional storm drainage facility and the property is subsequently entitled for development through the required Site Plan Review and Subdivision Map Act processes. The document shall be prepared in a form acceptable to the City Attorney and City Engineer and shall be recorded with the Kings County Recorder's Office at the time of final map recordation.

(SEE EXHIBIT B-2)



SCALE: 1" = 400'



DATE: 1-3-25

DRAWN: BM

CHECKED: BB

PROJECT: 24186

EXHIBIT B-1
CITY OF HANFORD
ANNEXATION NO. 2025 - _____
ANNEXATION TO THE CITY OF HANFORD

BLS
Borum Land Surveying Inc.
www.borumlandsurveying.com
1445 W. Grand Ave. Ste. C
Grover Beach, Ca 93433

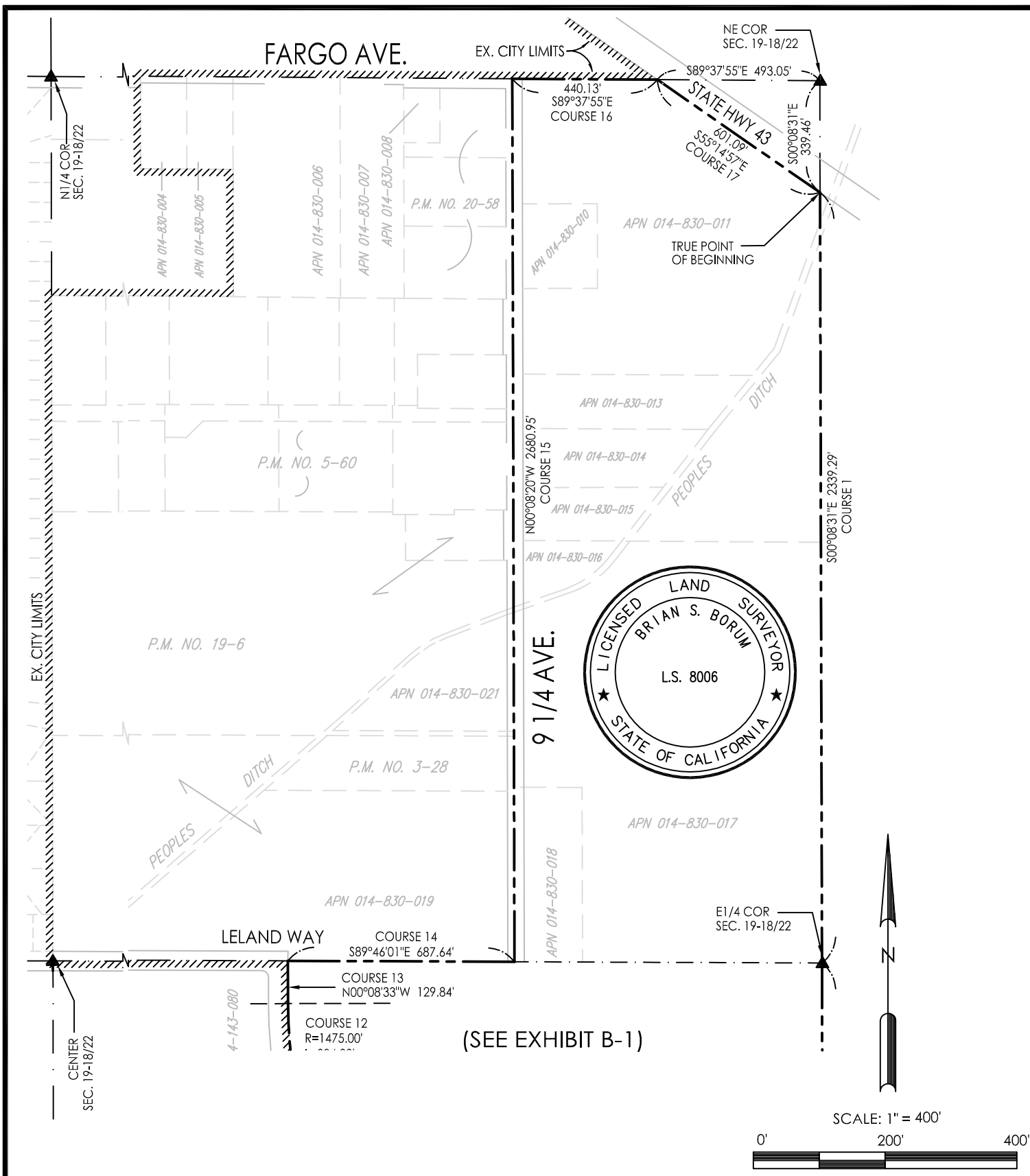


Exhibit A
Geographic Description
City of Hanford
Annexation 2025-_____
Annexation to the City of Hanford

That portion of the East Half of Section 19, Township 18 South, Range 22 East, Mount Diablo Meridian in the County of Kings, State of California, described as follows:

Beginning at the Northeast Corner of said Section 19 thence S00°8'31"E along the East line of said Northeast Quarter, a distance of 339.46 feet to the **True Point of Beginning**;

Course 1: Thence continuing S00°08'31"E along said East line a distance of 2339.29 feet to the East Quarter corner of said Section 19:

Course 2: Thence S00°08'55"E along the East line of the Southeast Quarter a distance of 2649.14 feet to a point on the North right of way line of Grangeville Blvd. located 30 feet north of the Southeast corner of said section 19;

Course 3: Thence N89°20'39"W along said North right of way line a distance of 997.38 feet, thence continuing along said North right of way the following courses;

Course 4: Thence N84°44'20"W a distance of 74.76;

Course 5: Thence N89°20'39"W a distance of 110.60 feet;

Course 6: Thence N84°20'18"W a distance of 68.76 feet to the termination of said North right of way line and the beginning of a tangent curve concave Northeasterly with a radius of 30 feet and a central angle of 89°12'06";

Course 7: Thence Northerly along said curve a distance of 46.71 feet;

Course 8: Thence N04°08'13"W along the Easterly right of way of 9 ¼ Ave a distance of 129.20 feet thence continuing along said Easterly right of way the following courses;

Course 9: Thence N00°08'33"W a distance of 450.03 feet to a tangent curve concave Westerly with a radius of 1525 feet and a central angle of 11°49'17";

Course 10: Thence Northerly along said curve a distance of 314.64 feet;

Course 11: Thence N11°57'50"W a distance of 1304.65 feet to the beginning of a tangent curve concave Easterly with a radius of 1475.00 feet and a central angle of 11°49'17";

Course 12: Thence northerly along said curve a distance of 304.33 feet;

Course 13: Thence N00°08'33"W a distance of 129.84 feet to a point on the North line of the Southeast Quarter of said Section 19 and the termination of said Easterly right of way of 9 ¼ Ave.;

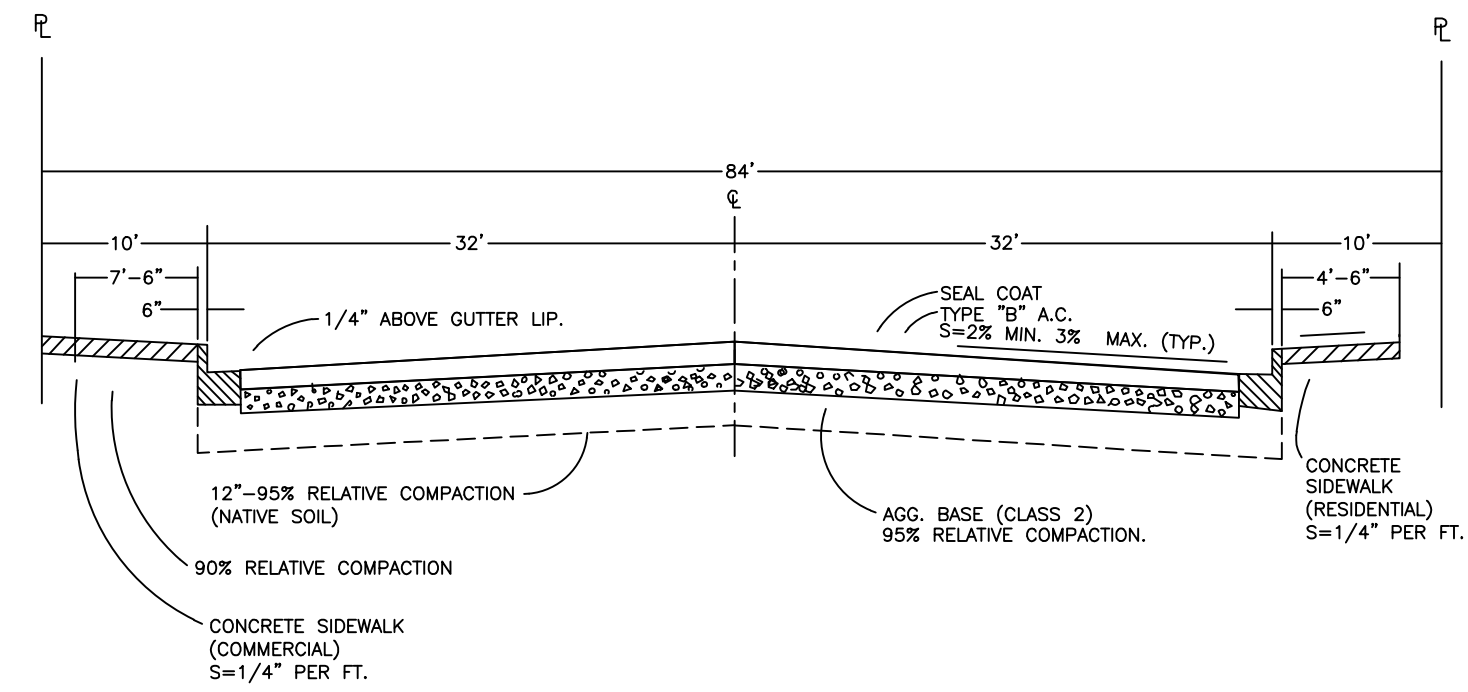
Course 14: Thence S89°46'01"E along the North line of said Southeast Quarter a distance of 687.64 feet to the centerline of 9 ¼ Ave.;

Course 15: Thence N00°08'20"W a distance of 2680.95 feet to a point on the North line of the Northeast Quarter 933.18 feet West of the Northeast Corner of said Section 19;

Course 16: Thence S89°37'55"E along the North Line of said Northeast Quarter a distance of 440.13 feet to a point on the Southwesterly right of way line of State Hwy 43. Said point being located 493.05 feet West of the Northeast Corner of said Section 19;

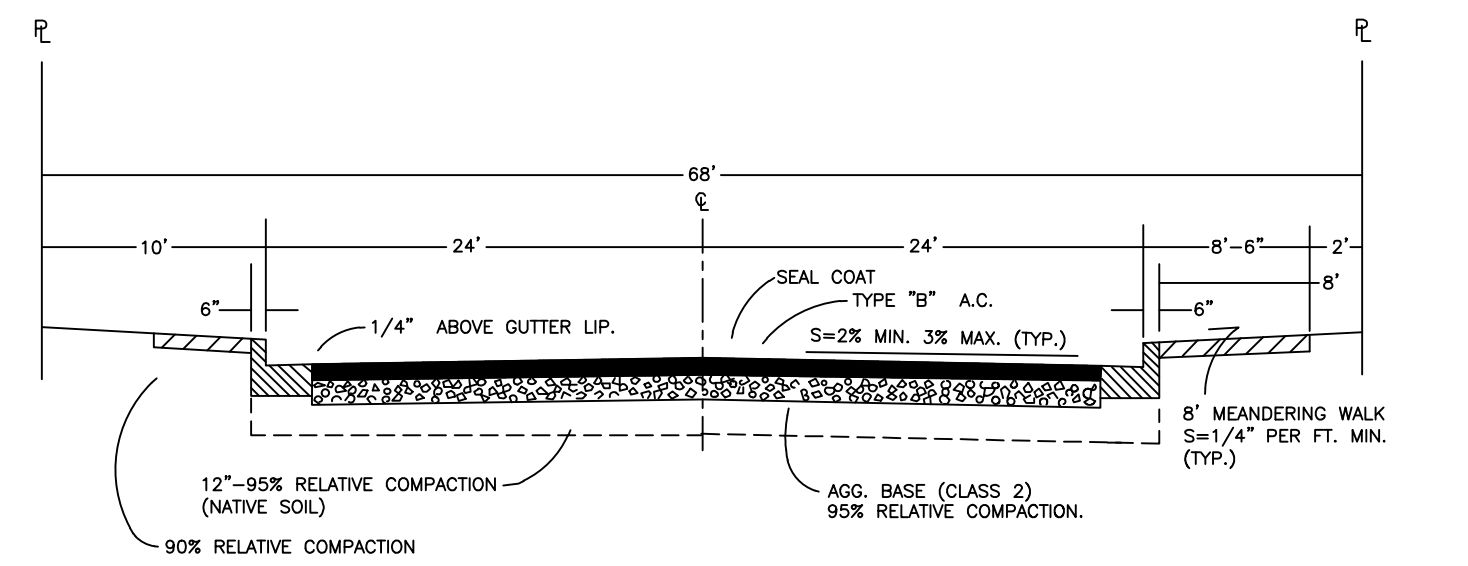
Course 17: Thence S55°14'57"E along said Southwesterly right of way line a distance of 601.09 feet to the **True Point of Beginning**.

Containing 141.89 acres, more or less.



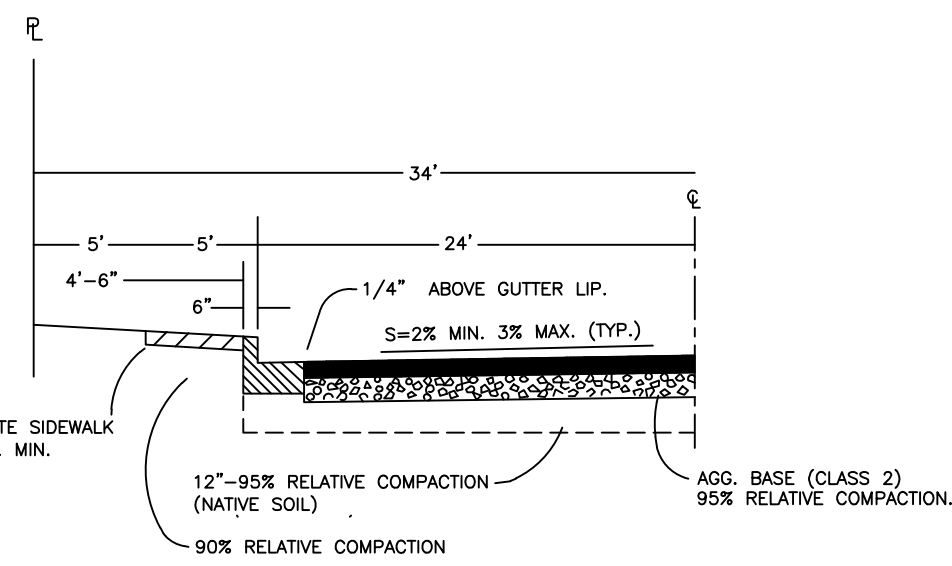
GRANGEVILLE BLVD

N.T.S.



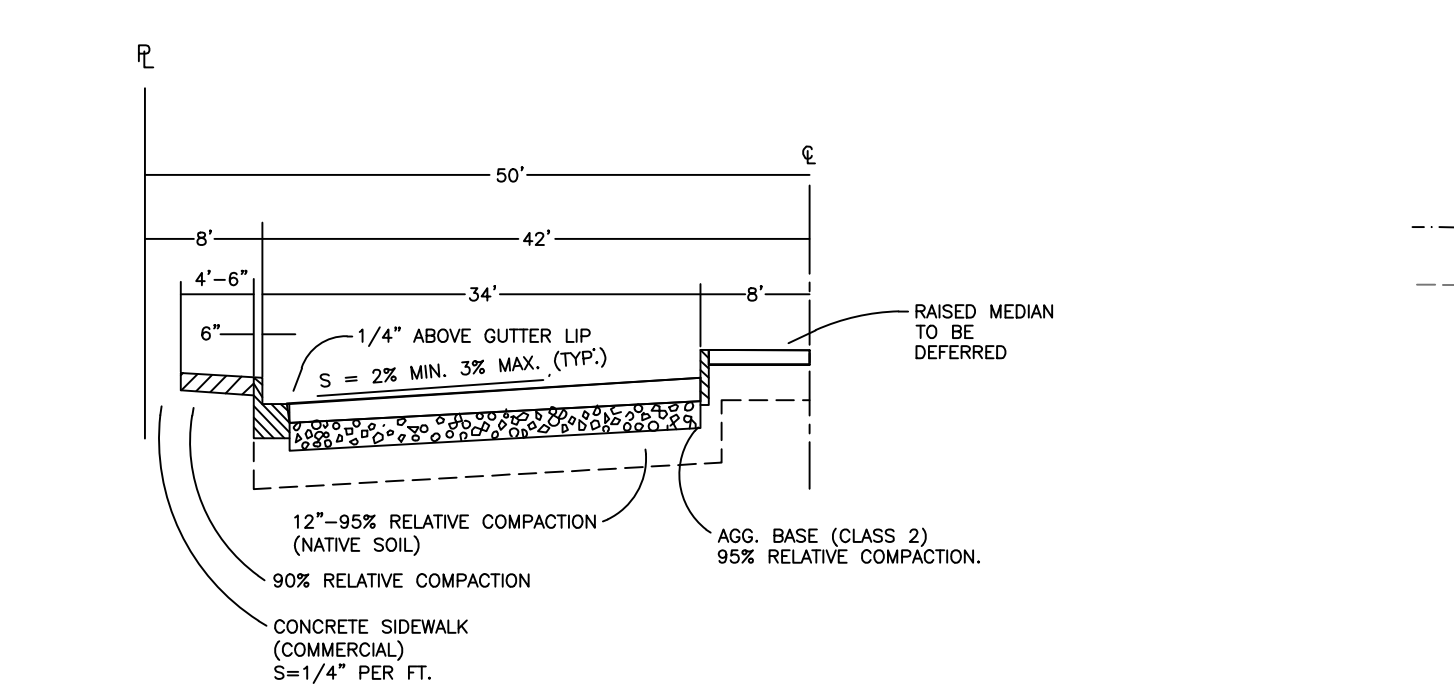
9 1/4 AVENUE

N.T.S.



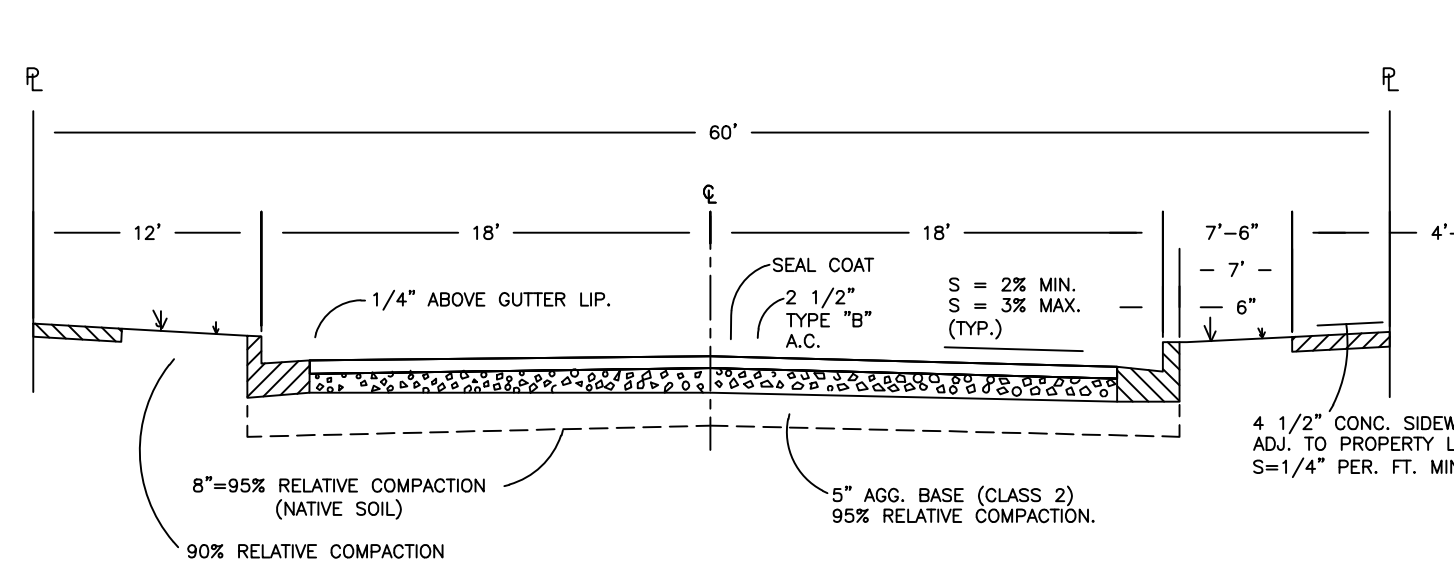
LELAND WAY

N.T.S.



9TH AVENUE

N.T.S.



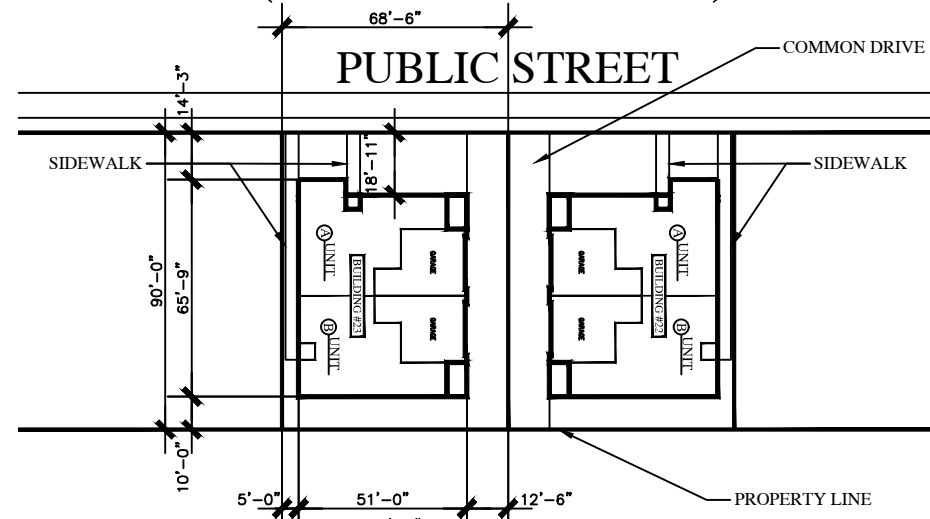
LOCAL STREETS

N.T.S.

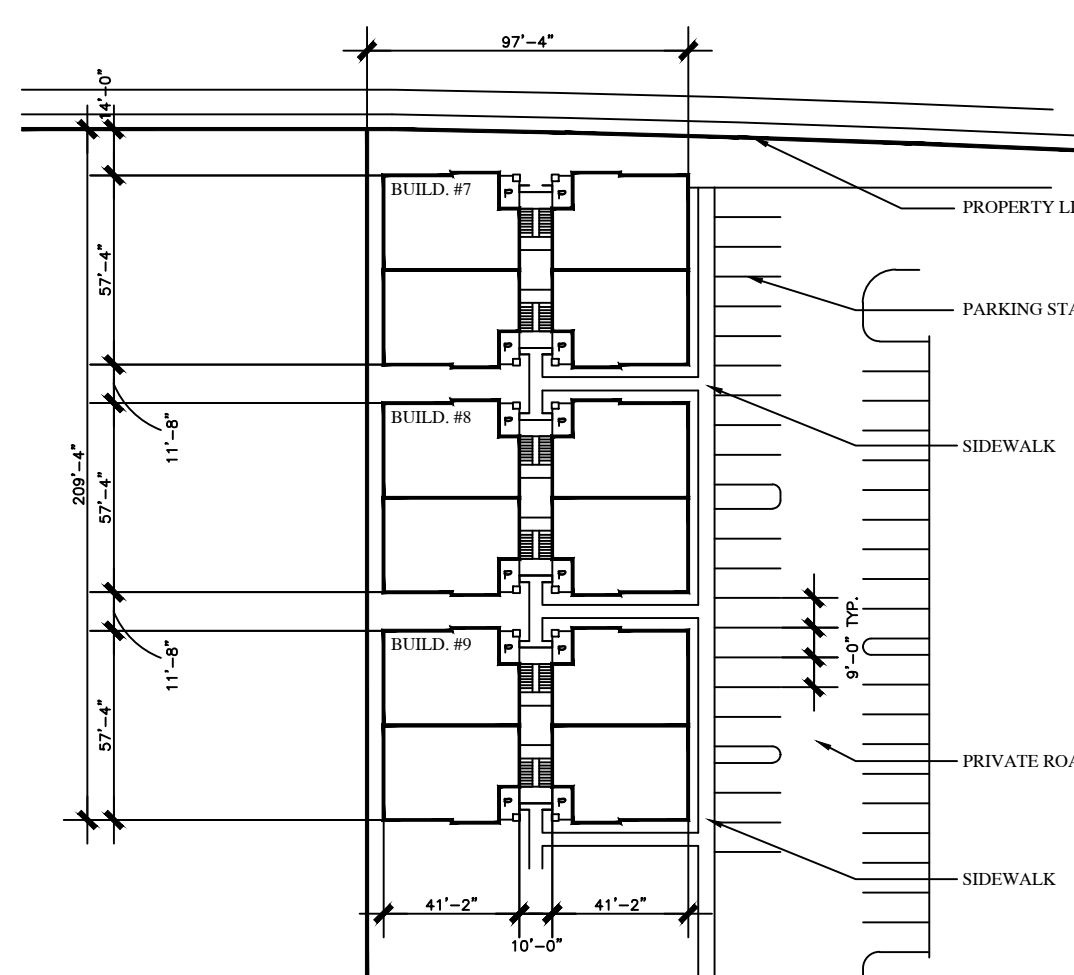
TENTATIVE SUBDIVISION MAP COPPER RIDGE

HANFORD CALIFORNIA

TYP. ONE STORY DUPLEX SITE
(LOTS 351-387)



TYP. TWO STORY 8-PLEX SITE



VICINITY MAP

NOT TO SCALE



PARKING INFO

LAND USE	REQUIRED	PROVIDED
CONVENIENCE STORE	17	56
FOOD A	15	25
FOOD B	16	30
RETAIL A	48	61
RETAIL B	48	60
PHASE 4 MULTIFAM, COVERED	144	212
PHASE 4 MULTIFAM, UNCOVERED	0	22
PHASE 5 MULTIFAM, COVERED	85	41
PHASE 5 MULTIFAM, UNCOVERED	85	40

OWNER

WARMERDAM FAMILY TRUST
10426 EXCELSIOR AVE. HANFORD, CA, 93230
DADIGIAN FAMILY TRUST 2001
2491 16TH AVE. KINGSBURG, CA, 93631

DEVELOPER

N & M CAPITAL LLC
GREG NUNLEY (559)799-6993
1878 N MOONEY BLVD SUITE J
TULARE, CA 93274

PROJECT INFO

NORTH EAST CORNER OF 9 1/4 AVENUE AND GRANGEVILLE BLVD
APN: 014-143-069, 014-143-078
TOTAL AREA: 83.61 AC
EXIST. USE: VACANT/ AG
PROPOSED USE: SINGLE FAMILY PUD, NEIGHBORHOOD COMMERCIAL
FLOOD ZONE: X
SEWER: CITY OF HANFORD
WATER: CITY OF HANFORD
STORM DRAIN: CITY OF HANFORD
MIN. LOT SIZE: 2,800 SF; MAX. LOT SIZE: 11,540 SF
SINGLE FAMILY UNITS: 350
MULTI FAMILY UNITS: 300
RESIDENTIAL ACREAGE: 78.16 AC
DENSITY: 8.31 UNITS/AC
COMMERCIAL ACREAGE: 5.45 AC
OUTLOTS A-1 TO BE DEDICATED TO CITY OF HANFORD

PHASES INFO

PHASE 1	181 UNITS	40' WIDE LOTS: 115	45' WIDE LOTS: 66	MULTI FAMILY UNITS: 0	RETAIL: 0 SF
PHASE 2	150 UNITS	40' WIDE LOTS: 91	45' WIDE LOTS: 59	MULTI FAMILY UNITS: 0	RETAIL: 0 SF
PHASE 3	89 UNITS	40' WIDE LOTS: 19	45' WIDE LOTS: 0	MULTI FAMILY UNITS: 74	RETAIL: 0 SF
PHASE 4	110 UNITS	40' WIDE LOTS: 0	45' WIDE LOTS: 0	MULTI FAMILY UNITS: 106	RETAIL: 0 SF
PHASE 5	120 UNITS	40' WIDE LOTS: 0	45' WIDE LOTS: 0	MULTI FAMILY UNITS: 120	RETAIL: 37,700 SF
TOTAL	650 UNITS	40' WIDE LOTS: 225	45' WIDE LOTS: 125	MULTI FAMILY UNITS: 300	RETAIL: 37,700 SF



GRANGEVILLE BLVD

NOT-A-PART

TENTATIVE SUBDIVISION MAP

COPPER RIDGE

HANFORD CALIFORNIA

SITE

JOB NUMBER:

REVISIONS	DATE	BY
1	SEP. 25 2025	BN
2		
3		
4		

810 WEST ACEQUIA AVENUE
VISALIA, CA 93292
(559) 713-6139
awengineering09@gmail.com

AWEngineering

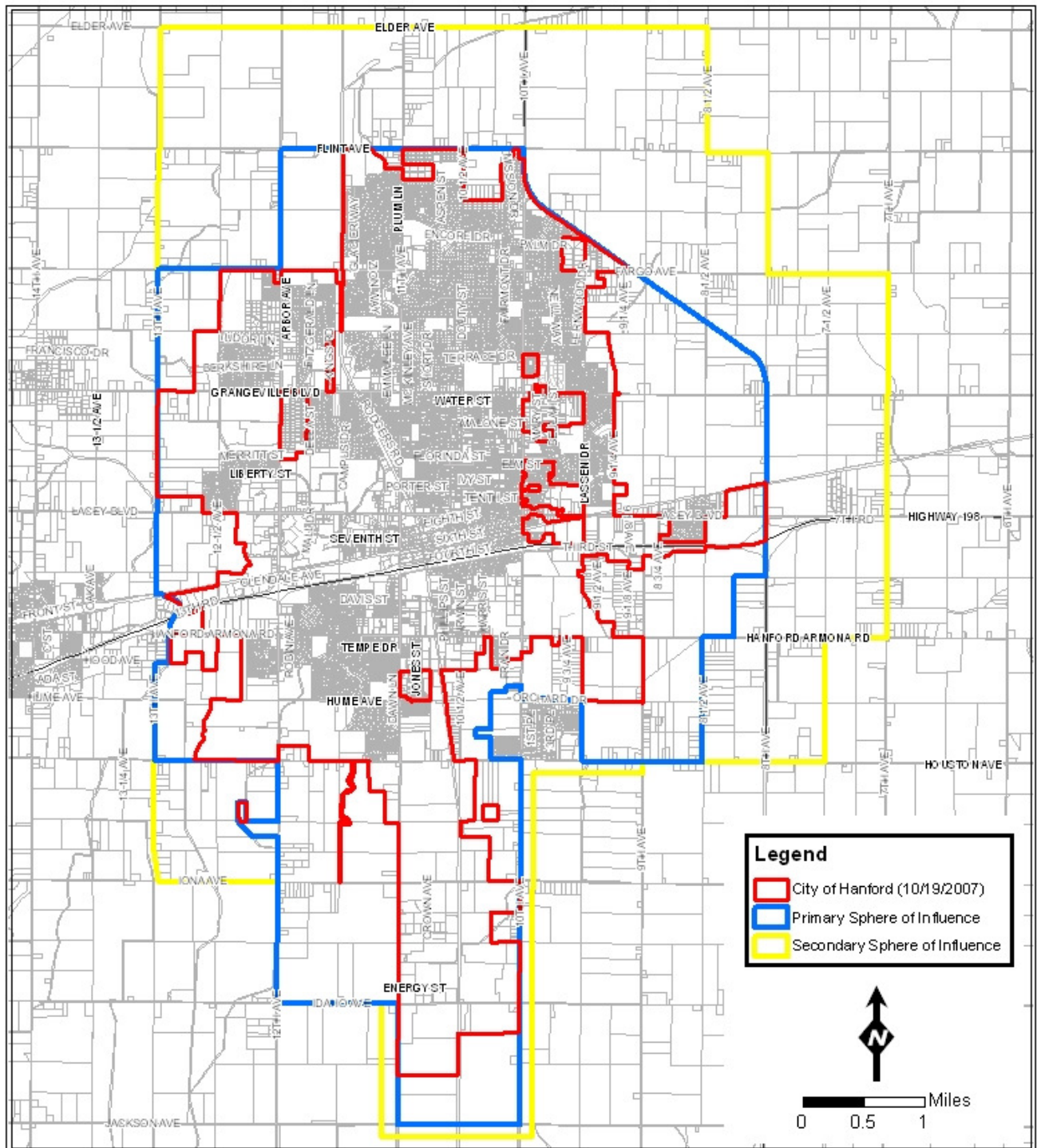


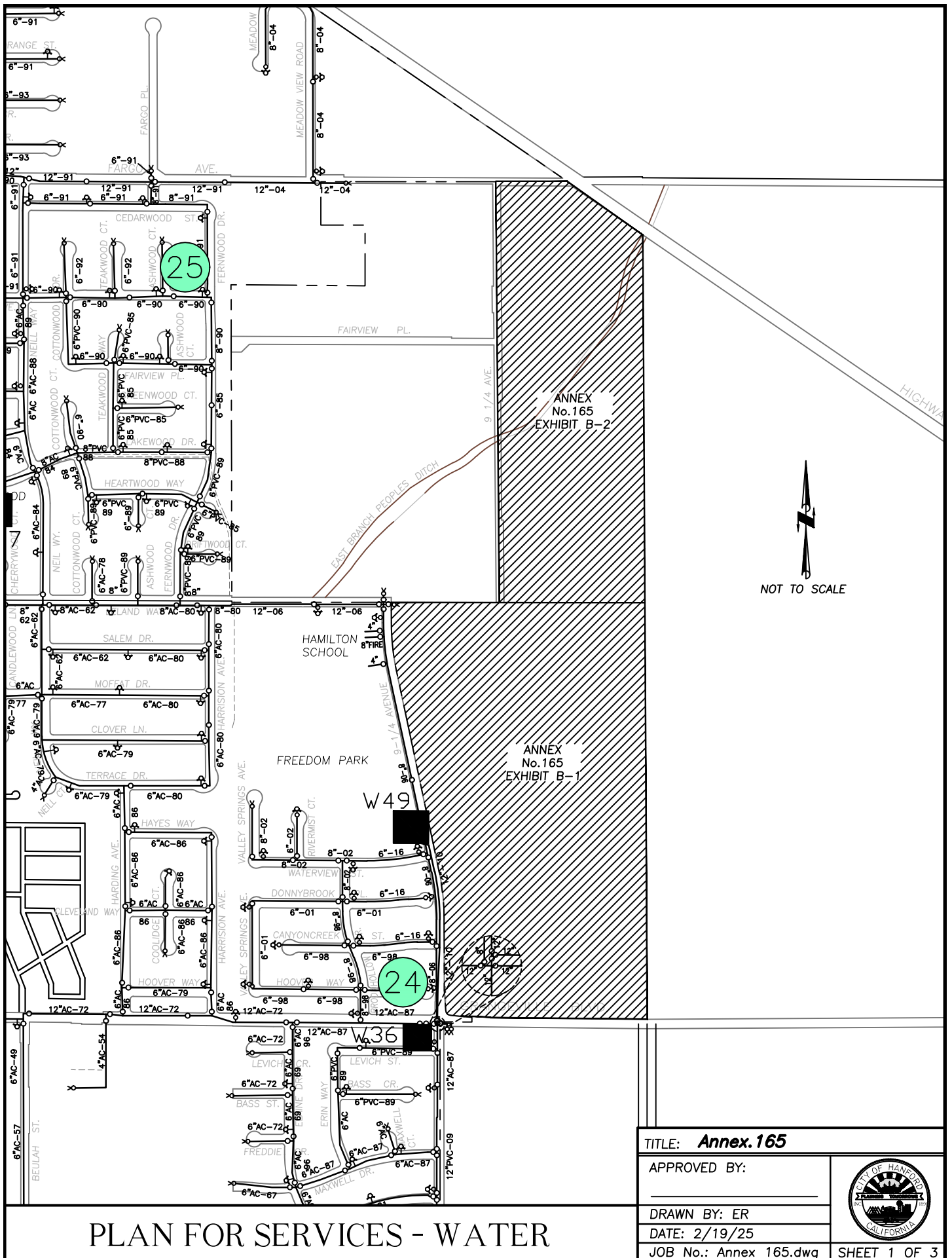
SHEET

JOB NUMBER:



Exhibit C CITY OF HANFORD 2008 SPHERE OF INFLUENCE





PLAN FOR SERVICES - WATER

TITLE: **Annex. 165**

APPROVED BY:

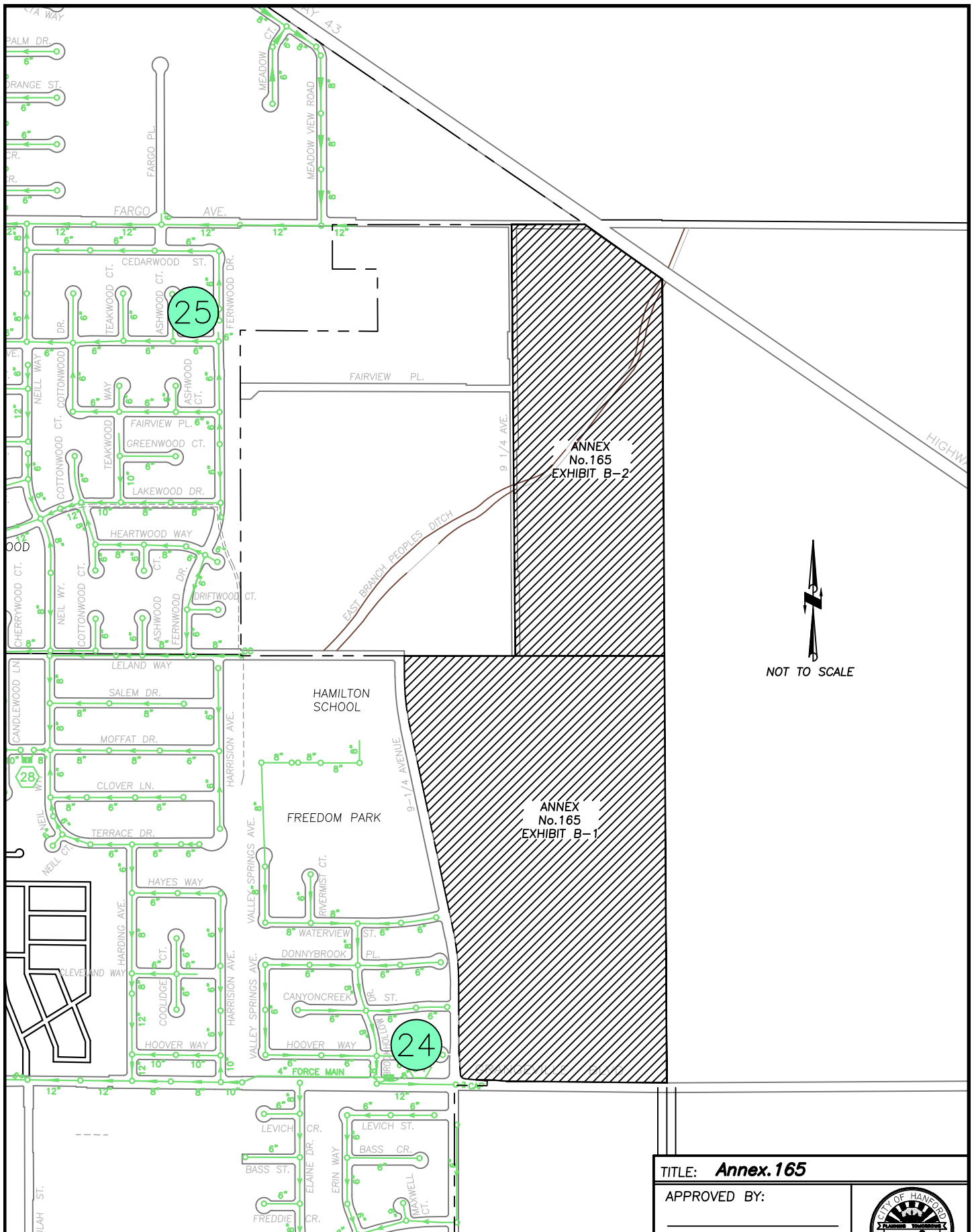
DRAWN BY: ER

DATE: 2/19/25

JOB No.: Annex 165.dwg

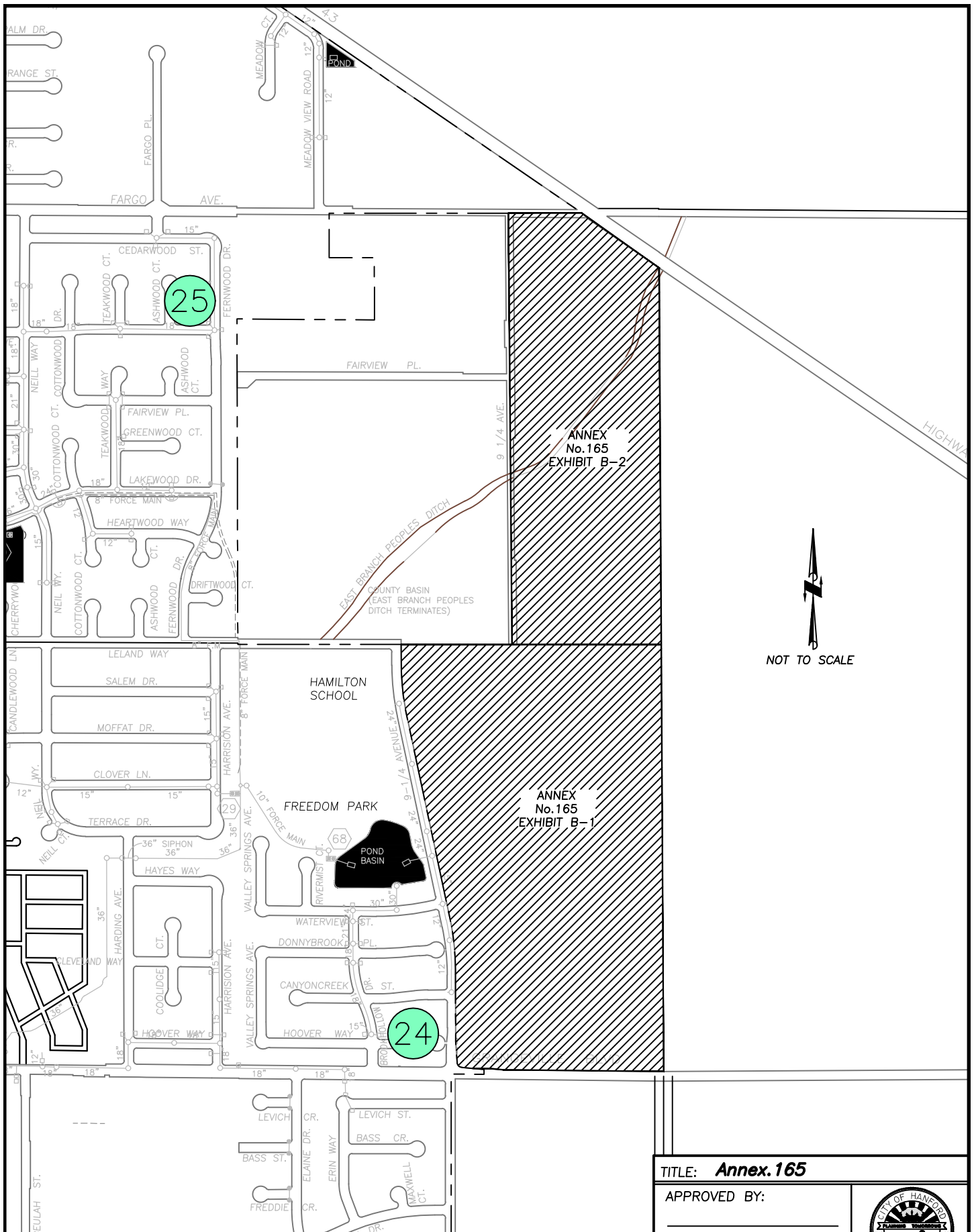


SHEET 1 OF 3



PLAN FOR SERVICES - SANITARY SEWER

TITLE: Annex.165		
APPROVED BY: _____		
DRAWN BY: ER		
DATE: 2/19/25		
JOB No.: Annex 165.dwg		
		SHEET 2 OF 3



PLAN FOR SERVICES - STORM DRAIN

TITLE: **Annex.165**

APPROVED BY:

DRAWN BY: ER

DATE: 2/19/25

JOB No.: Annex 165.dwg



SHEET 3 OF 3

COPPER
RIDGE



HOUSE PLAN 1

FIRST FLOOR: 589 SF
SECOND FLOOR: 824 SF
TOTAL 1,413 SF

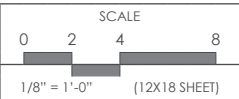
HOUSE PLAN 2

FIRST FLOOR: 659 SF
SECOND FLOOR: 905 SF
TOTAL 1,564 SF

HOUSE PLAN 3

FIRST FLOOR: 752 SF
SECOND FLOOR: 935 SF
TOTAL 1,687 SF

ELEVATIONS
“TRADITIONAL”





HOUSE PLAN 1

FIRST FLOOR: 589 SF
SECOND FLOOR: 824 SF
TOTAL 1,413 SF

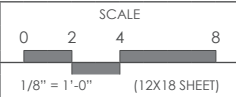
HOUSE PLAN 2

FIRST FLOOR: 659 SF
SECOND FLOOR: 905 SF
TOTAL 1,564 SF

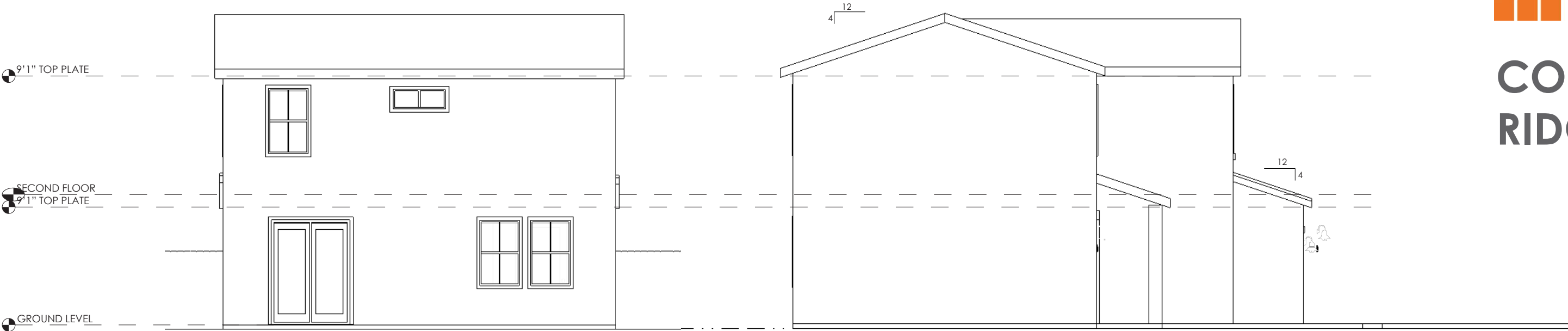
HOUSE PLAN 3

FIRST FLOOR: 752 SF
SECOND FLOOR: 935 SF
TOTAL 1,687 SF

ELEVATIONS
“FARMHOUSE”

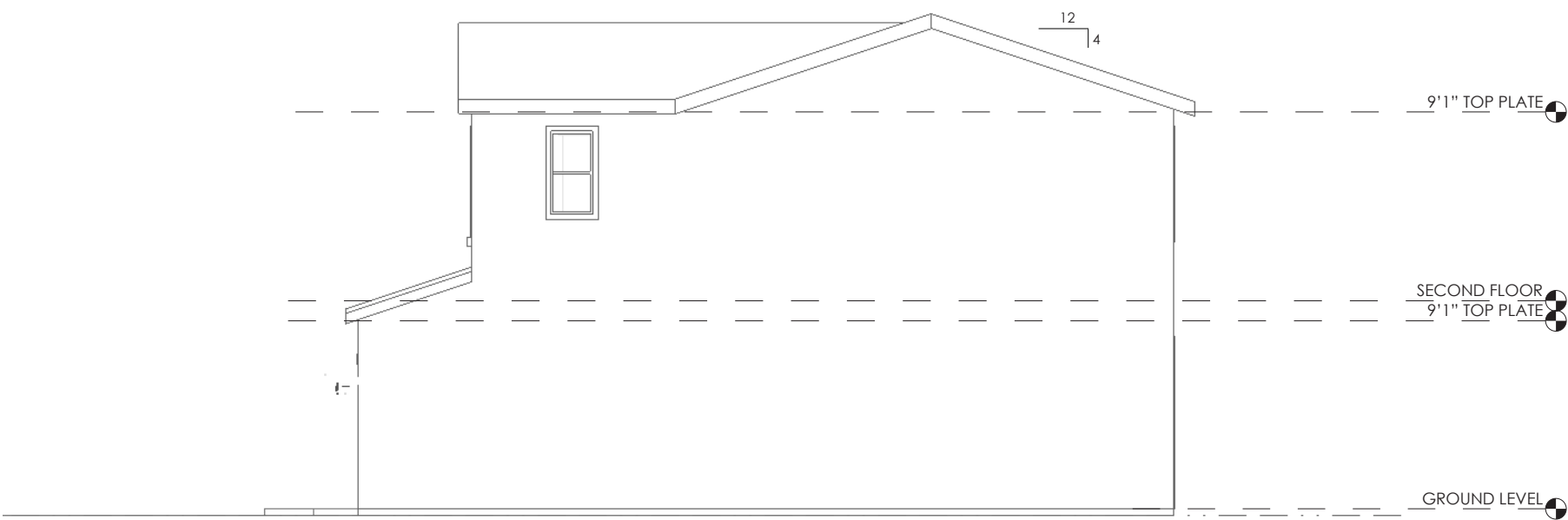


COPPER
RIDGE



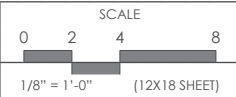
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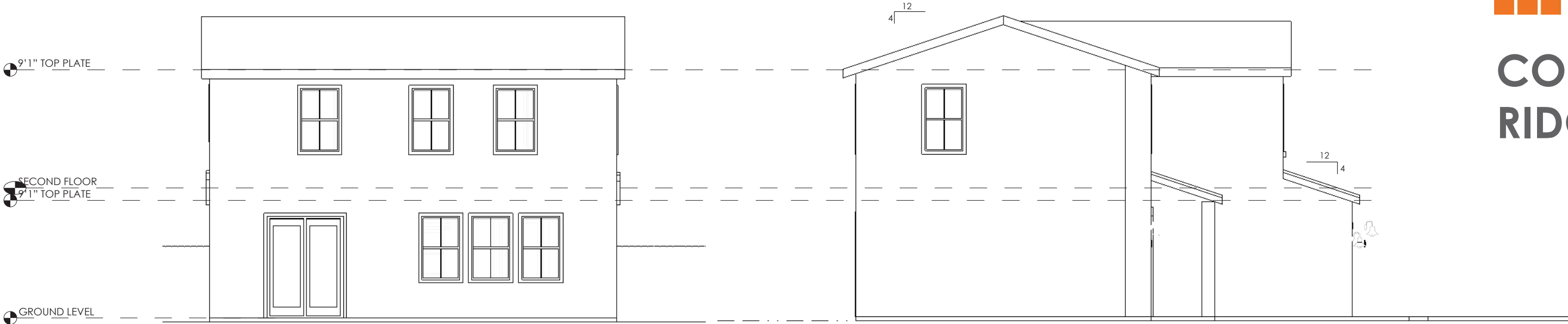
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3 RIGHT ELEVATION
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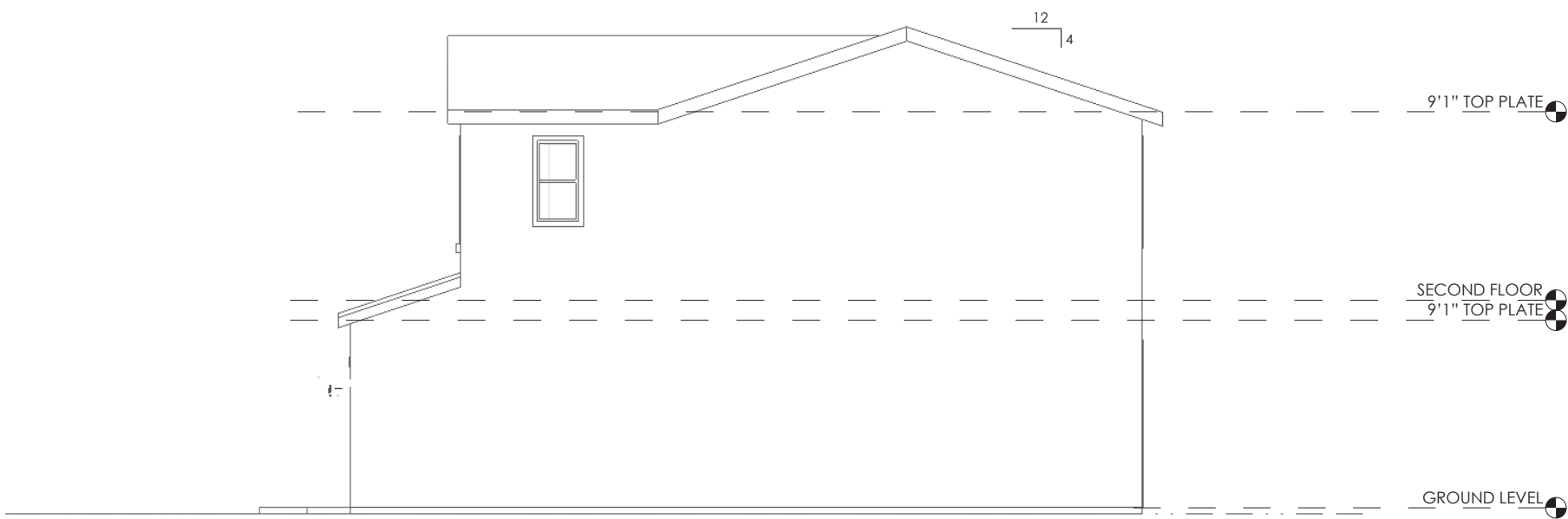
ELEVATIONS
PLAN 1





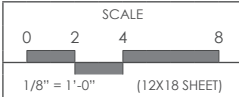
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2 LEFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)



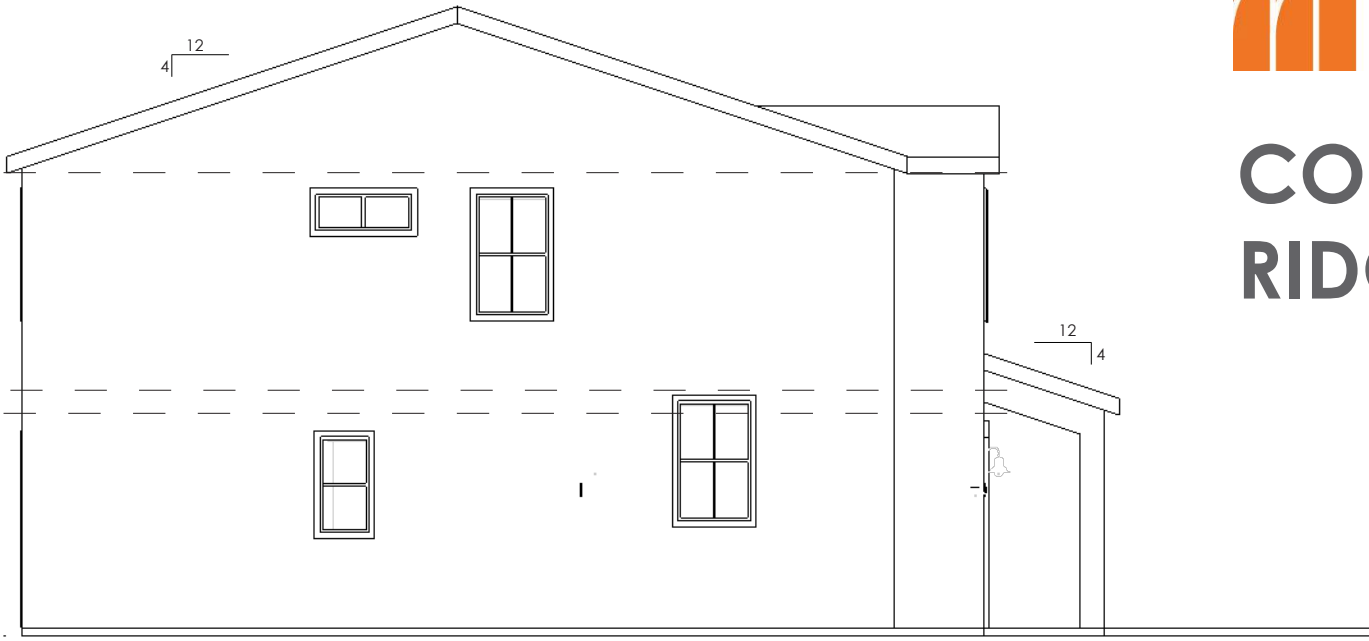
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1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS
PLAN 2

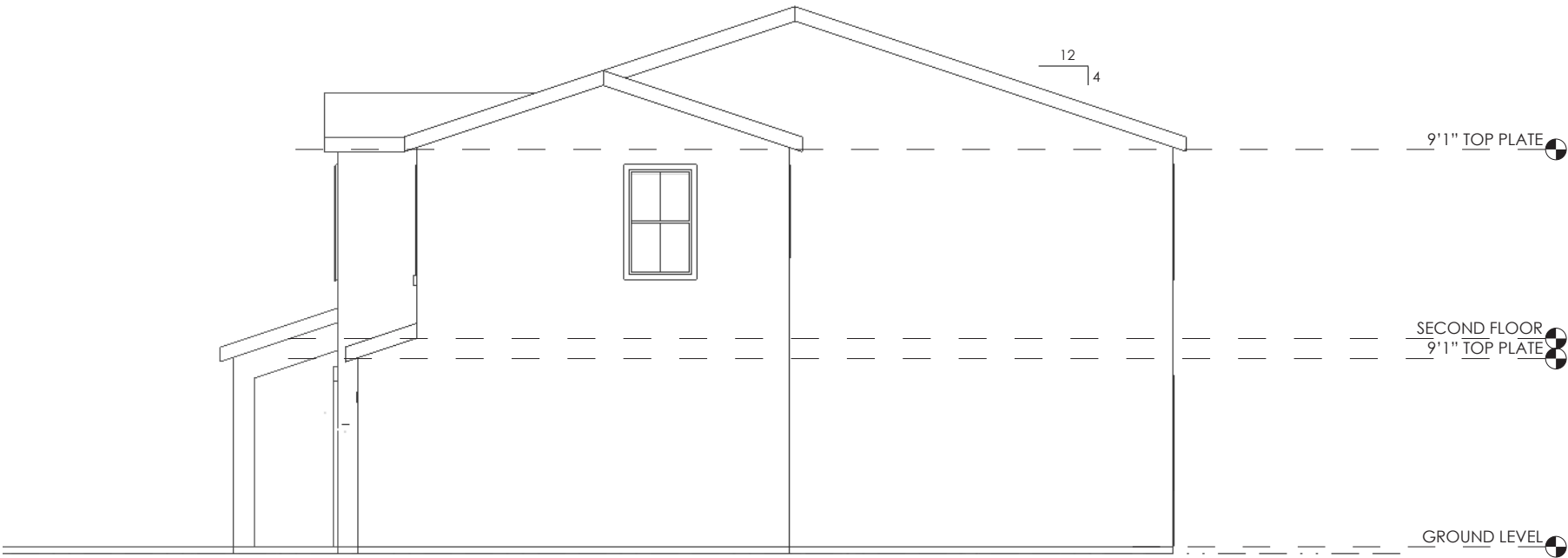




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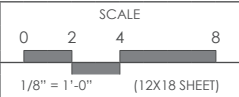


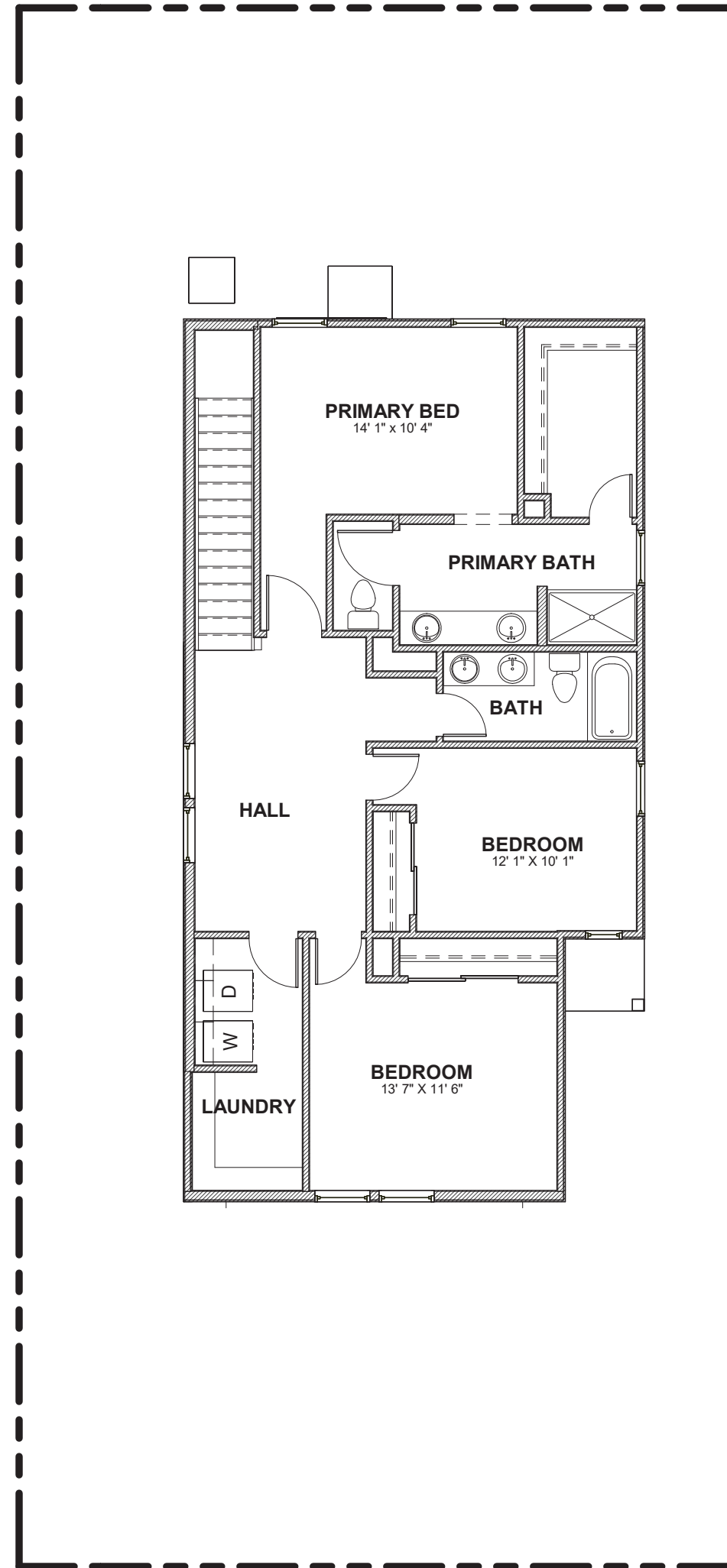
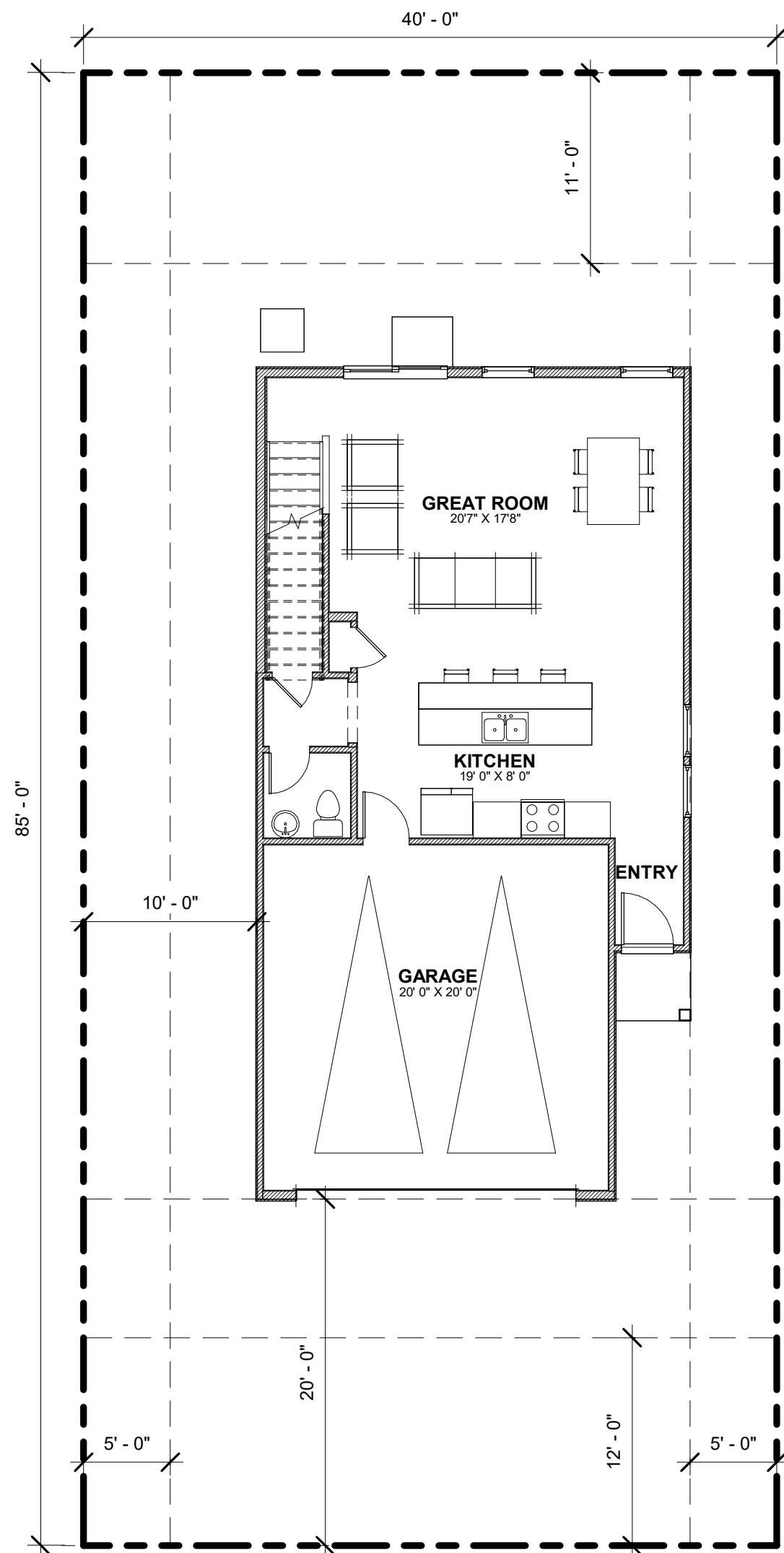
2 LEFT ELEVATION
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3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS
PLAN 3





LENNAR®

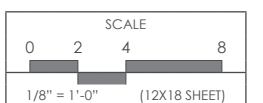
rrm
design
group

COPPER
RIDGE

HOUSE PLAN 1

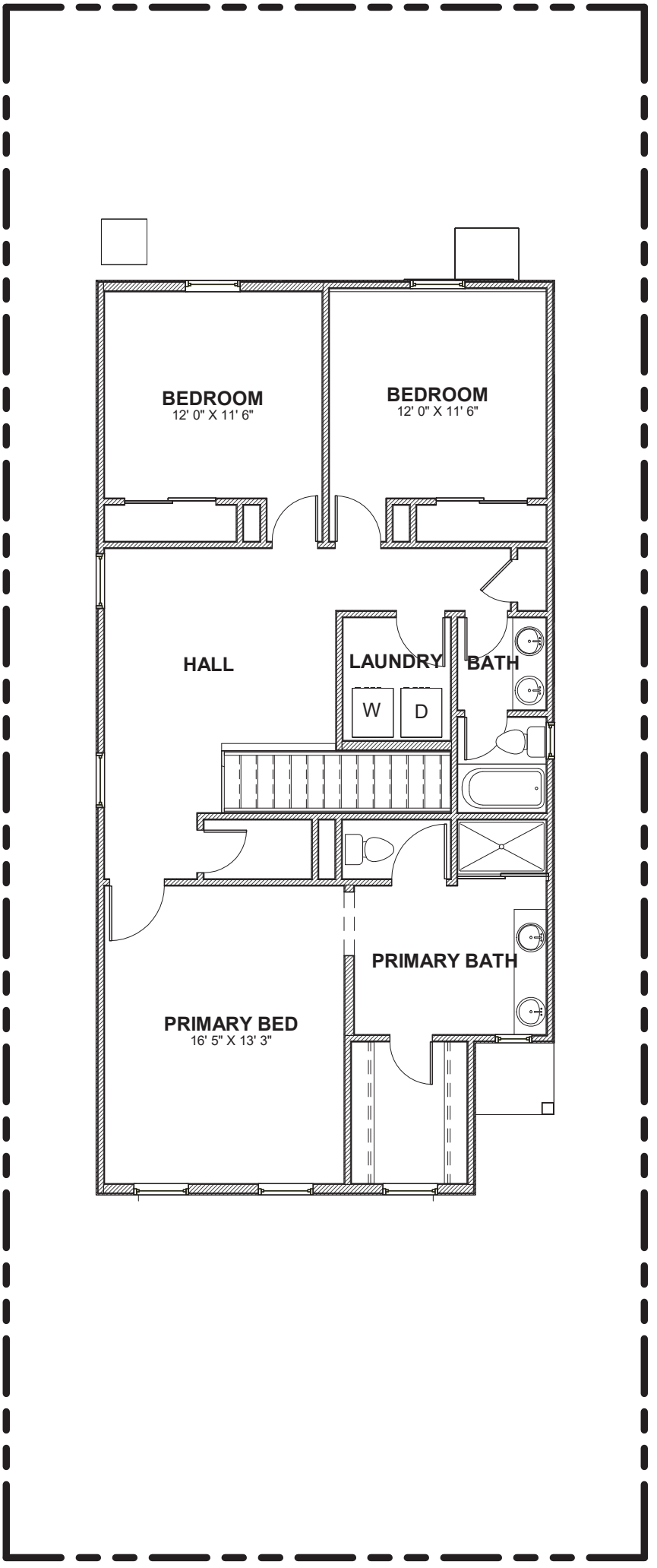
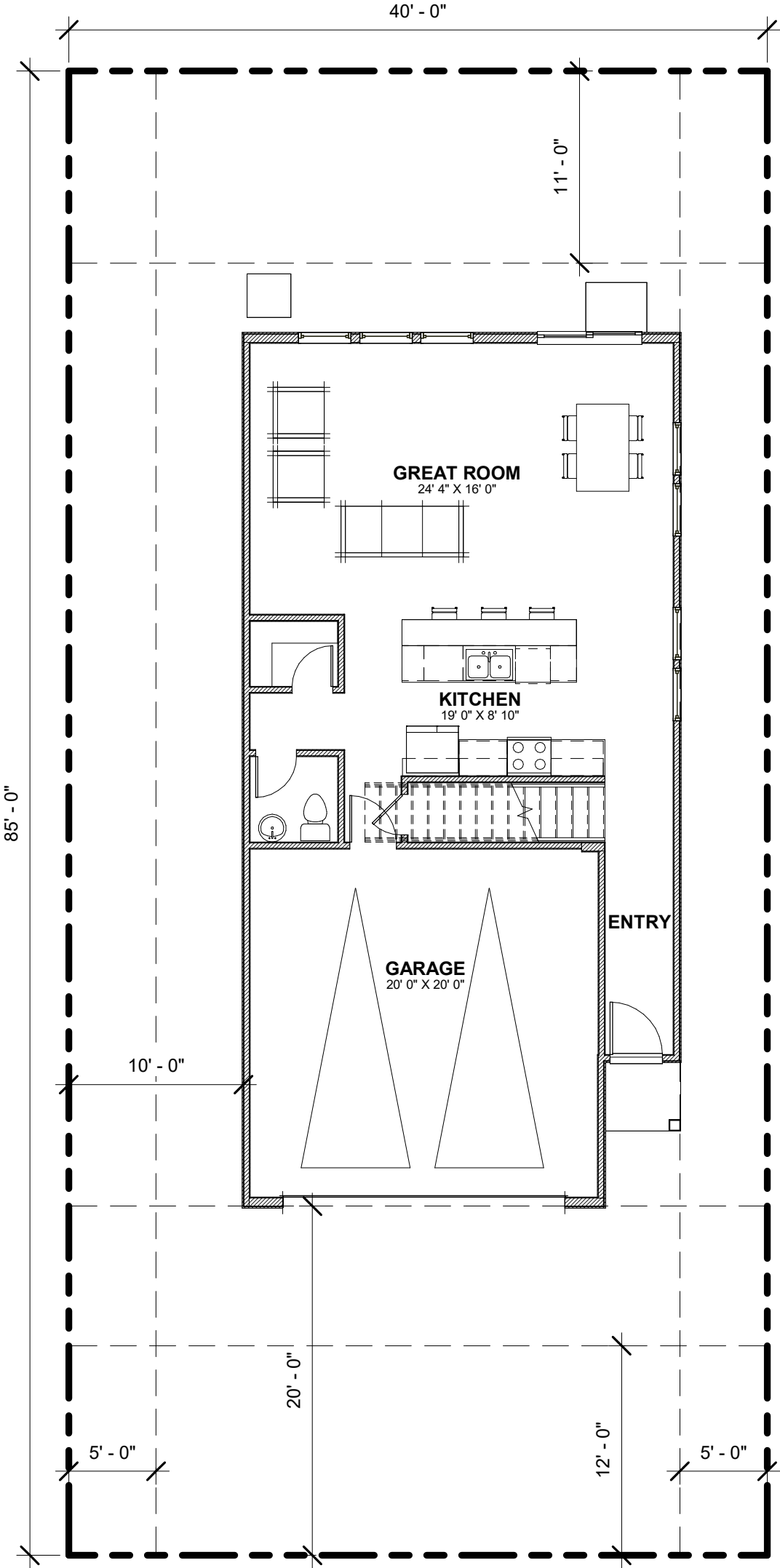
FIRST FLOOR: 1,148SF
SECOND FLOOR: 1,148SF
TOTAL 2,296SF

FLOOR PLAN -
CELESTIAL



10

#3151-02-HS24
10 APRIL 2024



LENNAR®

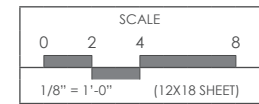
rrm
design
group

**COPPER
RIDGE**

HOUSE PLAN 2

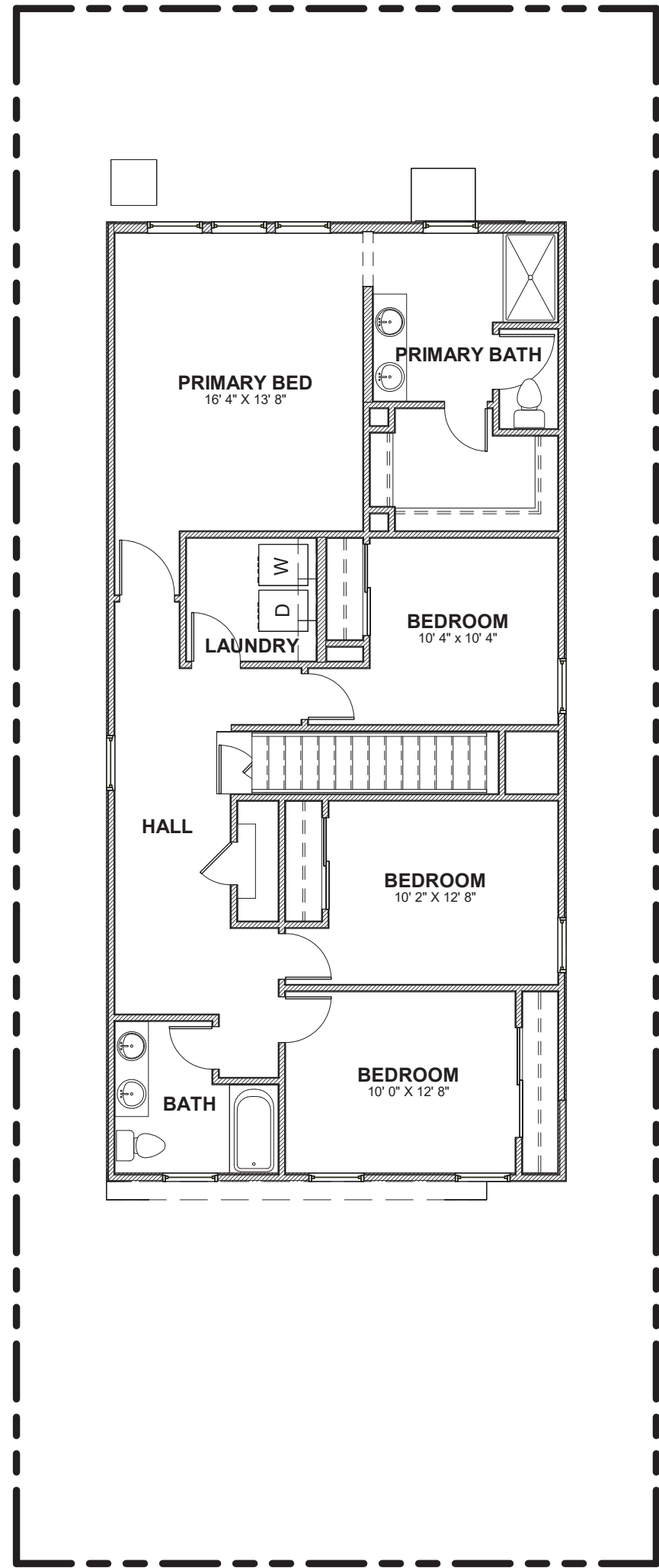
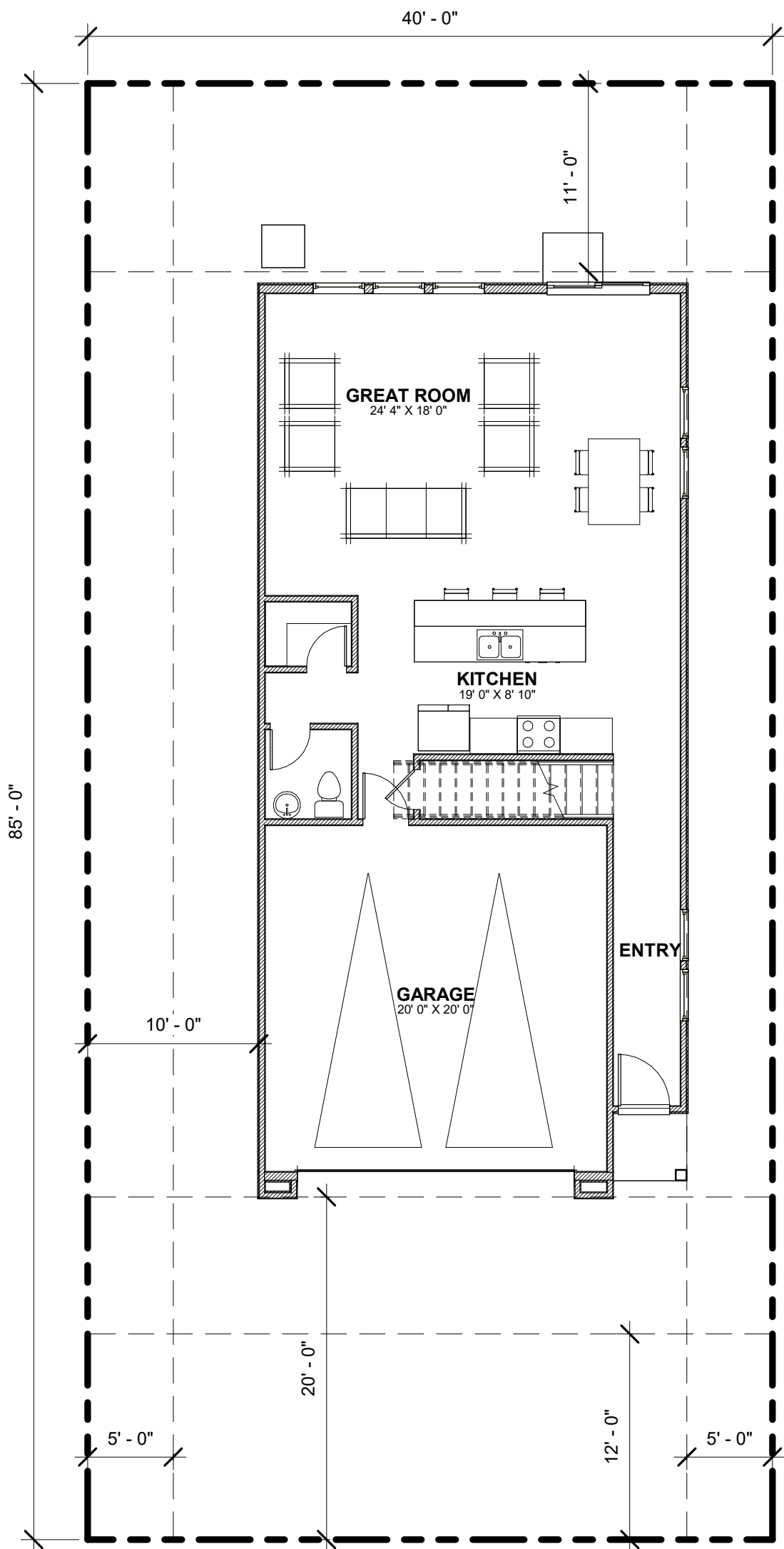
**FIRST FLOOR: 1,225SF
SECOND FLOOR: 1,225SF
TOTAL 2,450SF**

**FLOOR PLAN -
CELESTIAL**



11

#3151-02-HS24
10 APRIL 2024



LENNAR®

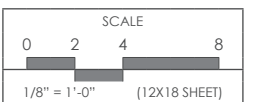
rrm
design
group

COPPER
RIDGE

HOUSE PLAN 3

FIRST FLOOR: 1,300SF
SECOND FLOOR: 1,320SF
TOTAL 2,620SF

FLOOR PLAN -
CELESTIAL



12

#3151-02-HS24
10 APRIL 2024



HOUSE PLAN 1

FIRST FLOOR: 1,148SF
SECOND FLOOR: 1,148SF
TOTAL 2,296SF

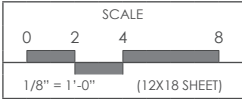
HOUSE PLAN 2

FIRST FLOOR: 1,225SF
SECOND FLOOR: 1,225SF
TOTAL 2,450SF

HOUSE PLAN 3

FIRST FLOOR: 1,300SF
SECOND FLOOR: 1,320SF
TOTAL 2,620SF

ELEVATIONS
“TRADITIONAL”





HOUSE PLAN 1

FIRST FLOOR: 1,148SF
SECOND FLOOR: 1,148SF
TOTAL 2,296SF

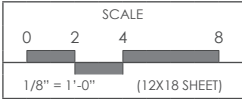
HOUSE PLAN 2

FIRST FLOOR: 1,225SF
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TOTAL 2,450SF

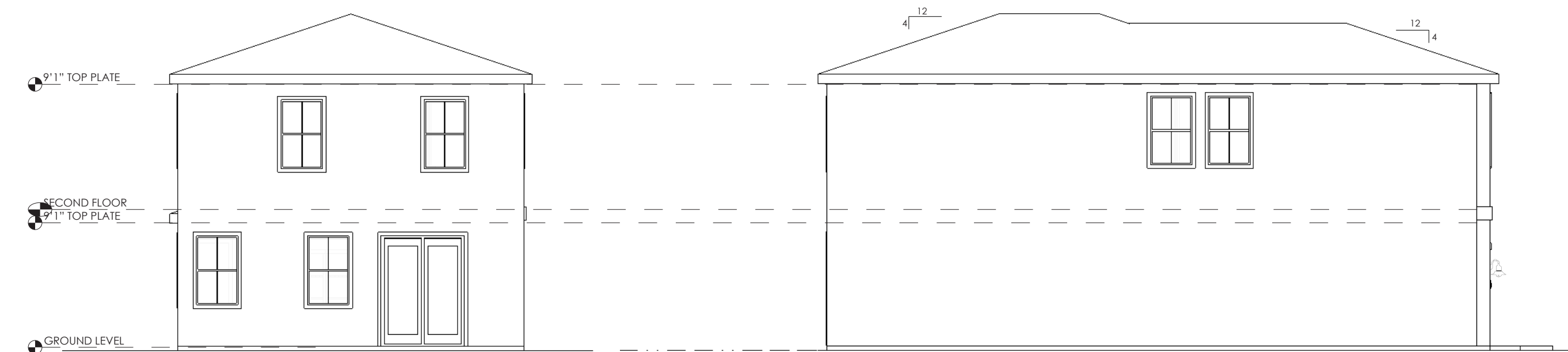
HOUSE PLAN 3

FIRST FLOOR: 1,300SF
SECOND FLOOR: 1,320SF
TOTAL 2,620SF

ELEVATIONS
“FARMHOUSE”

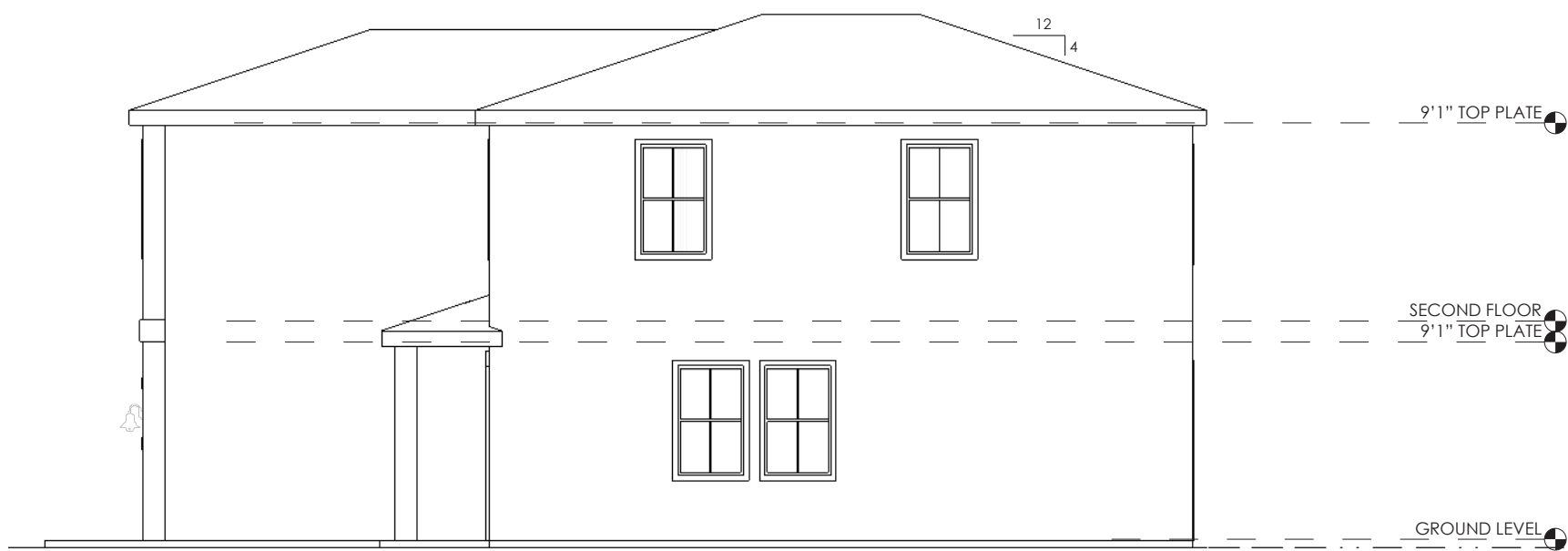


COPPER
RIDGE



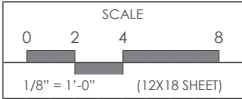
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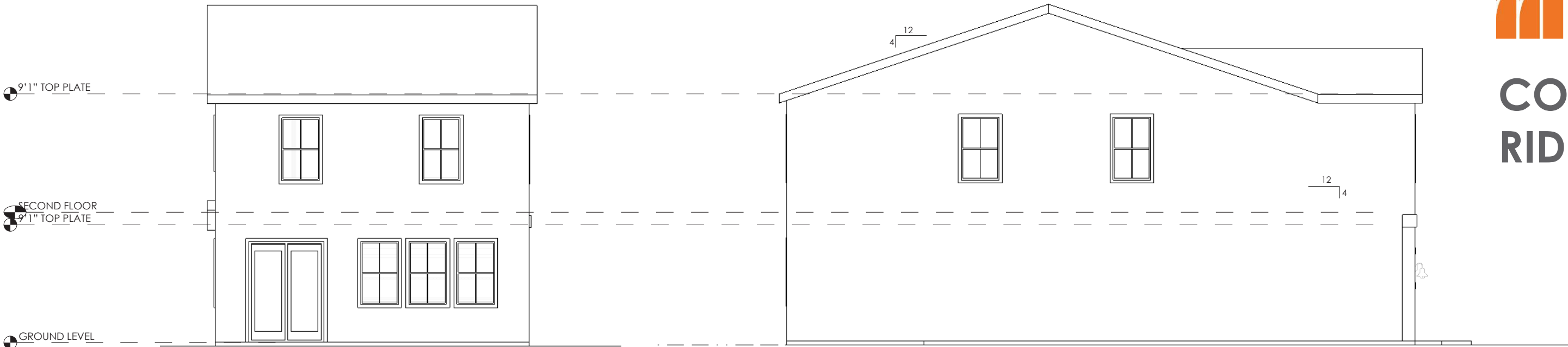
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3 RIGHT ELEVATION
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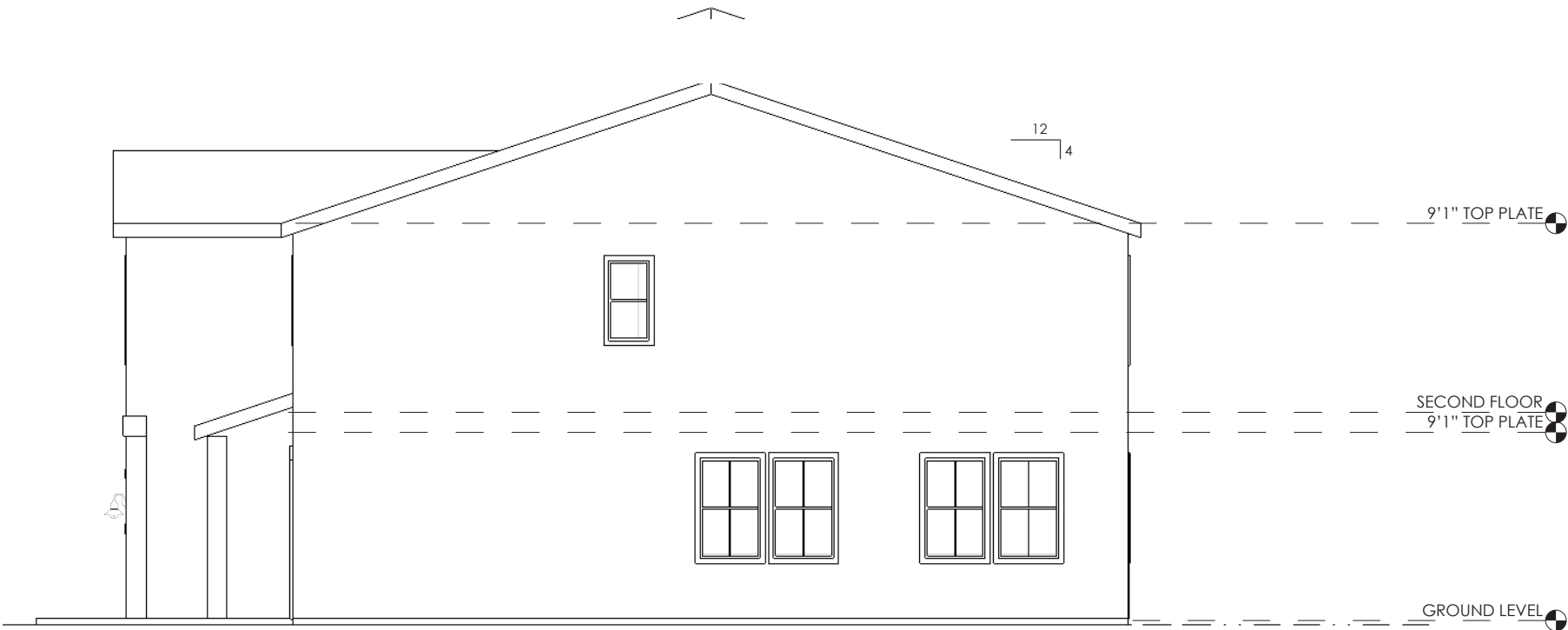
ELEVATIONS
PLAN 1





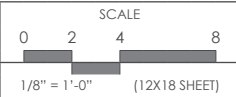
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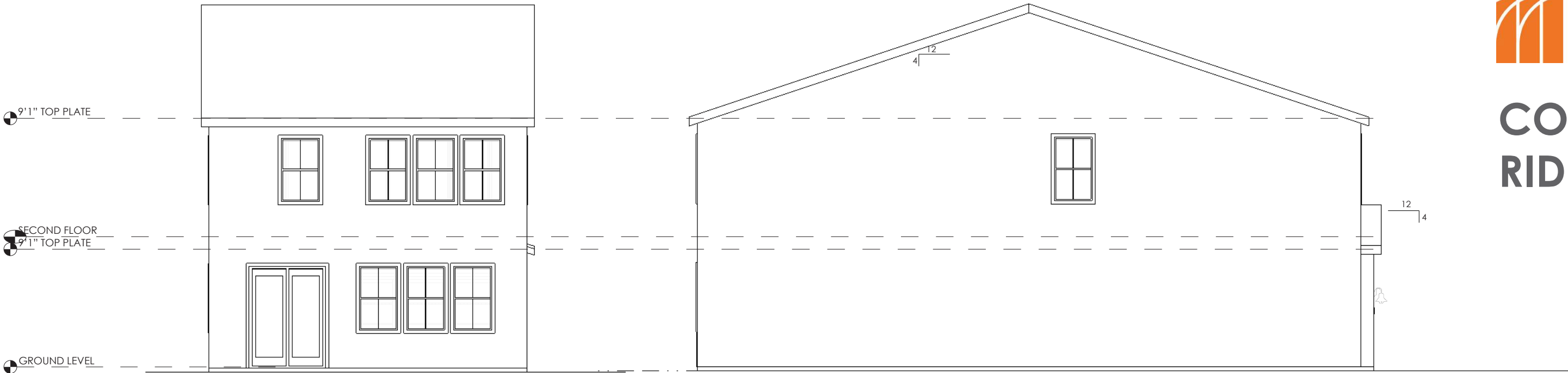
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3 RIGHT ELEVATION
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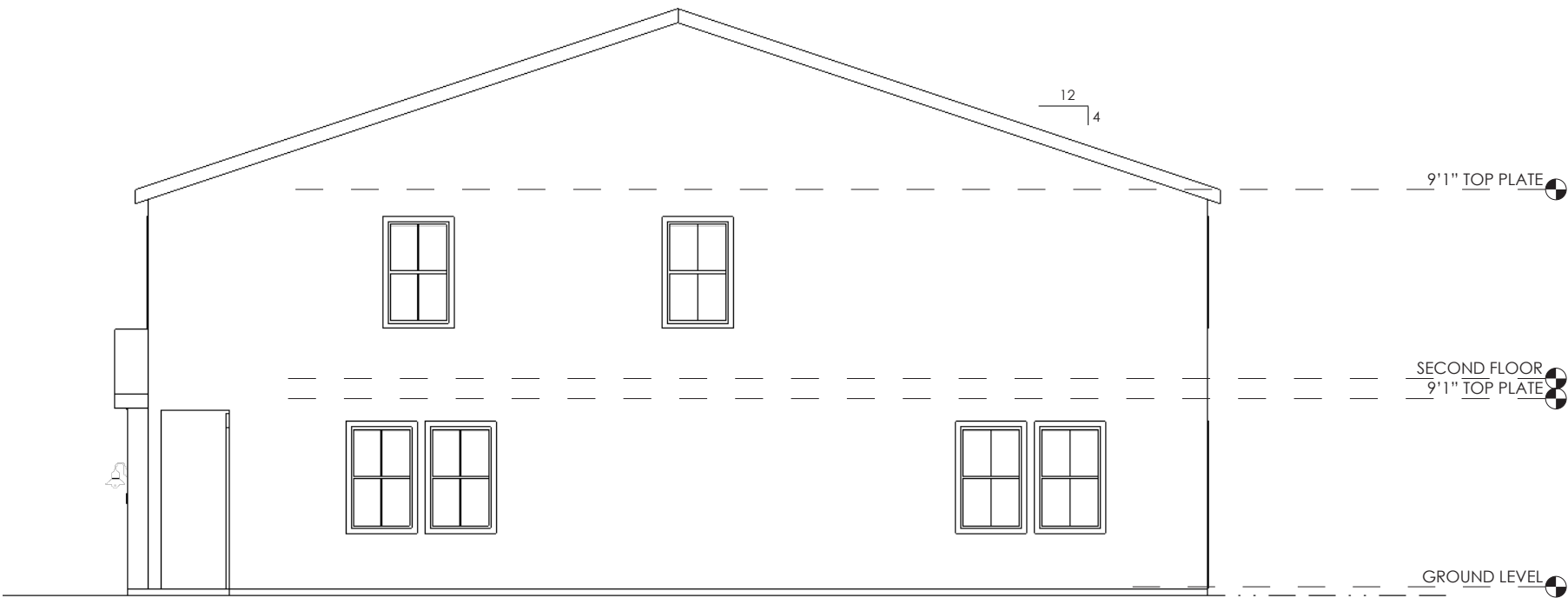
ELEVATIONS
PLAN 2





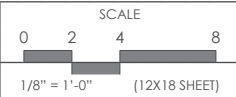
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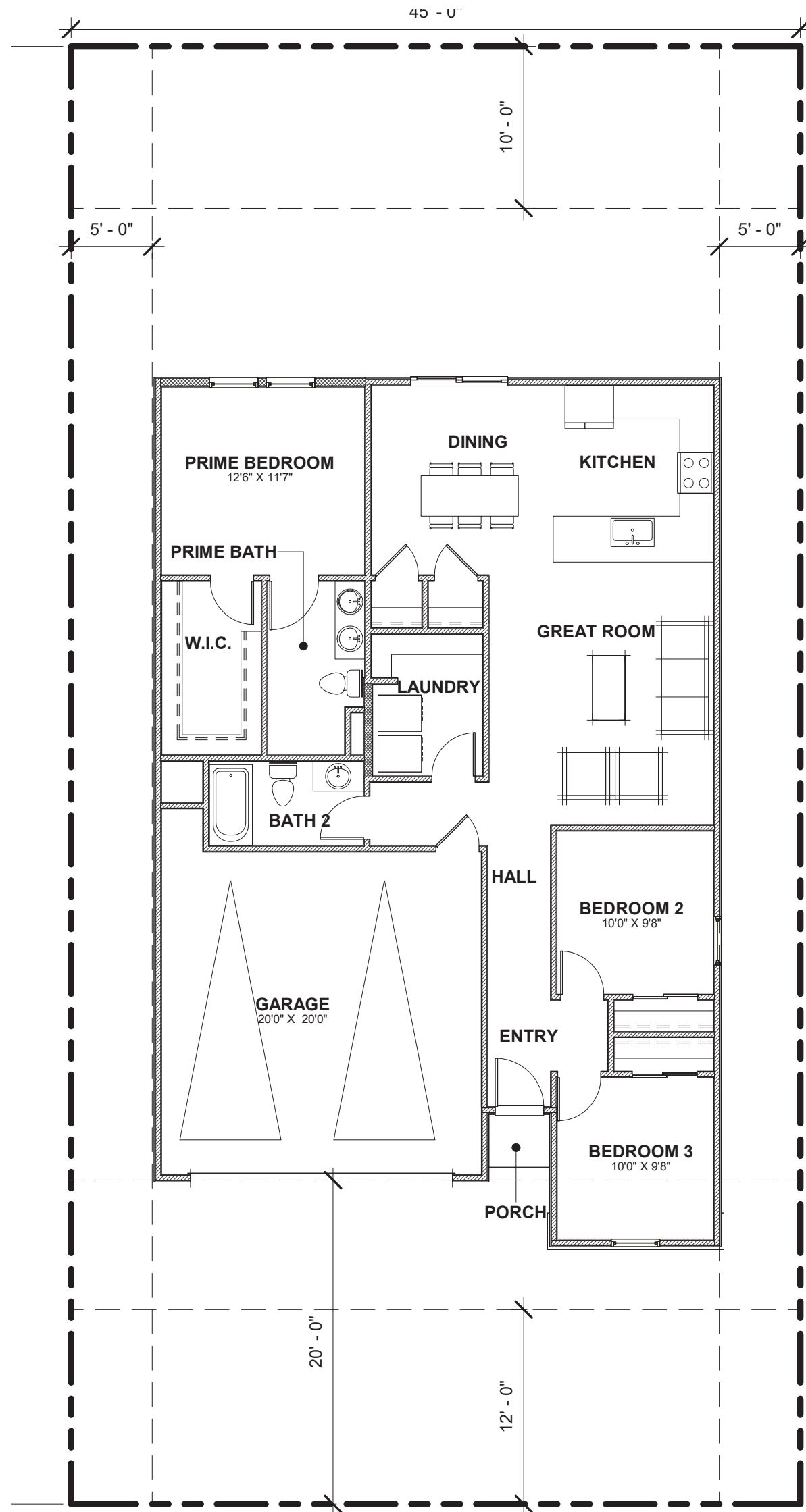
2 LEFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)



3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS
PLAN 3





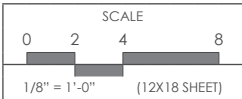
LENNAR®



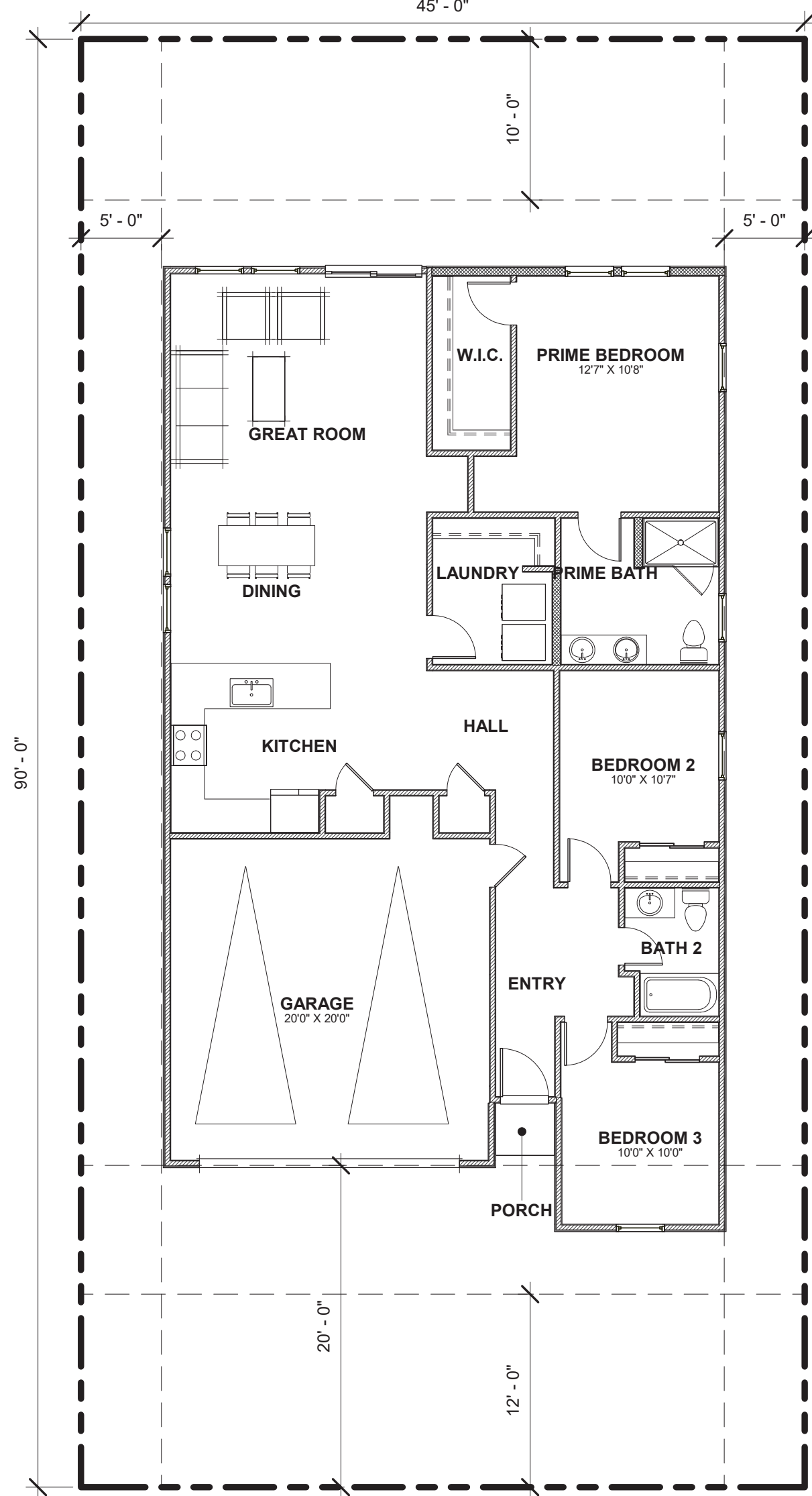
COPPER
RIDGE

HOUSE PLAN 1
TOTAL AREA: 1,341SF

FLOOR PLAN
“TREASURES”



18



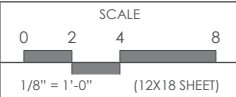
LENNAR®

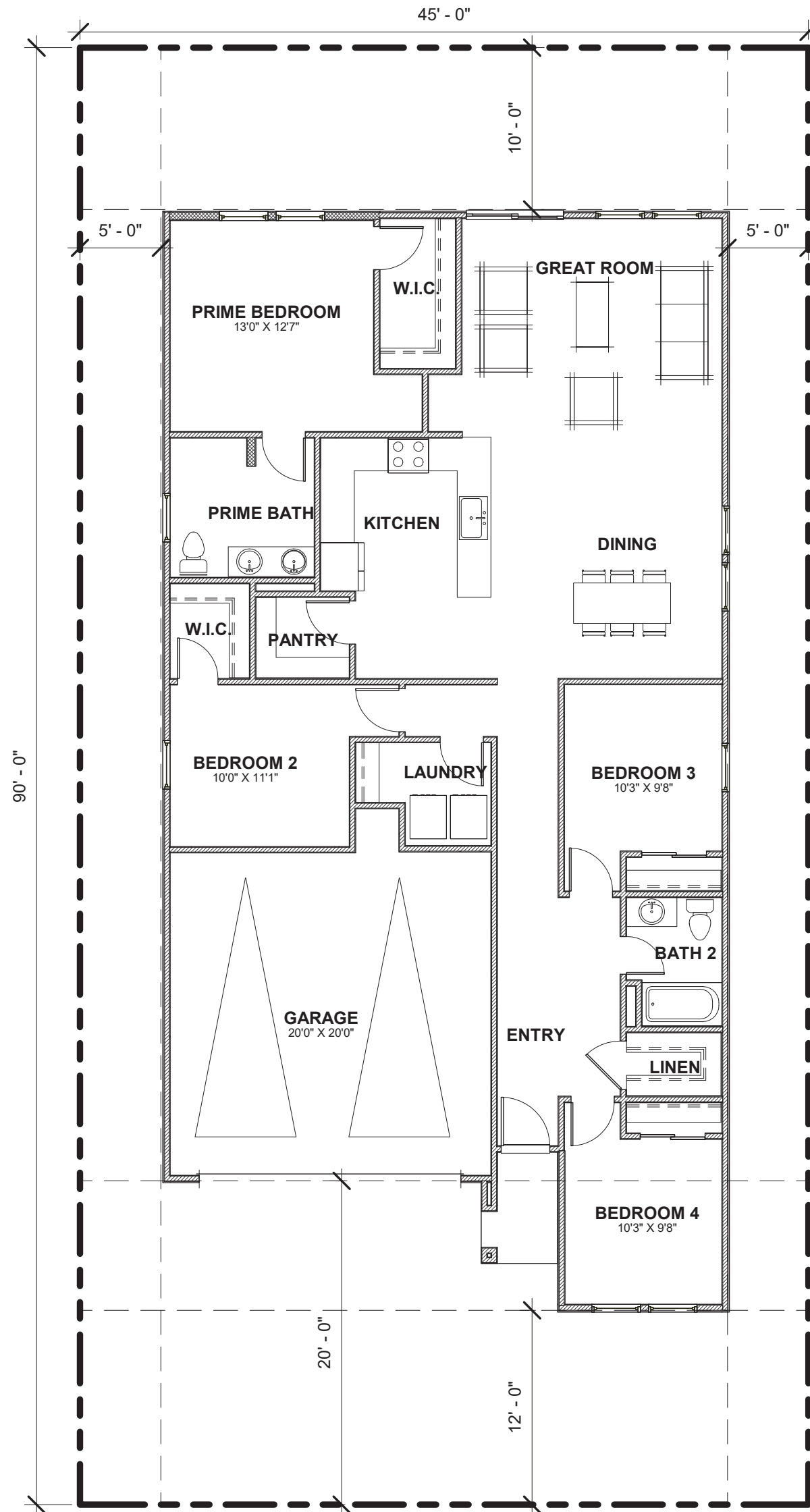


COPPER
RIDGE

HOUSE PLAN 2
TOTAL AREA: 1,564 SF

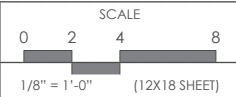
FLOOR PLAN
“TREASURES”





HOUSE PLAN 3
TOTAL AREA: 1,755 SF

FLOOR PLAN
“TREASURES”



COPPER
RIDGE



HOUSE PLAN 1
TOTAL AREA: 1,341SF

HOUSE PLAN 2
TOTAL AREA: 1,564 SF

HOUSE PLAN 3
TOTAL AREA: 1,755 SF

ELEVATIONS
“TRADITIONAL”

#3151-02-HS24
10 APRIL 2024

COPPER
RIDGE



HOUSE PLAN 1
TOTAL AREA: 1,341SF

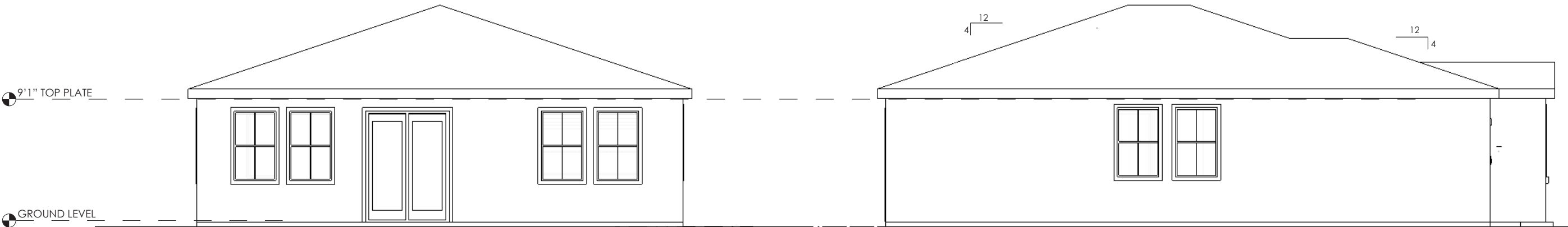
HOUSE PLAN 2
TOTAL AREA: 1,564 SF

HOUSE PLAN 3
TOTAL AREA: 1,755 SF

ELEVATIONS
“FARMHOUSE”

#3151-02-HS24
10 APRIL 2024

COPPER
RIDGE



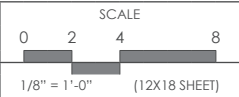
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1/8" = 1'-0" (12 X 18 SHEET)

2 LEFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

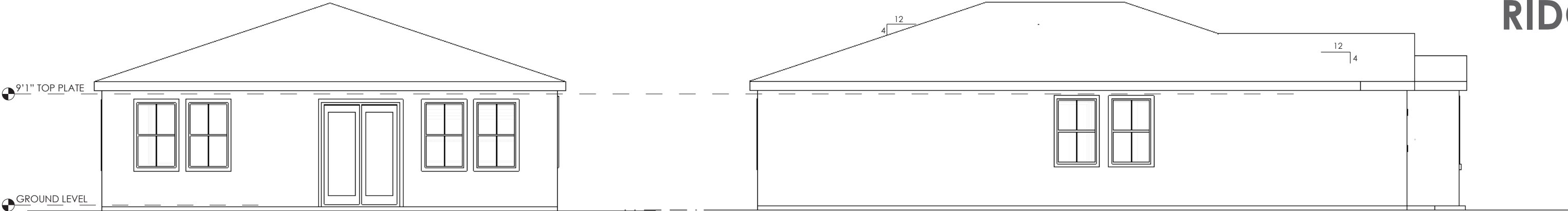


3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS
PLAN 1



COPPER
RIDGE



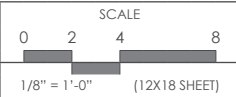
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1/8" = 1'-0" (12 X 18 SHEET)

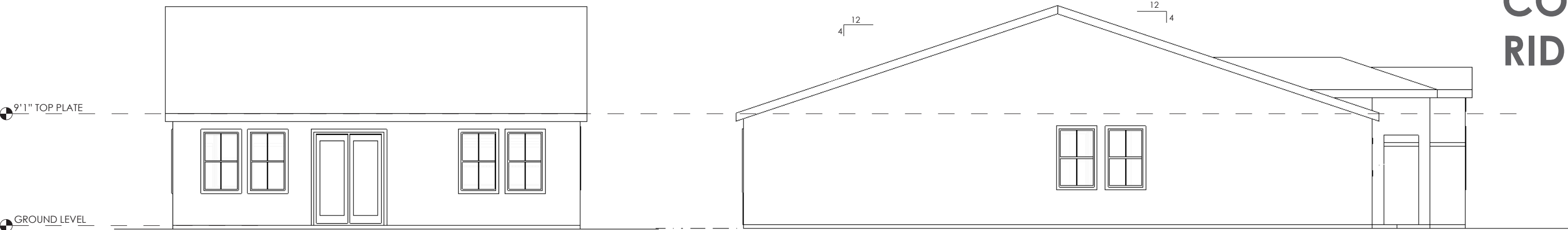
2 LEFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)



3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

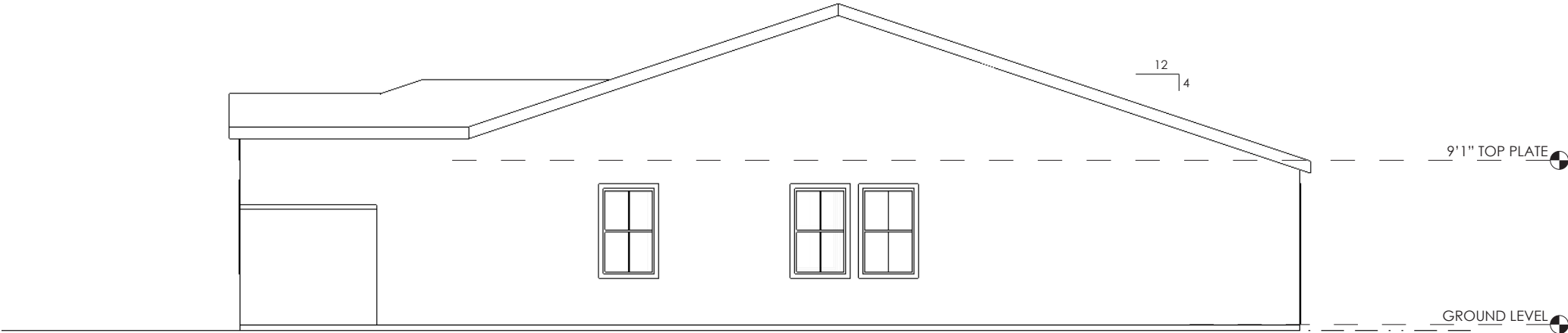
ELEVATIONS
PLAN 2





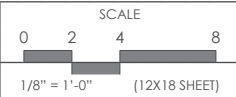
1 REAR ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

2 LEFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)



3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS
PLAN 3





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A - STYLE



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B - STYLE

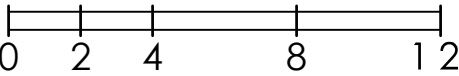


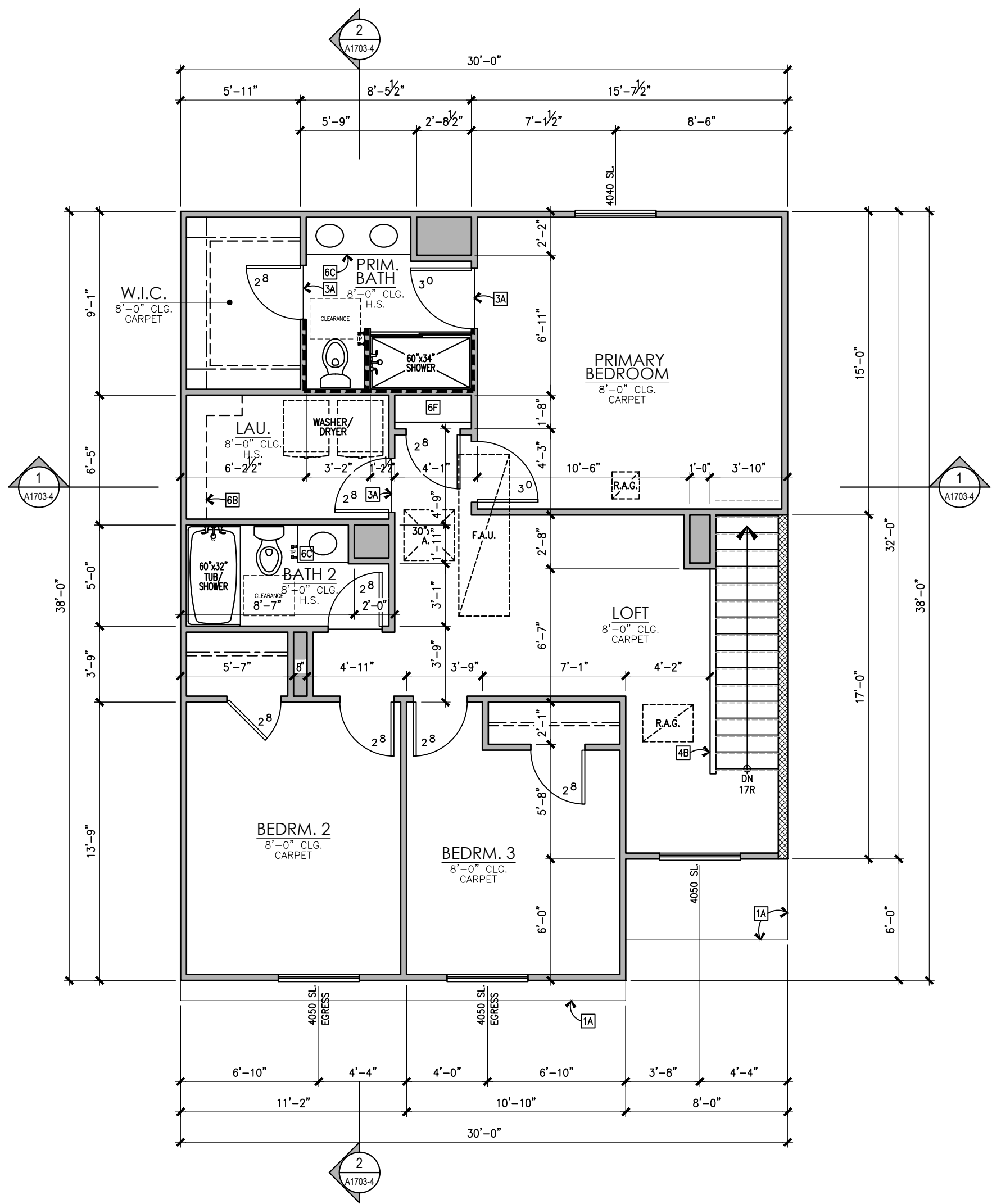
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - STYLE

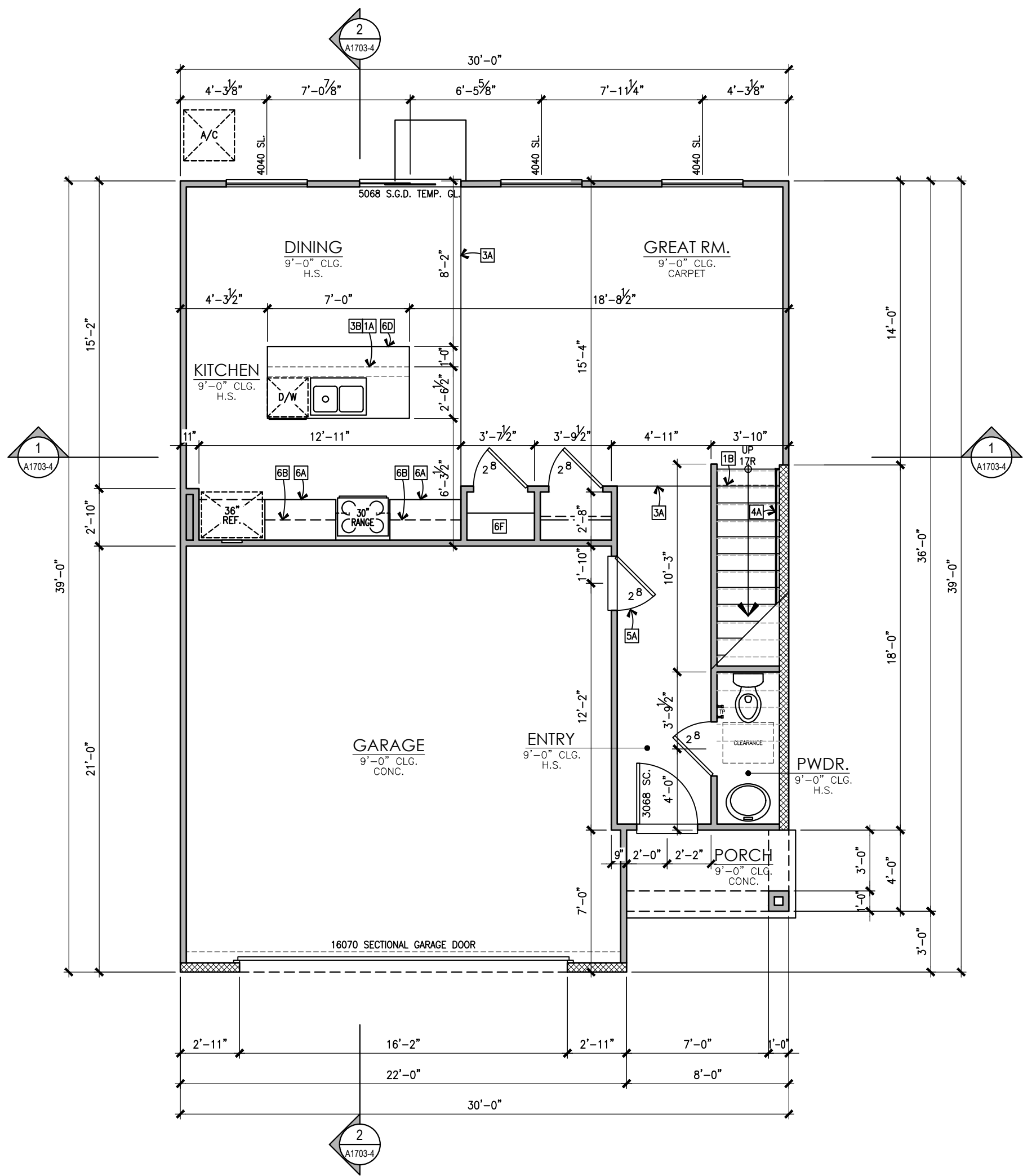
L017 JOYCE (1703)
FRONT ELEVATIONS

CENTRAL VALLEY 30'
CALIFORNIA
09/18/24





SECOND FLOOR



FIRST FLOOR

PLAN 1
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	653 SQ. FT.
SECOND FLOOR AREA	1,050 SQ. FT.
TOTAL DWELLING	1,703 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	461 SQ. FT.
PORCH "A"	32 SQ. FT.

L017 JOYCE (1703)
3 BEDROOM, 2.5 BATH, LOFT
FLOOR PLAN

CENTRAL VALLEY 30'
CALIFORNIA
09/18/24

LENNAR

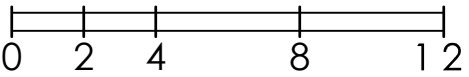
Kevin L. Crook
Architect
Inc

PLANNING + ARCHITECTURE

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Plot Date: Oct 02, 2024

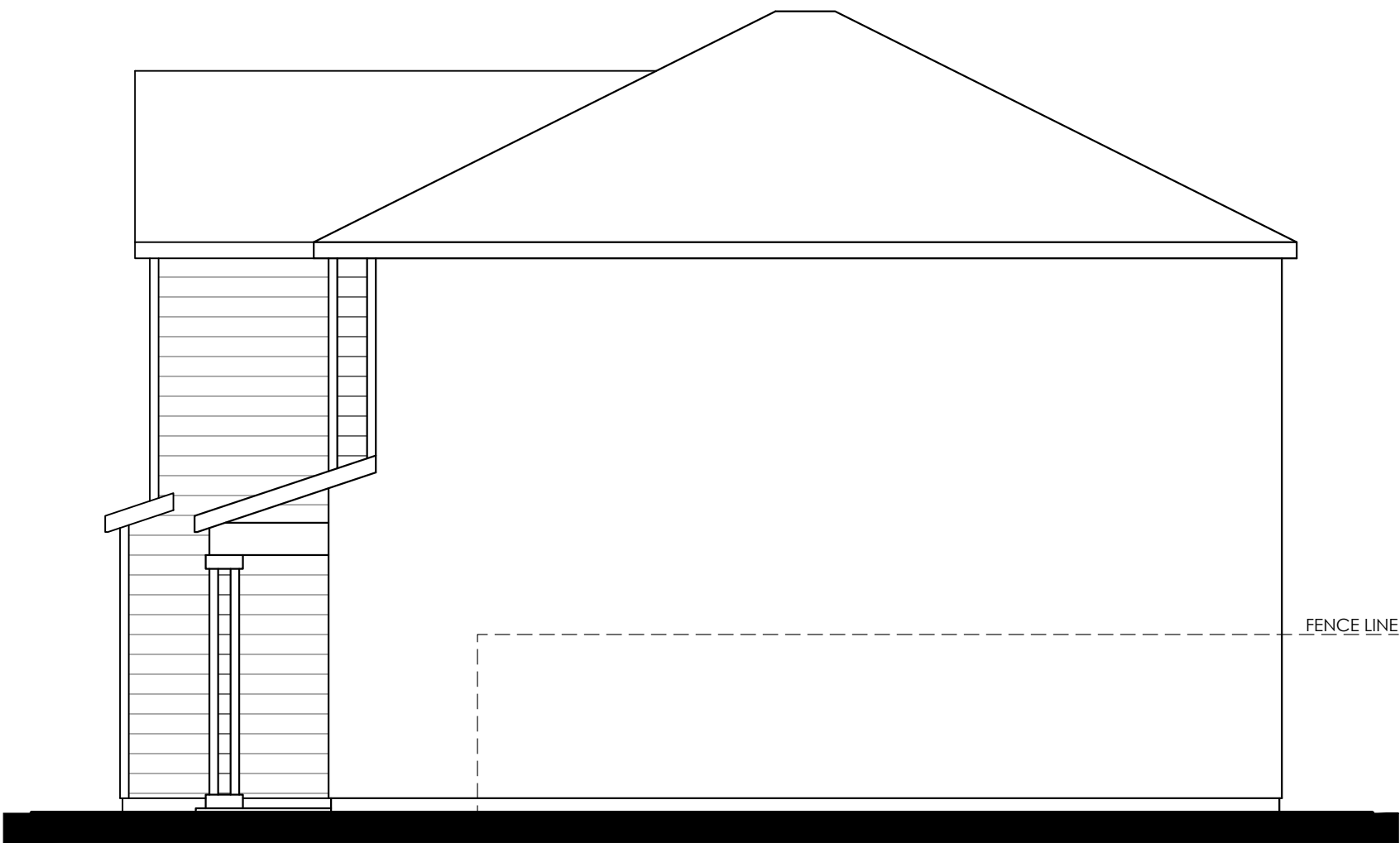
Drawn By: NamPage 561 of 1117





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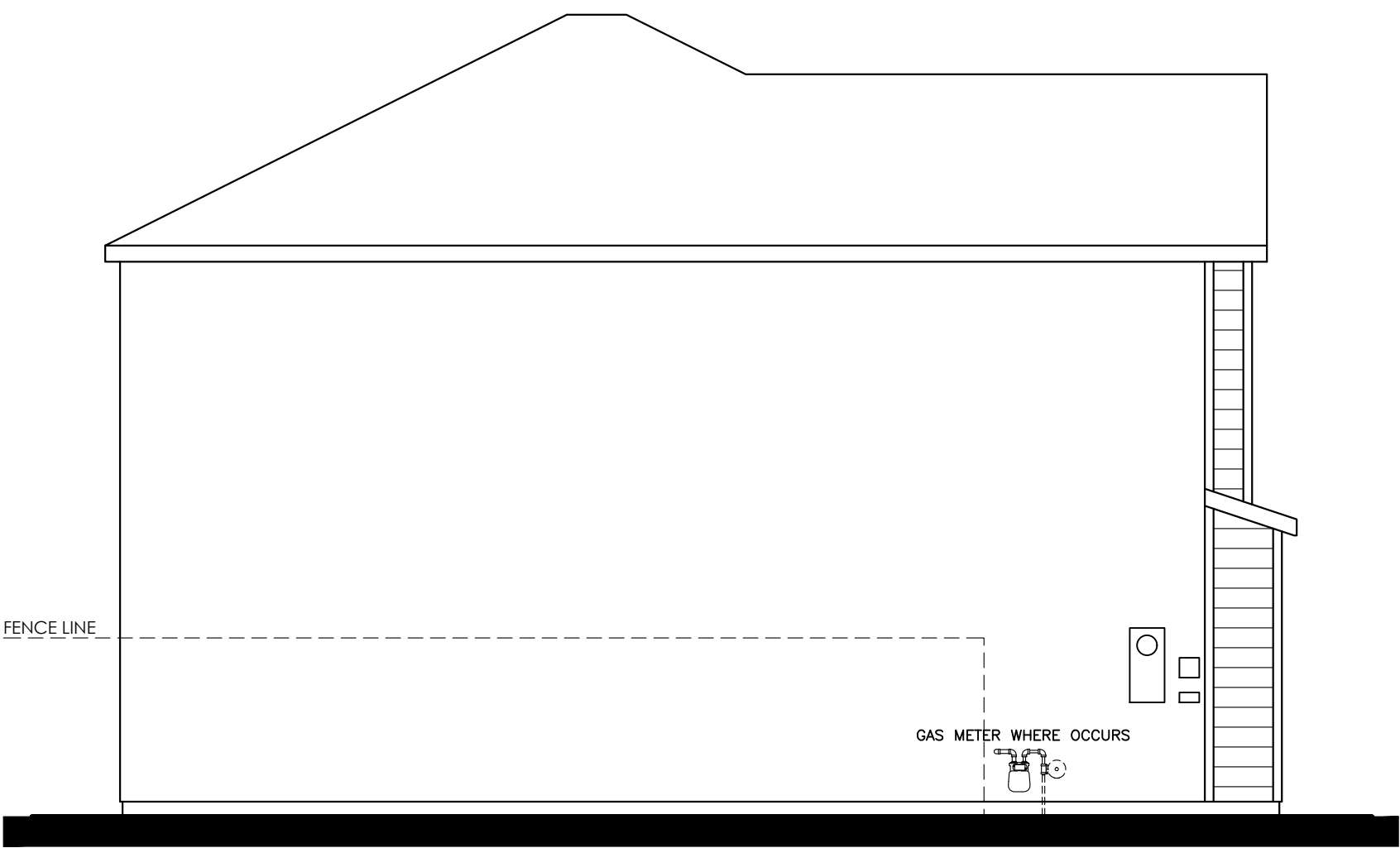
FRONT



RIGHT



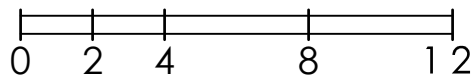
REAR



LEFT

L017 JOYCE (1703)
"A" -STYLE- ELEVATIONS

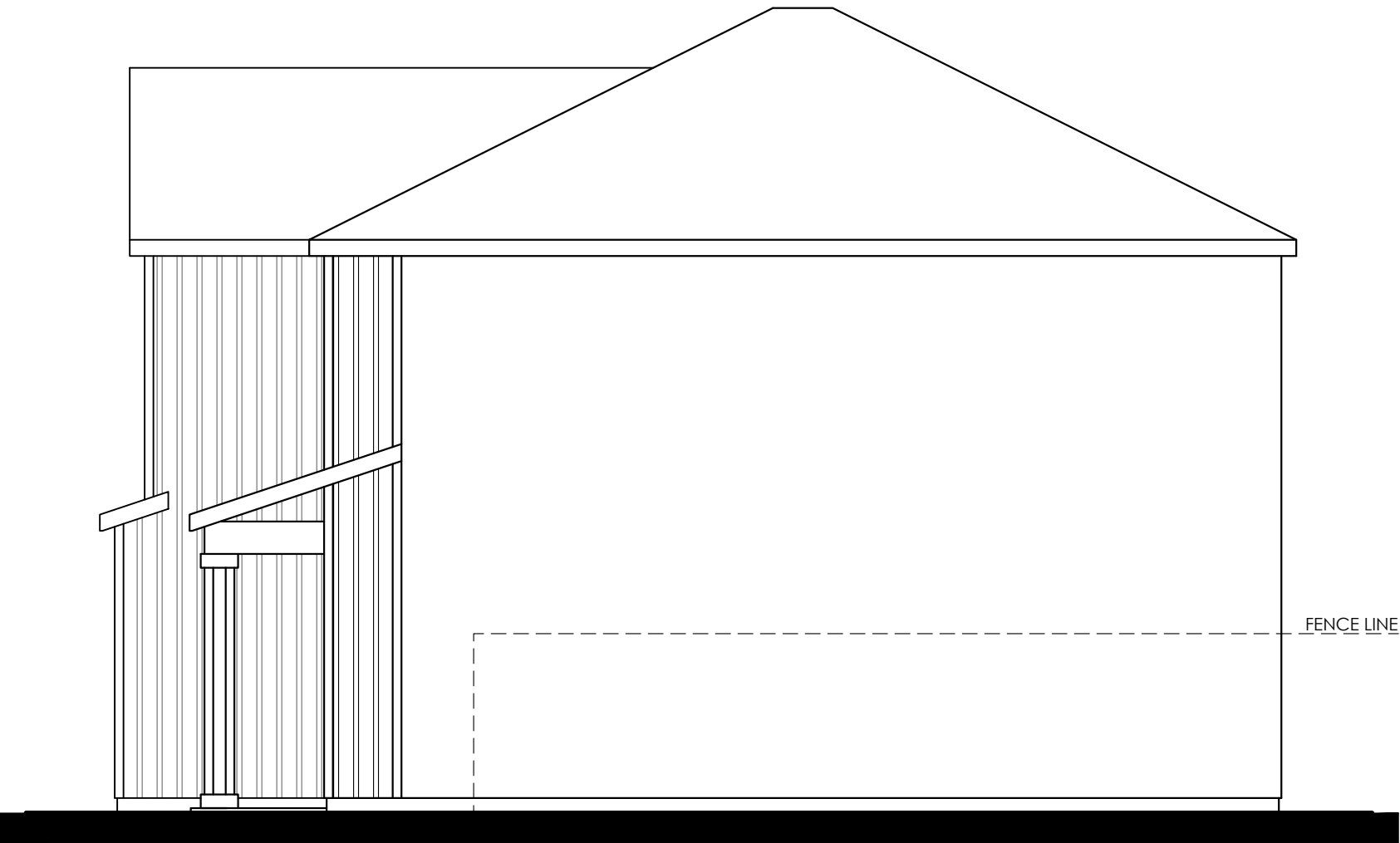
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24





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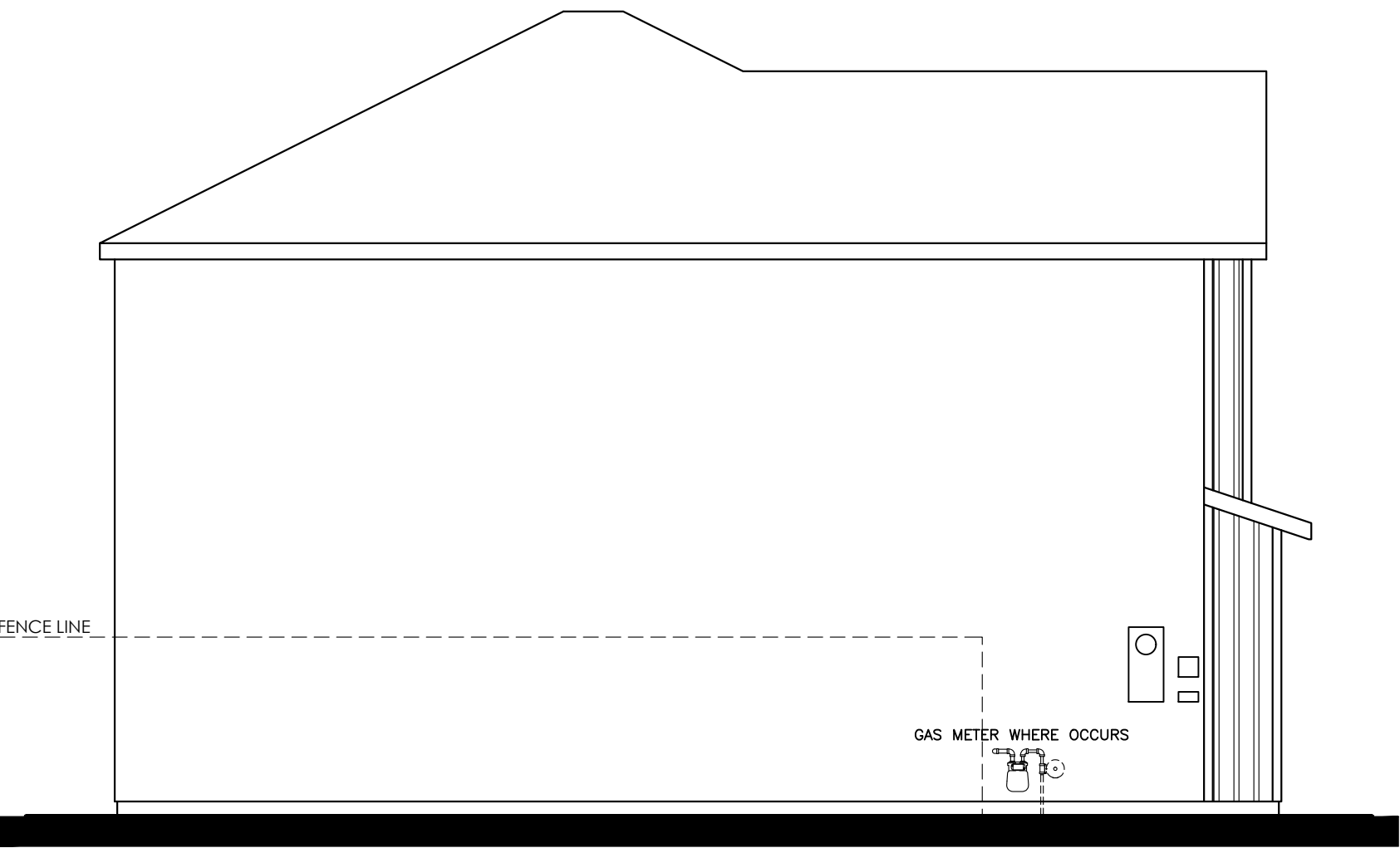
FRONT



RIGHT



REAR



LEFT

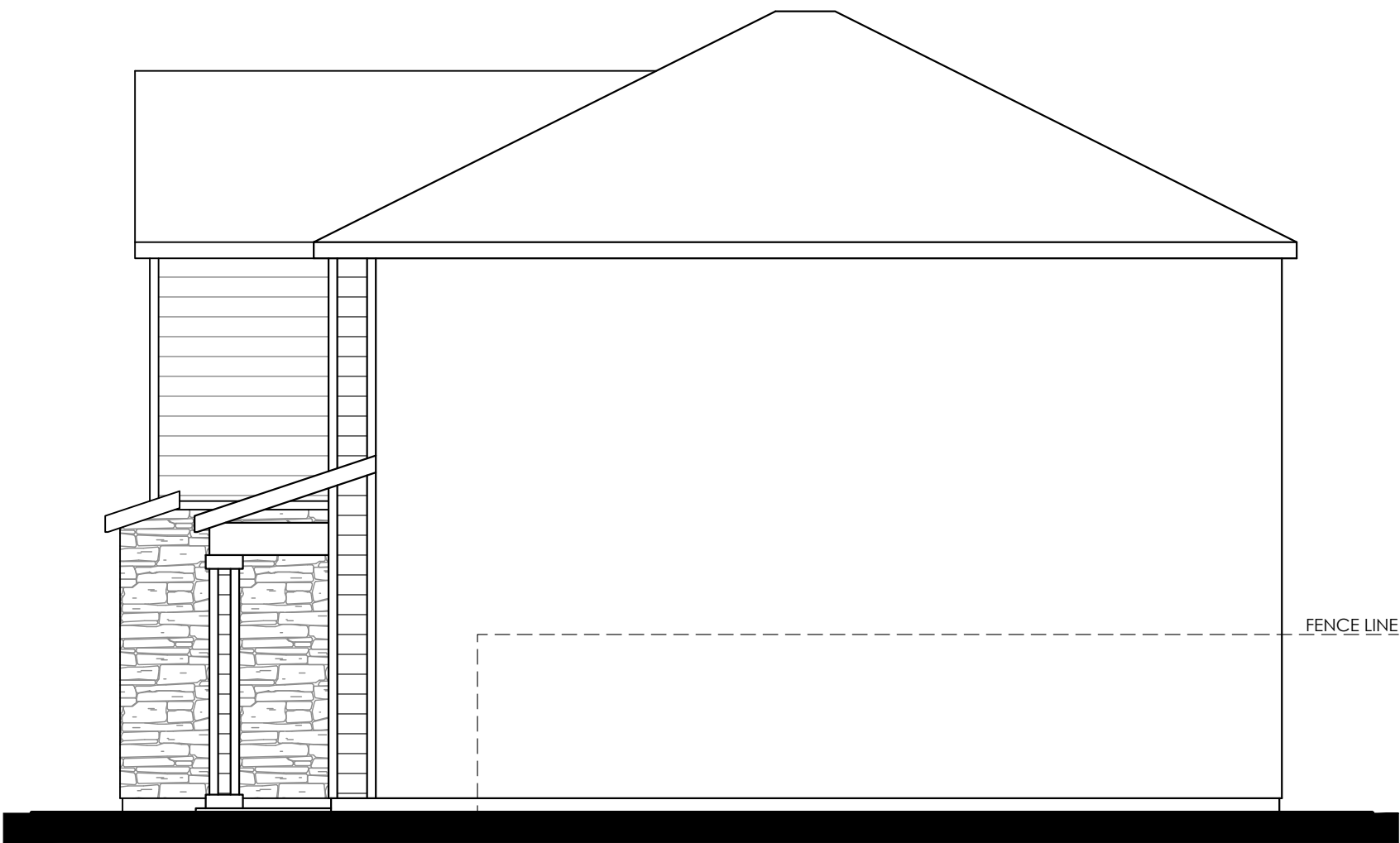
L017 JOYCE (1703)
"B" -STYLE- ELEVATIONS

CENTRAL VALLEY 30'
CALIFORNIA
09/18/24



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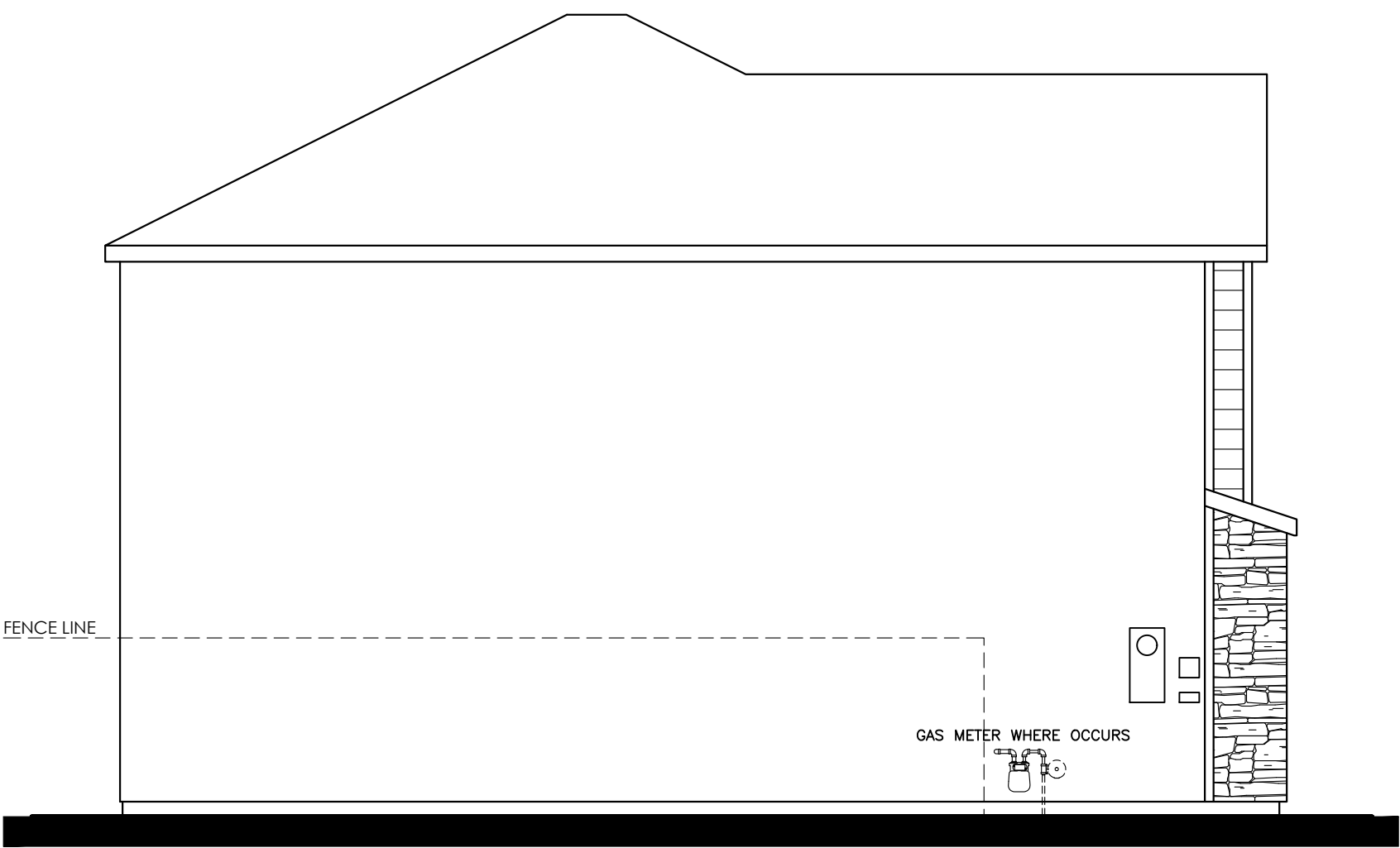
FRONT



RIGHT

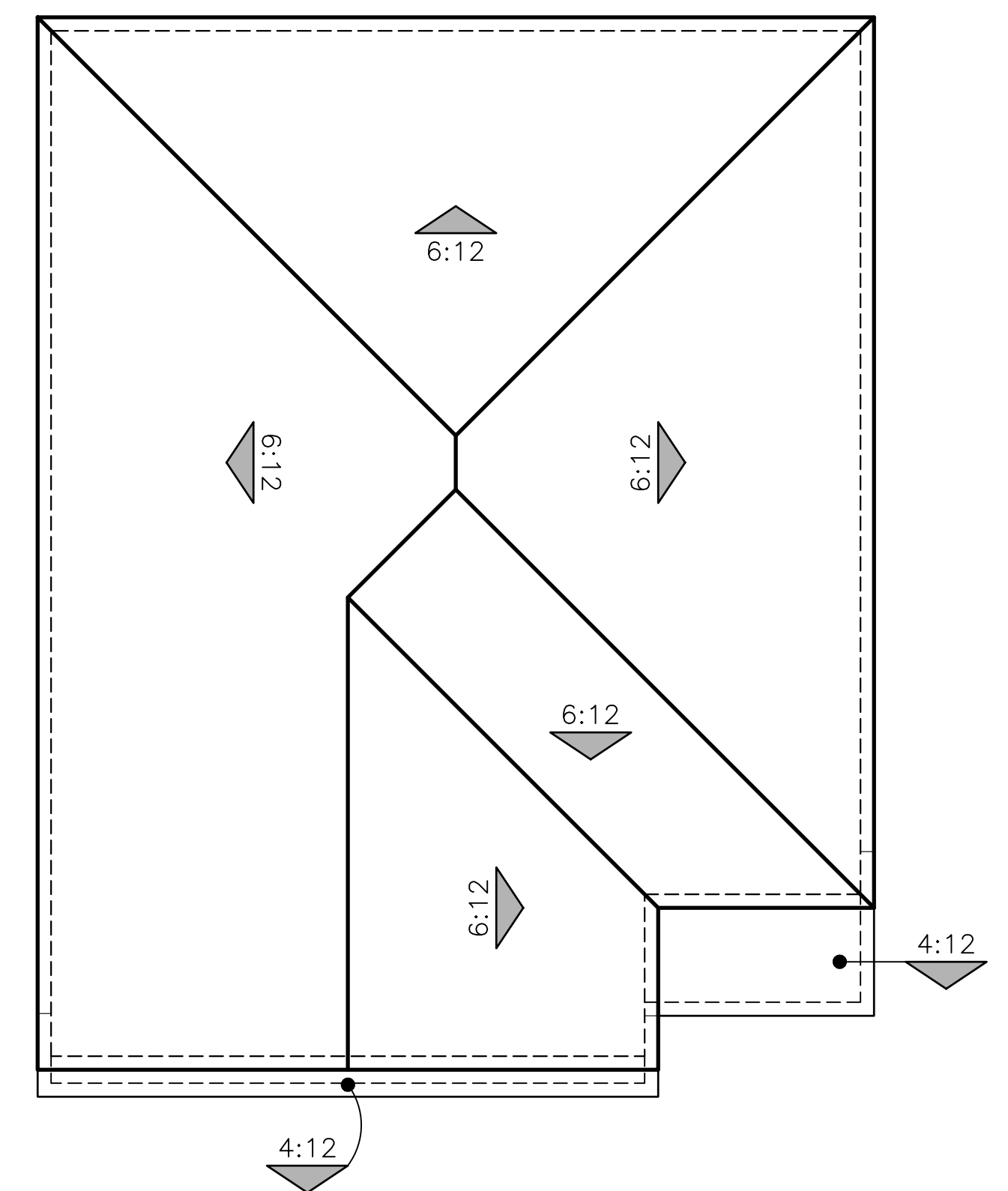
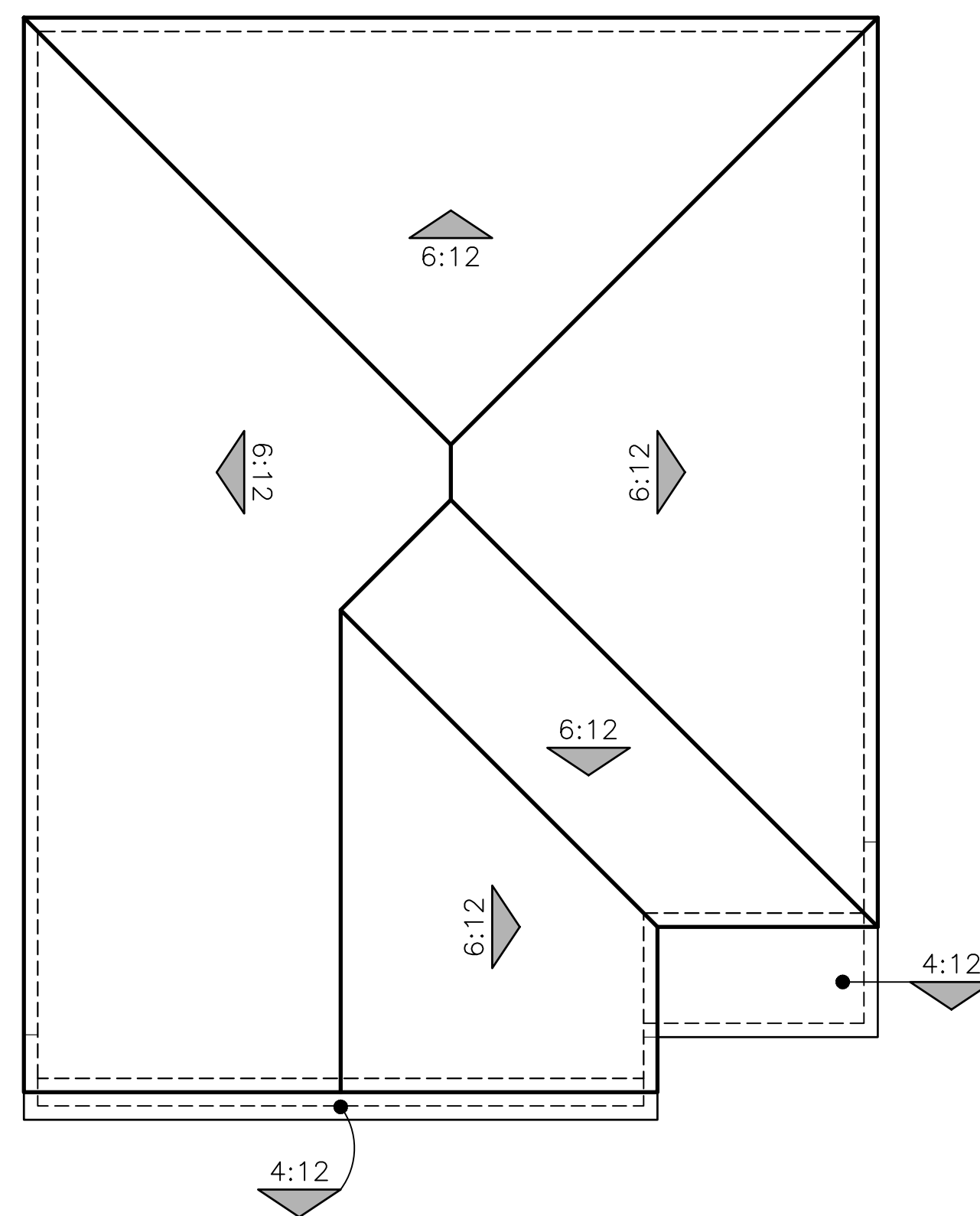
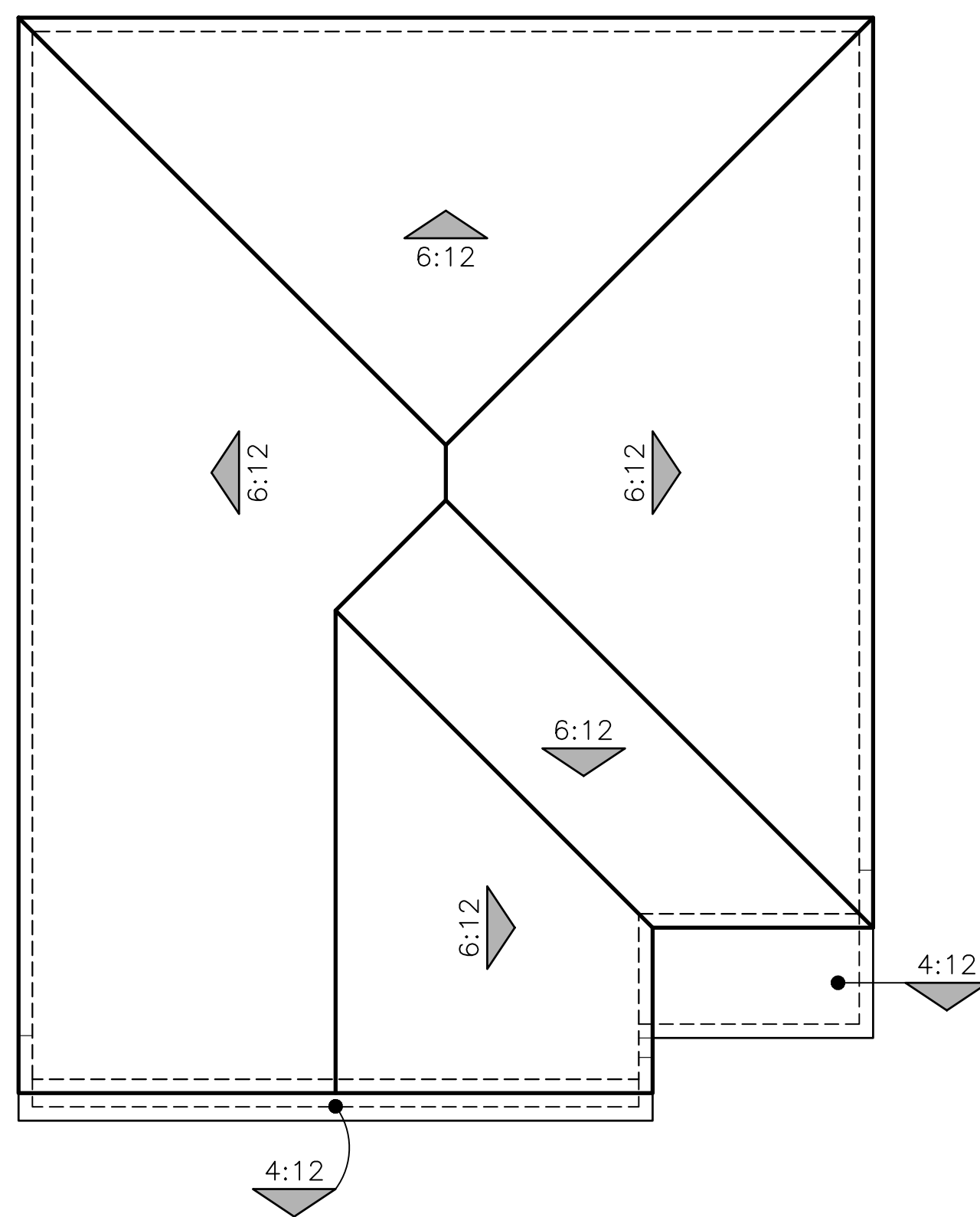


REAR



LEFT

L017 JOYCE (1703)
"C" -STYLE- ELEVATIONS
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24



L017 JOYCE (1703)
ROOF PLANS

CENTRAL VALLEY 30'
CALIFORNIA
09/18/24





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A - STYLE



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - STYLE

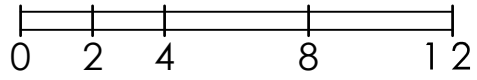


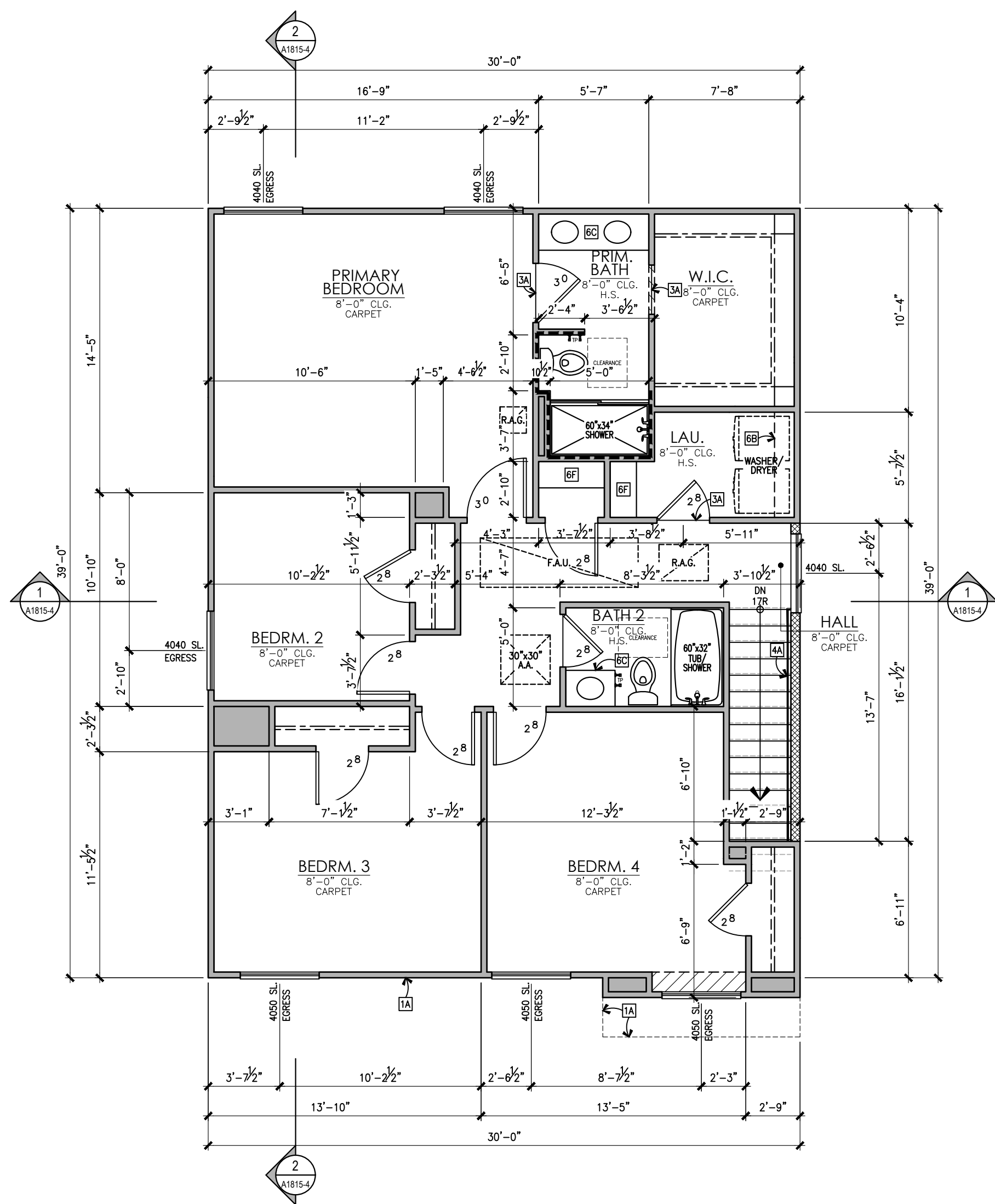
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C - STYLE

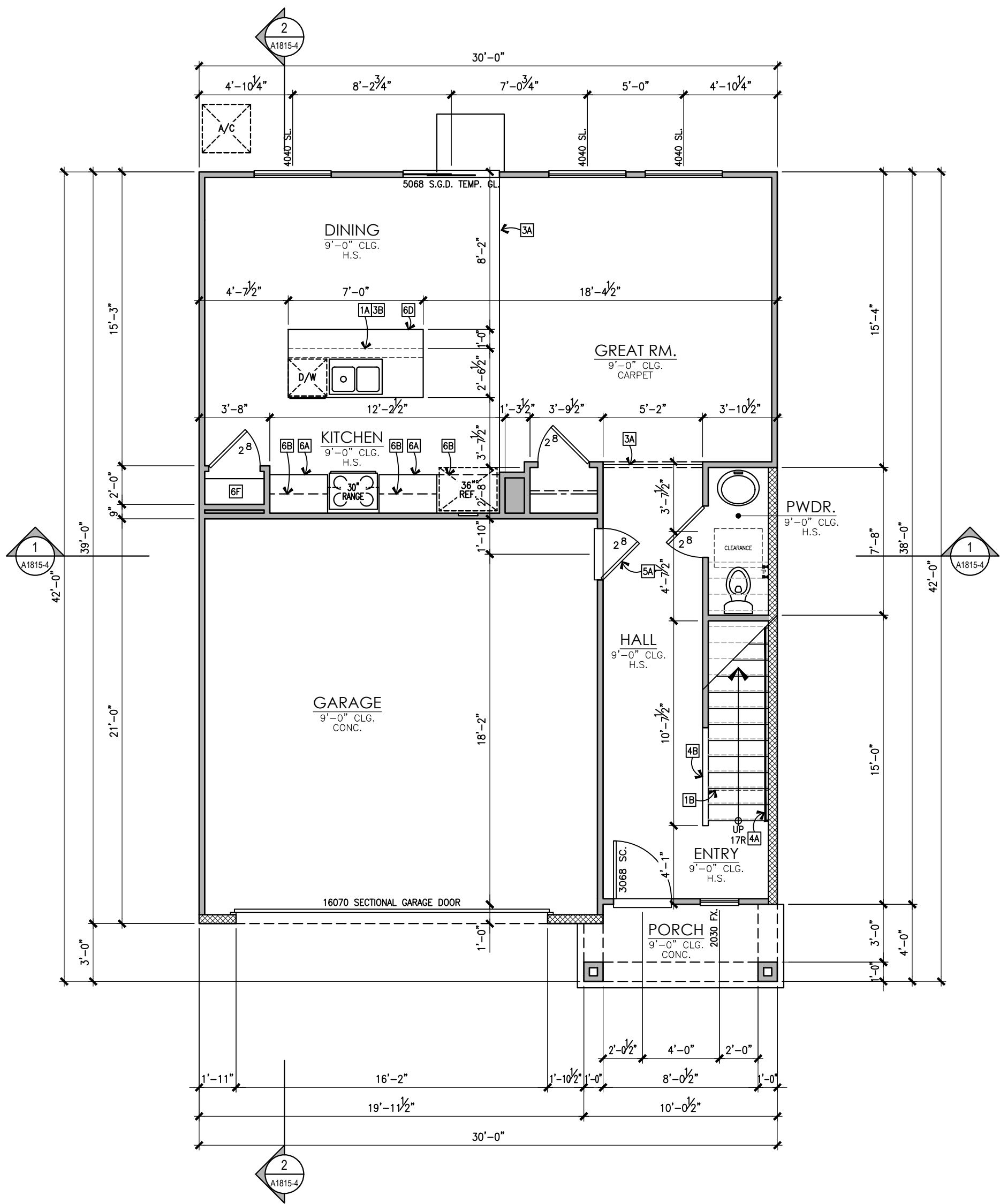
L016 VAIL (1855)
FRONT ELEVATIONS

CENTRAL VALLEY 30'
CALIFORNIA
09/18/24





SECOND FLOOR



FIRST FLOOR

PLAN 2 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	727 SQ. FT.
SECOND FLOOR AREA	1,128 SQ. FT.
TOTAL DWELLING	1,855 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	434 SQ. FT.
PORCH "A"	39 SQ. FT.

L016 VAIL (1855)
4 BEDROOM, 2.5 BATH
FLOOR PLAN

CENTRAL VALLEY 30'
CALIFORNIA
09/18/24



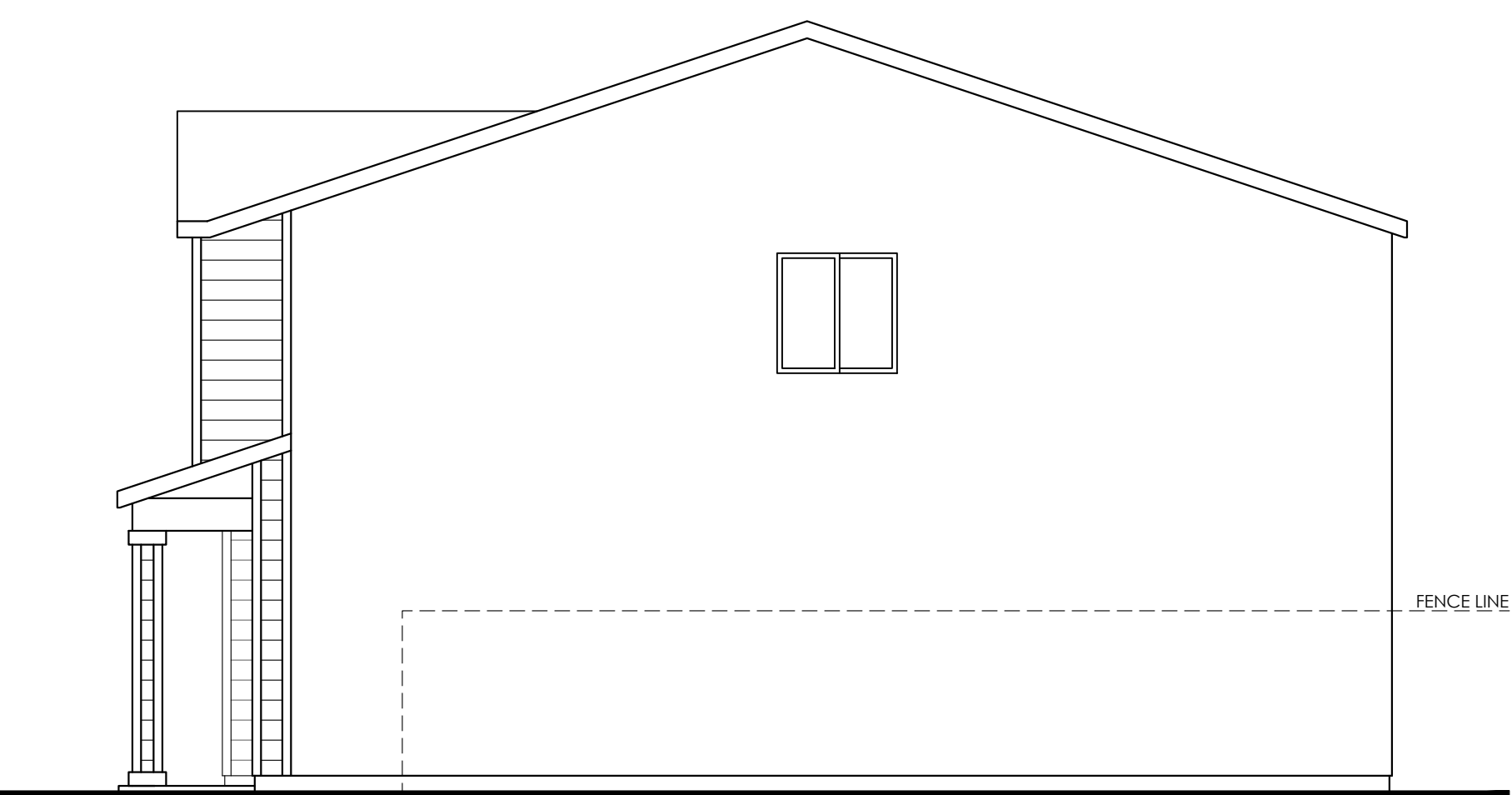
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Plot Date: Oct 02, 2024
Drawn By: NormPage 567 of 1117

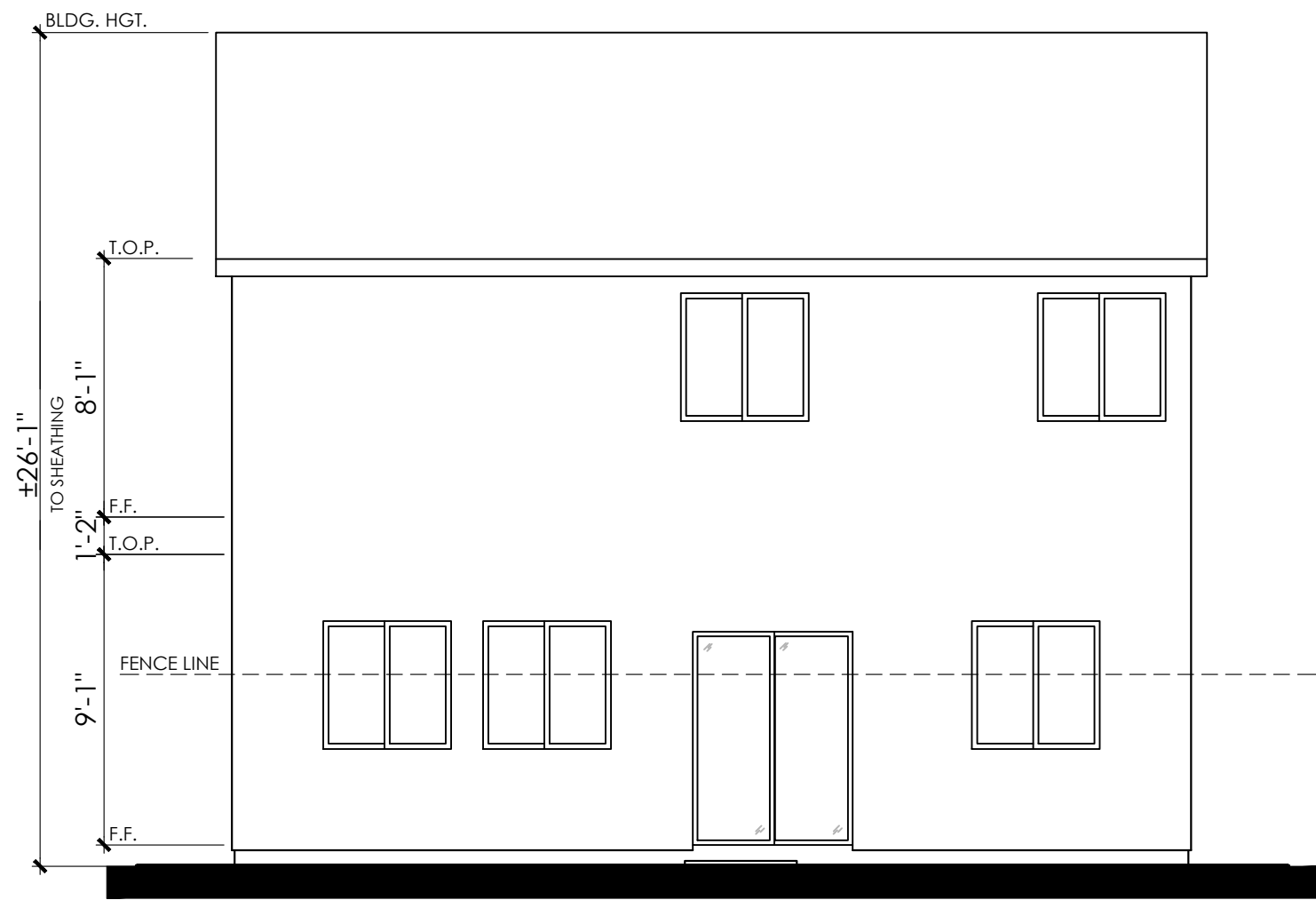


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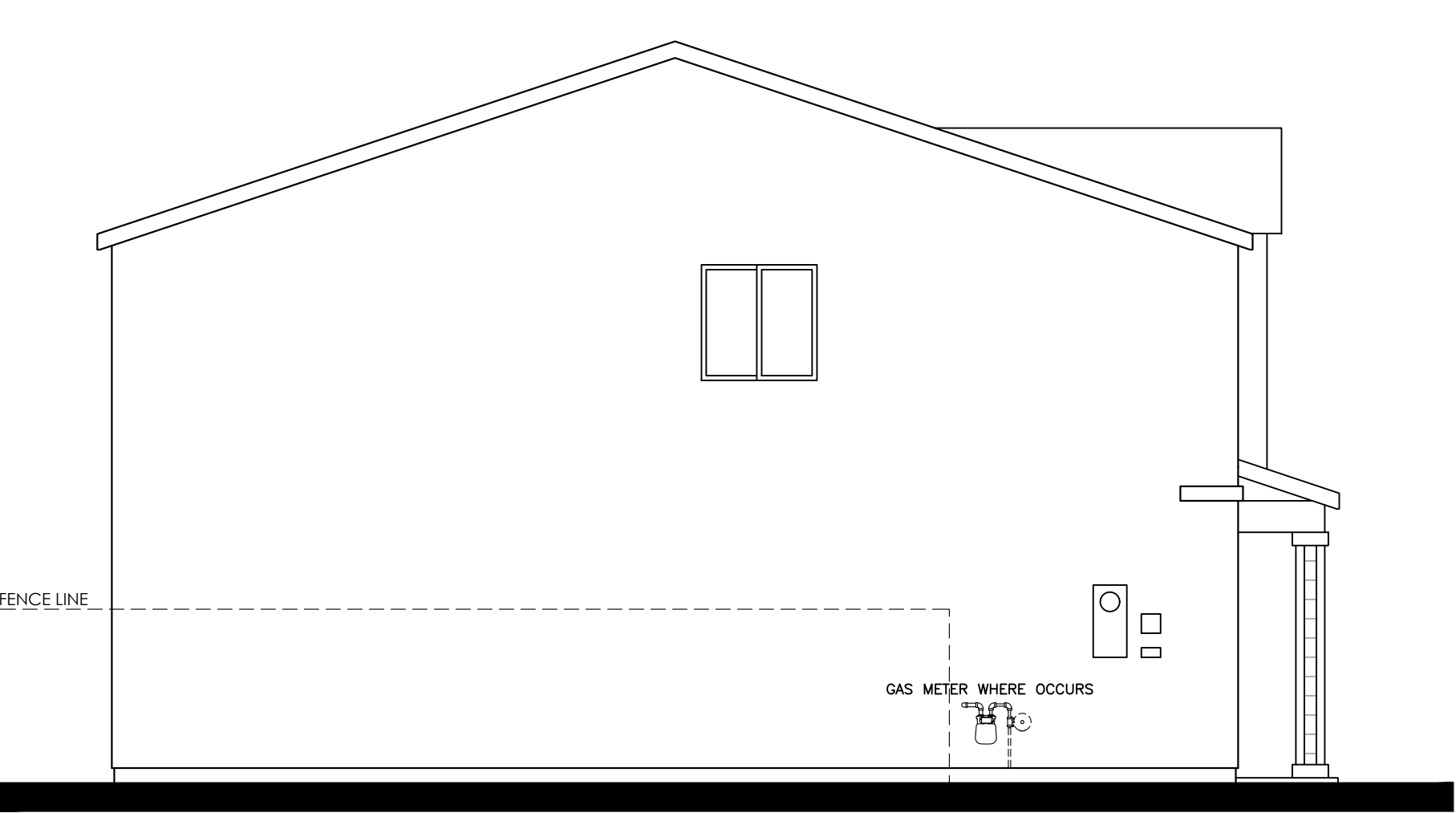
FRONT



RIGHT



REAR



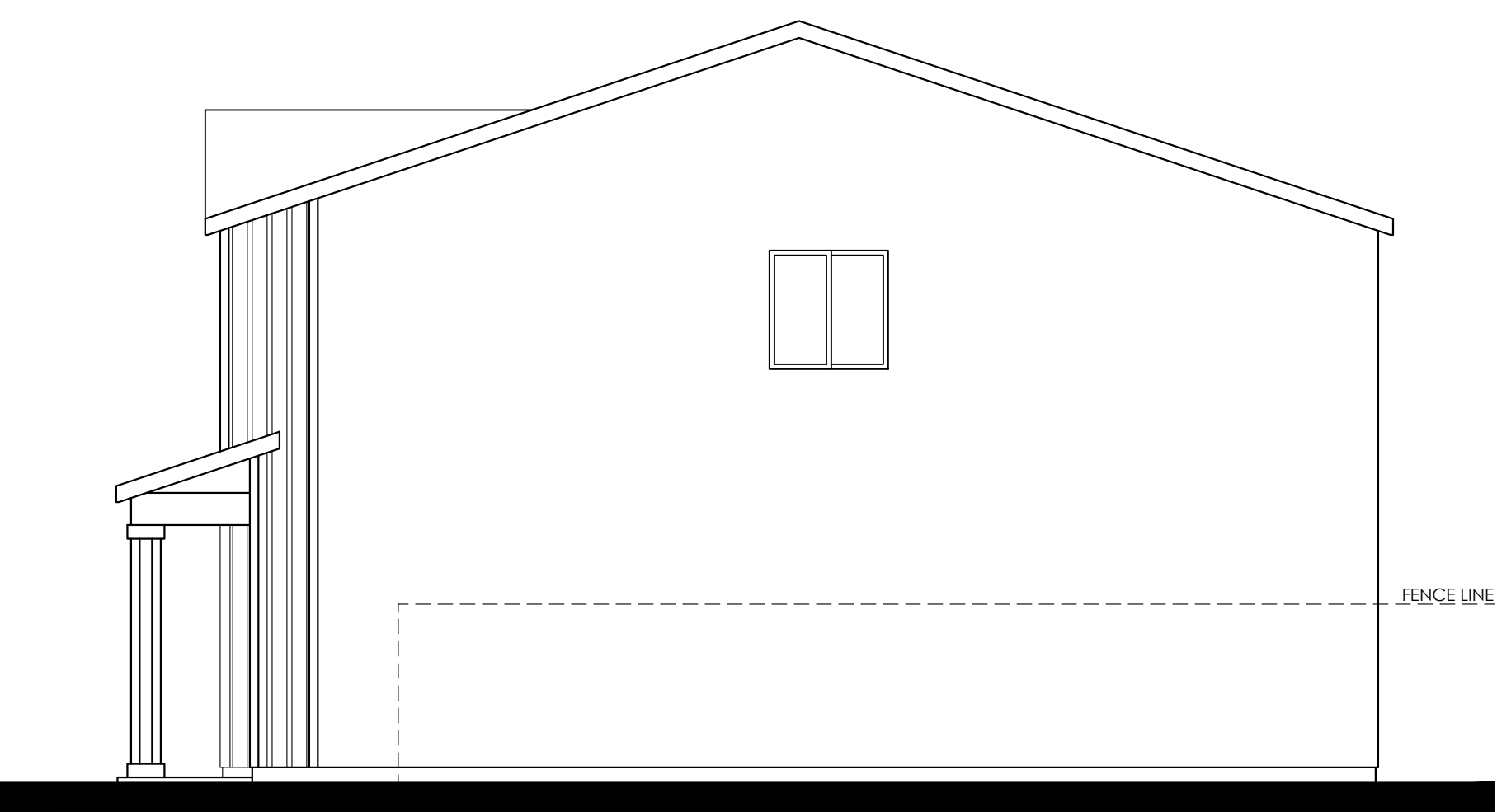
LEFT

L016 VAIL (1855)
"A" -STYLE- ELEVATIONS
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24

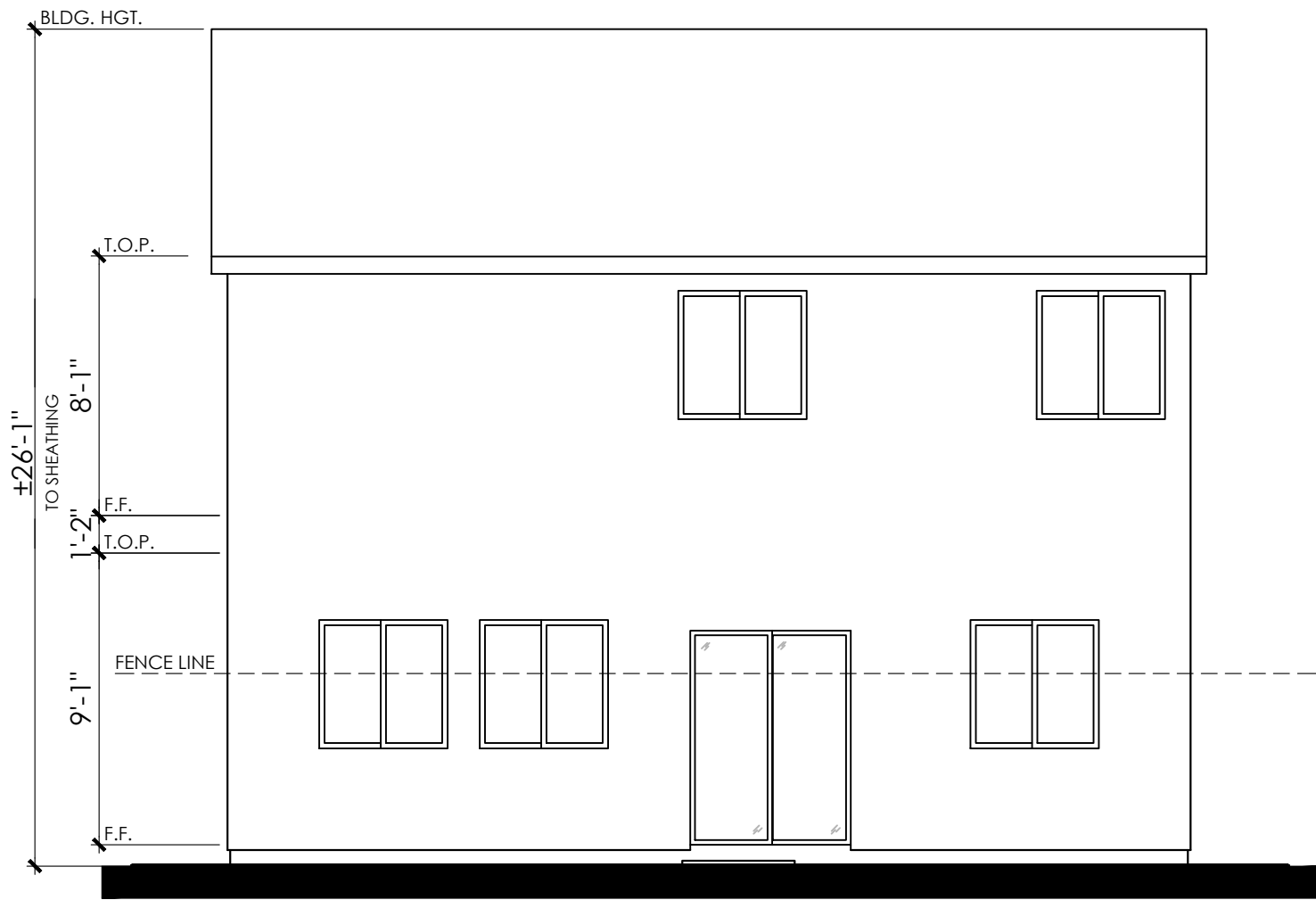


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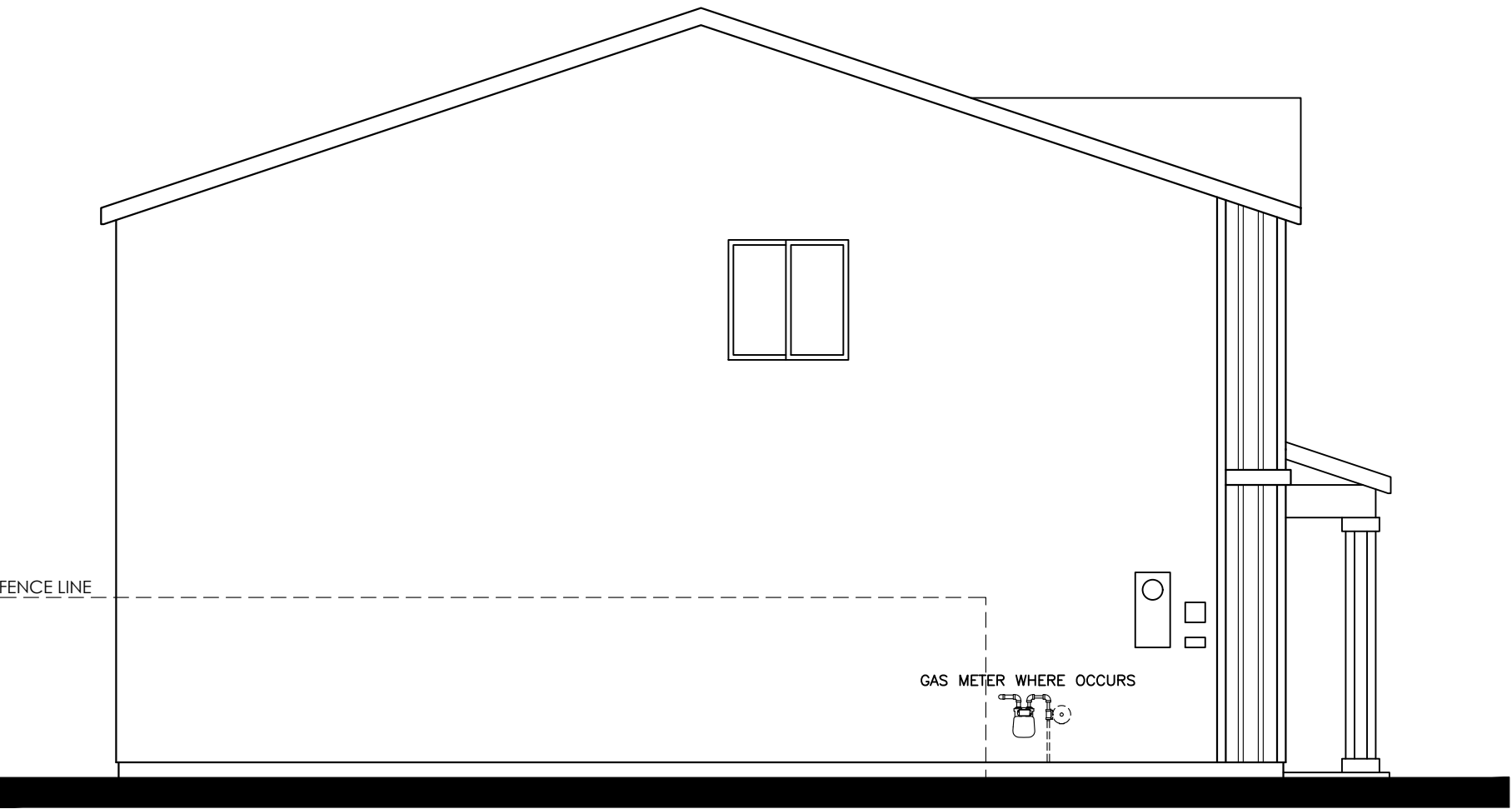
FRONT



RIGHT



REAR



LEFT

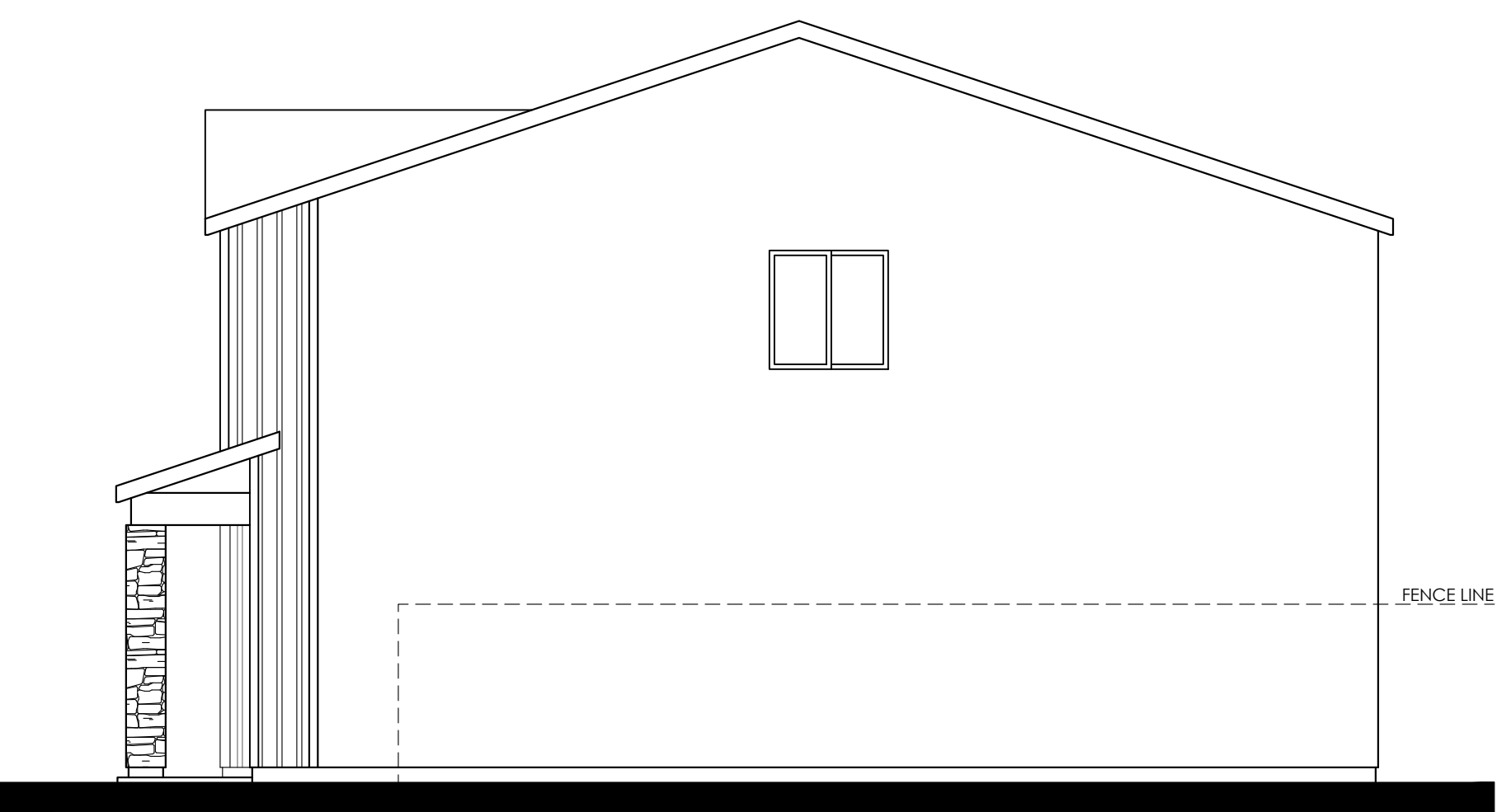
L016 VAIL (1855)
"B" -STYLE- ELEVATIONS

CENTRAL VALLEY 30'
CALIFORNIA
09/18/24

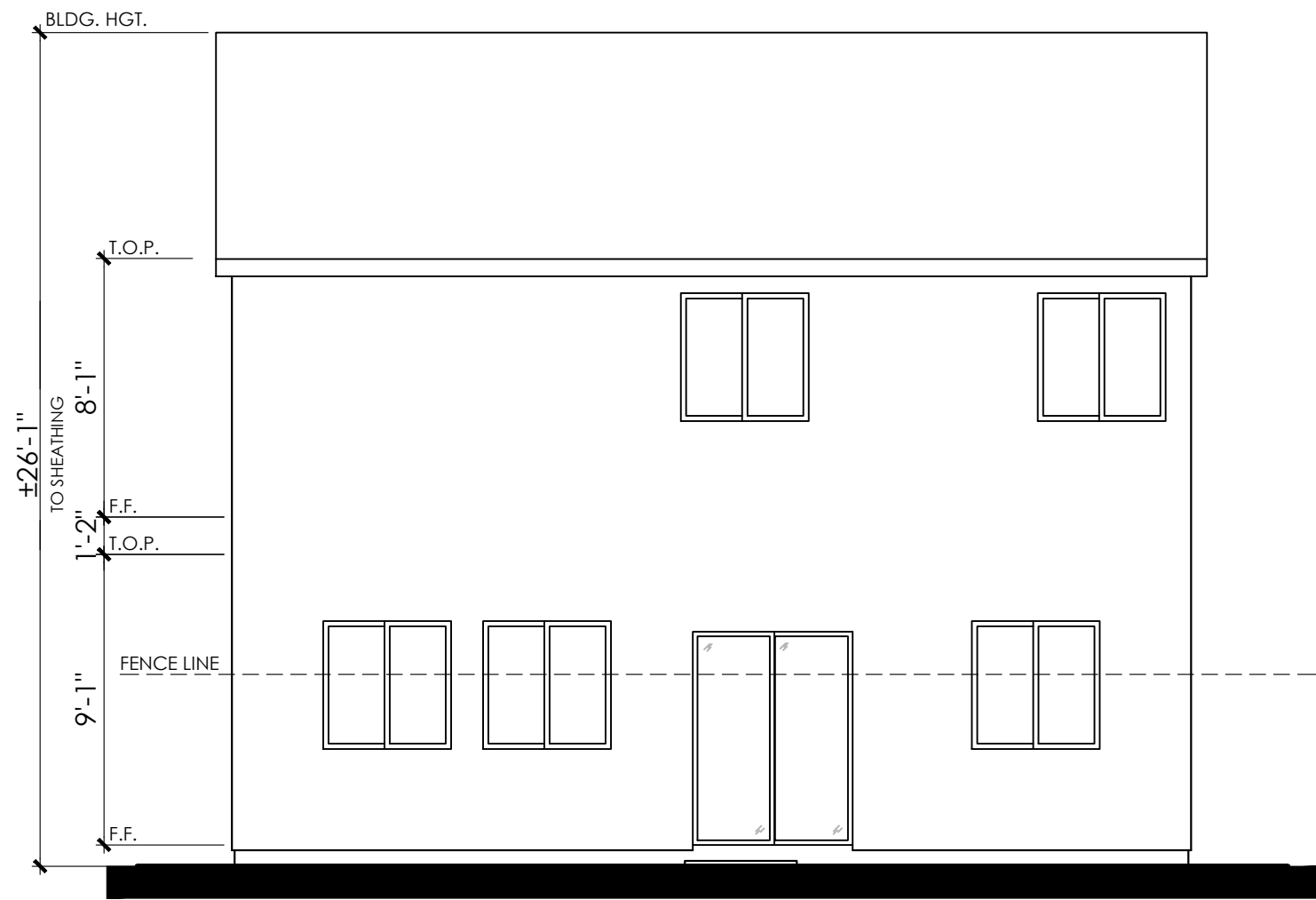


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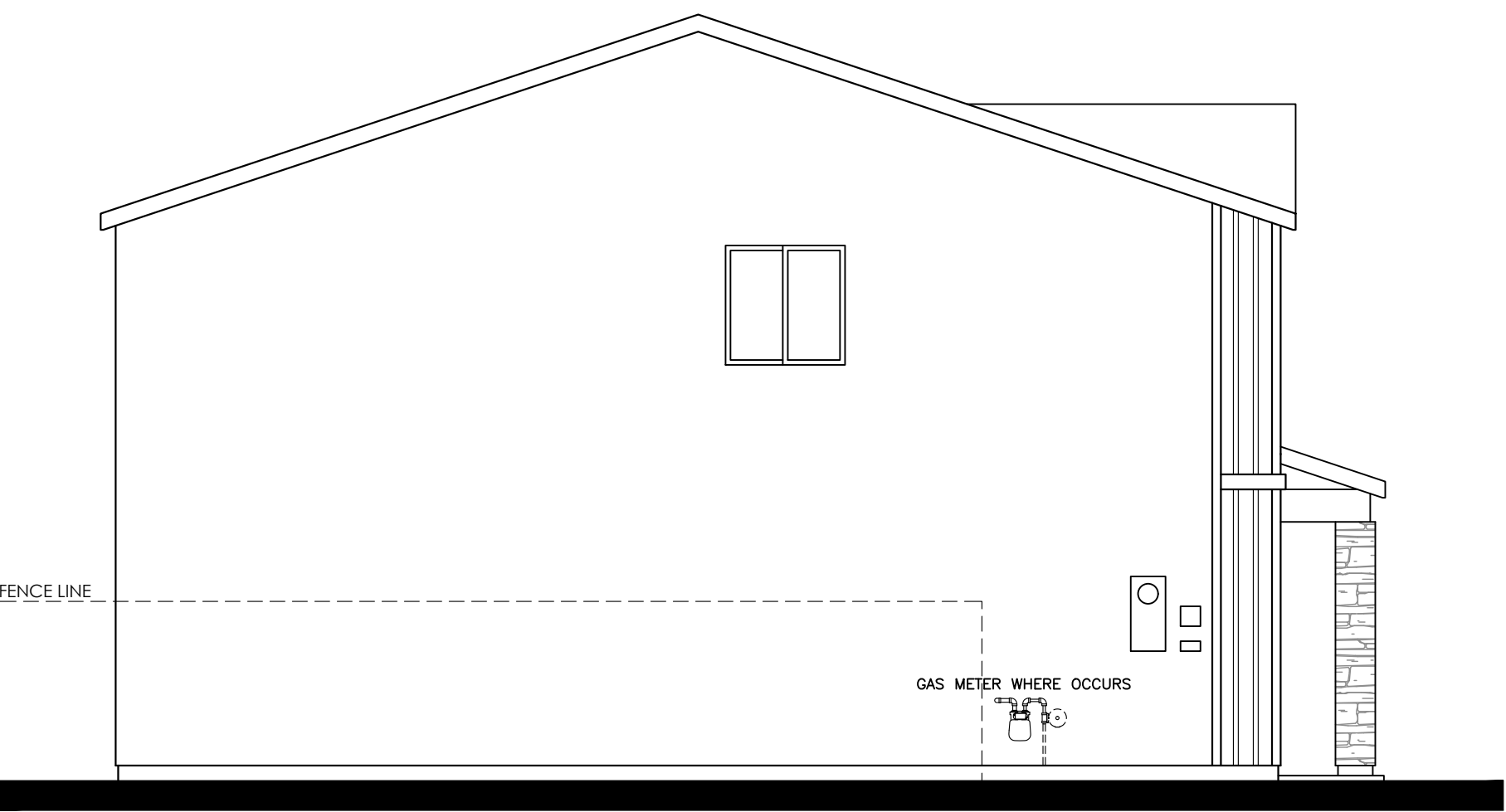
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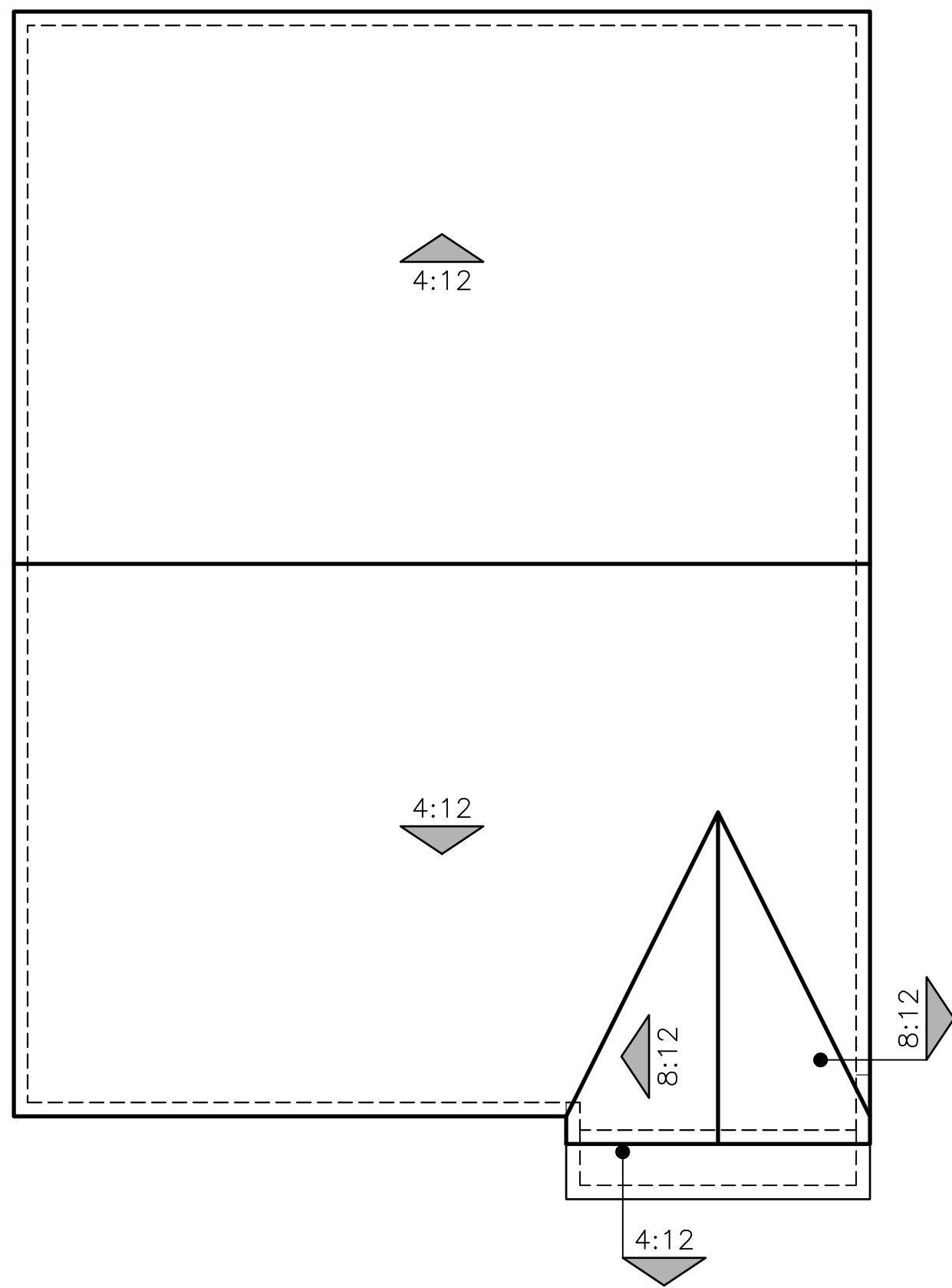


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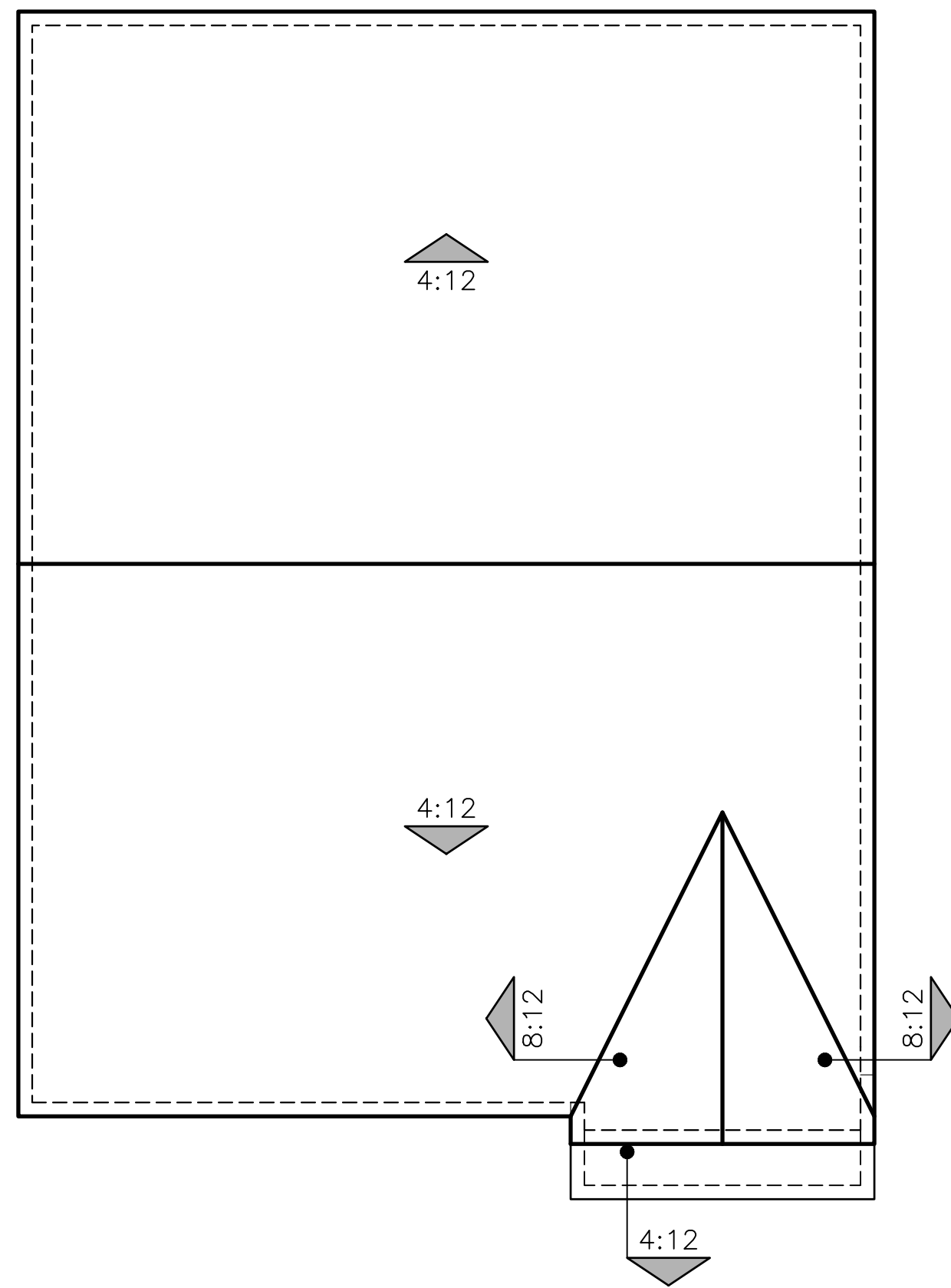


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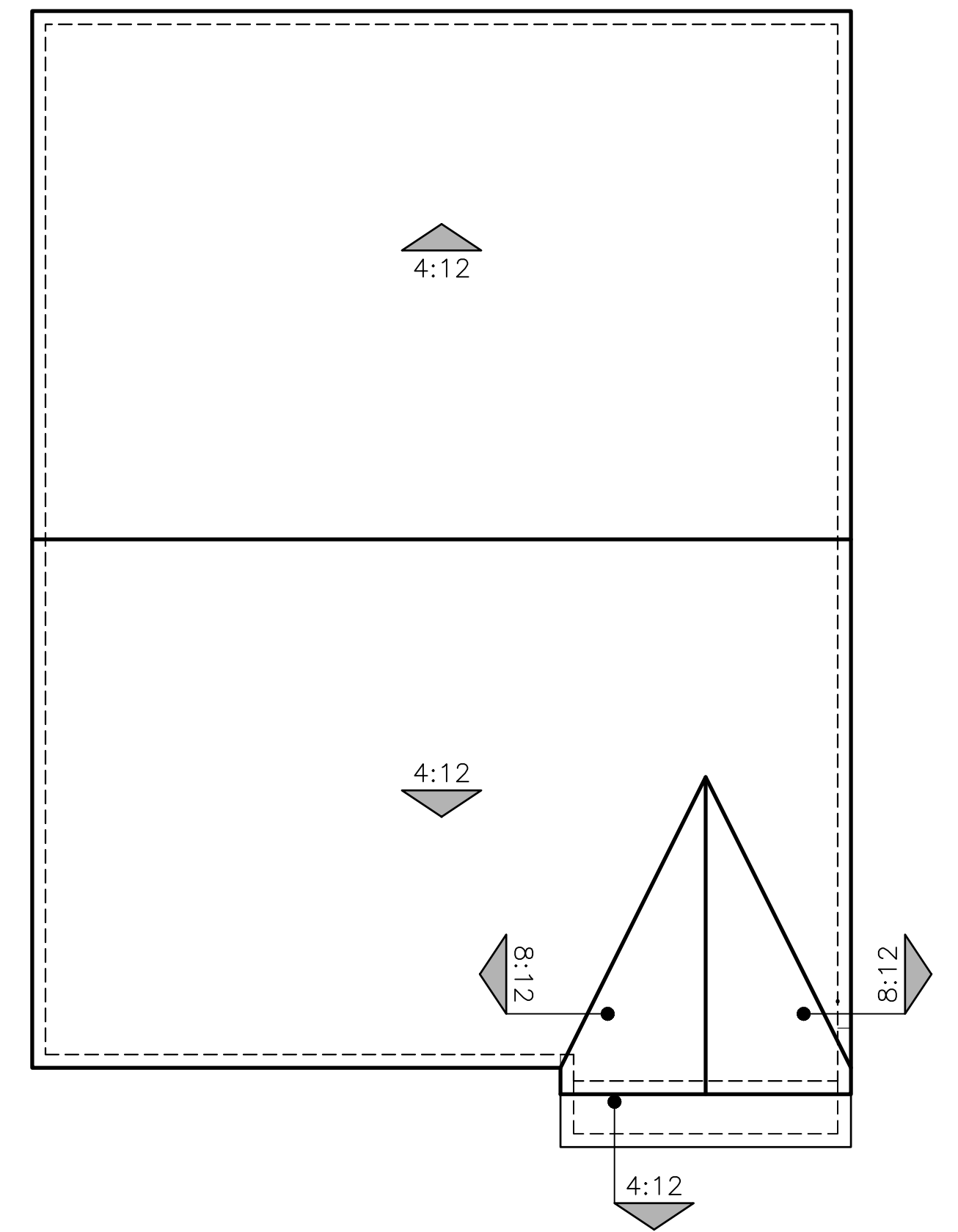
L016 VAIL (1855)
"C" -STYLE- ELEVATIONS
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24



A - STYLE



B - STYLE



C - STYLE

L016 VAIL (1855)

ROOF PLANS

CENTRAL VALLEY 30'

CALIFORNIA
09/18/24

0 2 4 8 12



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A - STYLE



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - STYLE



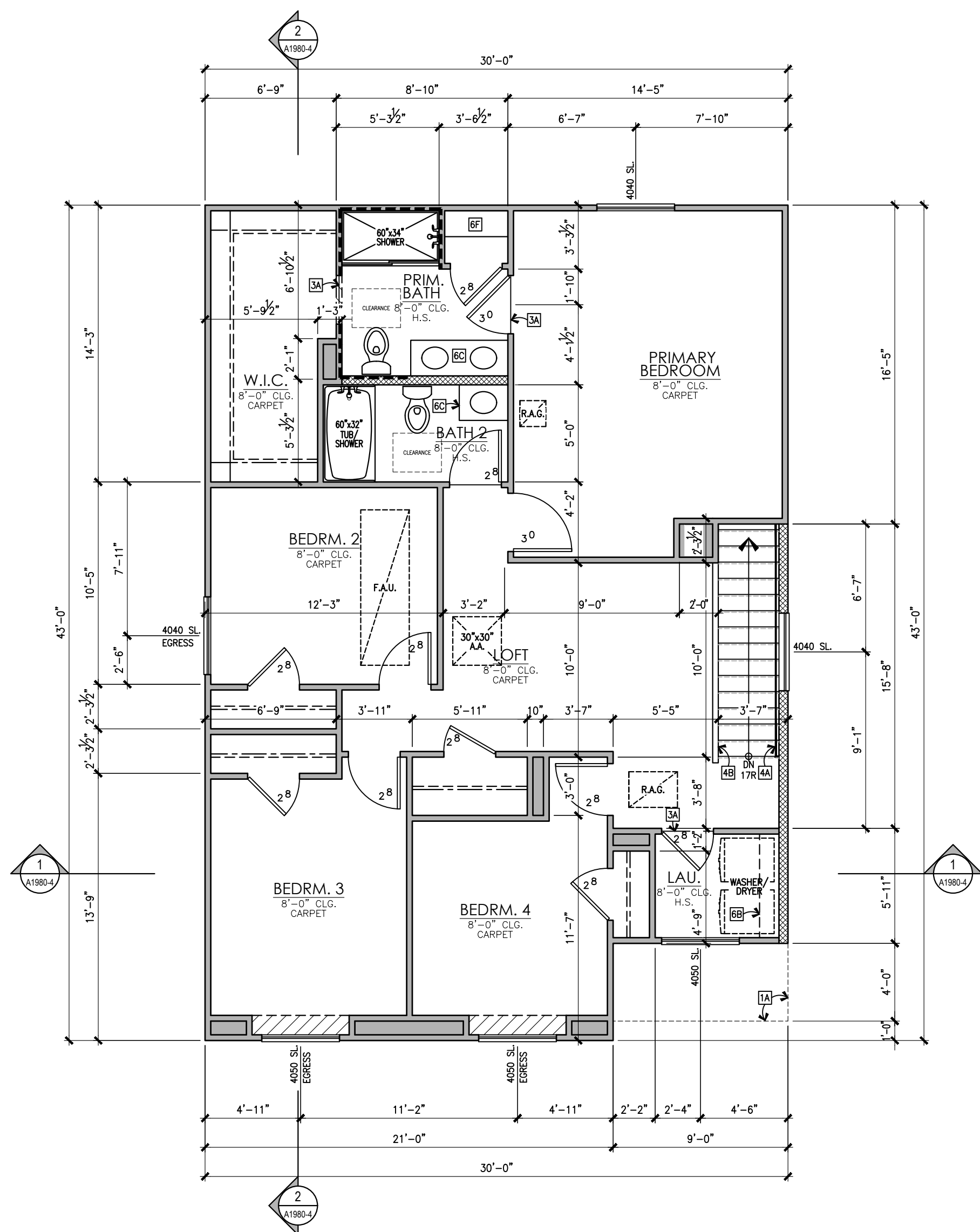
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - STYLE

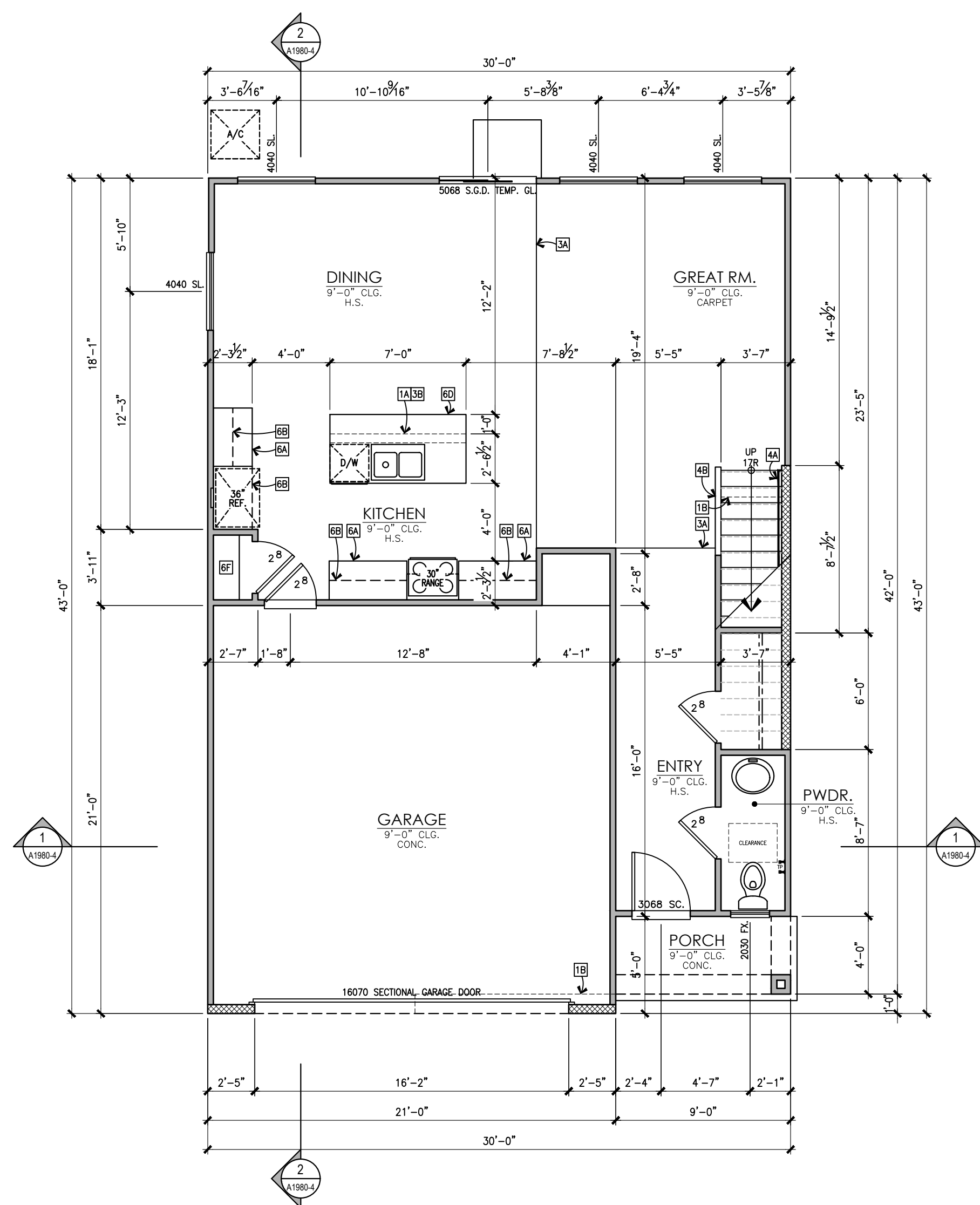
L034 BROADMOOR (1980)
FRONT ELEVATIONS
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24

L034 BROADMOOR (1980)
4 BEDROOM, 2.5 BATH, LOFT
FLOOR PLAN

CENTRAL VALLEY 30'
CALIFORNIA
09/18/24

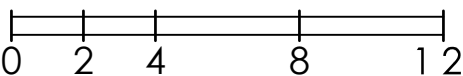


SECOND FLOOR



FIRST FLOOR

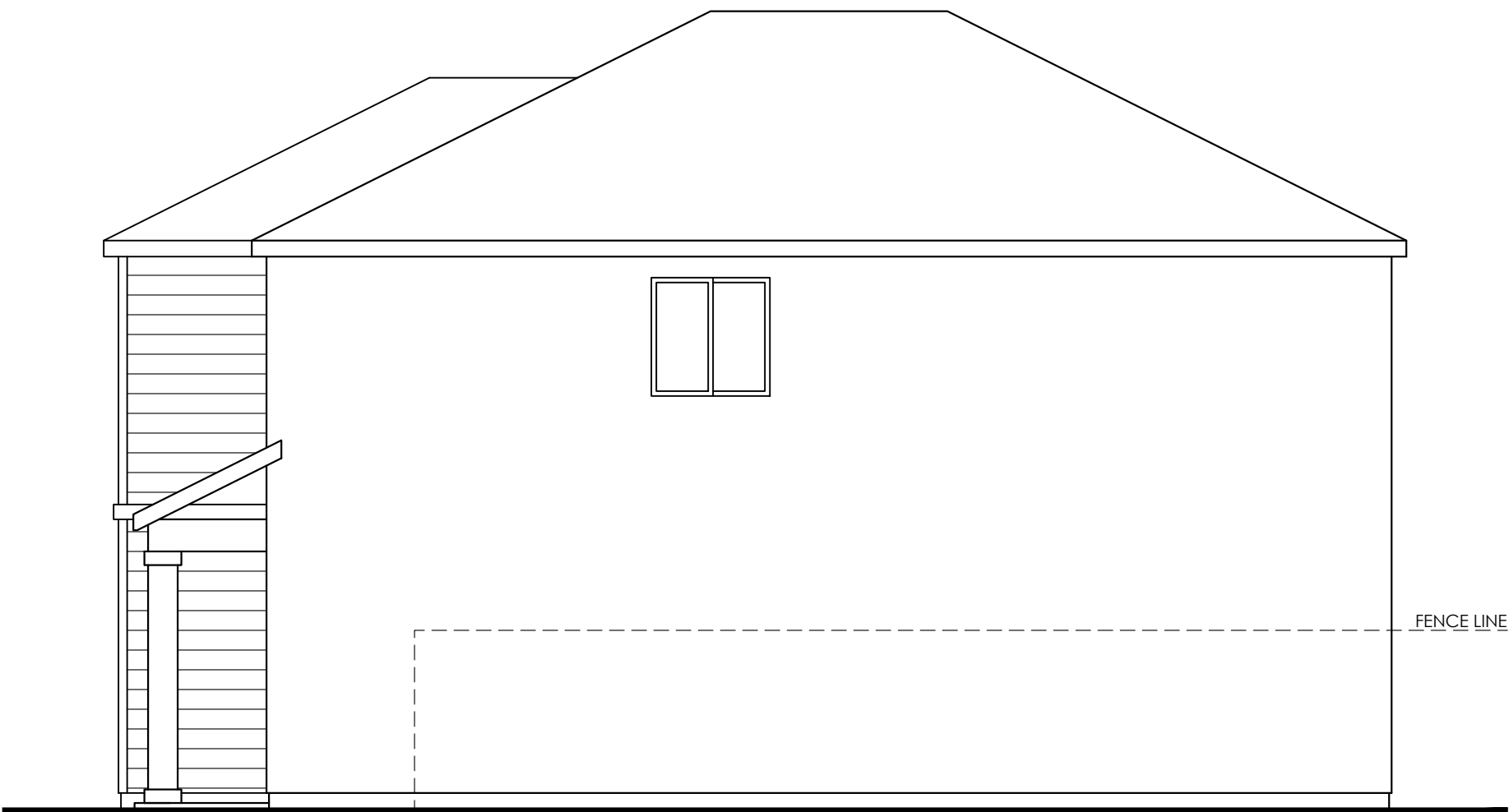
PLAN 3 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	799 SQ. FT.
SECOND FLOOR AREA	1,181 SQ. FT.
TOTAL DWELLING	1,980 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	446 SQ. FT.
PORCH "A"	36 SQ. FT.





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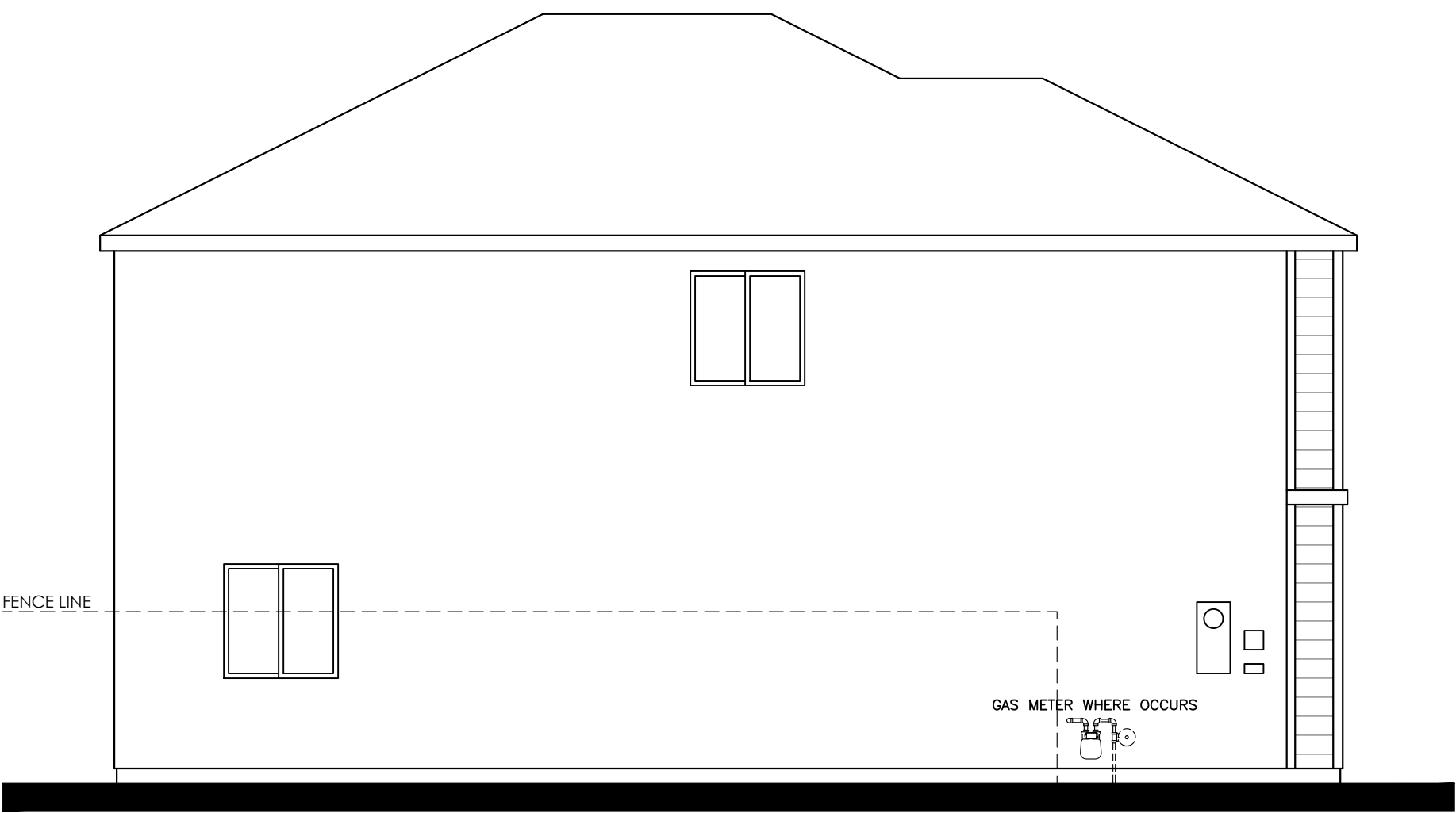
FRONT



RIGHT



REAR



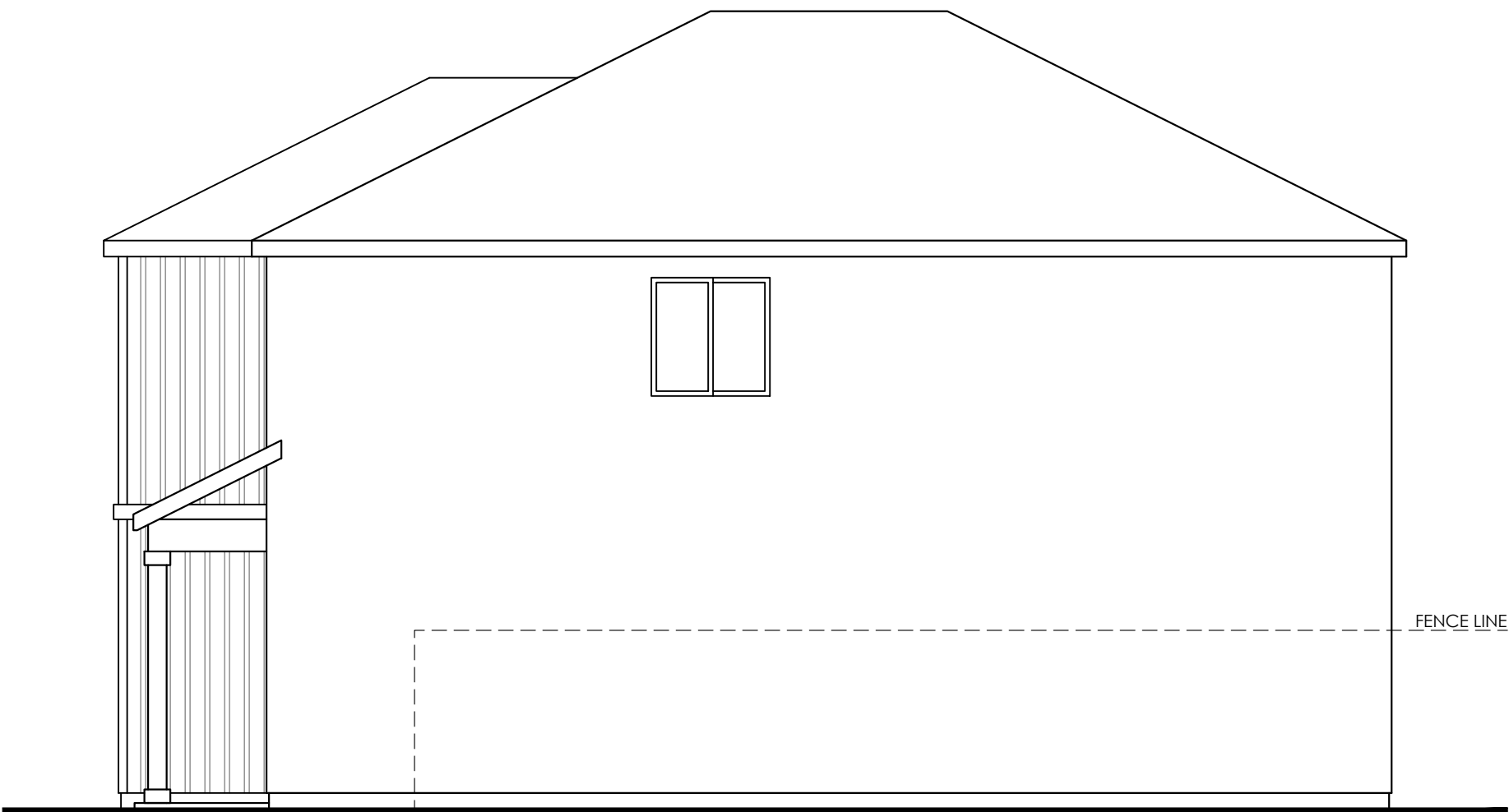
LEFT

L034 BROADMOOR (1980)
"A" -STYLE- ELEVATIONS
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24



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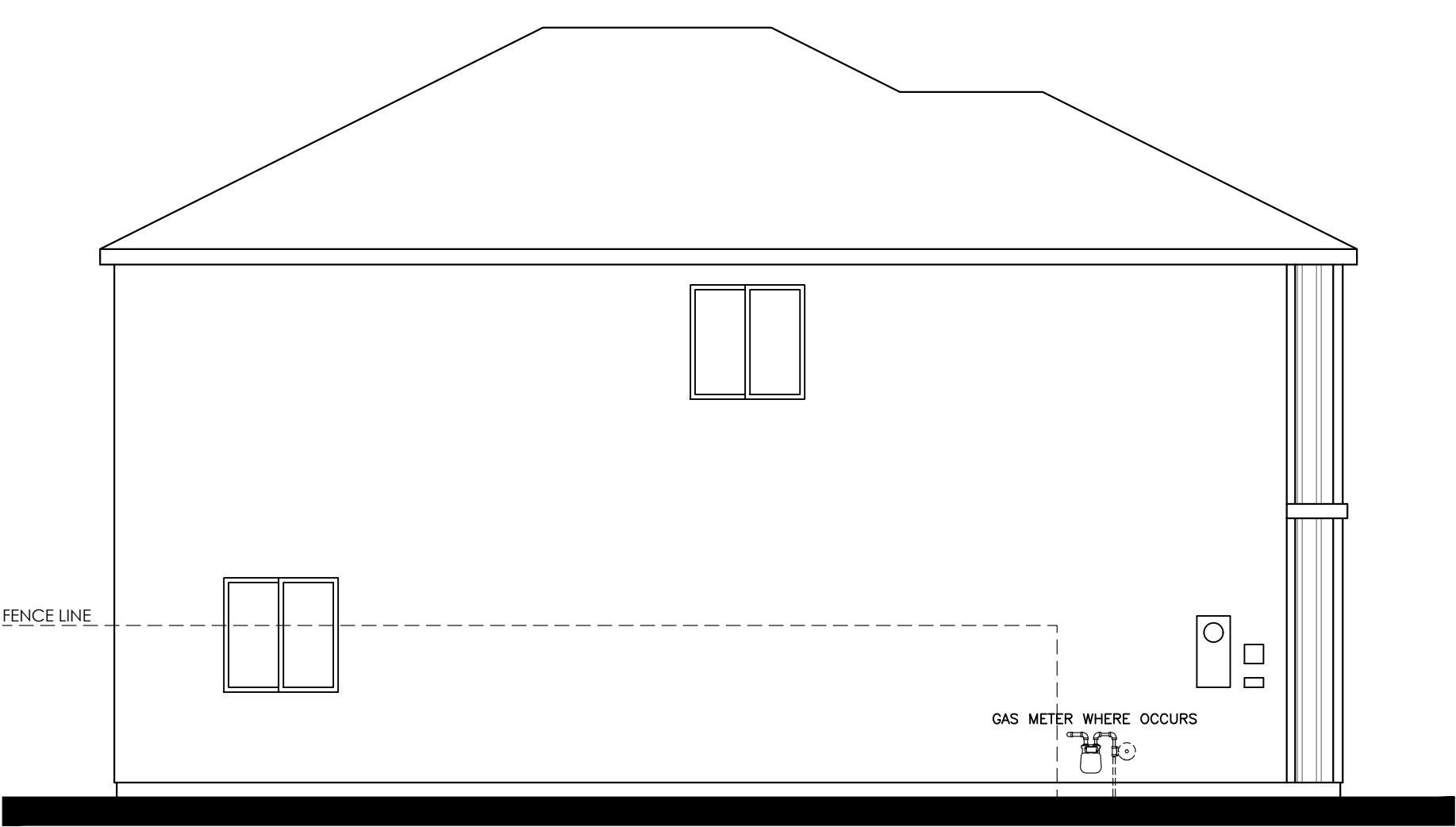
FRONT



RIGHT



REAR



LEFT

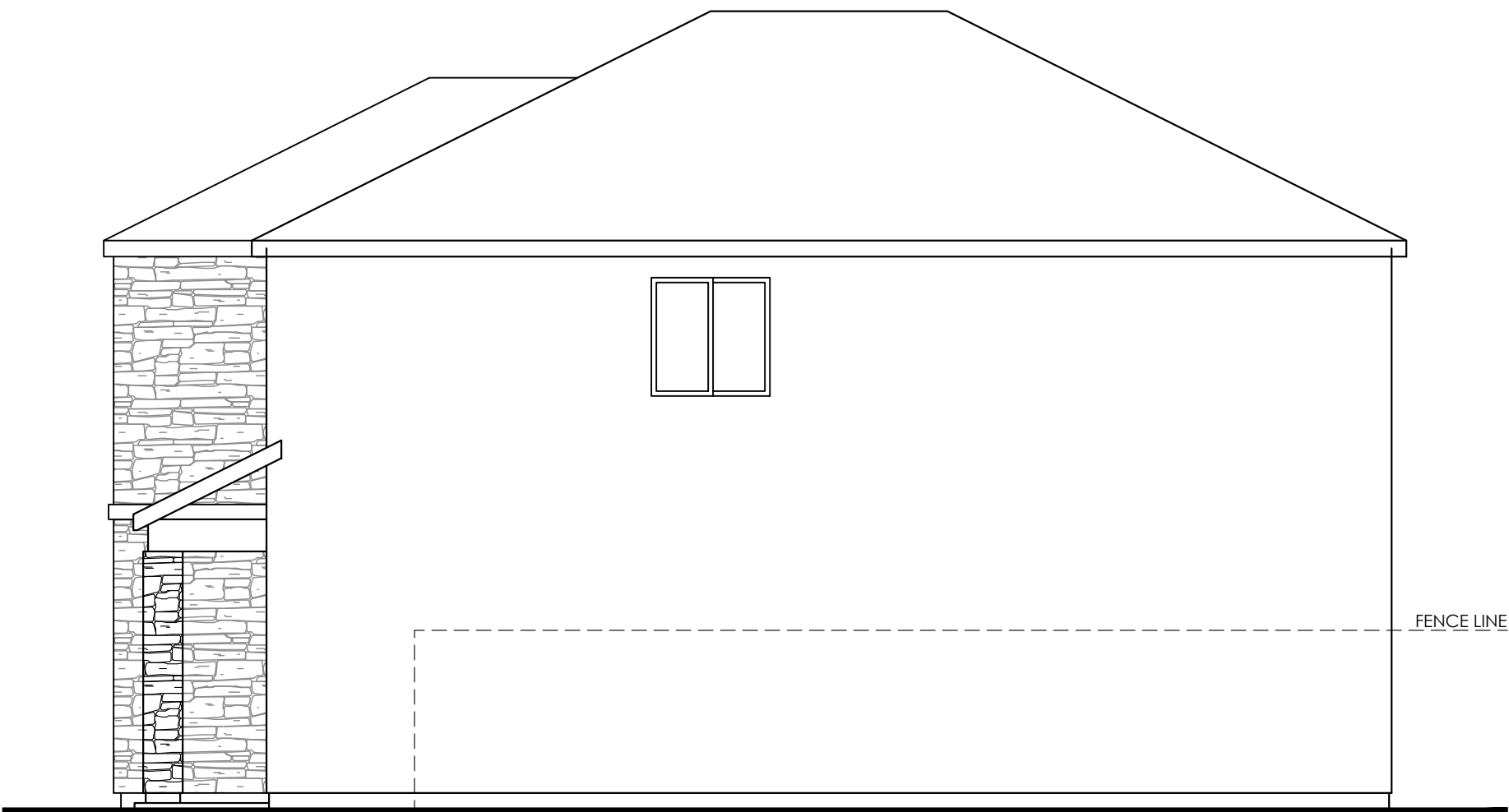
L034 BROADMOOR (1980)
"B" -STYLE- ELEVATIONS
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24





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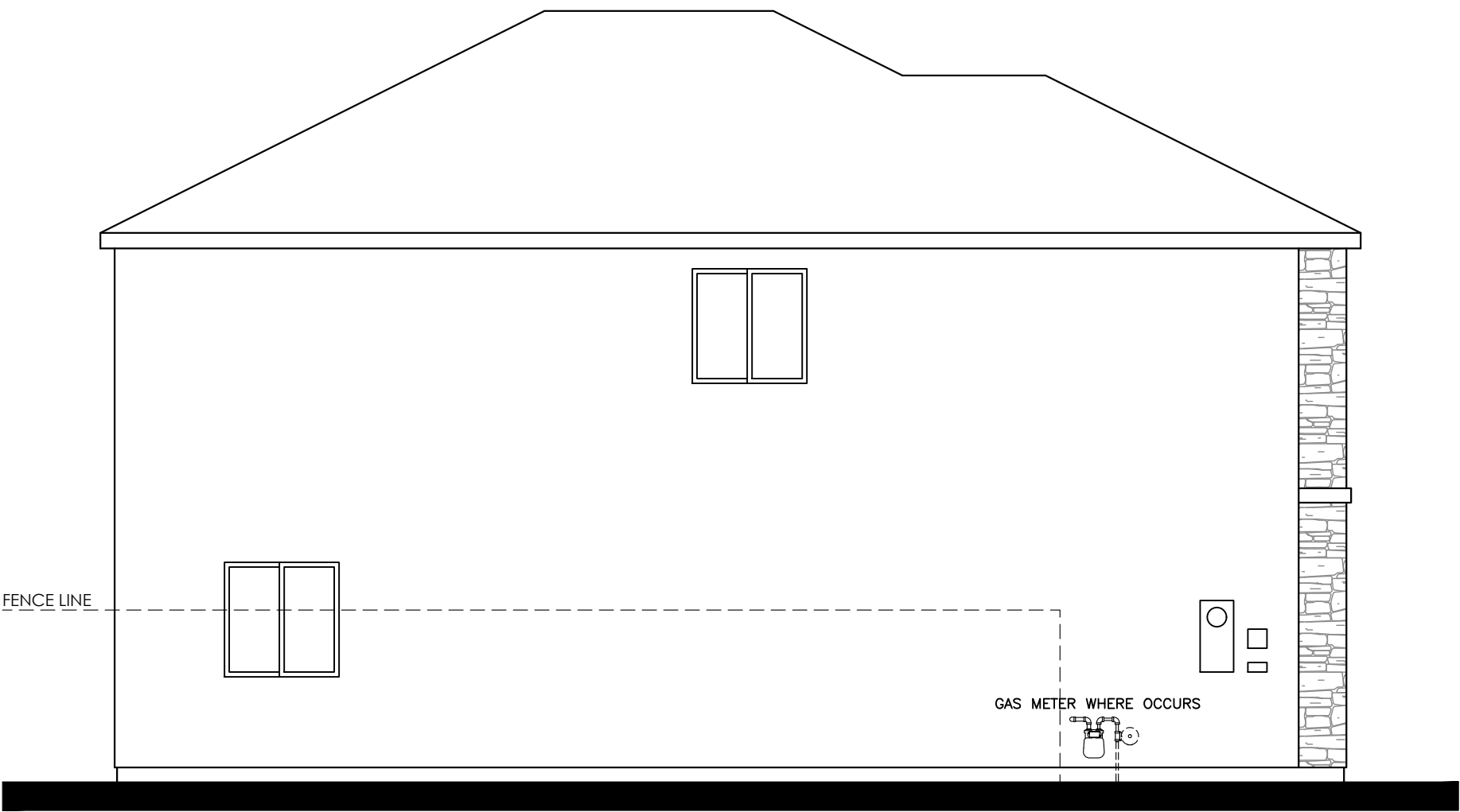
FRONT



RIGHT

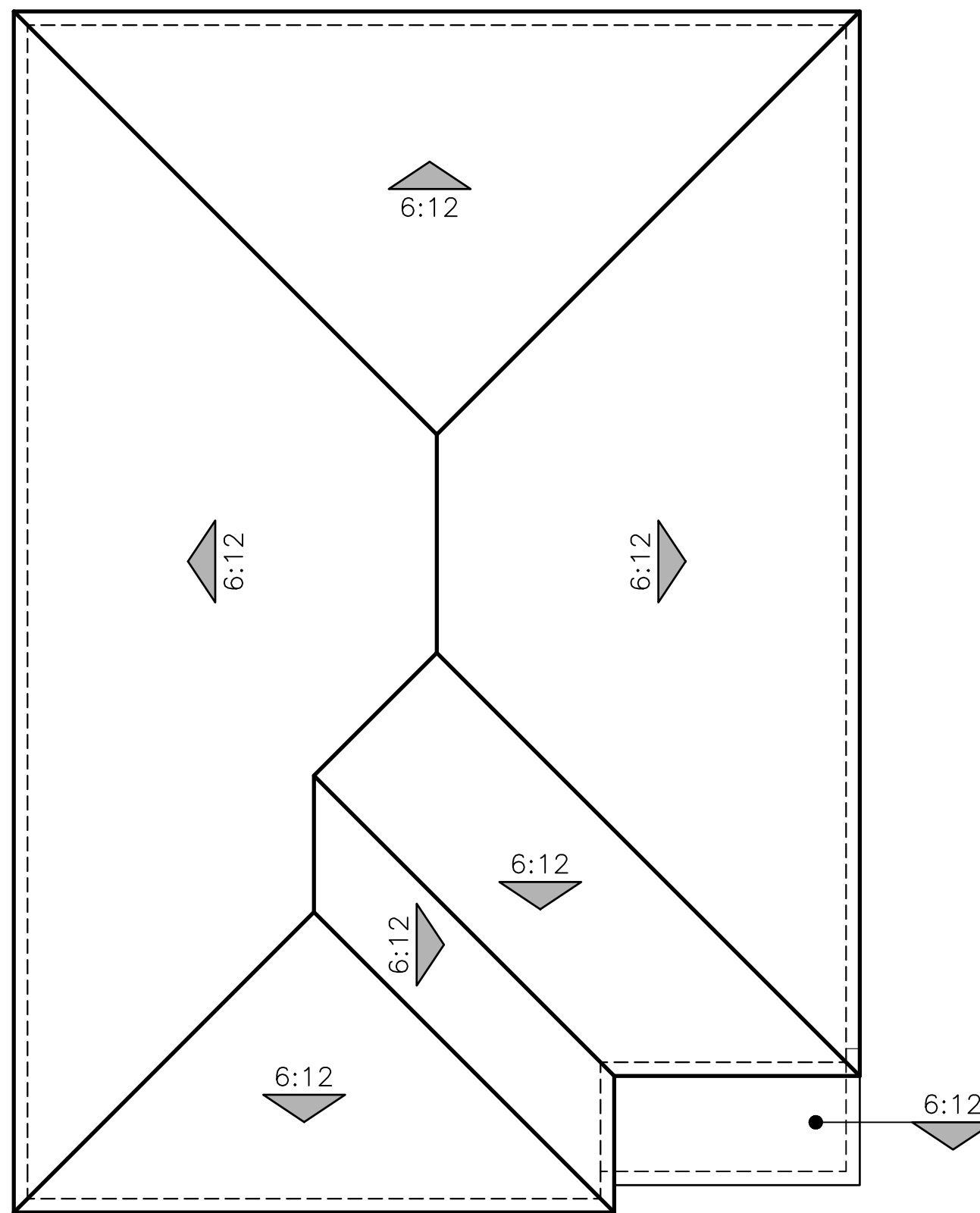


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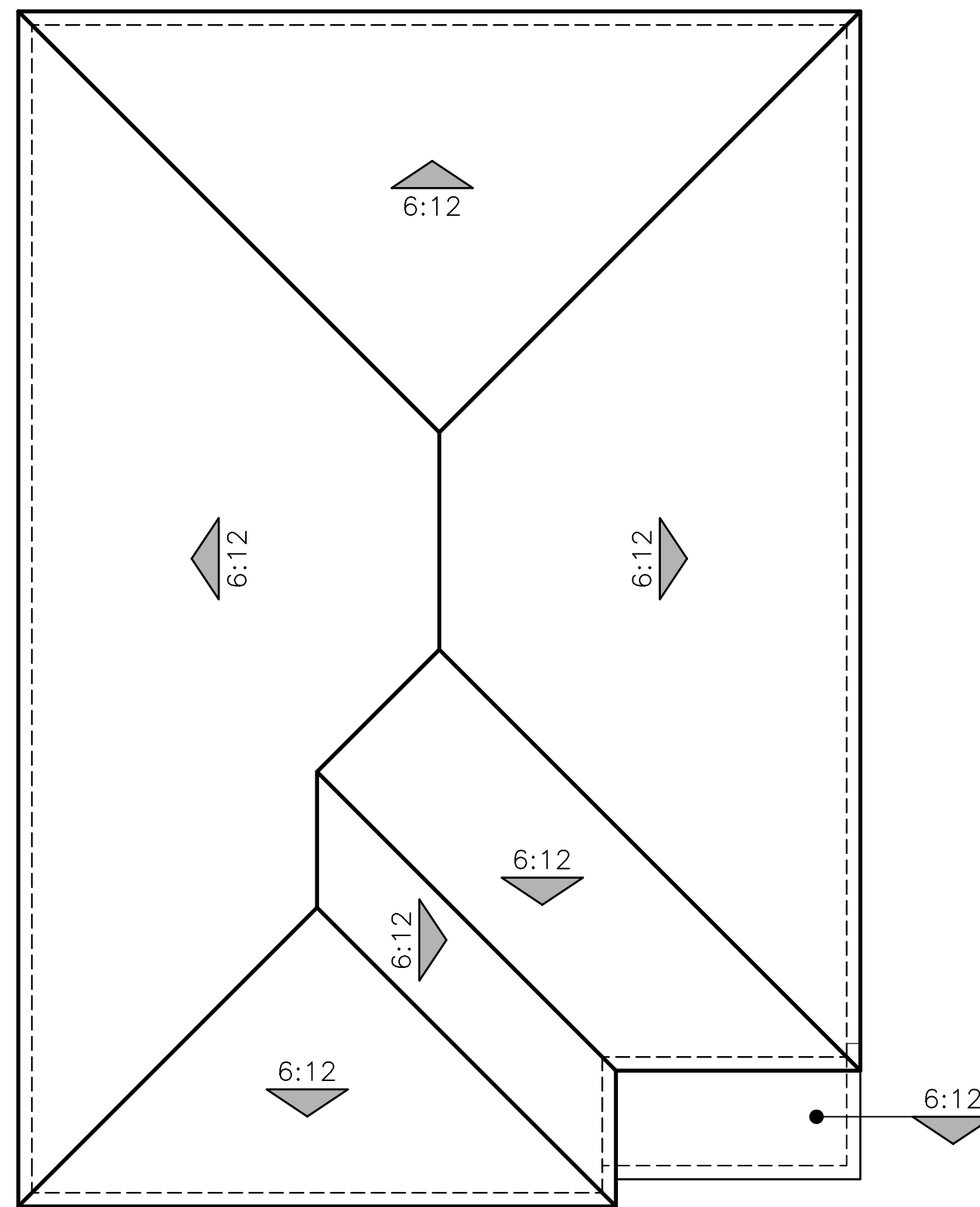


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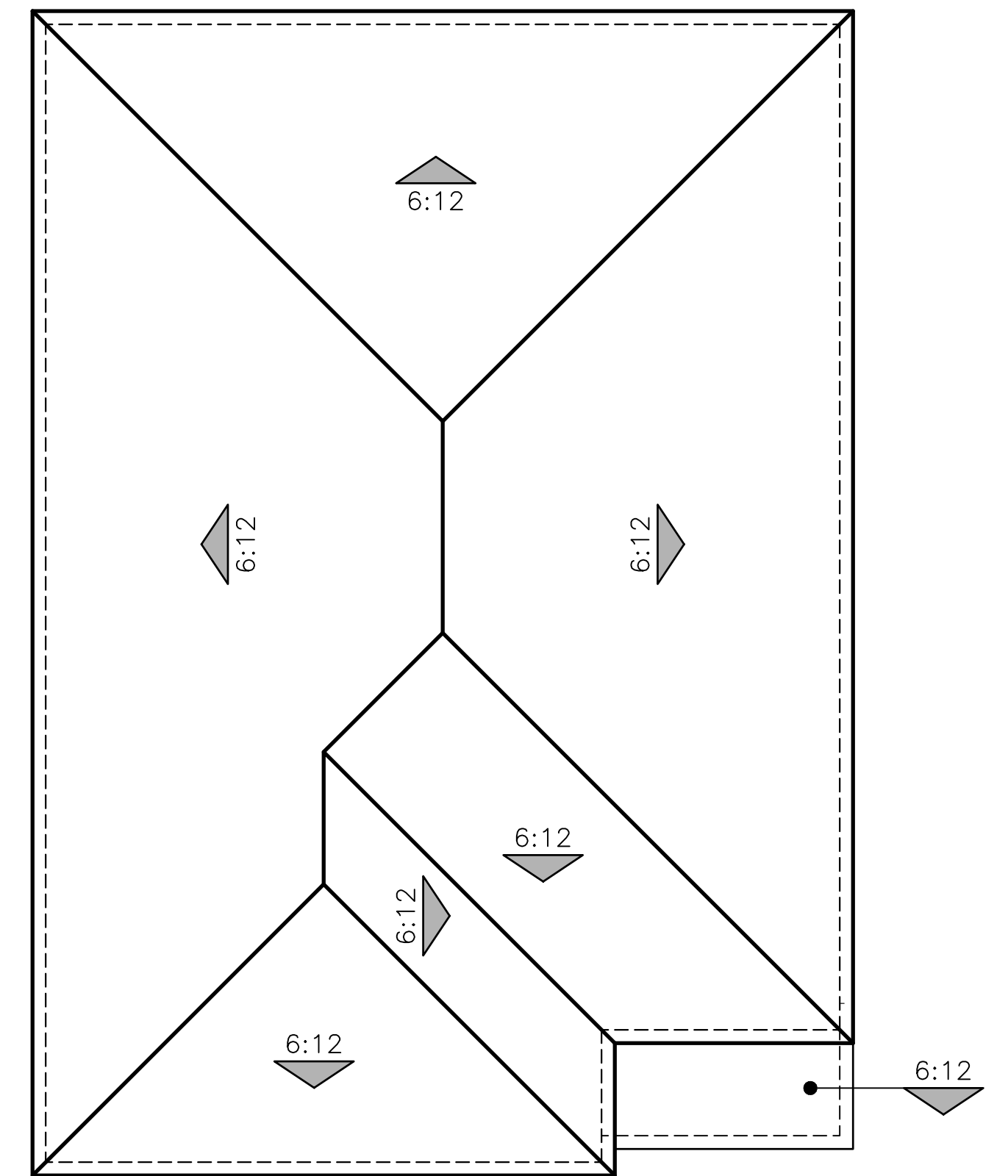
L034 BROADMOOR (1980)
"C" -STYLE- ELEVATIONS
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24



A - STYLE



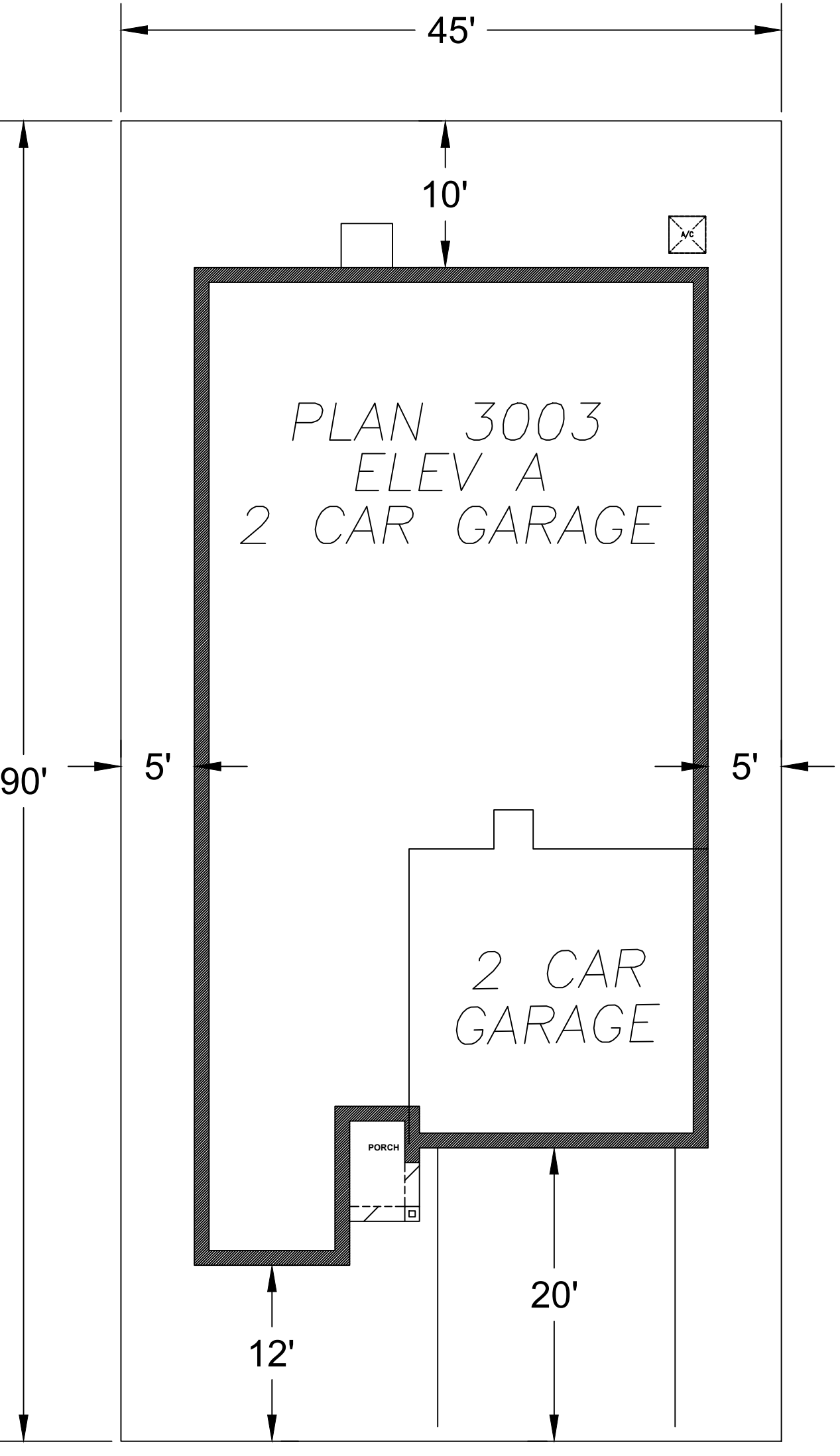
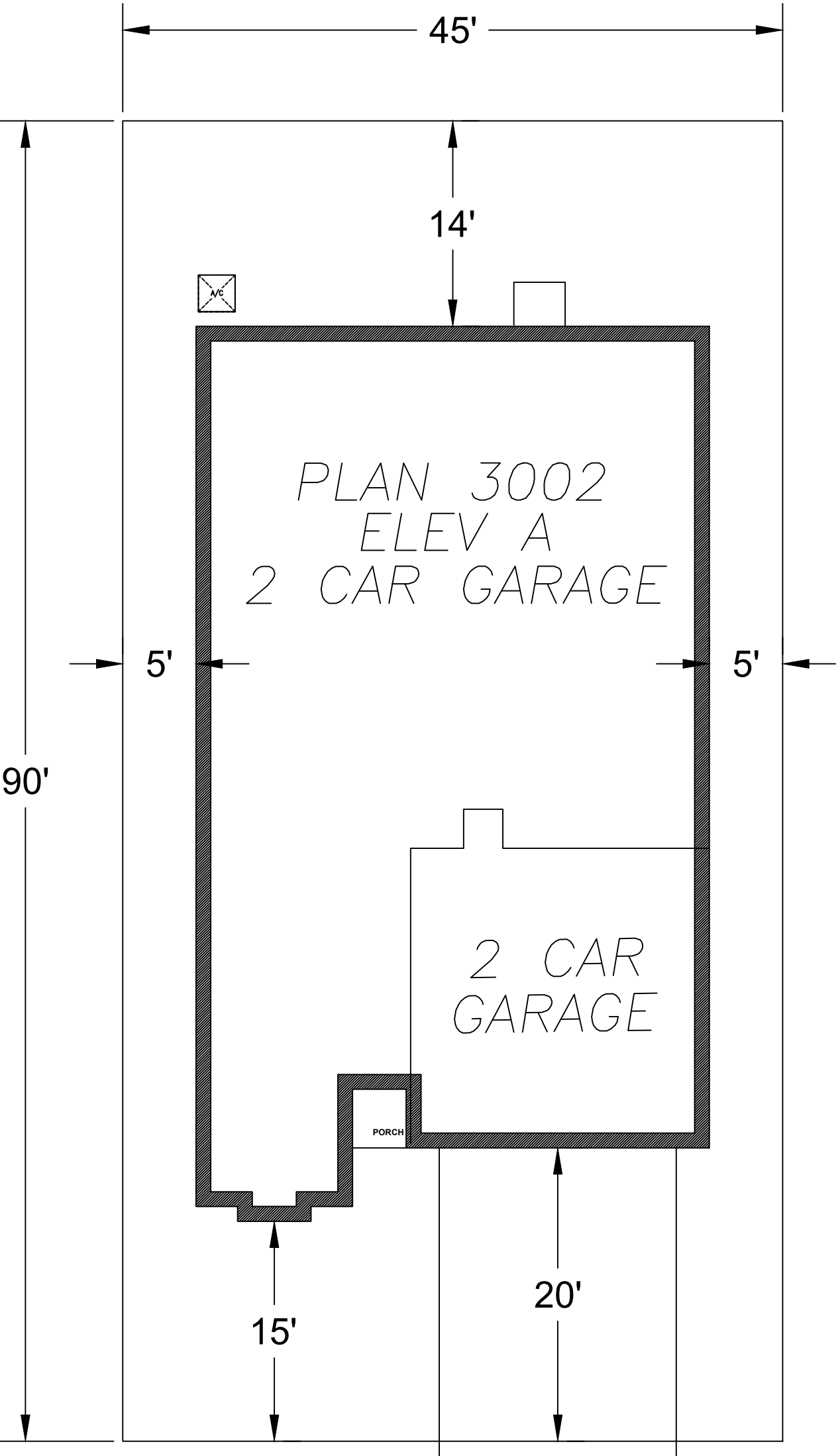
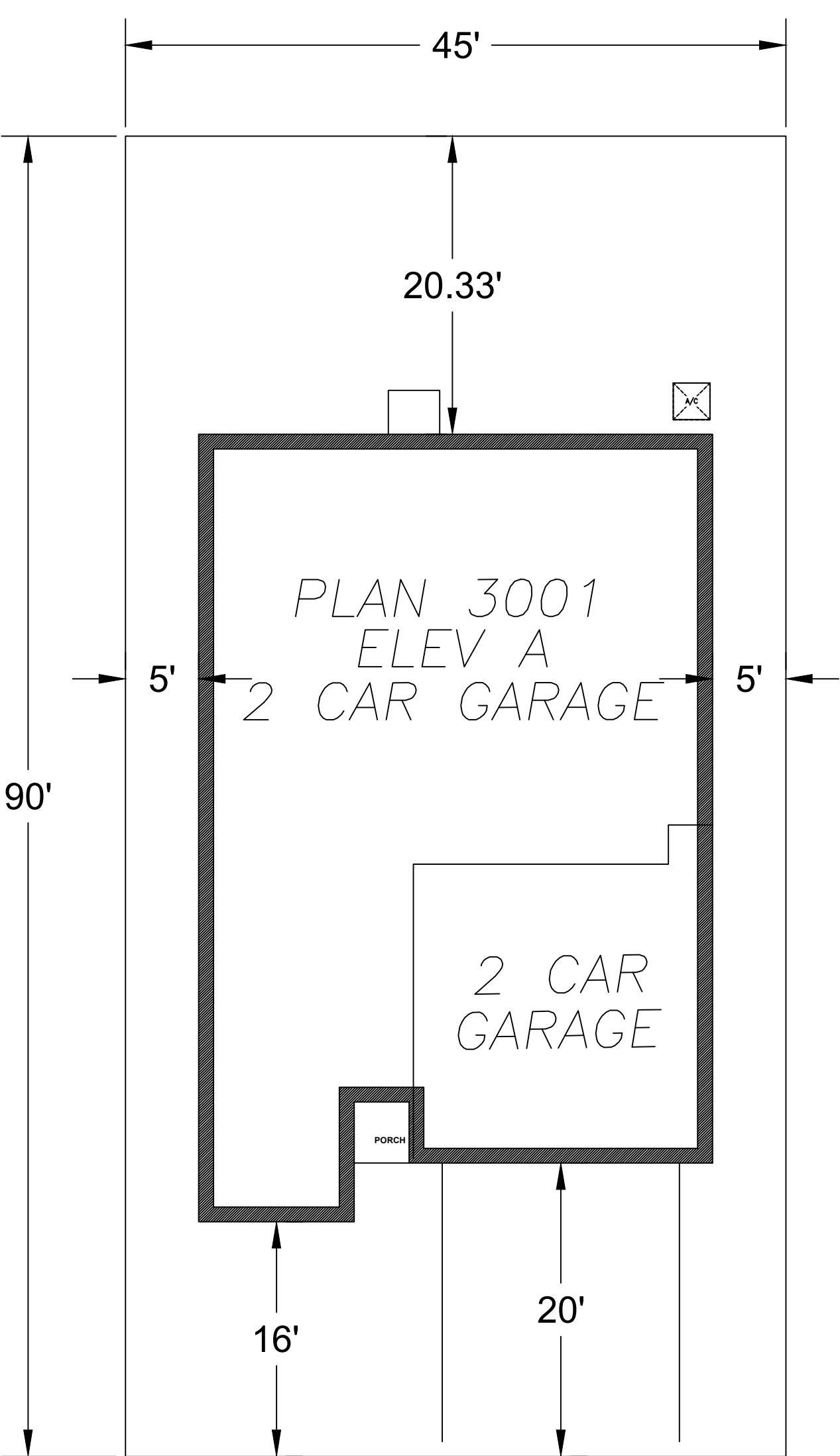
B - STYLE



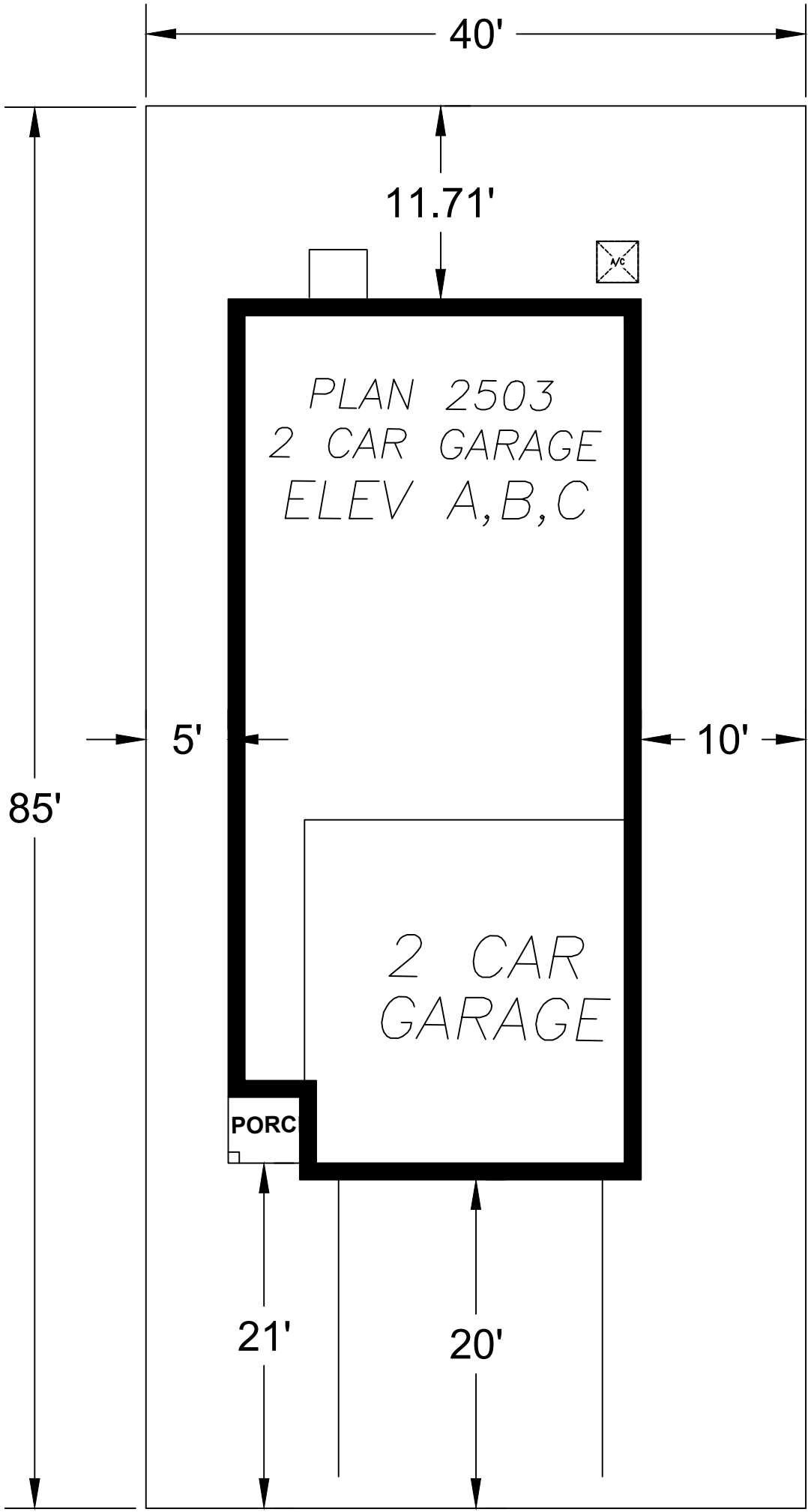
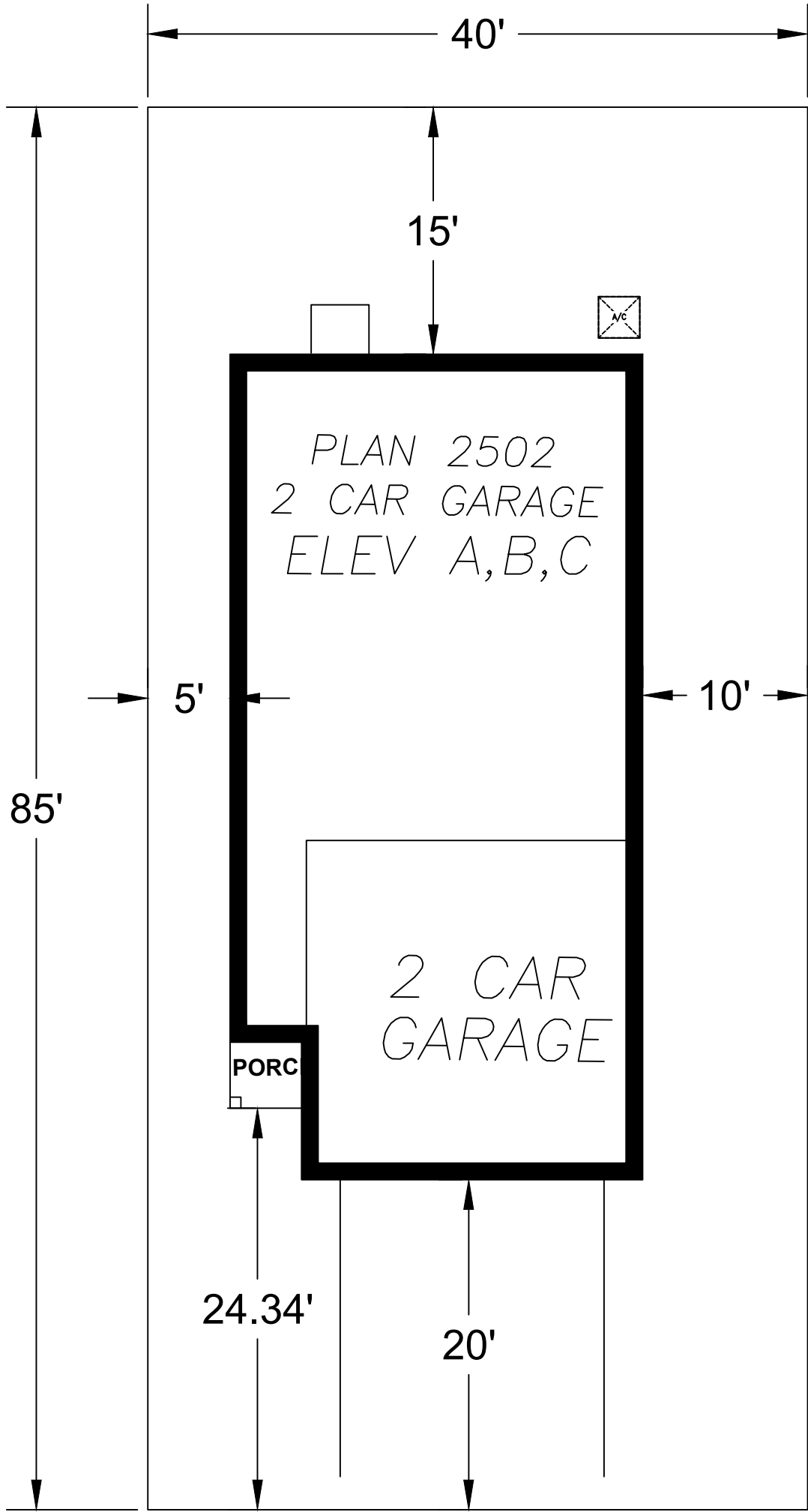
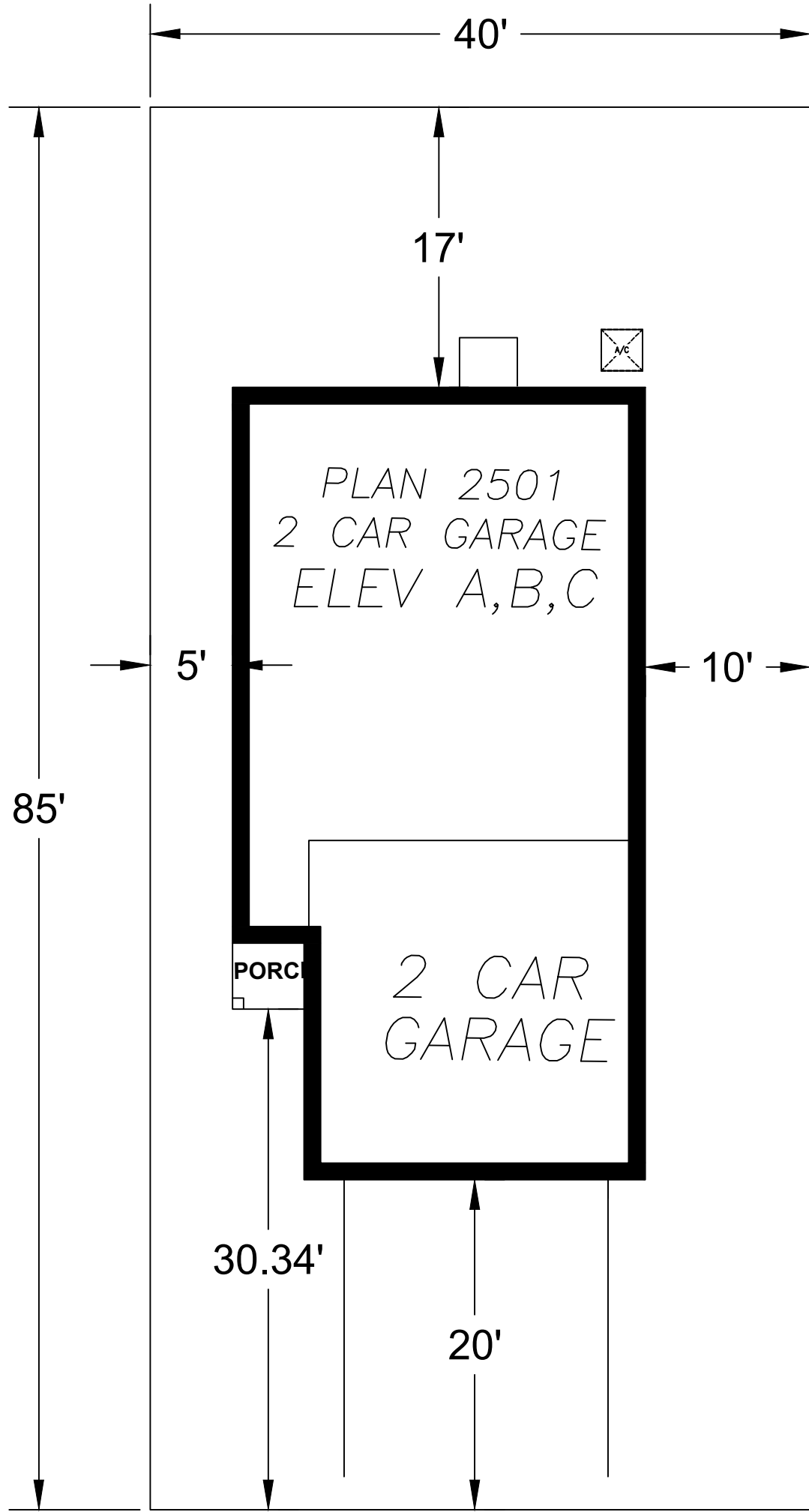
C - STYLE

L034 BROADMOOR (1980)
ROOF PLANS
CENTRAL VALLEY 30'
CALIFORNIA
09/18/24

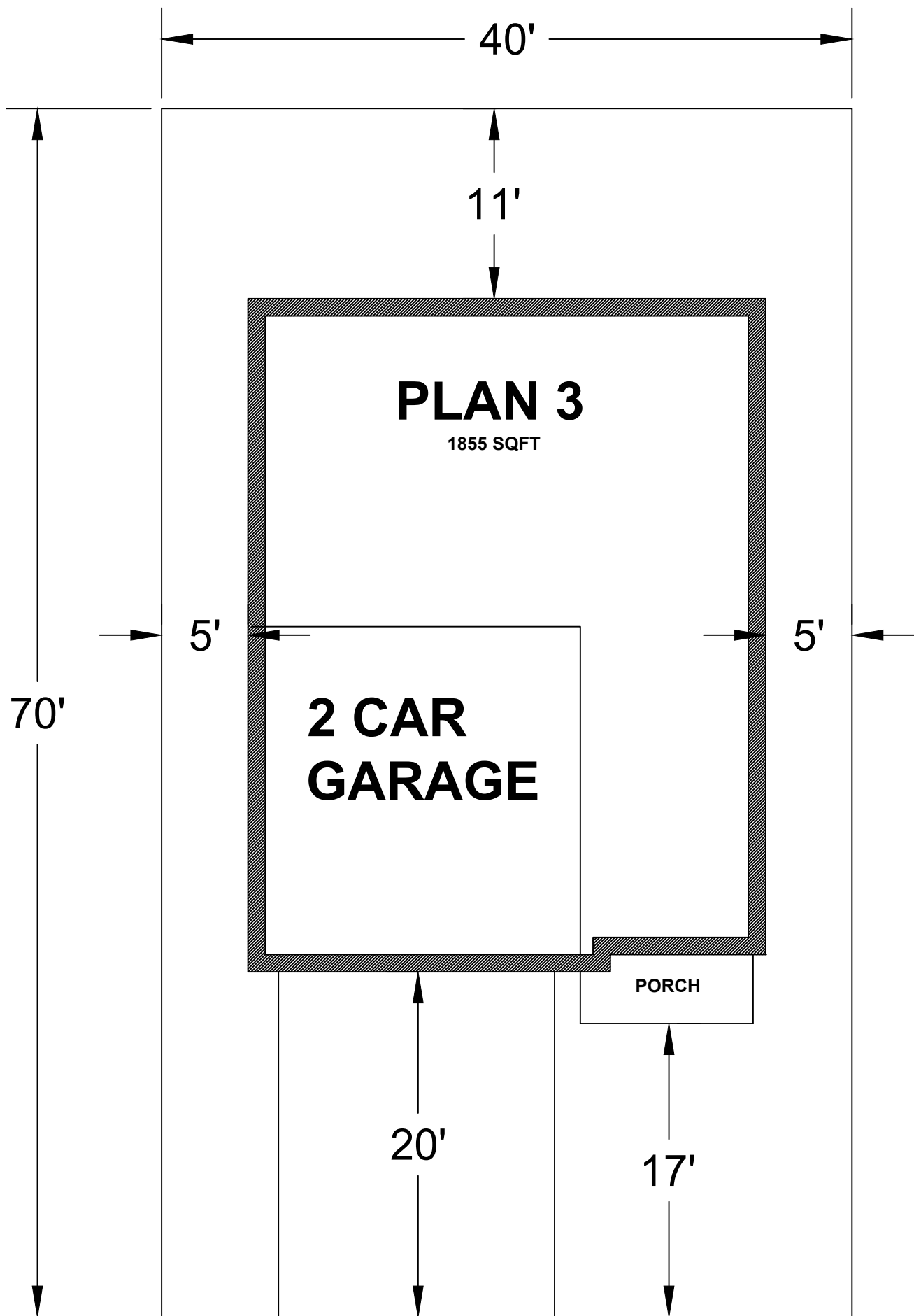
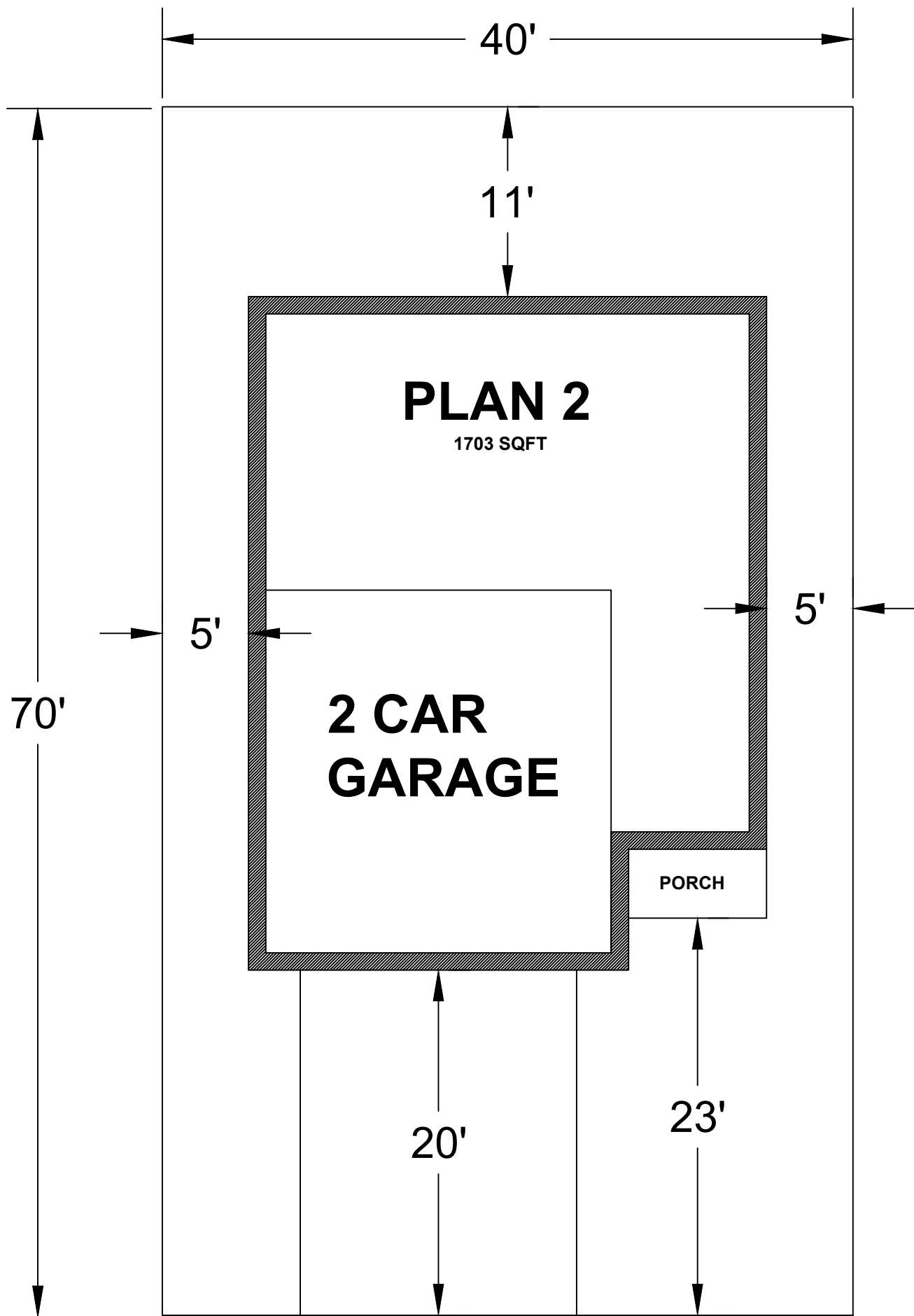
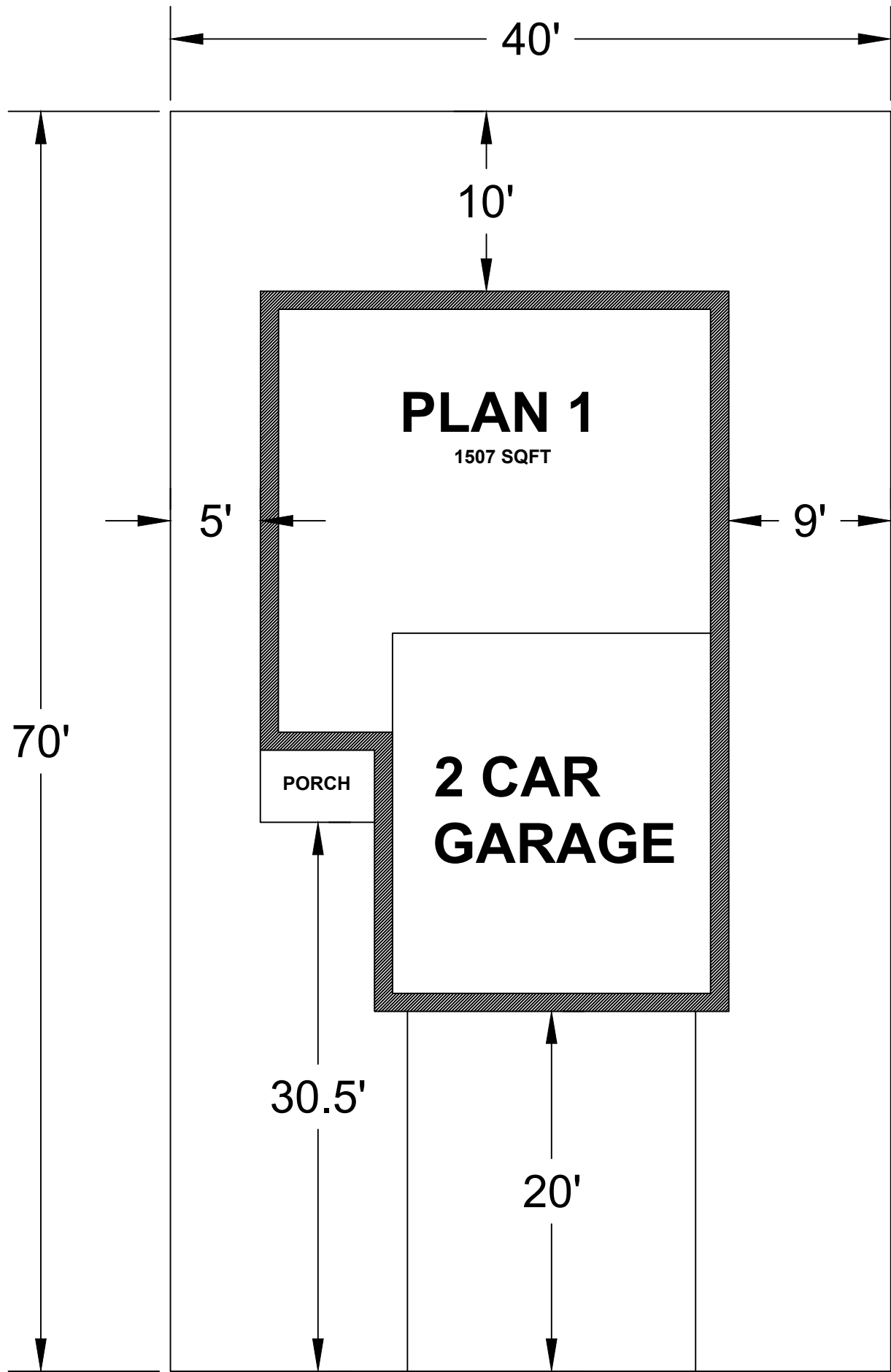
WARMERDAM - TREASURES 45'x90'



WARMERDAM - CELESTIAL (40'X85')



WARMERDAM - CORE 30 (40'X70')



**COPPER RIDGE TENTATIVE SUBDIVISION
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**



Prepared for:
City of Hanford
317 N Douty St
Hanford, CA 93230

Contact: Gabrielle Myers, Senior Planner

TABLE OF CONTENTS

Project Information	1
Environmental Determination	12
Initial Study/Environmental Checklist	
I. Aesthetics	14
II. Agriculture and Forest Resources	17
III. Air Quality	23
IV. Biological Resources	33
V. Cultural Resources	45
VI. Energy	48
VII. Geology and Soils	51
VIII. Greenhouse Gas Emissions	55
IX. Hazards and Hazardous Materials	60
X. Hydrology and Water Quality	65
XI. Land Use and Planning	71
XII. Mineral Resources	74
XIII. Noise	75
XIV. Population and Housing	78
XV. Public Services	80
XVI. Parks and Recreation	83
XVII. Transportation	
XVIII. Tribal Cultural Resources	90
XIX. Utilities and Service Systems	93
XX. Wildfire	96
Mandatory Finding of Significance	97
List of Preparers	100
Mitigation Monitoring and Reporting Program	101
Supporting Information and Sources	104
Appendices	
Appendix A – Early Consultation Letters	
Appendix B Air Quality Assessment Memo	
Appendix C - Biological Evaluation	
Appendix D - Cultural Resources Assessment	
Appendix E - Phase 1 Assessment	
Appendix F - Water Supply Assessment	
Appendix G - Traffic Study	
Appendix H - VMT Analysis	

PROJECT INFORMATION

This document is the initial study for the potential environmental effects of the Copper Ridge Development Project proposed in the City of Hanford. To consider the Project, the City will need to approve initiating the annexation of the property to the City of Hanford, General Plan Amendment, Pre-zone, Planned Unit Development and Tentative Subdivision Map. The City is the lead agency for the Project pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

Project Name

Copper Ridge Tentative Subdivision Map

Lead Agency

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

Mailing Address and Phone Number of Contact Person

Gabrielle Myers, Senior Planner
317 N. Douty St.
Hanford, CA 93230
Phone: (559) 585-2578
Email: gmyers@hanford.ca.gov

Project Location

The Project is located in Kings County, south of the City of Fresno and west of the City of Visalia. The Project Site is north of the City of Hanford city limits, along the eastern boundary. The proposed Project Site is located on approximately 83.61 acres north of Grangeville Boulevard, east of 9 ¼ Avenue, south of Leland Avenue, as shown in Figures 1 and 2. APNs 014-143-069 and 014-143-078.

Project Applicant

N & M Capital LLC
1878 N. Mooney Blvd., Suite J
Tulare, CA 93274
(559) 799-6993

Project Description

The proposed Project is a Planned Development and Tentative Subdivision Map on 78.16 acres, which includes 350 single family residential units, 300 multiple family units; and 5.45 acres of Neighborhood Commercial Mixed Use development (Project Site). Although the development of the commercial shopping center is conceptual, it is estimated that it may include two fast food restaurants, two general retail stores, and one mini mart. For purposes of environmental analysis, the maximum square footage of commercial space will be 37,700.

The proposed Project also includes the annexation, general plan amendment and pre-zone of the 78.16 acre Project Site. At the request of the City and the Kings County Local Agency Formation Commission (LAFCo), approximately 63.73 acres to the north of the Project Site (Additional Annexation Area) are included in the proposed annexation for a total Annexation Area of 141.89 acres, as shown on Figure 1. No changes to the existing uses are proposed within the additional 63.73 acres included in the

annexation and no physical development is proposed. The purpose of including the additional acreage is to eliminate the creation of a substantially surrounded area in the County and to ensure orderly growth of the City of Hanford. The Additional Annexation Area is proposed to be designated consistent with the General Plan as Low Density Residential and Neighborhood Commercial and zoned RL-5 and C-N respectively. Future physical development will be required to be consistent with the General Plan and zoning designations. Future development of the Additional Annexation Area will be required to be evaluated in accordance with CEQA Guidelines. The impacts evaluated in the Initial Study are generally limited to the Project Site, as no changes are proposed in the Additional Annexation Area.

The development of the Project Site would result in on-site infrastructure improvements, including the addition of streets, curb, gutter, sidewalk and lighting along all four sides of the development and within the subdivision and the development of the commercial area. Construction will include the connection to City water, storm drain and sewer within the development and connection to existing lines in 9-1/4 Avenue, Leland Way and Grangeville Blvd. as well as other utilities such as electric, gas, and communication lines. The development of the Project Site will not import or export fill as a result of the development. A temporary on-site stormwater basin is also included in the development.

The Project Site includes two parcels, comprising 78.16 acres; APNs 014-143-069 and 014-143-078. The additional Annexation Area encompasses 63.73 acres APNs 014-143-022, 014-830-011, 014-830-010, 014-830-013, 014-830-014, 014-830-015, 014-830-016, 014-830-017, 014-830-018.

Project Approvals

The following permits and approvals required for the development of the proposed Copper Ridge Tentative Subdivision Map are listed below. It should be noted that this list is not exhaustive, and additional permits and approvals may also be required.

- Annexation
- General Plan Amendment from Low Density to Medium Density and Neighborhood Mixed Use
- Pre-zone to RM (Medium Density Residential), R-L-5 (Low Density Residential 5,000 sq. ft. minimum), MX-N (Neighborhood Mixed Use) and C-N Neighborhood Commercial
- Copper Ridge Tentative Subdivision Map
- Copper Ridge Planned Unit Development (PUD) to allow a mix of densities
- Tentative Parcel Map to allow the phasing of the development
- San Joaquin Valley Air Pollution Control District (SJVAPCD)- Rule 9510 Indirect Source Review (ISR)
- Central Valley Regional Water Quality Control Board, Stormwater Pollution Prevention Plan (SWPPP)

Figure 1 Vicinity Map

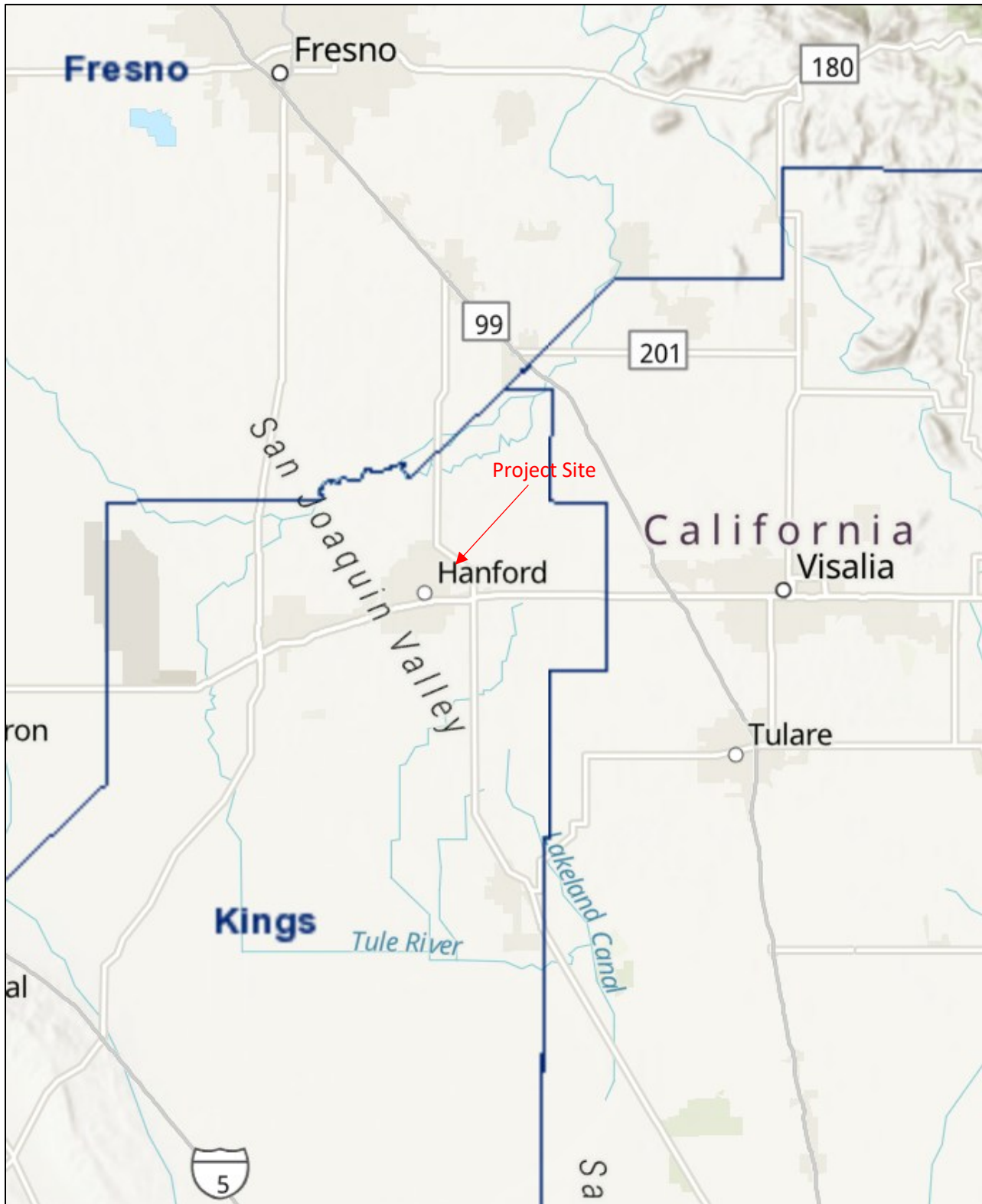
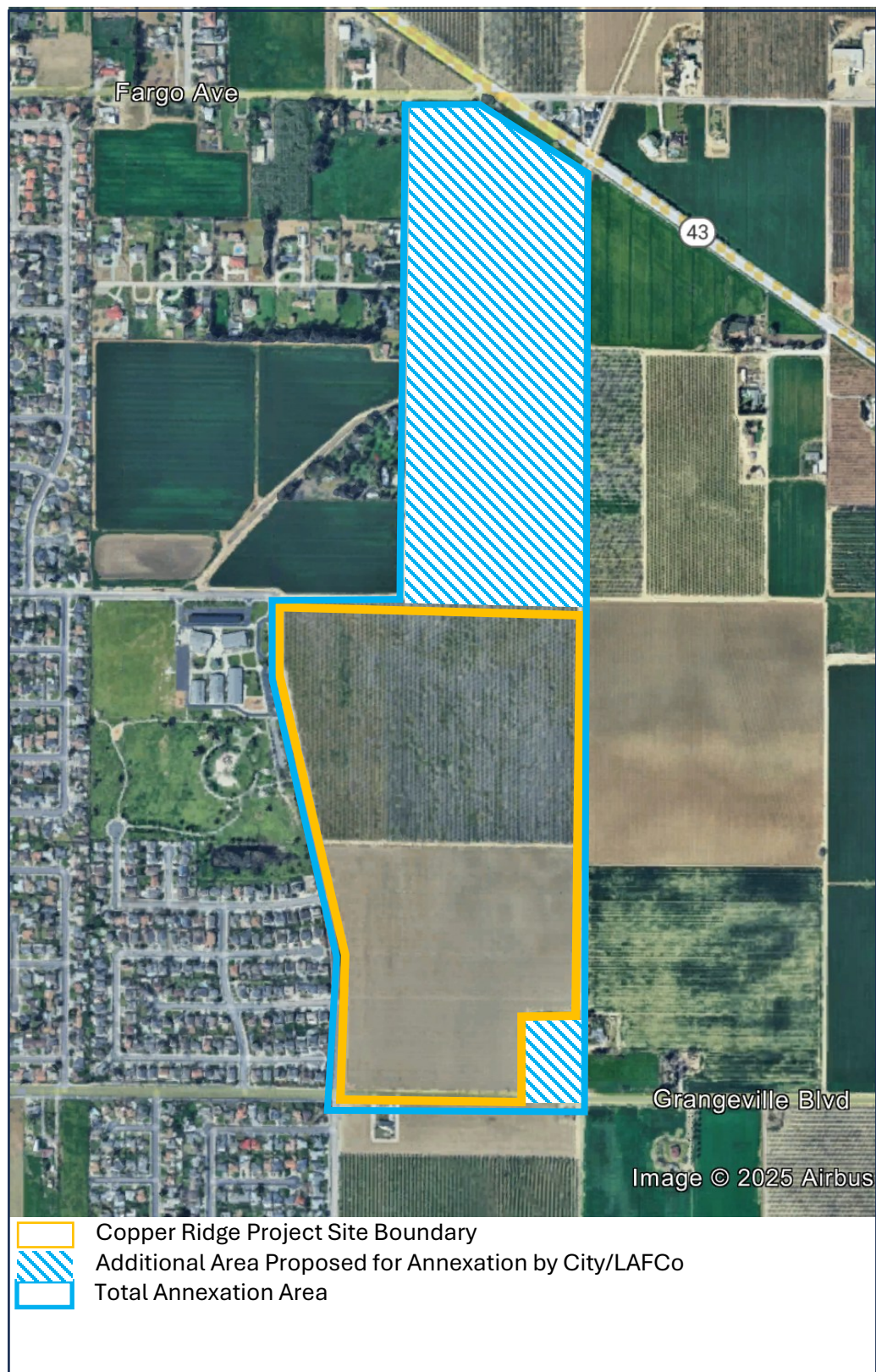


Figure 2 Project Boundary and Annexation Area



Project Phasing

The Project will be developed in at least six phases beginning with Phase 1 at the northwest corner of the Project site. Each phase will take approximately six months to construct the infrastructure and estimated to take up to two years to build out. Phases and unit counts are described below:

Phase 1	181 units
Phase 2	150 units
Phase 3	89 units
Phase 4	110 units
Phase 5	120 units
Phase 6	37,700 square feet of Neighborhood Commercial

Parking and access

Vehicular access to the Project will be from two driveways on Grangeville to the south, three local streets to 9-1/4 to the east, two local streets to Leland Way to the north and three local streets and one driveway to 9th Avenue to the east, as shown in Figure 7. Each single-family residence will include a two-car garage. The multi-family and commercial development will provide parking in accordance with the Hanford Municipal Code based on the final development square footage and uses.

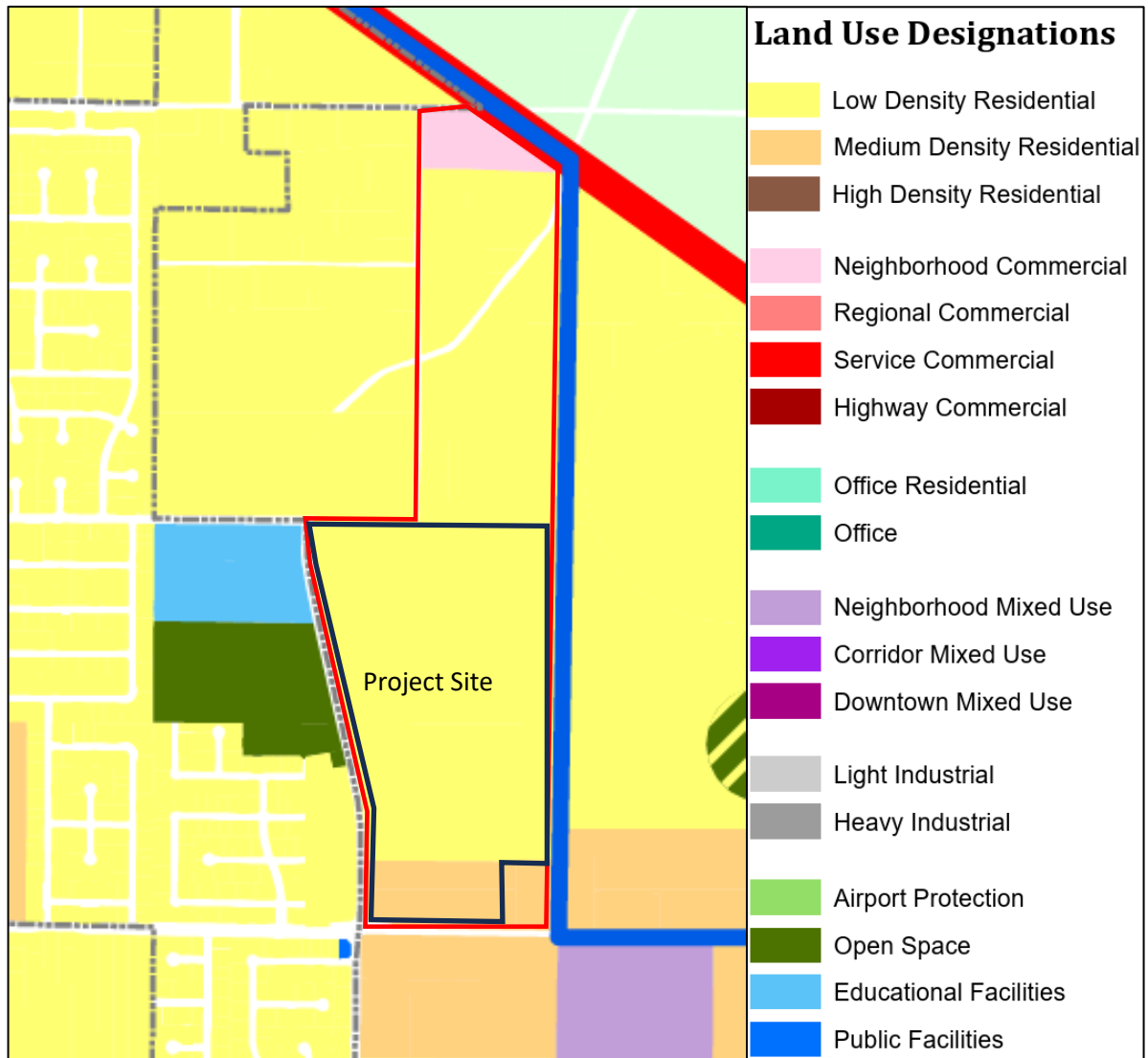
Project Description: Surrounding Land Use Designations and Settings:

North: County/Existing Agricultural
South: County/ Existing Agricultural
East: County/Existing Agricultural
West: Low Density Residential, Open Space, Public facility/ Existing Residential, Agriculture and public school.

General Plan Designation

The annexation area, shown in red, is designated as Low Density Residential, Medium Density Residential and Neighborhood Commercial in the Hanford General Plan as shown in Figure 3 below. The applicant is requesting a general plan amendment to change the land use from Low Density Residential to Medium Density Residential and Neighborhood Mixed Use within the Project Area.

Figure 3 General Plan Map



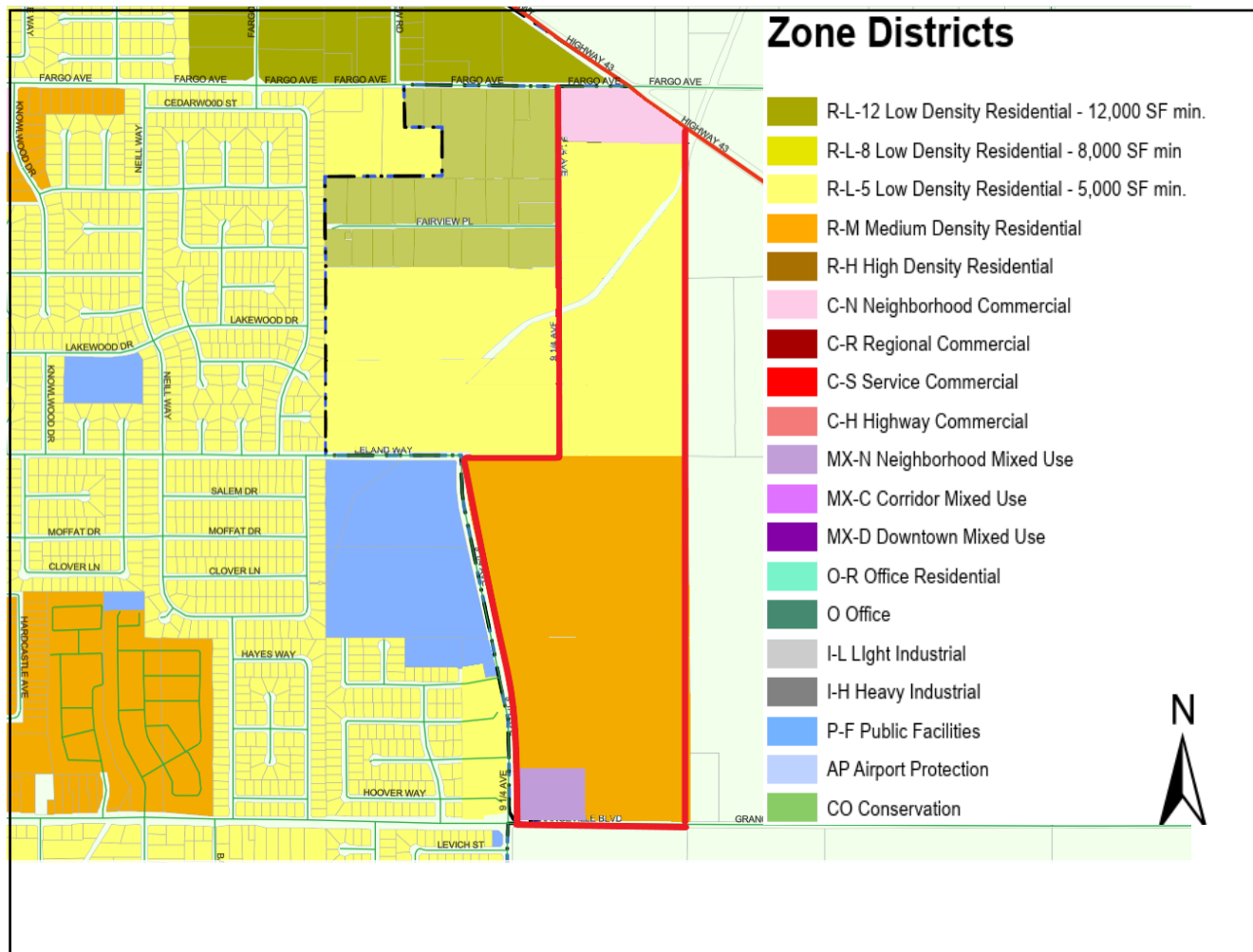
The site is currently in the County zoned agriculture shown as green in Figure 4 below. The project area is anticipated to be pre-zoned R-L-5 Low Density Residential, R-M Medium Density Residential, C-N Neighborhood Commercial and MX-N Neighborhood Mixed Use as part of the proposed Project, as shown in Figure 5.

Zone Districts

The map displays a grid of streets including Fargo Ave, Cedarwood St, Lakeview Dr, Fairview Pl, Elmway, Salem Dr, Moffat Dr, Clover Ln, Hayes Way, Hoover Way, Levich St, and Grangeville Blvd. The Project Area is outlined in blue, and the Annexation Area is outlined in red. The Project Site is labeled within the orange R-M Medium Density Residential zone.

Color	Zone District
Olive Green	R-L-12 Low Density Residential - 12,000 SF min.
Yellow-Green	R-L-8 Low Density Residential - 8,000 SF min.
Pale Yellow	R-L-5 Low Density Residential - 5,000 SF min.
Orange	R-M Medium Density Residential
Brown	R-H High Density Residential
Pink	C-N Neighborhood Commercial
Dark Red	C-R Regional Commercial
Red	C-S Service Commercial
Light Red	C-H Highway Commercial
Purple	MX-N Neighborhood Mixed Use
Magenta	MX-C Corridor Mixed Use
Dark Purple	MX-D Downtown Mixed Use
Teal	O-R Office Residential
Dark Teal	O Office
Gray	I-L Light Industrial
Dark Gray	I-H Heavy Industrial
Blue	P-F Public Facilities
Light Blue	AP Airport Protection
Green	CO Conservation
Blue Outline	Project Area
Red Outline	Annexation Area

Figure 5 Proposed Zones



Native American Consultation

The City of Hanford has received a request for notification from the Santa Rosa Rancheria Tachi Yokut Tribe in accordance with AB 52. Because the Project includes a general plan amendment, a notice in accordance with SB 18 was also required. A list of Native American Tribes was obtained from the Native American Heritage Commission (NAHC) and notices of the proposed project were sent to the following tribes on December 4, 2024. No responses were received.

- Kitanemuk & Yowlumne Tejon Indians
- Santa Rosa Rancheria Tachi Yokut Tribe
- Table Mountain Rancheria
- Tule River Indian Tribe
- Wuksachi Indian Tribe/Eshom Valley Band

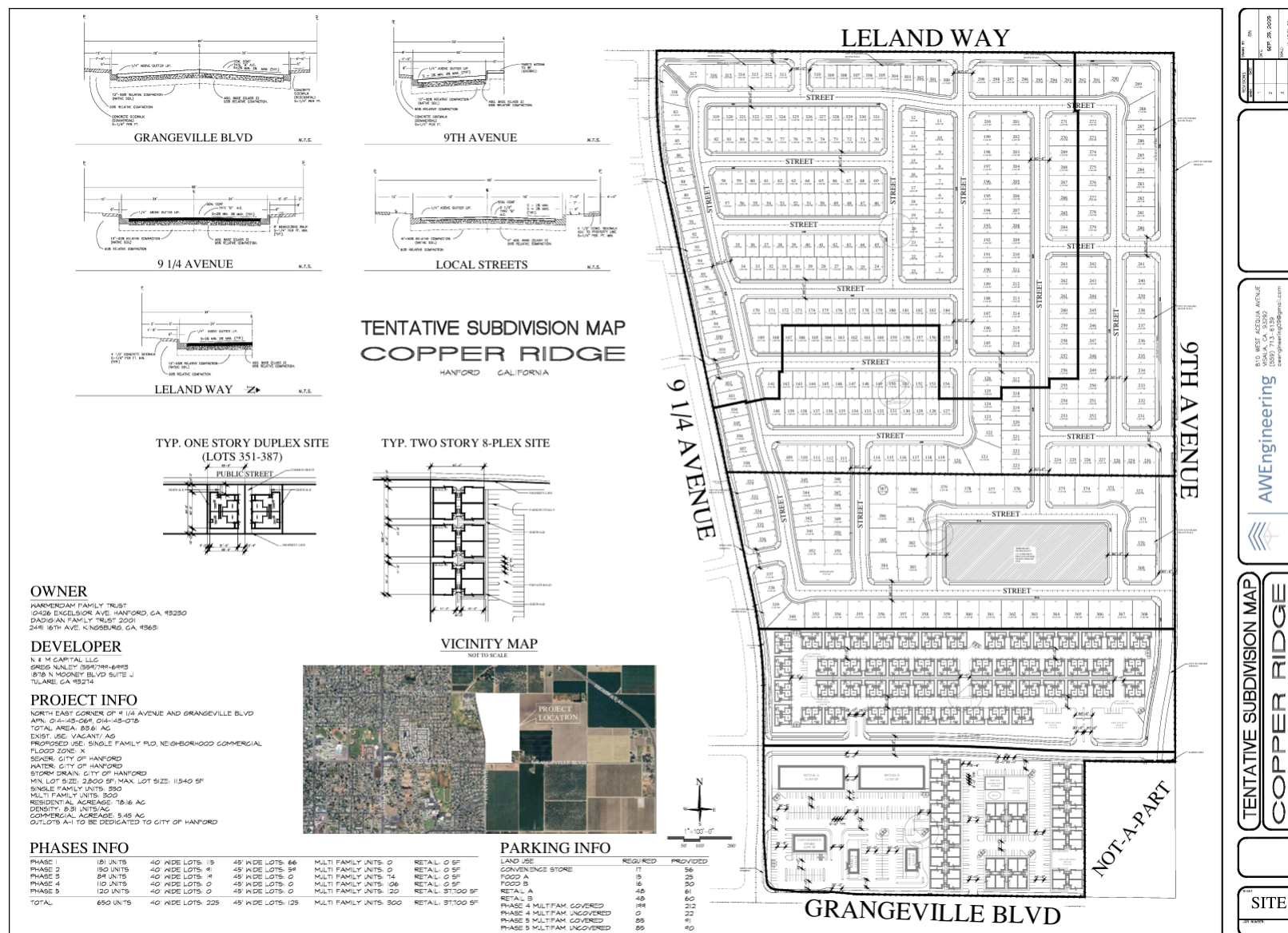
Early Consultation

On December 23, 2024, the City of Hanford submitted a pre-consultation request to the Office of Planning and Research (OPR). In response, the California Department of Conservation (DOC) and Department of Toxic Substances Control (DTSC) submitted written comments, which can be found in Appendix A. A summary of the comments is found in each pertinent discussion in the environmental checklist; Agricultural Resources and Hazards and Hazardous Materials respectively.

Figure 6 Project Location Aerial View



Figure 7 Cooper Ridge Tentative Subdivision Map



ENVIRONMENTAL DETERMINATION

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| ☐ Aesthetics | ☐ Greenhouse Gas Emissions | ☐ Public Services |
| ☐ Agriculture and Forest Resources | ☐ Hazards and Hazardous Materials | ☐ Recreation |
| ☐ Air Quality | ☐ Hydrology and Water Quality | ☐ Transportation |
| ☐ Biological Resources | ☐ Land Use and Planning | ☐ Tribal Cultural Resources |
| ☐ Cultural Resources | ☐ Mineral Resources | ☐ Utilities and Service Systems |
| ☐ Energy | ☐ Noise | ☐ Wildfire |
| ☐ Population | ☐ Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency) Where potential impacts are anticipated to be significant, mitigation measures will be required, so that impacts may be avoided or reduced to insignificant levels.

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION WILL BE PREPARED.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. A Negative Declaration is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is requested.

City of Hanford

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and the mitigation measure identified, if any, to reduce the impact to less than significance

INITIAL STUDY/ENVIRONMENTAL CHECKLIST

The following section provides an evaluation of the impact categories and questions contained in the checklist and identify mitigation measures, if applicable.

I. AESTHETICS

Except as provided in Public Resource Code Section 210999, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Environmental Setting

The Project Site includes approximately 78.16 acres. The northern approximately one-half of the Project Site is currently in agricultural production with the remaining, approximately 35 acres currently fallow agricultural land. To the west of the Project is an existing residential development, an elementary school and public park. To the south and east of the Project area is agricultural land, to the north is rural residential, agricultural and State Route 43.

There is no physical development proposed in the Additional Annexation Area to the north, therefore the impact discussion below is limited to the Project Site. Future development of the Additional Annexation Area would be required to be consistent with the General Plan designations of Low Density Residential and Neighborhood Commercial and be evaluated in accordance with the CEQA Guidelines.

Discussion

a) Would the project have a substantial adverse effect on a scenic vista?

A scenic vista is defined as a viewpoint that provides expansive views of highly valued landscape for the benefit of the general public. According to the 2035 General Plan Background Report, there are no scenic lands identified as a resource by the City, County or routes by the California Office of Transportation. There are no buildings or natural features located on the Project Site. The project would not substantially alter scenic views and would not block or impede surrounding views as the development will comply with City of Hanford development standards pertaining to height of buildings. Therefore the project would not result in substantial adverse effect on a scenic vista and impacts would be considered ***less than significant***.

Mitigation Measures: None Required

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within state scenic highway?

According to the 2035 General Plan Background Report, there are no Officially Designated State Scenic Highways within the City of Hanford Planning Area. The closest is State Route 198, east of State Route 99. The City Municipal Code Chapter 12.12 Street Trees and Shrubs, contains provisions to protect heritage trees. Section 12.12.020 defines a heritage tree as “(1) any Oak Tree native to Central California, Valley Oak Tree (*Quercus lobata*), with a diameter greater than 10 inches; or (2) any tree or a group of trees specifically designated by the city council for protection because of its historical significance, special character or community benefit.” The Project Site does not contain any Valley Oak Trees or trees that have been designated as protected by the City Council. There are no other resources such as rock outcroppings or historic buildings in the area, therefore there is ***no impact***.

Mitigation Measures: None Required

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The proposed Project is not currently developed and is adjacent to non-urbanized area to the north, south and east. The proposed Project would not degrade the visual character or quality of the site and surroundings but will result in a change from the agricultural character. The Project includes a general plan amendment and pre-zone to allow the small lot development with a planned unit development and multi-family units. As amended the Project would be consistent with zoning and other regulations, therefore the impact is ***less than significant***.

Mitigation Measures: None Required

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The proposed Project would result in new lighting sources on the Project Site. New lighting sources would include interior and exterior lighting from residences and street lighting as well as parking lot and interior and exterior lighting from the multi-family and commercial areas. All street lighting will be consistent with the City's lighting standards, which are developed to minimize impacts related to excessive light and glare. The City standards reduce light and glare impacts by including watt maximums, shielding and location criteria based on public safety. Although the Project will introduce new light sources to the area, all lighting will be consistent with nearby residential and commercial land uses and the City's lighting standards. Therefore, impacts are considered ***less than significant***.

Mitigation Measures: None Required

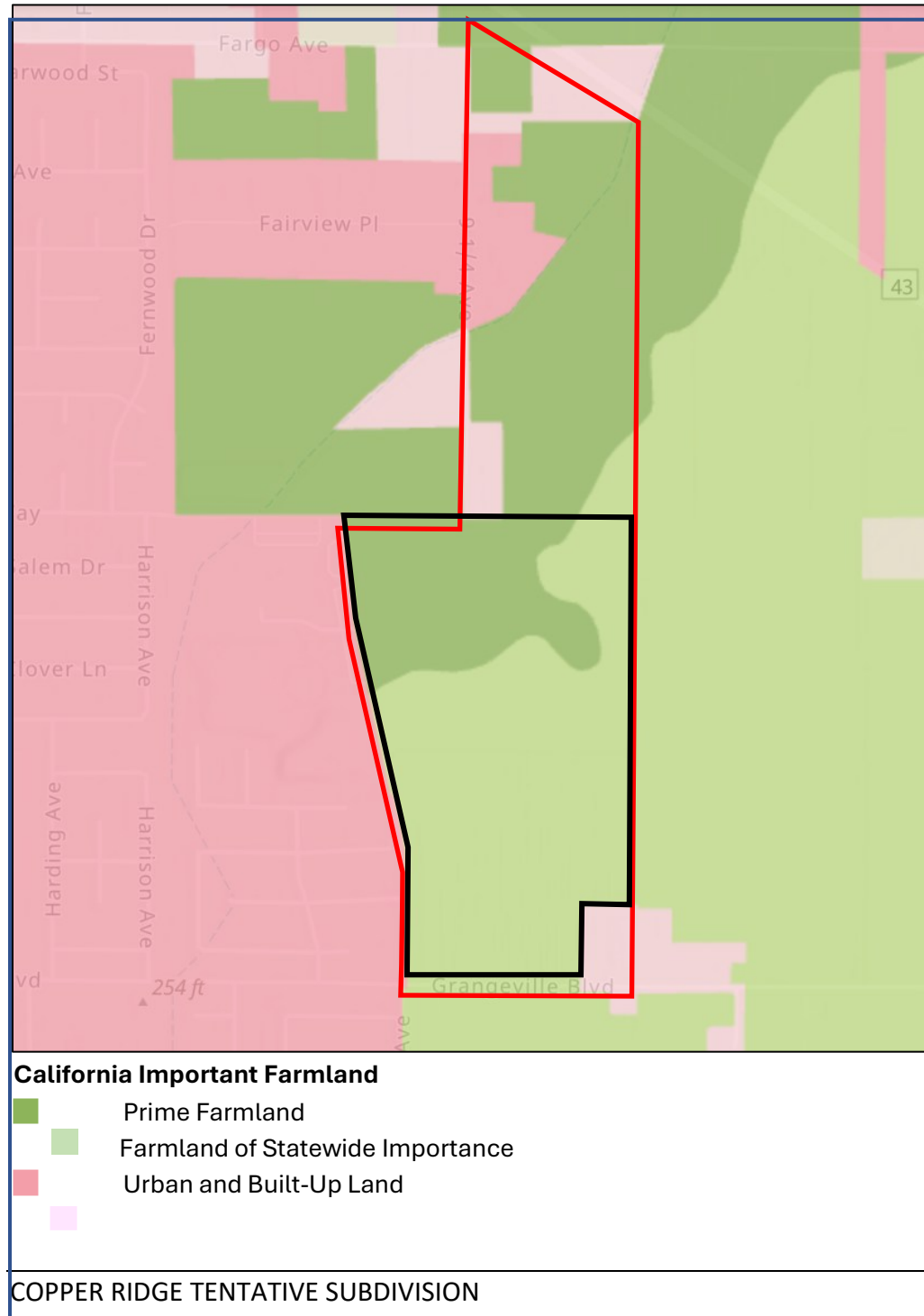
II. AGRICULTURE AND FOREST RESOURCES:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	☐	☐	☐	☒
d) Result in the loss of forestland or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) 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 forestland to non-forest use?	☐	☐	☒	☐

Environmental Setting

The proposed Project Site is currently planted with a nut crop on approximately one-half the northern portion of the site and fallow on the southern portion. . According to the Department of Conservation, the Project Site contains approximately 23 acres of Prime Farmland and approximately 55 acres of Farmland of Statewide Importance, as shown in Figure 8.

Figure 8 Important Farmland Map



- ☐ Rural Residential
- ☐ Annexation Site
- ☐ Project Site

Source: Department of Conservation; [DLRP Important Farmland Finder](#)

Discussion

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance(Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The Project Site is located on land that will be annexed into the City of Hanford with Project approval. The proposed development of the Project Site will convert approximately 78.16 acres of Prime Farmland and Farmland of Statewide Importance. The north portion of the Annexation Area is not anticipated to change in use as a result of the Project as no physical development is proposed. The Additional Annexation Area is designated as a mix of Prime Farmland, Farmland of Statewide Importance, Urban and Built-up Land and Rural Residential. Future development of this area will be required to be consistent with the General Plan and undergo environmental review in accordance with CEQA Guidelines.

The Project Site and the Annexation Area are planned for urban development in the Hanford 2035 General Plan. The 2035 General Plan EIR (State Clearinghouse No. 2015041024) evaluated the impacts of agricultural land conversion and determined that approximately 2,706 acres of Prime, Farmland of Statewide Importance and Unique Farmland would be converted with full build out of the General Plan during the 2014-2035 planning period. The 2035 General Plan EIR analysis included the Project Site and the full Annexation Area.

The General Plan includes goals and policies that recognize the importance of farmland to the City, County and State. The General Plan policies were developed to prevent premature conversion of agricultural land and to preserve agricultural land through means other than mitigation. Those policies include the requirement for buffers, the establishment of several planning areas that promote increased densities to increase capacity within the 2035 Growth Boundary, a right to farm ordinance, and the creation of a farmland mitigation program. The establishment of the 2035 Growth Boundary itself is a limiting factor to growth and premature conversion of agricultural lands. The Goals and Policies area as follows:

Agricultural Resources Goal

Goal 01: *Conservation and long term protection of agricultural resources and soils located outside of the Planned Area Boundary.*

5.2.1 Agricultural Land Protection

Policy 01 Boundary between Urban and Agricultural Uses

Utilize the Planned Area Boundary as the long term boundary line between urban uses and agricultural uses and prohibit non-agricultural development outside the Planned Area Boundary.

Policy O2 Agricultural Buffer

Coordinate land use policies and designations with Kings County to provide for a buffer between the urban area of Hanford and the surrounding unincorporated communities.

Policy O3 Kings County Preservation Efforts

Support the Kings County efforts to preserve and protect farmlands outside the Planned Area Boundary.

Policy O4 Interim Agricultural Use

Retain existing agricultural areas as an interim use inside the Planned Area Boundary and support agricultural operations until such time that the areas are needed for logical urban expansion

Policy O5 Farmland Mitigation Program

In collaboration with the County of Kings and other cities in Kings County, determine the feasibility and, if feasible, consider adoption of a countywide farmland mitigation program that is tailored to the needs and goals of the Kings County agricultural region to mitigate the urban conversion of agricultural lands that are outside adopted urban growth boundaries.

Policy E26 Protection of Agricultural Lands from Urban Encroachment

Utilize the Planned Area Boundary to delineate a long term boundary between agricultural and urban land uses, and strongly support long term agricultural operations outside the Planned Area Boundary that can be free from the threat of urban land use encroachment.

3.14 New Growth Planning Areas

Four new growth areas have been established in areas that are predominantly undeveloped and currently used for agriculture. This section provides policies and actions to ensure balanced growth in these areas with adequate public facilities and services, and strategies for quality design.

This goal and its supporting policies encourage development within Hanford’s Planning Areas. Development within Hanford’s Planning Areas will decrease dependency on the automobile and allow more people to walk, bike, or take transit for daily trips. Hanford’s Planning Areas are intended to accommodate and encourage new growth within compact, walkable neighborhoods that are located near schools, parks, shopping, and transit facilities.

3.14.1 Eastside Planning Area

The Eastside Planning Area is primarily located east of 9 ¼ Avenue, north of the Union Pacific Railroad, and west and south of State Route 43. Grangeville Boulevard is a major arterial that is an eastern gateway to Hanford from State Route 43. Much of the land is currently being farmed and portions of the Planning Area is subject to Williamson Act contract.

Policy L154 Eastside Growth Limitation

Approve new development project in the Eastside Planning Area only within the 2035 Development Boundary until such time as the boundary is expanded in accordance with General Plan policies.

Policy L155 Eastside Higher Density Residential Uses

Support the development of higher density residential uses in close proximity to the Grangeville Boulevard corridor and the gradual transition to lower density, single-family residential uses as distance from the Arterial road increases.

Policy L156 Eastside Development along Grangeville Boulevard

Discourage “strip” development along Grangeville Boulevard from an overall community development perspective. Develop design policies and regulations that identify a minimum percentage of street-facing building facades and minimize the exposure of parking and masonry walls along the street.

The Project is located within the Eastside Planning Area. The development of the Project Site is in conformance with the Eastside Planning area policies by providing increased residential density. The Project includes a request to increase general plan density from low density to medium density and transitions from higher densities close to Grangeville Boulevard to lower densities to the north.

In accordance with the General Plan, the Project would be required to adhere to the Hanford Municipal Code 16.40.110 Right to Farm Ordinance and proposed goals and policies of the general plan related to agriculture.

In the 2035 General Plan Update EIR (SCH No. 2015041024), it was determined that the loss of farmland was a significant and avoidable impact. A Statement of Overriding Considerations was adopted for the significant and avoidable impacts resulting from the conversion of agricultural land. With the implementation of the General Plan policies, the right to farm ordinance and the planned conversion of agricultural lands evaluated in the General Plan EIR, no new impacts resulting from the conversion of agricultural land are anticipated to occur, therefore impacts are considered to be *less than significant*.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?

The Project would result in the conversion of approximately 46.62 acres of farmland currently under Williamson Act Contract into a residential subdivision. Williamson Act Contract 552-86 was formed in 1986. Also in 1986, the City of Hanford protested the formation of the contract based on the property being within one mile of the City limits. The Kings LAFCo approved Resolution 8614 recognizing the City’s protest in 1986. Pursuant to State law, the City would exercise its right to not succeed to the Williamson Act Contract, terminating the contract in the event the annexation associated with the Project is completed. A certificate of cancellation will be recorded with the Kings County Recorders Office.

In addition, as stated in (a) above, the City of Hanford anticipated the conversion of the subject property to urban use in the General Plan Update and EIR for which a Statement of Overriding Considerations was adopted. The proposed Project falls within the analysis provided with the General Plan EIR and the City’s protest of the formation of the contract anticipated that the area

would be subject to development, therefore no mitigation would be necessary as a result of the conflict with an existing Williamson Act contract; as such impacts are considered to be ***less than significant***.

Mitigation Measures: None Required

- c) **Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

The Project Site is not zoned for forest or timberland production and is not adjacent to any forest land, therefore, there is ***no impact***.

Mitigation Measures: None Required

- d) **Would the project result in the loss of forestland or conversion of forest land to non-forest use?**

The site does not contain forestland and is not adjacent or in proximity to any forestland or use, therefore there is ***no impact***.

Mitigation Measures: None Required

- e) **Would the project 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 forestland to non-forest use?**

The City of Hanford and the Kings LAFCo required the inclusion of the area north of the Project Site in the annexation. Although no changes are proposed to this area as a result of the Project, it could result in the additional conversion of farmland, specifically approximately 44.24 acres of Prime Farmland and Farmland of Statewide Importance. The additional acres are designated for urban development and agricultural conversion impacts in the City of Hanford Planning Area were assessed in the General Plan EIR for the planning period of 2014-2035. Impacts were considered to be significant and unavoidable and a statement of overriding considerations was adopted. Conversion of the area from farmland will also be subject to CEQA if developed to ensure compliance with the General Plan policies and Municipal Code. The Project would not result in conversion of forestland to non-forest use, therefore impacts would be considered ***less than significant***.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Environmental Setting

This section describes existing air quality within the San Joaquin Valley Air Basin (SJVAB) and in Kings County. The SJVAB is comprised of eight counties: Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare. The air basin is bordered by the Sierra Nevada Mountains to the east, Coastal Range to the west and the Tehachapi Mountains to the south. These topographical features directly relate to air quality within the SJVAB. Air quality is described in relation to air quality standards for criteria pollutants such as, ozone, carbon monoxide, and particulate matter. Air quality can be directly affected by the type and density of land use change and population growth.

According to the Hanford Air Quality Element regional and local air quality is impacted by topography, dominant airflows, atmospheric inversions, location, and season. The combination of topography and inversion layers generally prevents dispersion of air pollutants.

The Project Site is located within the SJVAB, which is managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD). National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) have been established for the following criteria pollutants: carbon monoxide (CO), Ozone (O3), sulfur dioxide (SO2), nitrogen dioxide (NO2), particulate matter (PM10 and PM2.5) and lead (Pb). Air quality plans or attainment plans are used to bring an air basin into attainment with State and Federal ambient air quality standards. Table 3-1 describes the areas classified as either in attainment or non-attainment for several pollutant standards.

There is no physical development proposed in the Additional Annexation Area to the north, therefore the impact discussion below is generally limited to the Project Site. Future development of the Additional Annexation Area would be required to be consistent with the General Plan designations of Low Density Residential and Neighborhood Commercial and be evaluated in accordance with the CEQA Guidelines.

Table 3-1 San Joaquin Valley Attainment Status

Pollutant	Designation/Classification	
	Federal Standards	State Standards
Ozone – One hour	No Federal Standard	Nonattainment/Severe
Ozone – Eight hour	Nonattainment/Extreme	Nonattainment
PM 10	Attainment	Nonattainment
PM 2.5	Nonattainment	Nonattainment
Carbon Monoxide	Attainment/Unclassified	Attainment/Unclassified
Nitrogen Dioxide	Attainment/Unclassified	Attainment
Sulfur Dioxide	Attainment/Unclassified	Attainment
Lead (Particulate)	No Designation/Classification	Attainment
Hydrogen Sulfide	No Federal Standard	Unclassified
Sulfates	No Federal Standard	Attainment
Visibility Reducing Particles	No Federal Standard	Unclassified
Vinyl Chloride	No Federal Standard	Attainment

Source: SJVAPCD

Regulations

Federal Clean Air Act – The 1977 Federal Clean Air Act (CAA) authorized the establishment of the National Ambient Air Quality Standards (NAAQS) and set deadlines for their attainment. The Clean Air Act identifies specific emission reduction goals, requires both a demonstration of reasonable further progress and an attainment demonstration, and incorporates more stringent sanctions for failure to meet interim milestones. The U.S. EPA is the federal agency charged with administering the Act and other air quality - related legislation. EPA's principal functions include setting NAAQS; establishing minimum national emission limits for major sources of pollution; and promulgating regulations.

California Clean Air Act – California Air Resources Board coordinates and oversees both state and federal air pollution control programs in California. As part of this responsibility, California Air Resources Board monitors existing air quality, establishes California Ambient Air Quality Standards, and limits allowable emissions from vehicular sources. Regulatory authority within established air basins is provided by air pollution control and management districts. The Project is located within the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD).

The state and federal standards for the criteria pollutants are presented in Section 8.4 of The San

Joaquin Valley Unified Air Pollution Control District’s 2015 “Guidance for Assessing and Mitigating Air Quality Impacts”. These standards are designed to protect public health and welfare. The “primary” standards have been established to protect the public health. The “secondary” standards are intended to protect the nation’s welfare and account for air pollutant effects on soils, water, visibility, materials, vegetation and other aspects of general welfare.

San Joaquin Valley Air Pollution Control District (SJVAPCD) – The SJVAPCD is responsible for enforcing air quality standards in the Project area. To meet state and federal air quality objectives, the SJVAPCD adopted the following thresholds of significance for projects and ambient air quality standards, Tables 3-2 and 3-3.:

Table 3-2 SJVAPCD Thresholds of Significance

Pollutant/Precursor	Constructi on Emissions	Operational Emissions	
		Permitted Equipment andActivities	Non- Permitted Equipment andActivities
	Emissions (tpy)	Emissions (tpy)	Emissions (tpy)
CO	100	100	100
Nox	10	10	10
ROG	10	10	10
SOx	27	27	27
PM10	15	15	15
PM2.5	15	15	15

Source: SJVAPCD Guidance for Assessing and Mitigation Air Quality Impacts

Table 3-3 California Ambient Air Quality Standards

Pollutant	Averaging Time		Concentration
Ozone	8 Hour		0.070 ppm (137 µg/m³)
	1 Hour		0.09 ppm (180 µg/m³)
Carbon Monoxide	8 Hour		9 ppm (10 mg/m³)
	1 Hour		20 ppm (23 mg/m³)
Nitrogen Dioxide	Annual Mean	Arithmetic	0.030 ppm (57 µg/m³)

	1 Hour	0.18 ppm (339 µg/m ³)
Sulfur Dioxide		
	24 Hour	0.04 ppm (105 µg/m ³)
	1 Hour	0.25 ppm (655 µg/m ³)
PM 10	Annual Arithmetic Mean	20 µg/m ³
	24 Hour	50 µg/m ³
PM 2.5	Annual Arithmetic Mean	12 µg/m ³
	24 Hour	none
Sulfates	24 Hour	25 µg/m ³
Lead		
	30 Day Average	1.5 µg/m ³
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)
Vinyl Chloride (chloroethene)	24 Hour	0.010 ppm (26 µg/m ³)
Visibility Reducing particles	8 Hour	(see below ^b)

ppm=parts per million

mg/m³=milligrams per cubic meter

µg/m³=micrograms per cubic meter

^aSee

<http://www.arb.ca.gov/research/aaqs/aaqs2.pdf>

^bIn 1989, CARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

Source: SJVAPCD "Ambient Air Quality Standards & Attainment Status" website

The following SJVAPCD rules and regulations may apply to the proposed Project; however, this is not an exhaustive list:

- **Rule 3135:** Dust Control Plan Fee. All projects which include construction, demolition, excavation, extraction, and/or other earth moving activities as defined by Regulation VIII (Described below) are required to submit a Dust Control Plan and required fees to mitigate impacts related to dust.
- **Rule 4101:** Visible Emissions. District Rule 4101 prohibits visible emissions of air contaminants that are dark in color and/or have the potential to obstruct visibility.
- **Rule 9510:** Indirect Source Review (ISR). This rule reduces the impact PM10 and NOX emissions from growth on the SJVB. This rule places application and emission reduction requirements on applicable development projects in order to reduce emissions through onsite mitigation, offsite SJVAPCD administered projects, or a combination of the two. This Project will submit an Air Impact Assessment (AIA) application in accordance with Rule 9510's requirements.
- **Regulation VIII:** Fugitive PM10 Prohibitions. Regulation VIII is composed of eight rules which together aim to limit PM10 emissions by reducing fugitive dust. These rules contain required management practices to limit PM10 emissions during construction, demolition, excavation, extraction, and/or other earth moving activities.

Discussion

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

An Air Quality and Greenhouse Gas Impact Memo (Memo) was prepared by Padre and Associates, March 2025, attached as Appendix B. The emissions were estimated using the most recent emission factors and load factors obtained from the California Emissions Estimator Model® (CalEEMod) User's Guide, Emission Factors (EMFAC) model. The Memo is focused only on the development of the

Site, the additional Annexation Area was not included as no development is proposed for the additional annexation area.

If a project were to generate criteria pollutants below significance thresholds adopted by the

SJVAPCD listed in Table 3-2 above, the Project would be considered to result in a less than significant impact and in compliance with adopted SJVAPCD rules and regulations.

Estimates for both construction and operational emissions, based on the development of 658 housing units and a commercial shopping center with two fast food restaurants, two general retail stores, and one gasoline/diesel fueling station with an associated mini mart, were evaluated in the Air Quality and Greenhouse Gas Memo as shown in Table 3-4 and 3-5 below. The residential unit count was decreased to 650 after the completion of the modeling, but will not significantly change the impacts to air quality.

Table 3-4 Estimated Construction Criteria Pollutant Emissions

Phase	NOx	ROG	PM10	PM2.5	CO	SO2
Residential Phase 1	0.533	0.055	2.8	0.454	1.42	0.006
Residential Phase 2	0.533	0.055	2.8	0.454	1.42	0.006
Residential Phase 3	0.533	0.055	2.8	0.454	1.42	0.006
Residential Phase 4	0.533	0.055	2.8	0.454	1.42	0.006
Commercial Year 1	0.158	0.015	0.589	0.145	0.532	0.002
Commercial Year 2	0.158	0.015	0.589	0.145	0.532	0.002
Commercial Year 3	0.158	0.015	0.589	0.145	0.532	0.002
SJVAPCD Significance Threshold (tpy)	10	10	15	15	100	27
Exceeds Thresholds?	NO	NO	NO	NO	NO	NO

Units shown in Tons per Year (tpy)

Table 3-5 Estimated Operational Criteria Pollutant Emissions

Phase	NOx	ROG	PM10	PM2.5	CO	SO2
Residential Operational Emissions	0.722	0.221	8.9	2.25	17.6	0.055
Commercial Operational Emissions	0.600	0.267	4.24	1.08	14.4	0.033
Total Operational Emissions	1.322	0.488	13.14	3.33	32	0.088
SJVAPCD Significance Threshold	10	10	15	15	100	27
Exceeds Thresholds?	NO	NO	NO	NO	NO	NO

Source: Padre and Associates Memorandum, Appendix A

Units shown in Tons per Year (tpy)

As shown above, the Project's short-term (construction) and long-term (operational) emissions are below SJVAPCD thresholds. As a result, the Project will not conflict with or obstruct implementation of any air quality plans. The impact of the Project would be **less than significant**.

Future development of the additional annexation area to the north 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 will be a requirement of the physical development of the project area. Additionally, the applicant will be required to obtain any necessary permits through the SJVAPCD. Through compliance with existing plans and regulations, the project will have a less than significant impact.

Mitigation Measures: None Required

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Based on the Project construction schedule (i.e., four years of residential construction followed by three years of commercial construction), criteria pollutant emissions for the Project were estimated to be well below the SJVAPCD significance thresholds (refer to Table 3-4 above). Operational Emissions were also estimated to be well below the SJVAPCD thresholds as shown in Table 3-5.

The primary sources of particulate matter of 10 microns in diameter or less (PM10) and particulate matter 2.5 microns or less (PM2.5) emissions were fugitive dust from temporary grading activities and vehicles traveling on paved roads. Diesel particulate matter (DPM) from the use of onsite diesel-powered equipment was estimated to be less than 0.002 tons per year for both residential and commercial construction phases. Full emissions estimate tables are provided as an attachment in Appendix B.

The SJVAB is designated as non-attainment for O3 and PM2.5 for federal standards and nonattainment for O3, PM10, and PM2.5 for State standards. SJVAPCD nonattainment status is attributed to the region's development history. Past, present, and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant.

In developing thresholds of significance for air pollutants, the SJVAPCD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. Since the basin is in non-attainment for ozone, PM10 and PM2.5, it is

considered to have an existing significant cumulative health impact without the project. When this occurs, the analysis considered whether the project's contribution to the existing violation of air quality standards is cumulatively considerable. The SJVAPCD regional thresholds for Nox, VOC, PM10 and PM2.5 are applied as cumulative contribution thresholds. Projects that exceed the regional thresholds in Table 3-2 would be considered to have a cumulative health impact. As shown in Tables 3-4 and 3-5 the Projects construction and operational emissions would not exceed SJVAPCD thresholds, impacts are considered to be **less than significant**.

There is not a physical development planned for the additional annexation area to the north at this time. Future development will be evaluated at the time of proposal and may be subject to District rules and applications.

Mitigation Measures: None Required

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Using the Project construction and operational emissions estimates, Padre completed a health risk prioritization screening of the Project's residential and commercial construction and operational phase DPM emissions using the SJVAPCD's Prioritization Calculator. The Prioritization Calculator utilizes toxic profiles based on Assembly Bill (AB) 2588 Hotspots Air Toxic Profiles and estimated Project emissions to calculate a prioritization score between 0 and 100 for cancer risk, acute toxicity risk, and chronic toxicity risk.

In accordance with the Air Toxics Hot Spots Program, Facility Prioritization Guidelines and SJVAPCD APR-1906 Framework for Performing Health Risk Assessments, a facility or project with a prioritization score between 0 and less than 10 would not be required to perform a Health Risk Assessments (HRA) and would have a less than significant impact.

The nearest sensitive receptors to the Project Site consist of single-family residential homes on adjacent properties within 0 to 100 meters to the west and south of the Project Site, and the adjacent Hamilton Elementary School and Freedom Park. In addition, the screening also considers the newly constructed residential developments as sensitive receptors after each phase of residential construction has been completed. The prioritization screening evaluated the impacts to receptors for the estimated onsite Project DPM emissions associated with the construction phases and onsite DPM emissions associated with the operational phases. The table below summarizes the maximum prioritization scores for all years of construction and the full operational phase on completion of construction.

Table 3-5. Results of Prioritization Screening

Phase	Receptor Proximity				
	0 to 100 (m)	100 to 250 (m)	250 to 500 (m)	500 to 1,000 (m)	1,000 to 1,500 (m)
Residential Construction Year 1	8.32	2.08	0.333	0.091	0.025

Residential Construction Year 2	8.87	2.22	0.355	0.098	0.027
Residential Construction Year 3	9.42	2.36	0.377	0.104	0.028
Residential Construction Year 4	9.98	2.49	0.399	0.110	0.030
Residential Operational Only	2.22	0.55	0.089	0.024	0.007
Commercial Construction Year 1	8.64	2.16	0.346	0.095	0.026
Commercial Construction Year 2	9.10	2.28	0.364	0.100	0.027
Commercial Construction Year 3	9.56	2.39	0.383	0.105	0.029
Residential and Commercial Operational Only	6.95	1.74	0.278	0.076	0.021

Prioritization scores are less than 10, therefore an HRA would not be required by the SJVAPCD and impacts are considered ***less than significant***.

Mitigation Measures: None Required

The additional annexation area to the north does not contain a plan for physical development, the proposed annexation and pre-zoning of a the land will not have an impact on any criteria pollutant, however future development will need to be analyzed. Referral documents for future development requiring discretionary approval will be forwarded to the District for review, upon application.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The Project will create temporary localized odors during Project construction, such as odors from diesel-powered equipment and vehicles. These odors will be temporary and would most likely not occur over an extended period of time or concentrated in one location on the Project Site.

The proposed Project uses are not anticipated to create or emit objectionable odors that would affect a substantial number of people; therefore impacts are considered to be **less than significant**.

Mitigation Measures: None Required

The additional annexation area to the north does not include physical development, future development of the project site should ensure that operation does not create objectionable odors affecting nearby residential receptors, consistent with HMC Section 17.50.050.

17.50.050 Odorous gases and matter.

No use shall be permitted which emits odorous gases or other odorous matter in such quantities as to be dangerous, harmful, noxious, or otherwise objectionable at a level that is detectable with or without the aid of instruments at or beyond the project site boundary.

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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 & 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 Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (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 sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Environmental Setting

The Project Site is currently comprised of fallow agricultural land on the southern half and nut trees on the northern portion. The site does not contain any buildings. The fallow portion of the Project Site had previously been farmed, but has been out of agricultural production for many years. The entire site has been highly disturbed as a result of periodic grading and disking as part of normal agricultural practices and for weed control since agricultural practices have ceased. The site will continue to be disced for weed and fire control until fully developed.

There is no physical development proposed in the Additional Annexation Area to the north, therefore the impact discussion below is limited to the Project Site. Future development of the Additional

Annexation Area would be required to be consistent with the General Plan designations of Low Density Residential and Neighborhood Commercial and be evaluated in accordance with the CEQA Guidelines.

Discussion

- a) **Would the project 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 & Wildlife or U.S. Fish and Wildlife Service?**

A Biological Evaluation (BE) was completed by Live Oak Associates (2024, see Appendix B), which included an on-site survey on November 4, 2024. The BE only evaluated the potential impacts to the Project Site, no changes to uses north of the Project Site (expanded Annexation Area) will occur, therefore were not evaluated. The BE is the basis of analysis for the analysis presented in this section.

Sources of information for the BE included the Information for Planning and Consultation (IPaC) system (USFWS 2024), California Natural Diversity Data Base (CDFW 2024), *Online Inventory of Rare and Endangered Vascular Plants of California* (CNPS 2024), and manuals, reports, and references related to plants and animals of the Project vicinity. A complete list and references are found in the BE.

The California Natural Diversity Data Base (CNDDB) search indicated 10 special status plants and 13 animals have been documented in the general vicinity of the Project site or are known to occur regionally. Of these, 19 are considered absent from or unlikely to occur on the site due to the absence of suitable habitat, the site's urban setting and other landscape factors, and/or the site's being situated outside of the species' known distribution. A list of the species, habit and likeliness to occur is found in Table 4-1 below. Because these species have no appreciable potential to occur on site, they are not expected to be affected by the Project, directly or indirectly. Project impacts to these species are considered less than significant.

Table 4-1 LIST OF SPECIAL STATUS SPECIES POTENTIALLY OCCURRING IN THE PROJECT VICINITY

Species	Status	Habitat	*Occurrence within the Project Site
California Native Plant Society (CNPS) Species			
Heartscale (<i>Atriplex cordulata</i> var. <i>cordulata</i>)	CRPR 1B.2	Occurs on saline or alkaline soils in chenopod scrub, meadows, seeps, and grasslands; blooms April-October; elevations below 1,230 ft.	Absent. Decades of agricultural disturbance would have eliminated any habitat that may have once been present on site or in the immediate vicinity.

Earlimart Orache (<i>Atriplex cordulata</i> var. <i>erecticaulis</i>)	CRPR 1B.2	Occurs in valley and foothill grasslands between 130 and 330 ft. in elevation; blooms August-September.	Absent. Decades of agricultural disturbance would have eliminated any habitat that may have once been present on site or in the immediate vicinity.
Brittlescale (<i>Atriplex depressa</i>)	CRPR 1B.2	Occurs in chenopod scrub, valley and foothill grassland, meadows and seeps, playas, and vernal pools. It is rarely found in riparian or marsh habitats. Blooms April-October; elevations below 1,050 ft.	Absent. Decades of agricultural disturbance would have eliminated any habitat that may have once been present on site or in the immediate vicinity.
Lesser Saltscale (<i>Atriplex minuscula</i>)	CRPR 1B.1	Occurs in cismontane woodland and valley and foothill grasslands of the San Joaquin Valley; alkaline/sandy soils; blooms May-October; elevation 50-660 ft.	Absent. Decades of agricultural disturbance would have eliminated any habitat that may have once been present on site or in the immediate vicinity.
Subtle Orache (<i>Atriplex subtilis</i>)	CRPR 1B.2	Occurs in alkaline vernal pools; blooms July-Oct.; elevations below 400 ft.	Absent. Vernal pool habitat is absent from the Project site.
Recurved Larkspur (<i>Delphinium recurvatum</i>)	CRPR 1B.2	Occurs in alkaline soils of cismontane woodland and valley and foothill grasslands in elevations 100 – 2,000 feet. Blooms March-June.	Absent. Decades of agricultural disturbance would have eliminated any habitat that may have once been present on site or in the immediate vicinity.
Alkali-Sink Goldfields (<i>Lasthenia chrysantha</i>)	CRPR 1B.1	Occurs in valley grassland, alkali sink, wetland riparian areas less than 328 ft. in elevation in the southern Sacramento Valley and San Joaquin Valley. Blooms February – June.	Absent. Decades of agricultural disturbance would have eliminated any habitat that may have once been present on site or in the immediate vicinity.

Mud Nama (<i>Nama stenocarpa</i>)	CRPR 2B.2	Occurs in intermittently wet areas such as lake shores and river banks. Occurs sparingly in the Central Valley and more frequently in Southern California from sea level to below 1,640 feet. Blooms January-July.	Absent. Intermittently wet areas needed for the proliferation of this species are absent on the Project site.
California Alkali Grass (<i>Puccinellia simplex</i>)	CRPR 1B.2	Occurs in alkali sinks and flats within grassland and chenopod scrub habitats of the Central Valley, San Francisco Bay area and western Mojave Desert; elevations below 3,000 feet. Blooms March-May.	Absent. Decades of agricultural disturbance would have eliminated any habitat that may have once been present on site or in the immediate vicinity.
Sanford's Arrowhead (<i>Sagittaria sanfordii</i>)	CRPR 1B.2	Occurs in freshwater emergent marsh habitat in drainage ditches and canals of California's Central Valley. Blooms May to October.	Absent. Aquatic habitat needed to support this species is absent from the Project site.
Species Listed as Threatened or Endangered under the State and/or Federal Endangered Species Act			
Vernal Pool Fairy Shrimp (<i>Branchinecta lynchi</i>)	FT	Occurs in vernal pools, clear to tea-colored water in grass or mud-bottomed swales, and basalt depression pools.	Absent. Suitable habitat in the form of vernal pools is absent from the site and immediately surrounding lands.
Vernal Pool Tadpole Shrimp (<i>Lepidurus packardii</i>)	FE	Vernal pools of clear to turbid waters of the Central Valley measuring 54 sq.ft. to larger pools (largest known to be 89-acre Olcott Lake).	Absent. Suitable habitat in the form of vernal pools is absent from the site and immediately surrounding lands.
California Tiger	FT, CT	Found primarily in	Absent. The Project site is

Salamander- Central California DPS (<i>Ambystoma californiense</i>)		annual grasslands; requires vernal pools for breeding and rodent burrows for aestivation. Although most CTS aestivate within 0.4 mile of their breeding pond, outliers may aestivate up to 1.3 miles away (Orloff 2011).	situated in a matrix of urban and intensive agricultural lands within which this species would not have been able to persist. The nearest block of contiguous grassland is located more than 6 miles east of the site along Cross Creek. The closest CNDDDB occurrence is over 8 miles northeast of the Project site; it refers to an observation made sometime prior to 1925, from a population that is now considered extirpated (CDFW 2024).
Western Spadefoot (<i>Spea hammondii</i>)	FPT, CSC	Occurs in grasslands of San Joaquin Valley, where it breeds in vernal pools or other seasonal wetlands and aestivates in underground refugia such as rodent burrows. Baumberger et al. (2019) recorded a maximum distance of around 890 feet between breeding and aestivation sites.	Absent. The Project site is situated in a matrix of urban and intensive agricultural lands within which this species would not have been able to persist. Although the basins to the west and northwest of the site may theoretically be suitable for spadefoot reproduction, they were constructed between 2003 and 2010, after the surrounding landscape was converted to unsuitable uses. The nearest block of contiguous grassland is located more than 6 miles east of the site along Cross Creek; that is also where the nearest CNDDDB occurrences of this species are (CDFW 2024).
Northwestern Pond Turtle (<i>Actinemys marmorata</i>)	FPT, CSC	Found in ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Requires partially submerged rocks or logs for basking sites. Nesting	Unlikely. The Project site consists entirely of intensive agricultural lands that lack aquatic features and offer little to no upland habitat value for this species; the latter is limited to marginal nesting opportunity in the

		takes place in open areas, on a variety of soil types, and up to ¼ mile away from water. Overwintering and summertime aestivation includes use of upland habitat, generally with leaf litter or other loose substrate for burying themselves.	site's disked field. Two aquatic features within ¼ mile of the site are potentially suitable for pond turtles: the ponding basin to the west and the East Branch Peoples Ditch to the northwest. Even if pond turtles occupy these features, however, they are unlikely to travel to the site for nesting. The ponding basin is completely enclosed by a chainlink fence, which would prevent this species from migrating to the Project site. The East Branch Peoples Ditch is located more than 0.3 mile from the site's disked field, the one area of the site that could theoretically support nesting by this species. Furthermore, there are no nearby iNaturalist records (iNaturalist 2024) and the closest CNDDDB occurrence is approximately 9.5 miles south of the Project site (CDFW 2024). For these reasons, northwestern pond turtles are unlikely to be found on the Project site.
Blunt-Nosed Leopard Lizard (<i>Gambelia sila</i>)	FE, CE, FP	Occurs in semiarid grasslands, alkali flats, and washes. Avoids densely vegetated areas. Inhabits the San Joaquin Valley and adjacent valleys and foothills north to southern Merced County.	Absent. Agricultural and urban development has eliminated any potential habitat from the Project site and surrounding area. There are no CNDDDB occurrences within the vicinity of the Project site (CDFW 2024).
Tricolored Blackbird (<i>Agelaius tricolor</i>)	CT, CSC	Breeds colonially near fresh water in dense bulrush, cattails, thickets of willows or	Possible. Tricolored blackbirds are not commonly documented in the Project vicinity. There is one eBird

		shrubs, and increasingly in wheat or triticale fields. Forages in grassland and cropland areas.	occurrence within 5 miles of the site, documented approximately 3.5 miles to the northeast in 2002. The closest CNDDDB occurrence is approximately 10 miles south of the site, recorded in 2000. Nevertheless, this species has some potential to occur on site. The site's agricultural field is suitable for foraging, and may provide nesting habitat for this species if it is rotated to wheat or another suitable grain crop
Burrowing Owl (<i>Athene cunicularia</i>)	CC, CSC	Frequents open, dry annual or perennial grasslands, deserts, and scrublands characterized by low growing vegetation. Dependent upon burrowing mammals, most notably the California ground squirrel, for nest burrows.	Unlikely. The Project site does not contain suitable habitat for burrowing owls and is situated within a matrix of intensive agricultural and urban uses generally incompatible with this species' ecology. There are only two eBird sightings of burrowing owl within 10 miles of the Project site, and the closest known CNDDDB occurrence is located approximately 6.5 miles northeast of the Project site in the grasslands along Cross Creek, documented in 2017 (CDFW 2024).
Swainson's Hawk (<i>Buteo swainsoni</i>)	CT	This breeding migrant to California nests in mature trees in riparian areas and oak savannah, and occasionally in lone trees at the margins of agricultural fields. Requires adjacent suitable foraging areas	Possible. The Project site contains foraging habitat in the form of a disked field, but does not contain nesting habitat for the Swainson's hawk. Swainson's hawks do have the potential to nest in the mature trees within the immediate Project vicinity. They are well-documented in

		such as grasslands or alfalfa fields supporting rodent populations	the area; there are 20 CNDDDB nesting occurrences within 10 miles of the site, with the closest located just 1.5 mile to the southeast (CDFW 2024), and over 50 eBird sightings within a 10-mile radius as well (eBird 2024).
Tipton Kangaroo Rat (<i>Dipodomys nitratoides nitratoides</i>)	FE, CE	Inhabits valley saltbrush scrub, valley sink scrub, and grassland habitats located from the Valley floor to 300 ft. in elevation.	Absent. Suitable habitat is absent from the Project site, and the site is situated in a matrix of intensive agricultural and urban uses within which this species would not have been able to persist. There are no CNDDDB occurrences in the vicinity (CDFW 2024).
San Joaquin Kit Fox (<i>Vulpes macrotis mutica</i>)	FE, CT	Desert alkali scrub, annual grasslands of California's San Joaquin Valley and Tulare Basin, extending west into San Luis Obispo County. This species may forage in adjacent agricultural fields.	Unlikely. This species was historically known from the Project vicinity. There are 13 CNDDDB occurrences within 10 miles of the Project site, including one occurrence just 0.75 mile from Project boundaries; however, all but two of these are from the 1970s, with the remaining records from 2000 and 2006. The Project site is situated in a matrix of urban and intensive agricultural land uses generally incompatible with kit fox ecology, and the site itself consists of a highly-managed orchard and agricultural field, neither of which are likely to attract individuals of this species. These factors, combined with the lack of modern sightings, suggest a very low probability of kit fox occurrence on site.
Loggerhead	CSC	Found in a variety of	Possible. This species is

Shrike (<i>Lanius ludovicianus</i>)		arid habitats. Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	known from the vicinity. There are five eBird sightings within 5 miles of the Project site; the closest of these was recorded just ½ mile north of Project boundaries in 2021. Loggerhead shrikes could forage over the site's agricultural field and the walnut orchard could potentially be used for nesting by this species.
Western Mastiff Bat (<i>Eumops perotis californicus</i>)	CSC	Frequents open, semi-arid to arid habitats, including conifer, and deciduous woodlands, coastal scrub, grasslands, palm oasis, chaparral and urban. Is known to forage over long distances, flying up to 15 miles a night. Roosts in cliff faces, high buildings, and tunnels.	Possible. The Project site does not contain roosting habitat for this species. Though generally uncommon within the Central Valley, this species may occasionally forage over the site.

OCCURRENCE DESIGNATIONS AND STATUS CODES

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	CE	California Endangered
FT	Federally Threatened	CT	California Threatened
FPT	Federally Proposed Threatened	CSC	California Species of Special Concern
FC	Federal Candidate	CFP	California Fully Protected
		CC	California Candidate for Listing

CRPR CODES

1A	Plants Presumed Extinct in California	2B	Plants Rare, Threatened, or Endangered in California, but more common elsewhere
1B	Plants Rare, Threatened, or Endangered in California and elsewhere		

The site's agricultural field could support nesting by ground-or vegetation nesting birds such as the mourning dove, western meadowlark (*Sturnella neglecta*), and (when planted to a suitable grain such as wheat or triticale), the red-winged blackbird (*Agelaius phoeniceus*) and possibly even the California Threatened tricolored blackbird (*Agelaius tricolor*). The site's orchard trees have the potential to be used for nesting by a variety of migratory birds, possibly including the loggerhead shrike (*Lanius ludovicianus*), a California Species of Concern. Larger trees in the immediate Project vicinity have the potential to support nesting raptors, possibly including the Swainson's hawk (*Buteo swainsoni*), a California Threatened species. Nearly all birds are protected by state and federal law. If Project construction takes place during the nesting season, birds nesting on site could be injured or killed by construction activities, while birds nesting near the site could be disturbed such that they would abandon their nests. Construction-related mortality of nesting birds and disturbance leading to nest abandonment would violate state and federal laws and constitute a significant impact of the Project. Tricolored blackbirds, Swainson's hawks, and loggerhead shrikes are not expected to be adversely affected by Project-related loss of habitat. The site does not offer unique habitat for any of these species, nor is it likely to represent an important part of any individual foraging range, given its disturbed nature and urban setting. Similar and higher quality habitats are abundant in the Project vicinity and elsewhere in the region. Project-related loss of habitat for these species is considered a less than significant impact under CEQA.

One special status animal species, the western mastiff bat (*Eumops perotis ssp. californicus*), has the potential to pass through or forage on the site from time to time but would not roost on or near enough to the site that they could be vulnerable to construction-related disturbance or reproductive failure. Individuals of this species are unlikely to be injured or killed by construction activities because they are highly mobile while foraging and would be expected to simply avoid active work areas.

The Project would not adversely affect this species through loss of foraging habitat. The site does not offer unique foraging habitat for the western mastiff bat, nor is it likely to represent an important part of any individual foraging range, given its disturbed nature and urban setting. Similar and higher quality foraging habitats are abundant in the Project vicinity and elsewhere in the region.

Implementation of the following mitigation measures will reduce potential Project impacts to nesting birds and raptors, including the tricolored blackbird, loggerhead shrike, and Swainson's hawk, to a less than significant level under CEQA and facilitate compliance with state and federal laws protecting these species.

Mitigation Measure BIO 1 (Construction Timing). If feasible, future construction activities will

take place entirely outside of the avian nesting season, defined as February 1 to August 31.

Mitigation Measure BIO 2 (Preconstruction Surveys). If construction must occur between February 1 and August 31, a qualified biologist shall conduct surveys for active bird nests within 7 days prior to the start of work during this period. The survey area shall encompass the site and accessible surrounding lands within ¼ mile for nesting Swainson's hawks, 500 feet for other nesting raptors, 300 feet for the tricolored blackbird, and 250 feet for other nesting birds.

Mitigation Measure BIO 3 (Avoidance of Active Nests). Should any active nests be discovered in or near proposed construction zones, the biologist shall identify a suitable construction-free buffer around the nest. This buffer shall be identified on the ground with flagging or fencing and shall be maintained until the biologist has determined that the young have fledged and are capable of foraging independently.

Therefore impacts are considered *less than significant with mitigation*.

- b) Would the project 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 Wildlife or US Fish and Wildlife Service?**

There is no riparian habitat or other sensitive natural community on site or adjacent to the Project. Therefore, there is *no impact*.

Mitigation Measures: None Required

- c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

No water or other hydrologic features occur within the Project Site. The East Branch People Ditch does cross the expanded Annexation Area, however there are no changes to the physical environment within the expanded Annexation Area that would result in impacts to the ditch. As such, there are no impacts to state or federally protected wetlands. There is *no impact*.

Mitigation Measures: None Required

- 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 sites?**

As stated in the BE, the Project Site did not contain wildlife movement corridors, sensitive natural communities, designated critical habitat, or state or federally protected waters or wetlands. The East Branch People Ditch does cross the expanded Annexation Area and has the potential to be used by wildlife. As stated in Item (c) above, there are no changes to the physical environment within the expanded Annexation Area that would result in impacts to the ditch. Therefore, the Project will have *no impact*.

Mitigation Measures: None Required

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

The City has a Tree Ordinance to protect heritage trees. A heritage tree is defined as “(1) any Oak Tree native to Central California, Valley Oak Tree (*Quercus lobata*), with a diameter greater than 10 inches; or (2) any tree or a group of trees specifically designated by the city council for protection because of its historical significance, special character or community benefit.” The Project Site and the expanded Annexation Area do not contain any Valley Oak Trees or trees that have been designated as protected by the City Council. The proposed Project will comply with City of Hanford policies and ordinances, therefore there is ***no impact***.

Mitigation Measures: None Required

- f) **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

The proposed Project is not located within the boundaries of an adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan. There is ***no impact***.

Mitigation Measures: None Required

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Environmental Setting

Cultural Resources are defined as prehistoric or historical archaeological sites as well as historical objects, buildings, or structures. In accordance with 36 Code of Federal Regulations (CFR) §60.4, “historical” in this report applies to cultural resources which are at least 50 years old. The significance or importance of a cultural resource is dependent upon whether the resource qualifies for inclusion at the local level in a local register of historical resources, at the state level in the California Register of Historical Resources (CRHR), or at the federal level in the National Register of Historic Places (NRHP). Cultural resources that are determined to be eligible for inclusion in the CRHR are called “historical resources” (California Code of Regulations [CCR] 15064.5[a]). Under this statute the determination of eligibility is partially based on the consideration of the criteria of significance as defined in 14 CCR 15064.5(a)(3). Cultural resources eligible for inclusion in the NRHP are deemed “historic properties”.

A Cultural Resource Assessment was prepared by Taylored Archaeology for the proposed Project, see Appendix C. The assessment included a California Historical Resources Information System (CHRIS) record search by Southern San Joaquin Information Center (SSJIC) for the Project Site on October 14, 2024. According to the search results, three prior cultural resources studies were conducted within the Project area; KI-00103 is adjacent to the southern Project boundary along Grangeville Boulevard. No prehistoric resources were encountered during its pedestrian survey. KI-00238 and KI-00269 are archaeological desktop reviews with no associated surveys. In addition, three previous cultural resources studies were conducted within a 0.5-mile radius of the Project Site. The results of the records search indicate that no cultural resources were previously recorded within the Project boundary and 13 cultural resources were recorded within the 0.5-mile search radius. The 13 cultural resources are all historic-era, and do not overlap the Project boundary.

In addition to the records search, Taylored Archaeology conducted an on-site pedestrian survey of the site on October 19, 2024. The results of the pedestrian survey indicate that the Project boundary consists of agricultural fields with no noted development. The Project Site consists of an orchard in the northern half and tilled field in the southern half. Ground surface visibility was generally excellent (95 to 100 percent), though small portions of the ground surface were obscured by grass and weeds. Rodent burrows and any related soil piles were closely examined for lithic scatters and for indications of buried deposits.

No prehistoric or historic archaeological resources were identified during the pedestrian survey. The natural topography of the area has been altered by historical and modern agricultural practices and much of the land on the Project Site has been graded and plowed, which has caused additional disturbance to the soil. While past agricultural activities may have potentially destroyed or obscured ground surface evidence of archaeological resources within the Project boundary, intact archaeological resources related to prior occupation of the area may potentially exist below the ground surface.

There is no physical development proposed in the Additional Annexation Area to the north, therefore the impact discussion below is limited to the Project Site. Future development of the Additional Annexation Area would be required to be consistent with the General Plan designations of Low Density Residential and Neighborhood Commercial and be evaluated in accordance with the CEQA Guidelines.

Discussion

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

There are no known historical resources on or near the subject property that would be impacted by the proposed project, therefore there is ***no impact***.

Mitigation Measures: None Required

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

There are no known archaeological resources located within the Project area. Implementation of Mitigation Measure CUL-1 requires that if any remains are discovered, construction shall stop and appropriate authorities be notified. Authorities include the County Coroner and archaeologist and, if remains are determined to be pre-historic, the Native American Heritage Commission (NAHC) shall be consulted. Implementation of Mitigation Measures CUL 1 will ensure that impacts will be ***less than significant with mitigation incorporation***.

Mitigation Measure CUL-1: In the event of discovery of unidentified archaeological remains during development or ground disturbing activities in the Project area, all work shall be halted in immediate vicinity (within a 100-foot radius) until a qualified archaeologist can identify the discovery and assess its significance.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

There are no known human remains buried in the Project vicinity. If human remains are unearthed during development, there is a potential for a significant impact. The City and the Santa Rosa Rancheria Tachi Yokut Tribe have also agreed to a mitigation measure that requires the developer/owner to agree to a burial treatment plan prior to any ground disturbing activities. As such, implementation of Mitigation Measure CUL-2 and CUL 3 will ensure that impacts remain ***less than significant with mitigation incorporation***.

Mitigation Measure CUL 2: If human remains are uncovered during construction, work shall be halted, and the Kings County Coroner is to be notified to investigate the remains and arrange proper treatment and disposition. If the remains are identified on the basis of archaeological context, age, cultural associations, or biological traits to be those of a Native American, California Health and Safety Code 7050.5 and California Public Resources Code 5097.98 require that the coroner notify the Native American Heritage Commission (NAHC) within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will make recommendations regarding the treatment and disposition of the remains.

Mitigation Measure CUL 3 A burial Treatment Plan shall be entered into by the Project applicant/property owner prior to any ground disturbing activities.

VI. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Environmental Setting

Energy conservation requires consideration of energy implications in project decisions, including a discussion of the potential energy impacts with emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy resources. A project would be considered inefficient wasteful and unnecessary if it violated existing energy standards, had a negative effect on local and regional energy supplies and requirement for additional capacity, or had a negative effect on peak and base period demands for electricity and other energy forms.

The California Energy Commission updates the Building Energy Efficiency Standards (Title 24, Parts 6 and 11) every three years as part of the California Code of Regulations. The standards were established in 1978 in effort to reduce the state's energy consumption. The standards apply to new construction, and additions and alteration to residential and nonresidential buildings and related to various energy efficiencies including but not limited to ventilation, air conditioning, and lighting. Pacific Gas and Electric provides gas and electrical service to the City of Hanford.

Regulations

The following list of regulations is not intended to be exhaustive of all regulations.

California Code of Regulations, Title 20: Title 20 of the California Code of Regulations establishes standards and requirements for appliance energy efficiency. The standards apply to a broad range of appliances sold in California.

California Code of Regulations, Title 24: Title 24 of the California Code of Regulations comprises the California Energy Code, a broad set of standards designed to address the energy efficiency of new and altered homes and commercial buildings. These standards regulate energy consumed for heating, cooling, ventilation, water heating, and lighting. Title 24 requirements are enforced locally by the City of Hanford Building Department.

California Green Building Standards Code (CALGreen): CalGreen is a mandatory green building code that sets minimum environmental standards for new construction statewide on January 17, 2008. The code was voluntary until 2010, when compliance became mandatory. The most recent update went into effect January 1, 2023. Cal Green is a set of regulations that mandates sustainable building practices to reduce environmental impacts and promote energy and water efficiency in both residential and non-residential construction. Key areas covered by Cal Green include energy efficiency, water

efficiency, indoor air quality and use of sustainable materials.

There is no physical development proposed in the Additional Annexation Area to the north, therefore the impact discussion below is limited to the Project Site. Future development of the Additional Annexation Area would be required to be consistent with the General Plan designations of Low Density Residential and Neighborhood Commercial and be evaluated in accordance with the CEQA Guidelines.

Discussion

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

The Project proposes the construction of 650 residential units and 5.45 acres of neighborhood mixed use commercial that will result in additional energy consumption, as evaluated below.

Construction

During Project construction there would be an increase in energy consumption related to worker trips and operation of construction equipment. This energy consumption will be short-term and temporary. There are not unusual Project characteristics or construction processes that would require use of equipment that will be more energy intensive than used for comparable activities. Construction will include site preparation, building construction, paving and architectural coatings. The primary source of energy for construction will be diesel and gasoline.

All equipment shall conform to current emission standards and related fuel efficiencies including applicable California Air Resources Board (CARB) regulations, California Code of Regulations (Title 13, Motor Vehicles) and Title 24 standards. Compliance with these regulations would ensure that short-term, temporary construction activities do not result in wasteful, inefficient or unnecessary consumption of energy resources.

Operations

Project operation involves the heating, cooling, use of equipment, and vehicle trips. Operation of the 650 residential homes would be required to comply with energy efficiency standards as dictated by State and federal regulations including Title 24 energy efficiency requirements and adopted energy efficient standards by the California Energy Commission.

Therefore, the Project is expected to comply with all energy efficiency standards and requirements and will have a ***less than significant impact***.

Mitigation Measures: None Required

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

See discussion above. The proposed Project will not conflict with or obstruct any State or local plans for renewable energy or energy efficiency. The Project will be designed to meet Title 24 and CAL Green requirements. Compliance with these standards will be enforced by the City of Hanford Building Division, therefore there is ***no impact***.

Mitigation Measures: None Required.

VII. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct and indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Environmental Setting

According to the 2024 Kings County Multi-Jurisdictional Hazard Mitigation Plan no major fault systems are known to exist in Kings County. Minor surface rupture could occur in areas of minor faulting, which occur primarily in the southwestern part of the county. Ground shaking is the most likely damaging effect of an earthquake for Hanford. Shaking was felt in Hanford during the Coalinga earthquake with a magnitude of 6.4 in 1983. The San Andreas fault is located less than four miles west of the Kings County line. Another large known fault, the White Wolf fault, is located to the south near Bakersfield and produced a 7.7 magnitude earthquake in 1952. There have not been any damaging earthquakes greater than magnitude 6.0 recorded in Kings County in over 200 years, though several have been very close.

Soils in Hanford do not have significant liquefaction potential. Hanford is located in a stable geologic formation, so the effects of ground shaking on soil stability should be minimal.

There are four seismic zones in the United States ranging from I to IV; the higher the number, the higher the earthquake danger. All of California lies within Seismic Zone III or IV. Stronger construction standards for buildings in Zones III and IV have been adopted in the International Building Code. Most of Kings County, including Hanford, is in Zone III.

There is no physical development proposed in the Additional Annexation Area to the north, therefore the impact discussion below is limited to the Project Site. Future development of the Additional Annexation Area would be required to be consistent with the General Plan designations of Low Density Residential and Neighborhood Commercial and be evaluated in accordance with the CEQA Guidelines.

Discussion

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**
- ii. Strong seismic ground shaking?**
- iii. Seismic-related ground failure, including liquefaction?**
- iv. Landslides?**

As stated above, the site is not located in an earthquake fault zone and no active faults have been mapped within the Project boundaries. The Project Site would be engineered to meet the California Building Code for Seismic Zone III. In addition, the proposed Project Site is generally flat and there are no hill slopes in the area. As such, impacts are considered **less than significant**.

Mitigation Measures: None Required

b) Would the project result in substantial soil erosion or the loss of topsoil?

Development of the Project will require typical site preparation activities such as grading and trenching that will result in the potential for short-term soil disturbance or erosion impacts. Construction would also involve the use of water for dust control that may cause further soil disturbance. Those discharges are regulated by the National Pollutant Discharge Elimination System (NPDES) permit process and will be addressed through compliance with the State Water Resources Control Board (SWRCB), which requires new development to implement measures to minimize soil erosion related to construction.

Construction-related impacts related to erosion will be temporary and subject to best management practices (BMPs) required by Stormwater Pollution Prevention Plan (SWPPP), which are developed to prevent significant impacts related to erosion from construction. Because impacts related to erosion would be temporary and limited to construction, and because required BMPs would prevent significant impacts related to erosion the impacts from the proposed Project will be **less than**

significant.

Mitigation Measures: None Required

- c) **Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

According to the United States Department of Agriculture National Resource Conservation Service (NRCS) Web Soil Survey and soil descriptions soils associated with the Project Site, Kimberlina Fine Sandy Loam (saline alkali, sandy substratum), are considered stable and have a low capacity for landslides, lateral spreading, subsidence, liquefaction or collapse. The Project does not involve a substantial grade change to the topography to the point that it would increase the risk of landslides, lateral spreading, subsidence, liquefaction or collapse, therefore Impacts are considered ***less than significant.***

Mitigation Measures: None Required

- d) **Would the project be located on expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

As stated in (c) above, the Project Site is located on Kimberlina Fine Sandy Loam, which is well draining with low runoff unless it contains a clay substratum, which the Project Site does not contain. As such, this soil type is not an expansive soil, therefore impacts are ***less than significant.***

Mitigation Measures: None Required

- e) **Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

The proposed Project will connect to the existing City wastewater infrastructure and would not require the use of septic tanks or alternative wastewater disposal systems, therefore there is ***no impact.***

Mitigation Measures: None Required

- f) **Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

The Project Site does not have any known paleontological resources or unique geologic features. There is no evidence that cultural resources of any type (including historical, archaeological, paleontological, or unique geologic features) exist on the Project Site. Nevertheless, there is some possibility that a buried site may exist in the area and be obscured by vegetation, fill, or other historical activities. If archaeological resources, including paleontological resources, are discovered during construction, Mitigation Measures CUL 1 and CUL 2 shall be implemented, therefore reducing impacts to ***less than significant with mitigation.***

Mitigation Measures: Refer to CUL 1 and CUL 2

VIII. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	☐	☐	☒	☐
a) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Environmental Setting

The Hanford Air Quality Element identifies greenhouse gases as gases that trap heat in the atmosphere. The effect is analogous to the way a greenhouse retains heat. Greenhouse gases include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), hydrofluorocarbons (HFC), and perfluorocarbons (PFC). Natural processes and human activities emit greenhouse gases. The presence of greenhouse gases in the atmosphere regulates the earth's temperature. Without the natural heat trapping effect of greenhouse gas, the earth's surface would be about 34 degrees Centigrade cooler. Greenhouse Gases (GHS) are gases that absorb infrared radiation in the atmosphere and are different from the criteria pollutants discussed in Air Quality.

Statewide legislation, rules, and regulations have been adopted to reduce GHG emissions from significant sources. The California Air Resources Board (CARB) and Environmental Protection Agency (EPA) regulate Greenhouse Gas Emissions (GHG) in the State of California and the United States respectively. CARB's primary regulatory responsibility is within California for GHG emissions. California has adopted statewide legislation addressing various aspects of climate change and GHG emissions mitigation. The governor has also issued several executive orders related to climate change policies. Of particular importance is AB 32 and SB 32, which outline the state's GHG reduction goals and required the California Air Resources Board (CARB) to regulate sources of GHGs to meet a state goal of reducing GHG emissions to 1990 levels by 2020, 40 percent below 1990 levels by 2030, and 80 percent below 1990 levels by 2050.

There is no physical development proposed in the Additional Annexation Area to the north, therefore the impact discussion below is generally limited to the Project Site. Future development of the Additional Annexation Area would be required to be consistent with the General Plan designations of Low Density Residential and Neighborhood Commercial and be evaluated in accordance with the CEQA Guidelines.

Discussion

- a) **Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.**

Construction: Greenhouse gases would be generated during construction from activities including site demolition, site preparation, grading, building construction, application of architectural coatings, and

paving. GHG emissions for the Project were estimated to be approximately 541 metric tons of carbon dioxide equivalent per year (MTCO₂E/year) for residential construction and 149 MTCO₂E/year per year for commercial construction (refer to Table 8.1 below). per year based on the Project description of 658 residential units, and 5.45 acres of commercial shopping center that will include two fast food restaurants, general retail and one mini-mart. The analysis was completed utilizing the CalEEMod Modeling Software and summarized in Table 8.-1 and 8-2 below. The analysis included a fueling station associated with the mini-mart, which has since been removed for the project. As a result the emissions will be lower than shown below, which were all below any threshold of significant, therefore were not changed as a result of the removal of the gas station portion of the mini-mart. The full analysis can be found in Appendix B

Table 8.1 Estimated Construction Related Greenhouse Gas Emissions

Phase	Unit	N ₂ O	CH ₄	CO ₂	MTCO ₂ E/yr
Residential Year 1	Tons/yr	0.054	0.056	579	541
Residential Year 2	Tons/yr	0.054	0.056	579	541
Residential Year 3	Tons/yr	0.054	0.056	579	541
Residential Year 4	Tons/yr	0.054	0.056	579	541
Total Residential	Tons	0.216	0.224	2,318	2,162
Commercial Year 1	Tons/yr	0.012	0.022	160	149
Commercial Year 2	Tons/yr	0.012	0.022	160	149
Commercial Year 3	Tons/yr	0.012	0.022	160	149
Total Commercial	Tons	0.035	0.066	480	446

Notes: Total emissions numbers may not add up due to rounding.

Operation: Implementation of the proposed Project would result in long-term greenhouse gas emissions associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, as well as mobile emissions. Total GHG operational phase plus amortized construction phase emissions for the Project were estimated using the CalEEMod model, which estimates emissions to be approximately 8,185 MTCO₂E/year for the residential Project and 4,494 MTCO₂E/year per year for the commercial Project (refer to Table 8.2 below). Mobile emissions were estimated to be the primary source of GHG emissions.

Table 8.2 Estimated Operational Greenhouse Gases

Phase	Unit	N ₂ O	CH ₄	CO ₂	MTCO ₂ E/yr
Residential Operational Phase without Resident Vehicle* Emissions	Tons/yr	0.013	0.229	609	561
Residential Operational Customer with Resident Emissions	Tons/yr	0.181	0.046	8,274	7,552
Total Operations Emissions	Tons	0.194	0.276	8,882	8,113
Commercial Operations Phase without Customer Vehicle* Emissions	Tons/yr	0.0005	1.22	73.5	97.8

Commercial Operations Phase with Customer Vehicle Emissions	Tons/yr	0.160	0.025	4,785	4,382
Total Operations Emissions	Tons	0.161	1.25	4,859	4,479
Total Residential Operational Phase Plus Amortized Construction Phase Emissions MTCO₂E/year*					8,185
Total Commercial Operational Phase Plus Amortized Construction Phase Emissions MTCO₂E/year*					4,494

Notes: * - Construction GHG emissions were amortized over 30 years.

Total emissions numbers may not add up due to rounding.

The SJVAPCD does not have thresholds or guidance regarding the significance of GHG emissions. However, the South Coast Air Quality Management District (SCAQMD) adopted an Interim GHG Significance Threshold. For these reasons, Project GHG emissions levels presented in Tables 8.1 and 8.2 are primarily for disclosure purposes because impact analysis for the Project follows the approach certified by SCAQMD. The SCAQMD guidance identifies a threshold of 10,000 MTCO₂ eq./year for GHG for construction emissions amortized over a 30-year Project lifetime, plus annual operation emissions. Although the Project is under SJVAPCD jurisdiction, the SCAQMD GHG threshold provides some perspective on the GHG emissions generated by the Project. Tables 8.1 and 8.2 shows the yearly GHG emissions generated by the Project are less than 10,000 MTCO₂ eq/year, therefore impacts are considered **less than significant**.

Mitigation Measures: None Required

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The City of Hanford adopted a Regional Climate Action Plan (CAP) in coordination with Kings County. The CAP includes a GHG inventory, a benchmarking/goal setting project and identified a reduction target for 2020. Although the CAP does not include a target for reduction in 2030, the measures in the plan will continue to provide reductions and help demonstrate continued progress in achieving the SB32 target for 2030.

The Regional CAP included policies that support emission reductions from new development. The Project contains features that have been evaluated for consistency with policies in the CAP and found consistent as summarized below in Table 8-3.

Table 8-3 Consistency with the Regional Climate Action Plan Policies

E-4.1 Encourage local homebuilders to participate in the New Solar Homes Partnership to install solar PV systems on qualifying new homes. Consistent. The proposed Project will comply with the latest CALGreen solar readiness and installation requirements.
E-4.2 Work with the building industry to incorporate designs improving solar readiness into building plans through voluntary green building guidelines. Consistent. The proposed Project will comply with the latest CALGreen solar readiness and installation requirements.

E-5.2 Provide project applicants with green building resources, including the SJVAPCD's Best Performance Standards list for GHG reductions, and promote workshops offered by community organizations Consistent. The proposed Project will include sustainability features in the Project design in accordance with SJVAPCD requirements, CALGreen, and City of Hanford standards.
TL-1.1 Support and encourage mixed-use and medium- and high-density land use categories located within ¼ mile of a transit stop, park and ride facility, or existing developed areas, by allowing flexible zoning and/or density bonuses for applicable projects. Consistent. The Project site is located within 0.25 mile of a transit stop. The proposed Project will consist of mixed uses with a range of densities and 5.45 acres of neighborhood commercial uses.
TL-1.3 Allow live/work developments that permit residents to live at their place of work and thereby reduce VMT and associated GHG emissions. Consistent. The proposed Project will include a range of residential uses and neighborhood commercial uses that will allow employees of the Project's commercial facilities to live within walking distance.
TL-2.3 Establish minimum design criteria for bicycle and pedestrian circulation and implement through the design review process. Consistent. The proposed Project would provide pedestrian infrastructure connecting to neighboring uses. The construction of 91/4 will include the right of way for the proposed class 3 bike lane on 9 ¼ Avenue.
TL-2.4 Encourage the installation of adequate and secure bicycle parking at all multi-family residential, commercial, governmental, and recreational locations throughout the region. Consistent. The proposed Project will comply with CALGreen Code requirements for bicycle parking.
TL-2.5 Support land use planning that will promote pedestrian and bicyclist access to and from new development by encouraging land use and subdivision designs that provide safe bicycle and pedestrian circulation, including bicycle parking facilities and internal bicycle and pedestrian routes, where feasible. Consistent. The proposed Project would comply with all applicable City design standards related to safe bicycle and pedestrian circulation.
TL-3.4 Support and encourage new development that provides safe routes to adjacent transit stops, where applicable. (Community) Consistent. The proposed Project will comply with City design standards that provide a safe route to a nearby transit stop.
TL-5.2 Allow the joint use of parking facilities for both private businesses and public agencies. Consistent. <i>The proposed commercial development will provide parking that will serve multiple businesses located within the shopping center.</i>

Source: King County Association of Governments Regional Climate Action Plan

The proposed Project would incorporate features that would minimize GHG emissions, as summarized above. These feature are consistent with the Regional CAP. As such, the Project will not conflict with plans, policies and regulations pertaining to GHG's, therefore impacts would be considered **less than significant**.

Mitigation Measures: None Required

The request to annex the additional area to the north and prezone the land is in conformance with the General Plan. Physical development of the additional annexation area will be required to comply with

the General Plan policy, which includes emission reductions that mitigate GHG emission generation to a less than significant level. The goals and policies of the General Plan are intended to assist in reducing operational emissions. In addition, the General Plan policy meet 10 of the 12 Smart Growth Principles cited in the San Joaquin Valley Blueprint.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard or excessive noise to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Environmental Setting

The Project Site is located within two miles of the Hanford Municipal Airport, a public facility to the south. The nearest school is located adjacent to the Project to the west, Hamilton Elementary. There are two gas stations located at the intersection of 10th Avenue and East Grangeville Boulevard.

The Department of Toxic Substances Control's (DTSC's) Envirostor database was used to identify any sites known to be associated with releases of hazardous materials or wastes within the Project area, in accordance with Government Code Section 65962.5. No sites were identified in the DTSC research on the subject Project. A Phase 1 Site Assessment Report was prepared by Paul Humphreys EP, August 2024, Appendix D.

There is no physical development proposed in the Additional Annexation Area to the north, therefore the impact discussion below is generally limited to the Project Site. Future development of the Additional Annexation Area would be required to be consistent with the General Plan designations of Low Density Residential and Neighborhood Commercial and be evaluated in accordance with the CEQA Guidelines.

Discussion

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Project construction activities may involve the use, storage, and transport of hazardous materials. During construction, the contractor will use fuel trucks to refuel onsite equipment and may use paints and solvents to a limited degree. The storage, transport, and use of these materials will comply with Local, State, and Federal regulatory requirements. There is the potential for small leaks due to refueling of construction equipment, however standard construction Best Management Practices (BMPs) included in the SWPPP will reduce the potential for the release of construction related fuels and other hazardous materials by controlling runoff from the Site and requiring proper disposal or recycling of hazardous materials. The residential uses do not normally result in transportation of hazardous materials, with the exception of residential or commercial cleaners, paint, etc. Future uses within the commercial area are conceptual and will require further review and approval by the City. Any use will be required to comply with Local, State and Federal requirements for the storage, transport and use of hazardous materials. The impact is considered ***less than significant***.

Mitigation Measures: None Required

The physical development of the additional annexation area to the north will be evaluated upon application for development, however, based on the General Plan designation for the area, Low-Density Residential and Neighborhood Commercial, routine use of these designations will not normally result in transportation of hazardous material. Any use proposed will be required to comply with Local, State and Federal requirements for the storage, transport and use of hazardous materials.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

A Phase 1 Assessment was prepared by Paul Humphrey, EP dated August 2024. The Phase 1 included a review of records, interviews and a site reconnaissance visit, full report can be found in Appendix D. The result of the Phase 1 assessment is that there is no evidence of recognized environmental conditions in connection with the Property. The investigation has revealed the following Business Environmental Risk (BER)s associated with the Project Site or nearby properties:

- The Subject Property is currently and was historically used for agricultural purposes. There is a potential that agricultural related chemicals such as pesticides, herbicides, and fertilizers, may have been used onsite. Based on Paul Humphrey, EP's experience, during previous site development activities, near surface soils (where residual agricultural chemical concentrations would have most likely been present, if at all) are likely generally mixed with fill material or disturbed during grading. Also, it is common that engineered fill material is placed over underlying soils as part of site development activities. These additional variables serve to further reduce the potential for exposure to residual agricultural chemicals (if any). Based on these reasons, Paul Humphrey, EP concludes that the possible use of agricultural chemicals is not expected to represent a significant environmental concern. If redevelopment activities for residential use are planned, it should be determined whether sampling relating to the former agricultural use is

required by the local planning department or other applicable oversight agency.

- The Subject Property included one irrigation water well on the north northeast portion of the site along the north boundary. If the well is not to be used, the well should be properly destroyed in accordance with State and local guidelines.

A letter from DTSC was received in response to early consultation, found in Exhibit A. DTSC recommended two items be considered by the City and the City response:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet HHRA NOTE NUMBER 3, DTSC-SLs approved thresholds. If they are not, remedial action must take place to mitigate them below those thresholds. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.

Response:

As stated in the Phase 1, Paul Humphrey EP did not recommend further testing. Mr. Humphrey states "Based on Paul Humphrey, EP's experience, during previous site development activities, near surface soils (where residual agricultural chemical concentrations would have most likely been present, if at all) are likely generally mixed with fill material or disturbed during grading. Also, it is common that engineered fill material is placed over underlying soils as part of site development activities. These additional variables serve to further reduce the potential for exposure to residual agricultural chemicals (if any). Based on these reasons, Paul Humphrey, EP concludes that the possible use of agricultural chemicals is not expected to represent a significant environmental concern. If redevelopment activities for residential use are planned, it should be determined whether sampling relating to the former agricultural use is required by the local planning department or other applicable oversight agency." In consultation with City of Hanford staff, the City is not requiring sampling on land formerly under agricultural production.

2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual.

No fill is anticipated to used for construction on the Project Site.

There is no reasonably foreseeable condition or incident involving the residential portion of the Project that could result in release of hazardous materials into the environment, other than any potential accidental releases of standard fuels, solvents, or chemicals encountered during typical construction of a residential subdivision and commercial development. Future potential commercial uses within the commercial area will be reviewed by City staff for design and compliance with City, State and Federal standards for regulation of potential hazardous materials. Should an accidental hazardous release occur, existing regulations for handling hazardous materials require coordination with the

California Department of Toxic Substances Control for an appropriate plan of action, which can include studies or testing to determine the nature and extent of contamination, as well as handling and proper disposal. Therefore, potential impacts are ***less than significant***.

Mitigation Measures: None Required

- c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

The Project is located within one-quarter mile of an existing school, Hamilton Elementary. The Project, including the additional annexation area to the north, which is comprised of typical residential uses, 5.45 acres of future commercial uses, and 6.35 acres of future Neighborhood Commercial development (within the additional annexation area to the north), is not anticipated to include a use that will involve the use or storage of hazardous substances other than small amounts of pesticides, fertilizers, and cleaning agents required for normal maintenance of residential and commercial structures and landscaping. The proposed commercial area is not located within a one-quarter mile of a school. The Project would not emit hazardous emissions or involve the handling of acutely hazardous materials or waste, therefore, impacts would be ***less than significant***.

Mitigation Measures: None Required

- d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

The Project Site is not listed as a hazardous materials site pursuant to Government Code Section 65962.5. In addition, the Phase 1 Assessment Report, Appendix D, revealed no evidence of recognized environmental conditions in connection with the Property; therefore there is ***no impact***.

Mitigation Measures: None Required

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

The proposed Project is not located within an airport land use plan, although it is located within two miles of a public airport. The closest airport is the Hanford Public Airport approximately 1.5 miles south of the Project Site. The proposed Project would not result in a safety hazard or excessive noise for people residing or working in the Project area, therefore there is ***no impact***.

Mitigation Measures: None Required

- f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

The City's site plan review procedures, building permit and improvement plan check processes ensure compliance with the Hanford Safety Element and the Kings County 2023 Local Hazard Mitigation Plan. The Project will not interfere with any adopted emergency response and evacuation

plans, therefore there is **no impact**.

Mitigation Measures: None Required

- g) Would the project expose people or structures, either directly or indirectly, to significant risk of loss, injury or death involving wildland fires?**

The land surrounding the Project Site is developed with urban uses and agricultural uses and are not considered to be wildlands or located within a fire hazard severity zone. The proposed Project would not expose people or structures to significant risk of loss, injury or death involving wildland fires, therefore there is **no impact**.

Mitigation Measures: None Required

X. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise sustainably degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would:	☐	☐	☒	☐
(i) result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	☒	☐
(iii) 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; or	☐	☐	☒	☐
(iv) impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones risk the release of pollutants due to project inundation?	☐	☐	☒	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater movement plan?	☐	☐	☒	☐

Environmental Setting

The Project Site is anticipated to be within the City Limits upon annexation and as such, will be required to connect to water, wastewater and stormwater services. The Project is located within the jurisdiction of the Central Valley Regional Water Quality Control Board (RWQCB). A Water Supply Assessment (WSA) was prepared by The Wallace Group dated January 2025, Appendix D, and is the analysis used for the impact assessment below.

There is no physical development proposed in the Additional Annexation Area to the north, therefore the impact discussion below is generally limited to the Project Site. Future development of the Additional Annexation Area would be required to be consistent with the General Plan designations of Low Density Residential and Neighborhood Commercial and be evaluated in accordance with the CEQA Guidelines.

Discussion

a) Would the project violate any water quality standards or waste discharge requirements or

otherwise substantially degrade surface or ground water quality?

During construction of the Project Site, potential impacts on water quality arising from erosion and sedimentation are expected to be temporary conditions during the construction of the new development. Because the Project is greater than one acre in size, the development must prepare and have approved a Storm Water Pollution Prevention Plan (SWPPP) that specifies Best Management Practices (BMPs) to prevent construction pollutants from contacting stormwater to keep all erosion products from moving off-site and into receiving waters during construction. In addition, prior to the commencement of construction activities, the development would be required to adhere to the requirements of the City of Hanford standards for grading and have an approved grading permit. The intention is to eliminate or reduce non-stormwater discharge to storm sewer systems and other waters of the United States. The Project includes an on-site temporary storm water basin that will be designed and approved by the City of Hanford to control stormwater runoff and erosion. Project-specific drainage improvements would reduce the proposed Project's potential to violate water quality standards during construction to a less than-significant impact. The proposed Project will not discharge to any surface or groundwater source. As such, the Project will not violate any water quality standards and will not impact waste discharge requirements, therefore impacts are determined to be ***less than significant***.

Mitigation Measures: None Required

The additional annexation area to the north does not contain a physical project, however, physical development of the additional annexation area will be required to adhere to the requirements below:

Construction: potential impacts on water quality arise from erosion and sedimentation are expected to be localized and temporary during construction of new development. All new development that disturb more than one acre are required to comply with the General Permit Order No. 2012-0006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs.

Operation: The physical development of the project site will be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit as outlined in the Stormwater Management Plan as well as the City's grading plan and site development requirements. New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in that runoff to the maximum extent practical. The City Building Division would review and approve grading plans and site development requirements for the new development, when a physical project is proposed.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The City of Hanford obtains its water supply solely from groundwater. According to the City of Hanford Urban Water Management Plan (2020) and the City's website, the City sources its water supply from groundwater through a network of 15 wells, 3.5 million gallons of storage tanks and has a capacity

34.5 million gallons per day. The estimated water demand for the proposed Project is 176-179 acre feet per year.

The Project Site is located within the Tulare Lake Hydrolic Basin and the Tulare Lake Subbasin. The Tulare Lake Subbasin is considered by DWR to be a high priority basin according to SGMA and in critical overdraft condition. The subbasin is collectively managed by five GSAs consisting of the North Kings GSA, the Mid-Kings River GSA (MKRGSA), the El Rico GSA, the Tri-County Water Authority and the South Fork Kings GSA (GKGSA). The Project site is currently within the boundaries of the MKRGSA. Each of the GSAs within the subbasin have developed a Groundwater Sustainability Plan (GSP) but collectively have determined a subbasin-wide sustainable yield of 660,000 acre-feet per year (AFY).

In accordance with Senate Bill 610, which supplements the California Water Code (CWC), a Water Supply Assessment (WSA) was prepared by The Wallace Group (January 2025), Appendix E. The projected water usage for the 356 single-family units and 302 multi-family units (Project scope has been reduced to 650, but the WSA used 658) was determined using two different methods to determine a range of water usage. The first method estimates indoor and outdoor water usage on a per dwelling unit basis (i.e., individual lot) with results of 161 acre feet per year. The assumptions were based on an occupancy of 2.96 persons per household, equal to the occupancy rate cited in the 2020 UWMP, and a demand of 50 gallons per capita per day (gpcd). California State Water Code Section 10608.20 uses a target indoor water demand factor of 55 gpcd as an option for agencies in complying with water conservation requirements which reduces to 42 gpcd by 2030; this analysis assumes 50 gpcd.

The second method used to estimate residential water demand, relies on a water duty demand factor from the 2017 Water System Master Plan (WSMP) based on land use type and acreage which provides an estimate of total water usage of 159 acre feet per year.

The 5.45 acre commercial is estimated to use 4.49 acre feet per year. Commercial water demands were estimated using the water duty demand factors from the Water System Master Plan (WSMP). Retail buildings are assumed to be regional commercial land usage, and food and convenience/gas buildings as highway commercial.

The total estimated water demand for the Copper Ridge development is 176-179 acre feet per year, with system losses of 7.4% extrapolated from the reported losses in UWMP, using the total metered demand and system losses.

The UWMP outlines the current City limits and land use. The proposed Project is within the City's 2035 growth boundary. The predominantly low-density residential housing with commercial space is shown in a planned low- and medium-density residential zone. This growth area and corresponding land use were used in the 2017 WSMP as the basis for estimating future water demands, therefore, the City is actively planning for development in the area of proposed development and other areas within the growth boundary. The Project would be served by the City public water service, which relies on groundwater from the Lake Tulare subbasin. Water supply sufficiency is addressed in the City's 2020 UWMP which evaluates conditions under a single normal year, single dry year, and multiple dry years over a 20-year period. During the fifth year of a multiple dry year scenario, the Copper Ridge is expected to add up to 200 acre-feet of demand per year, which represents approximately 1.2% of the estimated 2045 water supply, indicating the Copper Ridge development will have a **less than significant** impact on the City's overall water supply.

Mitigation Measures: None Required

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would:

i. Result in substantial erosion or siltation on- or off-site?

The proposed Project includes the construction and operation of residential homes and 5.45 acres of commercial development on formerly agricultural land. During construction, and in compliance with the Project's SWPPP, construction related erosion controls and BMPs would be implemented to reduce potential impact related to erosion and siltation. The same will be required for development of the annexation area to the north, as physical development is proposed. The BMPs would include, but are not limited to, covering and/or binding the soil surfaces to prevent soil from being detached and transported by water or wind and the use of barriers such as straw bales and sandbags to control sediment. The Project will increase impervious surface with the installation of paving of streets, concrete pads for homes and sidewalks. In order to adequately capture and discharge stormwater runoff, the Project streets, curb and gutter will be conditioned to be constructed to City standards. Improvement plans will be reviewed by City staff for approval prior to construction. This review and approval will result in impacts that are *less than significant*.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

The Project Site is relatively flat, and grading would be minimal and would not appreciably change because of grading activities. The Project would result in an increase in impervious surfaces that could significantly reduce the rate of percolation of stormwater at the site and would concentrate and accelerate surface runoff. However, as mentioned in Section (c)(i) above, the Project includes a storm drain basin of adequate size to facilitate all surface runoff generated by the Project's impervious surface, and would not result in surrounding properties being impacted by the Project's runoff. The Project will not result in the alteration to any stream or rivers. Therefore, the Project would have a *less than significant impact*.

Physical development of the additional annexation area to the north will be evaluated by the Engineering Division at the time of application to ensure surface runoff is adequately handled.

iii. 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?

Please see response (a) through (c)(ii), above. The Project will increase demand on the City storm drain system. Such increases may have the potential for significant environmental impacts but can be mitigated to a less than significant level by the construction of an on-site storm basin sized to accommodate stormwater from the Project, as shown on the Copper Ridge Tentative Subdivision Map, Figure 7. and incorporating best management practices for storm runoff. The Project will be required to comply with all applicable State and City codes and regulations for stormwater drainage and runoff. No streams or rivers exist within the Project's vicinity that would

result in substantial erosion or siltation on or offsite.

The Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or offsite, contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, nor provide additional sources of polluted runoff.

Upon compliance with the State and City standards for the construction of stormwater basins and best management practices to manage runoff impacts would be ***less than significant***.

iv. Impede or redirect flood flows?

The proposed Project is not located within the 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA). Therefore, the proposed Project would not impede or redirect potential flood flows, and the proposed Project would have ***no impact***.

Mitigation Measures: None Required

d) Would the project, in flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

The proposed Project is not located in a flood hazard, tsunami or seiche zone. There are no rivers, reservoirs, ponds or lakes within the site. Since the Project is not located in an area that is susceptible to inundation, the Project would not risk release of pollutants due to Project inundation. As such, there is ***no impact***.

Mitigation Measures: None Required

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The Project will not conflict with any water quality control plans or sustainable groundwater management Plan. Specifically it will be required to comply with the Mid Kings River Groundwater Sustainability Agency (MKRGSA) sustainability plan and City of Hanford policies in the Hanford Stormwater Drainage Plan. By conforming to all standards and policies as stated above, there will be ***no impact*** associated with the Project.

Mitigation Measures: None Required

XI. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Environmental Setting

The proposed Project Site is located adjacent to the City limits of Hanford along the northeastern edge. The site is currently designated for low density and medium density residential by the City of Hanford General Plan. The Project application includes a request for annexation to the City, a general plan amendment to allow medium density residential and neighborhood mixed use and the corresponding zoning of RM and MX-N. The proposed Project includes a Planned Unit Development that will allow the proposed subdivision and meet the densities required in the General Plan.

There is no physical development proposed in the Additional Annexation Area to the north. Future development of the Additional Annexation Area would be required to be consistent with the General Plan designations of Low Density Residential and Neighborhood Commercial and be evaluated in accordance with the CEQA Guidelines.

Discussion

a) Would the project physically divide an established community?

The Project proposes the development of 650 residential units on approximately 78.16 acres and 5.45 acres of commercial land use, as well as the annexation of an additional 58.24 acres for future Low-Density Residential and Neighborhood Commercial land use. The Project does not include a physical feature such as a highway or railroad, that would physically divide a community by eliminating access. As such, the Project would not act as a physical barrier within a community, therefore there is ***no impact***.

Mitigation Measures: None Required

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The Project's current land use designation is a mix of Low Density and Medium Density Residential in the General Plan. The Project includes a change from the Low to Medium density to increase the Medium density area and add 5.45 acres of Mixed Use Neighborhood Commercial with an application for a Planned Unit Development (PUD) to allow the variety of lot sizes, while still meeting the densities in the General Plan. The Project will create 650 units on 78.16 acres, which is a density

of 8.32 units per acre, which is consistent with the Land Use Element of the General Plan, as amended, and is also within the current allowed densities of Low Density 2 to 10 units per acre and Medium Density 7 to 20 units per acre. The general plan amendment to change from Low Density to Medium Density is also in conformance to the policies pertaining to the East Side Area in the General Plan that state higher densities are to be encouraged. The change to allow the Mixed-Use Neighborhood Commercial is also supported by the following policies in the General Plan pertaining to providing neighborhood type commercial close to neighborhoods as listed below:

3.6 Mixed Land Use

The intent of the mixed-use land use designations is to provide for a mixture of stores, services, restaurants, offices, and homes (dwelling units) in close proximity, thereby allowing residents to work and shop close to home and reduce the length and frequency of trips between home, work, shopping, and services. This contributes to opportunities to increase the use of public transit, reduce auto dependency, provide a wider range of housing choices, and promote activity during more hours of the day. Both vertical and horizontal mixed-use developments are encouraged in the mixed use designations. The Hanford Zoning Ordinance provides the enforcement mechanism to implement the identified policies.

Goal L15: More opportunities for mixed use projects.

Goal L16: A mix of land uses, vertical, horizontal or both, at appropriate locations in the city.

Goal L17: A mixture of commercial shopping and services with multi-family residential dwellings in a vibrant, walkable environment.

Goal L18: Opportunities to design land uses that meet people's residential and shopping needs while reducing reliance on automobiles.

3.6.1 Neighborhood Mixed Use

Policy L60 Purpose of Neighborhood Mixed Use Land Use Designation Establish the Neighborhood Mixed Use land use designation to promote mixed-use commercial and multifamily residential areas that allow walking to and between the mix of uses. New development may be oriented towards an existing public street or a new street or civic space within the development site.

Policy L61 Typical Uses in Neighborhood Mixed Use Land Use Designation Define the uses allowed in the Neighborhood Mixed Use land use designation to include multi-family dwellings along with businesses providing day-to-day goods and services for the surrounding and nearby residential neighborhoods. Commercial uses that would primarily serve a citywide or regional market area shall not be allowed. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, service stations, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged.

Policy L62 Design of Neighborhood Mixed Use Land Use Designation Require that new development projects and major site reconfigurations in the Neighborhood Mixed Use land use designation provide site layouts, buildings, landscaping, walkways, and signage that are oriented

primarily to the pedestrian. Require pedestrian access between residential and commercial uses and prohibit parking areas, walls, and landscaping in locations on the site that block or hinder pedestrian access. The maximum residential density permitted in a horizontal mixed use development is fifteen (15) dwelling units per acre.

Policy L63 Location and Size of Neighborhood Mixed Use Land Use Designation Locate Neighborhood Mixed Use land use designations on eight (8) to twenty-five (25) acres at roughly one-mile intervals on one corner of an intersection of an arterial street and an arterial or collector street. This land designation takes the place of the Neighborhood Commercial land use designation on some corners.

Policy L155 Eastside Higher Density Residential Uses Support the development of higher density residential uses in close proximity to the Grangeville Boulevard corridor and the gradual transition to lower density, single-family residential uses as distance from the Arterial road increases.

Policy L156 Eastside Development along Grangeville Boulevard Discourage “strip” development along Grangeville Boulevard from an overall community development perspective. Develop design policies and regulations that identify a minimum percentage of street-facing building facades and minimize the exposure of parking and masonry walls along the street.

The proposed Project, including the proposed general plan amendment, does not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. There is ***no impact***.

Mitigation Measures: None Required

XII. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally - important mineral resource recovery site delineated on a local general plan, specific plan or other lands use plan?	☐	☐	☐	☒

Environmental Setting

According to the Hanford 2035 General Plan Background Report, the only significant mineral commodities that have been found within the Hanford Planning Area are sand and gravel for road and building construction. At this time there are no known significant deposits, and no active mines.

Discussion

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

The Project Site has no known mineral resources that would be of value to the region and the residents of the state, therefore the proposed Project would not result in the loss of regionally or locally important mineral resources. Therefore, there is ***no impact***.

Mitigation Measures: None Required

b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other lands use plan?

There are no known mineral resources of importance to the region and the Project Site is not designated under the City's General Plan as an important mineral resource recovery site, therefore there is ***no impact***.

Mitigation Measures: None Required

XIII. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive ground-borne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or, an airport land use plan or, where such a plan has not been adopted, within two miles of public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Environmental Setting

Noise is often described as unwanted sound. It consists of any sound that may produce physiological or psychological damage and/or interfere with human communication, work, rest, recreation, and sleep. Noise has become an environmental pollutant that threatens quality of life. Extreme levels of noise can cause pain and hearing loss. In addition, continuous exposure to noise pollution is associated with hypertension, increased blood pressure, impaired reading comprehension and long term memory in children.

Vibration is seismic waves that radiate along the surface of the earth and downward into the earth. The operation of heavy construction equipment, particularly pile driving and other impact devices such as pavement breakers create this vibration.

Principal noise sources in the City of Hanford include traffic on major roadways, including State Route 198, and railroad noise. In the Project area, the primary noise is from traffic noise and rail noise from the Union Pacific (UP) railroad to the south, although it is infrequently used. Other potential noise sources are related to the agricultural uses to the east, north and south.

The closest noise sensitive receptors are the school and the residents of the single-family residential properties to the west.

There is no physical development proposed in the Additional Annexation Area to the north, therefore the impact discussion below is limited to the Project Site. Future development of the Additional Annexation Area would be required to be consistent with the General Plan designations of Low Density Residential and Neighborhood Commercial and be evaluated in accordance with the CEQA Guidelines.

Discussion

- a) **Would the project result in generation of a substantial temporary or permeant increase in ambientnoise levels in the vicinity of the project in excess of standards established in the local general planor noise ordinance, or applicable standards of other agencies?**

Project construction is anticipated to be in phases over the course of four to five years and will involve temporary noise sources. Typical construction noise will come from graders, tractors, trenchers and excavators. Construction noise from the home building will contribute to the noise environment of the homes and school to the west. The City Municipal Code does not contain specific noise standards for motor vehicles and other noise sources; however, the General Plan contains guidelines that limit exterior noise levels for residential and schools to 60 – 70 dBA CNEL. The Hanford Municipal Code (HMC) Section 9.10.060(A)(10) does limit construction noise to between the hours of 7:00 a.m. and 8:00 p.m. The Project construction will be required to limit construction noise to these hours.

Operational noise from both the residential and commercial will primarily be from vehicles traveling along Grangeville Boulevard, 9 ¼ Avenue, Leland Way and 9th Avenue, as well as the internal circulation within the subdivision. Although the uses within the commercial development have not been determined, it is anticipated that new noise will be generated from vehicles, potential drive-throughs and loudspeakers. Noise will be required to comply with HMC Section 9.10 pertaining to Loud or Annoying Noise, including hours of operations for noise generating activities.

Because noise generated from construction would be temporary and operational noise from both the residential and the commercial site would be required to comply with HMC Section 9.10, impacts are determined to be ***less than significant***.

Mitigation Measures: None Required

- b) **Would the project result in generation of excessive ground-borne vibration or groundborne noiselevels?**

Construction vibration impacts include human annoyance and building structural damage. Human annoyance occurs when construction vibration rises significantly above the threshold of perception. Building damage can take the form of cosmetic or structural. Table 13-1, below, shows the typical vibration levels produced by construction equipment.

Table 13.1 Typical Vibration Levels Typical Equipment

	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level (LV) at 25 feet
Large Bulldozer	0.089	87
Loaded Trucks	0.076	86
Small Bulldozer	0.003	58
Auger/Drill Rig	0.089	87
Jackhammer	0.0.35	79

Vibratory Compactor/roller	0.210	94
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Source: *Transit Noise and Vibration Impact Assessment, Federal Transit Administration*

The primary vibration-generating activities associated with the proposed Project would occur when grading of the site is conducted, and when infrastructure such as utilities, and foundations are constructed. Operating cycles for the types of construction equipment used during construction may involve one or two minutes of full power operation followed by three or four minutes at lower power settings. Other primary sources of acoustical disturbance would be due to random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts). These estimations of noise levels take into account the distance to the receptor, attenuation from molecular absorption and anomalous excess attenuation.

While there is a school and residences to the west of the proposed Project, vibratory compactors/rollers would be used only on a limited and intermittent basis during compaction, and would be moving throughout the site, instead of stationary or operated long-term in the same location to the extent it would damage buildings due to longer-term extended use. Therefore, this would be considered a ***less than significant impact***.

Mitigation Measures: None Required

- c) **For a project located within the vicinity of a private airstrip or, an airport land use plan or, where such a plan has not been adopted, within two miles of public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

According to the Kings County Airport Land Use Plan, the Project Site is not located in an airport land use plan. The Project Site is approximately one mile from the public airport, but is outside the anticipated noise contours as shown on the Airport Compatibility Zone Map in the General Plan Background Report, therefore there is ***no impact***.

Mitigation Measures: None Required

XIV. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by new homes and businesses) or indirectly (forexample, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Environmental Setting

The United States 2020 Census determined the Hanford population to be 58,997 in 2020 and estimates the current population to be 59,938 based on most recent projections. The average household size, as determined in the census was 3.08 persons.

There is no physical development proposed in the Additional Annexation Area to the north. Future development of the Additional Annexation Area would be required to be consistent with the General Plan designations of Low Density Residential and Neighborhood Commercial and be evaluated in accordance with the CEQA Guidelines.

Discussion

a) Would the project induce substantial unplanned population growth in an area, either directly (for example by new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The Project proposes to construct 650 new residential units in a mix of single family and multiple family units. The United States 2023 Census estimate states that the City's average household size is 3.08 persons. Based on this average household size, the anticipated population increase as a result of the proposed Project is 2,002 persons. This would be an increase of 3.3 percent beyond existing conditions.

Future development of the annexation area would also contribute to population growth. Using the expected density per gross acre for the Low-Density Residential designation, four units per gross acre, it is estimated there could be approximately 191 units, for a total of 590 persons.

The construction of housing at this location would not be unplanned, as the City's General Plan designates the proposed Project Site for residential development and the potential population increase was evaluated in the associated General Plan EIR. Although the Project includes a General Plan Amendment to change from Low Density Residential to Medium Density Residential, the proposed density of 8.5 units per acre is within the density range of the Low Density Residential of 2-10 units per acre, within the range contemplated in the 2035 General Plan and associated EIR. The City 2024-2032 Housing Element identified the following goal and policies for housing in the City of Hanford:

GOAL 2. Facilitate and encourage the provision of a range of housing types and prices to meet the diverse needs of residents.

Policy 2.1. Provide adequate sites for housing through appropriate land use, zoning and development standards to accommodate the regional housing needs for the current planning period.

Policy 2.3. Ensure the adequate provision of water, sewer, roads, public facilities, and other infrastructure necessary to serve new housing.

Policy 2.4. Support the construction of high quality single and multi-family housing which is well designed and energy efficient.

The Project would not induce substantial unplanned population growth directly or indirectly, therefore impacts are considered to be ***less than significant***.

Mitigation Measures: None Required

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The proposed Project Site is undeveloped and does not involve the removal of housing or displacement of people, therefore there is ***no impact***.

Mitigation Measures: None Required

XV. PUBLIC SERVICES

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable serve ratios, response times of other performance objectives for any of the public services:				
a. Fire protection?	☐	☐	☒	☐
b. Police protection?	☐	☐	☒	☐
c. Schools?	☐	☐	☒	☐
d. Parks?	☐	☐	☒	☐
e. Other public facilities?	☐	☐	☒	☐

Environmental Setting

Fire: The Project Site will be served by the City of Hanford Fire Department.

Police: The City of Hanford Police Department will provide law enforcement services to the proposed Project Site.

Schools: The proposed Project Site is located within the Hanford Elementary School District and the Hanford Joint Union High School District. Students will attend Hamilton Elementary and Hanford High School. The closest school being Hamilton Elementary located across the street from the Project to the west. Funding for schools is outlined in Education Code Section 17620 and Government Code Section 65995 et. Seq., which governs the amount of fees that can be levied against new development. These fees are used to construct new or expanded school facilities. Payment of fees authorized by the statute is deemed “full and complete mitigation.”

Parks: The closest park is located directly across the street to the west, Freedom Park. A new park, Heros Park, is in the planning stages and will be located within one mile to the southeast.

There is no physical development proposed in the Additional Annexation Area to the north, therefore the impact discussion below is generally limited to the Project Site. Future development of the Additional Annexation Area would be required to be consistent with the General Plan designations of Low Density Residential and Neighborhood Commercial and be evaluated in accordance with the CEQA Guidelines. Development of the annexation area will be subject to impact fees, similar to the Project.

Discussion

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times of other performance objectives for any of the public services:**

a. Fire protection?

The City of Hanford Fire Department will provide fire protection services to the proposed development. The nearest Fire station is located at 350 W Grangeville Boulevard, approximately 1.3 miles west of the proposed Project. The addition of 650 residential units and 5.45 acres of commercial development will increase the demand for fire protection services. The need for new fire service facilities is assessed as the City continues to grow and develop within the growth boundary in the City's General Plan. The development of 650 residential units and the commercial development alone will not require the alteration of existing or construction of new fire services facilities, but would contribute to the cumulative need for increased fire protection services. The increase in service demand will be compensated by the payment of a fire development impact fee. Payment of the impact fee is considered mitigation and payment of the Project's fair share contribution towards cumulative increases in demand for fire protection services.

The timing of when new fire service facilities would be required or details about size and location cannot be known until such facilities are planned and proposed, and any attempt to analyze impacts to a potential future facility would be speculative. As new or expanded fire service facilities become necessary, construction or expansion Projects would be subject to their own separate CEQA review in order to identify and mitigate any potential environmental impacts. Therefore, impacts resulting from the proposed Project would be **less than significant**.

Mitigation Measures: None Required

b. Police protection?

The Hanford Police Department will provide services to the proposed development. The Hanford Police Department is located at 425 N. Irwin in downtown Hanford. The addition of 650 residential units and 5.45 acres of commercial development will increase the demand for police protection services. The need for new police service facilities is assessed as the City continues to grow and develop within the growth boundary in the City's General Plan. The development of 650 residential units and the commercial development alone will not require the alteration of existing or construction of new police services facilities, but would contribute to the cumulative need for increased police protection services. The increase in service demand will be compensated by the payment of a police development impact fee. Payment of the impact fee is considered mitigation and payment of the Project's fair share contribution towards cumulative increases in demand for police protection services.

The timing of when new police service facilities would be required or details about size and location cannot be known until such facilities are planned and proposed, and any attempt to analyze impacts to a potential future facility would be speculative. As new or expanded police service facilities become necessary, construction or expansion Projects would be subject to their

own separate CEQA review in order to identify and mitigate any potential environmental impacts. Therefore, impacts resulting from the proposed Project would be **less than significant**.

Mitigation Measures: None Required

c. Schools?

Since the proposed Project includes the addition of 650 residential units, the number of students in the school district will increase. The Project will pay school development impact fees to the school districts at the time of building permit issuance in compliance with Education Code Section 17620 and Government Code Section 65995 et. Seq.. These fees are used to construct new or expanded school facilities. Payment of fees authorized by the statute is deemed “full and complete mitigation” therefore impact will be **less than significant**.

Mitigation Measures: None Required

d. Parks?

The addition of 650 new residential units would result in more use at existing parks. The Project is located adjacent to Freedom Park, west of the Project and within one-half mile to the new Heros Park currently in the planning phase. The Project will also pay the park development impact fee of \$3,192 for single family residential and \$3,096 for multiple family dwelling units. Since the Project would contribute its fair share to parks facilities through payment of in-lieu fees, the impact **is less than significant**.

Mitigation Measures: None Required

e. Other public facilities?

The Project is within the planning area anticipated in the Hanford General Plan and as such would not result in increased demand for, or impacts on, other public facilities that were not anticipated. In addition, the Project will also pay development impact fees to support library, public health etc. to Kings County, therefore impacts are considered **less than significant**.

Mitigation Measures: None Required

XVI. PARKS AND RECREATION

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Would the project 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?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Environmental Setting

The closest City park is Freedom Park, located directly west of the Project Site. The Project is also within one half mile of the future Heros Park currently in the planning phases. According to the City of Hanford 2019 Park and Recreation Master Plan, the City had 299.7 acres of developed park acreage, which was 5.06 acres per 1,000 residents. The City has added 8.9 acres since 2019 for a total of 308.6. Based on the current population estimate of 59,938 persons, the City has 5.14 acres of park space per 1,000 persons. The General Plan identified a goal of 3.5 acres per 1,000. The City will be adding additional park space by expanding Hidden Valley Park and Heros Park.

There is no physical development proposed in the Additional Annexation Area to the north, therefore the impact discussion below is limited to the Project Site. Future development of the Additional Annexation Area would be required to be consistent with the General Plan designations of Low Density Residential and Neighborhood Commercial and be evaluated in accordance with the CEQA Guidelines.

Discussion

- a) Would the project 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?**

Implementation of the proposed Project would result in increased use of existing parks and other recreational facilities, however the Project would contribute its fair share to parks facilities through the payment of park development impact fees, which is intended to be used to provide additional community park acreage, such as Heros Park and Hidden Valley Park expansion in the City; therefore the impact is ***less than significant***.

Mitigation Measures: None Required

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

The Project does not include any recreational facilities, therefore there will be ***no impact***.

Mitigation Measures: None Required

XVII. TRANSPORTATION

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with the CEQA guidelines Section 15064.3, Subdivision (B)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

Environmental Setting

The proposed Project is located at the northeast corner of Grangeville Boulevard and 9 ¼ streets. A traffic study was prepared to review impacts to traffic intersections and segments as well as Vehicle Mile Traveled (VMT), Appendix H.

Vehicular Access: Vehicular access to the Project will be to 9 ¼ Avenue, Leland Way, future 9th Avenue and Grangeville Boulevard. The Project has been designed to provide connection to the surrounding arterial and collector streets.

Pedestrian and Cyclist Connectivity: The Project will install sidewalks along all arterial and collector streets as well internal local streets in accordance with City development standards. City staff has stated that future 9 1/4 Avenue will have a Class 3 Bike Lane.

There is no physical development proposed in the Additional Annexation Area to the north, therefore the impact discussion below is limited to the Project Site. Future development of the Additional Annexation Area would be required to be consistent with the General Plan designations of Low Density Residential and Neighborhood Commercial and be evaluated in accordance with the CEQA Guidelines.

Discussion

a) Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

The Project consists of the construction of 650 single family and multiple family residential units as well as on-site circulation-related infrastructure improvements, including new local residential streets. A Traffic Study was prepared by C2 Consulting, December 2024, Appendix G. The City requested that the following intersections be studied as part of the traffic study.

- 1) Grangeville Blvd.at 10 Avenue

- 2) Grangeville Blvd.at 9 ¼ Avenue
- 3) Grangeville Blvd.at SR 43
- 4) 9 ¼ Avenue at Florinda Street
- 5) 9 ¼ Avenue at Leland Way

The TIS included a Level of Service (LOS) analysis for the following scenarios:

- 1) Existing
- 2) Existing plus the Copper River Project
- 3) Existing plus the Copper River Project (mitigated, if necessary)

Level of Service Standard The City of Hanford’s Transportation Element Policy T29 set’s the maximum Level of Service at “E” on streets and intersections within the area bounded by Highway 198, 10th Avenue, 11th Avenue, and Florinda Avenue, inclusive of these streets. The City has set a peak hour Level of Service of “D” on all other streets and intersections with the Planned Growth Boundary.

New trips generated by the Copper Ridge Project were estimated using the Institute of Transportation Engineer’s (ITE) Trip Generation Manual. This publication provides average rates of trip generation for different land uses and relates these to dwelling units (residential) and square footages (fast food and retail shops). It should be noted that for the proposed minimart, the trip generation was computed from an estimated 16 gas pumps as depicted on the site plan layout. Trip generation rates are provided for weekdays along with the proportion of trips that are inbound or outbound from the development. The resulting Project trip generation is 862 trips in the AM peak hour and 1,079 trips in the PM peak hour. The Copper Ridge Project is estimated to generate a total of 12,091 daily trips.

Utilizing the ITE trip manual, pass by trips were estimated, which resulted in the final Project trip generation of 549 in the AM and 717 in the PM. The LOS for all intersections was calculated for Existing plus Project as shown below in Table 17.1. As illustrated below, all intersections are calculated to operate above the City’s LOS minimum of “D” therefore no mitigations are required and impacts are considered ***less than significant***.

Table 17.1 Existing Conditions PLUS Project

Level of Service

Intersection	AM Peak Hour		PM Peak Hour	
	Vehicle Delay	LOS	Vehicle Delay	LOS
Grangeville Blvd.at 10th Ave	25.0	C	23.0	C
Grangeville Blvd.at 9 ¼th Ave	25.9	C	24.5	C
Grangeville Blvd.at SR 43	10.9	B	13.6	B
9 ¼ Ave at Florinda St				
Northbound approach	8.2	A	7.9	A
Eastbound approach	13.1	B	11.6	B

9 ¼ Ave at Leland Way				
Westbound approach	7.8	A	7.5	A
Northbound approach	11.6	B	10,5	B

Mitigation Measures: None Required

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision(b)?

The City adopted the City of Hanford VMT Thresholds and Implementation Guidelines (VMT Guidelines), dated November 2022. Based on the VMT Guidelines, an analysis was prepared by LSA Associates, January 2025, found in Appendix H of the Traffic Study. The analysis was based on the Project being a mixed use Project. Individual land use components were analyzed separately for purposes of the VMT analysis. The Project VMT analysis has been conducted based on the current Project description. The estimated 37,700 square feet of retail/commercial component of the Project could be screened out using the 55,000 square foot screening criteria for retail projects. However, the residential components of the Project don't meet any of the screening criteria identified in the VMT Guidelines. The VMT Guidelines further recommend that for projects/components of a project that could not be screened out using the project screening criteria, a detailed VMT analysis should be conducted using the methodology and significant threshold criteria identified in it.

To calculate the project VMT, the first step was to update the TAZs in the model that include the project area. The project should be isolated in the travel model to estimate project VMT. The KCAG model includes ability to split or add new TAZ. Therefore, three separate TAZs were added to the model to incorporate the project's single-family, multifamily, and retail land uses. Single-family and multifamily residential uses have been separated into two TAZs because they have different household characteristics such as household size and household income. Typically, single-family residential developments have a higher household size, higher auto ownership, and higher income compared to multifamily developments. Creating new TAZs for the project help isolate project VMT and determine project specific VMT impact

KCAG model is a socioeconomic data-based model. Therefore, in addition to the number of households, the model requires other household characteristics such as household income and household size as inputs to the socioeconomic database. The household attributes such as size and income determine the number of trips and their trip lengths. For example, based on *ITE Trip Generation Manual*, (11th edition), a single-family dwelling unit will have 9.4 daily trips, whereas a multifamily unit will have 6.7 daily trips in average. Generally, higher household sizes contribute to higher number of trips and similarly higher income households have more and longer trips. The trip rates in the travel model are disaggregated by different household attributes which are based on regional household travel survey, and census data. These household variables for the project dwelling units were obtained from similar TAZs within the City. Appropriate socioeconomic data for each of the residential land uses were included in the model prior to conducting the VMT analysis model run.

It should be noted that though the retail component of the project was screened out, one separate TAZ was created in the model to include the retail land uses. Inclusion of retail uses

will appropriately reflect the internal capture within the project. This is because, presence of retail in proximity of residential uses will help reduce the overall VMT of the project. The retail land use was converted to model socioeconomic data. The land use to employee conversion factors were developed using ITE *Trip Generation Manual*, 11th edition for project retail uses. The ITE trip generation manual includes trip generation rates for different land use categories by different units such as square footage, number of units, and/or number of employees. Employee/square footage rate was determined for these uses by dividing the daily trip rate per 1,000 sf by daily trip rate per employee. This ratio was used to estimate number of employees per square feet for the retail use which in turn was used to estimate total project retail employees. Model run was conducted for this updated model after incorporating the project land uses as described above. The outputs from this updated model run were utilized to estimate project specific VMT metrics. No project specific roadway network modifications were conducted for the model runs.

2.2 VMT ANALYSIS

Table 2-A shows the result of the VMT analysis for the residential component of the project. As shown in Table 2-A, VMT per capita for residential component of the project is lower than the regional threshold. As such, based on the VMT analysis, the residential component will not have any significant VMT impact. As such, since all the components of the project could be either screened out or would have a less than significant VMT impact, the entire project will have a less than significant VMT impact.

Table 2-A: Regional Thresholds and Project VMT

Metric	Threshold ¹	Project	Difference
VMT per Capita	8.99	8.98	(0.01)

Source: KCAG Model.

The Kings County VMT per capita was obtained from City of Hanford VMT Guidelines, (November 2022).

VMT = vehicle miles traveled

Appendix A - VMT Calculation - Copper Ridge Residential Component

Table 1 - VMT per Capita Calculations

2015	Total Project Residential	Threshold
Households (a)	650	
Population (b)	1,805	
Homebased (HB) VMT ('c)	16,215	
HB VMT per capita (d = c/b)	8.98	8.99

Source: KCAG Model

The Kings County VMT per capita threshold was obtained from City of Hanford VMT Guidelines, (November 2022).

VMT = vehicle miles traveled

Consistent with the City of Hanford VMT Thresholds and Implementation Guidelines, utilizing the

Kings County Association of Governments (KCAG) modeling for VMT, the threshold for VMT is 8.99 miles. The result of the model is that the Project will have a VMT of 8.98, lower than the threshold. As the VMT per capita for residential component of the Project is lower than the regional threshold, based on the VMT analysis, the residential component will not have any significant VMT impact. Since all the components of the Project could be either screened out or would have a less than significant VMT impact, the entire Project will have a ***less than significant*** impact.

Mitigation Measures: None Required

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No geometric design feature associated with the Project would pose a hazard to the public and there would be no incompatible uses. The design of the City circulation system is required to comply with City standards and approved by the City Engineering Division, therefore there is ***no impact***.

Mitigation Measures: None Required

d) Would the project result in inadequate emergency access?

The proposed Project will not result in inadequate emergency access. Emergency access to the site will be from all surrounding major roadways into the development. City staff has evaluated each phase of development and determined that each phase will have at least two access points to a collector or arterial and have adequate access. A minimum of two access points provide emergency access consistent with City standards, which have been reviewed by the City's Fire Department. Therefore, there is ***no impact***.

Mitigation Measures: None Required

XVIII. TRIBAL CULTURAL RESOURCES

Would the project: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Environmental Setting

A Tribal Cultural Resource (TCR) is defined under Public Resources Code Section 21074 as a site, place, cultural landscape that is geographically defined in terms of size and scope, sacred place and object with cultural value to a California Native American tribe that are either included and that is listed or eligible for inclusion in the California Register of Historic Resources or in a local register of historical resources, or if the City of Hanford, acting as the Lead Agency, supported by substantial evidence, chooses at its discretion to treat the resource as a TCR.

California Native American tribes traditional and culturally affiliated with the Project Site and area were notified in accordance with AB 52 and SB 18 on December 4, 2024. A list of Native American Tribes was obtained from the Native American Heritage Commission (NAHC) which included the following tribes:

- Kitanemuk & Yowlumne Tejon Indians
- Santa Rosa Rancheria Tachi Yokut Tribe
- Table Mountain Rancheria
- Tule River Indian Tribe
- Wuksachi Indian Tribe/Eshom Valley Band

No responses have been received to date.

There is no physical development proposed in the Additional Annexation Area to the north, therefore the impact discussion below is limited to the Project Site. Future development of the Additional Annexation Area would be required to be consistent with the General Plan designations of Low Density Residential and Neighborhood Commercial and be evaluated in accordance with the CEQA Guidelines.

Definitions

- **Historical Resources:** Historical resources are defined by CEQA as resources that are listed in or eligible for the California Register of Historical Resources, resources that are listed in a local

historical resource register, or resources that are otherwise determined to be historical under California Public Resources Code Section 21084.1 or California Code of Regulations Section 15064.5. Under these definitions Historical Resources can include archaeological resources, Tribal cultural resources, and Paleontological Resources.

- **Archaeological Resources:** As stated above, archaeological resources may be considered historical resources. If they do not meet the qualifications under the California Public Resources Code 21084.1 or California Code of Regulations Section 15064.5, they are instead determined to be “unique” as defined by the CEQA Statute Section 21083.2. A unique archaeological resource is an artifact, object, or site that: (1) contains information (for which there is a demonstrable public interest) needed to answer important scientific research questions; (2) has a special and particular quality, such as being the oldest of its type or the best available example of its type; or (3) is directly associated with a scientifically recognized important prehistoric or historic event or person.
- **Tribal Cultural Resource (TCR):** Tribal Cultural Resources can include site features, places, cultural landscapes, sacred places, or objects, which are of cultural value to a Tribe. It is either listed on or eligible for the CA Historic Register or a local historic register, or determined by the lead agency to be treated as TCR.
- **Paleontological Resources:** For the purposes of this section, “paleontological resources” refers to the fossilized plant and animal remains of prehistoric species. Paleontological Resources are a limited scientific and educational resource and are valued for the information they yield about the history of the earth and its ecology. Fossilized remains, such as bones, teeth, shells, and leaves, are found in geologic deposits (i.e., rock formations). Paleontological resources generally include the geologic formations and localities in which the fossils are collected.

Discussion

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**

A Cultural Resources Assessment was prepared by Taylored Archaeology dated November 24, 2024, Appendix D. As stated in the assessment, the Project would not cause a substantial adverse change in the significance of a tribal cultural resource, nor is it listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources. As part of the assessment, a records search was completed by the Southern San Joaquin Valley Information Center. Based on the results of the records search, no previously recorded tribal cultural resources are located within the Project Site. Although no historical resources were identified and the presence of remains are not anticipated, cultural resources

under the ground surface are possible. The Cultural Resources Assessment included a recommendation for two mitigations previously listed under Cultural Resources, CUL 1 and CUL 2. The City and the Santa Rosa Rancheria Tachi Yokut Tribe have also agreed to an additional mitigation measure that requires the developer/owner to agree to a burial treatment plan prior to any ground disturbing activities. Mitigation Measures CUL-1, CUL-2 and CUL 3 will ensure that impacts will be **less than significant with mitigation**.

Mitigation Measures:

Implementation of CUL 1, CUL 2 and CUL 3

- b) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

The lead agency has not determined there to be any known cultural resource on the Project Site that would meet the criteria in subdivision (c) of Public Resources Code Section 5024.1 therefore there is no impact. If a resource is discovered, the implementation of Mitigation Measures CUL 1, CUL 2 and CUP 3 previously listed under Cultural Resources will ensure that any impacts will be **less than significant**.

Mitigation Measures: Implementation of CUL 1 , CUL 2 and CUL 3.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Environmental Setting

The proposed Project will be required to connect to water, solid waste and wastewater services.

Water

The City of Hanford's water supply system is a groundwater system. The city is located within the Tulare Lake Hydrologic Region is within the Tulare Lake Groundwater Subbasin which transmits, filters, and stores water from the main San Joaquin Valley Groundwater Basin. The system consists of 15 groundwater wells, three storage reservoirs, distribution mains, and fire hydrants. The system does not use surface water.

Solid Waste

Solid waste in the city is collected by a private contractor, Kings Waste Recycling Authority (KWRA). Refuse is sorted at the KWRA facility to recover recyclable materials before being hauled to the landfills in Kettleman Hills. For single-family residential customers, the City has instituted a green waste collection mixed recycle collection program.

Wastewater

The City of Hanford wastewater system provides for the treatment, disposal, and reuse of effluent, which meets all of the state's discharge requirements for the 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 million gallons per day and is located south of Houston Avenue and East of 11th Avenue. The City's wastewater system also pursues water conservation strategies to ensure the long-term reuse of treated disinfected wastewater to reduce the need for groundwater.

There is no physical development proposed in the Additional Annexation Area to the north, therefore the impact discussion below is limited to the Project Site. Future development of the Additional Annexation Area would be required to be consistent with the General Plan designations of Low Density Residential and Neighborhood Commercial and be evaluated in accordance with the CEQA Guidelines.

Discussion

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relation of which could cause significant environmental effects?

The City provides water, wastewater and stormwater services to the community. The proposed Project would result in new water services connecting to an existing City water line located in 9¹/₄ Avenue adjacent to the Project. Sewer service will be provided from an existing main trunk line located in 9th Avenue, south of the Project. Storm drain services will be provided by a permanent storm basin that will be located on-site. The proposed Project does not include a change in land use designation that would result in a significant increase or change in water, wastewater and stormwater services than planned in the 2035 General Plan or the City infrastructure master plans.

Southern California Edison provides electric service to the City. Natural gas service is primarily provided by the Southern California Gas Company. There are three major companies that provide communications services: AT&T, Sprint, and Verizon. Comcast is the primary cable television and internet provider in Kings County. With the Project, new service for all utilities will be constructed into the proposed subdivision.

It is not anticipated that implementation of the proposed Project would result in increased demand for any utility services beyond the planned conditions. Impacts are therefore considered ***less than significant***.

Mitigation Measures: None Required

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

See discussion in Section 4.10 Hydrology and Water Quality. As stated in the Water Supply Assessment (see Appendix F), the City has sufficient water supply to service the Project, therefore impacts are considered ***less than significant***.

Mitigation Measures: None Required

c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Wastewater generated by the Project would be collected and treated at the City's domestic Wastewater Treatment Facilities (WWTF). Although the proposed Project will increase in wastewater generation due to the addition of 650 residential units and the commercial site, commercial and residential development at the Project Site has been planned and accounted for in the City's infrastructure planning documents. City staff has determined that the wastewater produced would not exceed the City's WWTF capacity, therefore, the impact is ***less than significant***.

Mitigation Measures: None Required

- d) **Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

Disposal services are provided within the City limits by the City of Hanford Refuse Division. The Project will result in the generation of additional solid waste typical of residential and commercial uses. It has been determined by City staff that the City has the capacity to serve the Project Site and the proposed uses. Because the City's existing infrastructure has the capacity to accommodate the solid waste currently planned in the General Plan for expanded population, it can be inferred that the existing solid waste infrastructure has adequate capacity to serve the proposed Project. The Project would not generate solid waste in excess of State or Local Standards and there is ***no impact***.

Mitigation Measures: None Required

- e) **Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

See d. above. This proposed Project conforms to all applicable statutes and regulations related to solid waste disposal. The proposed Project will comply with the adopted policies related to solid waste, and will comply with all applicable federal, state, and local statutes and regulations pertaining to disposal of solid waste, including recycling. Therefore, the proposed Project would have ***no impact***.

Mitigation Measures: None Required

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Environmental Setting

There is no physical development proposed in the Additional Annexation Area to the north, therefore the impact discussion below is limited to the Project Site. Future development of the Additional Annexation Area would be required to be consistent with the General Plan designations of Low Density Residential and Neighborhood Commercial and be evaluated in accordance with the CEQA Guidelines.

Discussion

a), b), c), d): According to the Kings County Multi-Jurisdictional Hazard Mitigation Plan, the City of Hanford is not at high risk for Wildfires and the City is not in a State responsibility area or classified as a Fire Hazard Severity Zone, as shown on the Kings County Federal, State, and Local Responsibility Severity Zones Map for Kings County. The Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The Project has been reviewed by the City of Hanford Fire Department to ensure the Project does not impair emergency response or emergency evacuation. As such there is **no impact** to wildfire risk from the Project.

Mitigation Measures: None Required

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Does the project have the potential substantially to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The initial study contains analysis of environmental issues that indicate that the proposed Project is not expected to have substantial impact on the environment or on any resources identified in the Initial Study. Mitigation measures have been incorporated to reduce potential impacts to sensitive biological species and to cultural resources. Implementing these mitigation measures will ensure impacts are ***less than significant with mitigation***.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

CEQA Guidelines Section 15064(h) states that a Lead Agency shall consider whether the cumulative impact of a Project is significant and whether the effects of the Project are cumulatively

considerable. The significance of the cumulative effects of a Project must, therefore, be assessed in connection with the effects of past projects, other current projects, and probable future projects.

As described in the impact analyses in sections of this IS/MND, any potentially significant impacts of the Project would be reduced to a less-than-significant level following incorporation of the mitigation measures. A review of major projects found of the City of Hanford website show that all major projects are planned on the west and northwest areas of Hanford. It does not appear that there are any projects within the vicinity, with exception of the future Heros Park. Any future projects in the vicinity of the Project Site would be subject to review in separate environmental documents and required to conform to the General Plan and the Hanford Municipal Code.

As currently designed and with compliance with the recommended mitigation measures, the proposed Project would not be cumulative. Thus, the cumulative impacts of past, present, and reasonably foreseeable future projects would be less than cumulatively considerable. Impacts would be **less than significant with mitigation**.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

The Initial Study analysis indicates that the Project is not expected to have substantial impact on human beings, either directly or indirectly. Mitigation measures have been incorporated in the Biological Resources, Cultural Resources, Cultural Tribal Resources to reduce potential impacts.

As such, implementation will not cause direct or indirect substantial adverse effects on human beings, impacts are **less than significant**.

Mitigation Measures:

Mitigation Measure BIO 1 (Construction Timing). If feasible, future construction activities will take place entirely outside of the avian nesting season, defined as February 1 to August 31.

Mitigation Measure BIO 2 (Preconstruction Surveys). If construction must occur between February 1 and August 31, a qualified biologist will conduct surveys for active bird nests within 7 days prior to the start of work during this period. The survey area will encompass the site and accessible surrounding lands within ¼ mile for nesting Swainson's hawks, 500 feet for other nesting raptors, 300 feet for the tricolored blackbird, and 250 feet for other nesting birds.

Mitigation Measure BIO 3 (Avoidance of Active Nests). Should any active nests be discovered in or near proposed construction zones, the biologist will identify a suitable construction-free buffer around the nest. This buffer will be identified on the ground with flagging or fencing and will be maintained until the biologist has determined that the young have fledged and are capable of foraging independently.

Mitigation Measure CUL-1: In the event of accidental discovery of unidentified archaeological remains during development or ground disturbing activities in the Project area, all work shall be halted in immediate vicinity (within a 100-foot radius) until a qualified archaeologist can identify the discovery and assess its significance.

Mitigation Measure CUL 2: If human remains are uncovered during construction, work shall be halted, and the Kings County Coroner is to be notified to investigate the remains and arrange proper

treatment and disposition. If the remains are identified on the basis of archaeological context, age, cultural associations, or biological traits to be those of a Native American, California Health and Safety Code 7050.5 and California Public Resources Code 5097.98 require that the coroner notify the Native American Heritage Commission (NAHC) within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will make recommendations regarding the treatment and disposition of the remains.

Mitigation Measure CUL 3 A burial Treatment Plan shall be entered into by the Project applicant/property owner prior to any ground disturbing activities.

LIST OF PREPARERS

DR Mata Consulting
Padre and Associates (Air Quality)
Live Oak Associates (Biology)
Taylored Archaeology (Cultural)
Paul Humphry (Hazards)
C2 Consulting (Traffic)
LSA (VMT)
Wallace Group (Water)

MITIGATION MONITORING AND REPORTING PROGRAM

As required by Public Resources Code Section 21081.6, subd. (a)(1), a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Project in order to monitor the implementation of the mitigation measures that have been adopted for the Project. This Mitigation Monitoring and Reporting Program (MMRP) has been created based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the Copper Ridge Subdivision proposed by Quest Equity LLC in the City of Hanford.

The first column of the table identifies the mitigation measure. The second column names the party responsible for carrying out the required action. The third column, "Timing of Mitigation Measure" identifies the time the mitigation measure should be initiated. The fourth column, "Responsible Party for Monitoring," names the party ensuring that the mitigation measure is implemented. The last column will be used by the City of Hanford to ensure that the individual mitigation measures have been monitored.

Plan checking and verification of mitigation compliance shall be the responsibility of the City of Hanford.

MITIGATION MEASURE	RESPONSIBLE PARTY FOR IMPLEMENTATION	IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MONITORING	VERIFICATION
Biological Resources				
Mitigation Measure BIO 1 (Construction Timing). If feasible, future construction activities will take place entirely outside of the avian nesting season, defined as February 1 to August 31.	Applicant Developer Builder	Ongoing	City of Hanford	
Mitigation Measure BIO 2 (Preconstruction Surveys). If construction must occur between February 1 and August 31, a qualified biologist will conduct surveys for active bird nests within 7 days prior to the start of work during this period. The survey area will encompass the site and accessible surrounding lands within ¼ mile for nesting Swainson's hawks, 500 feet for other nesting raptors, 300 feet	Applicant Developer Builder	7 days prior to construction	City of Hanford	

for the tricolored blackbird, and 250 feet for other nesting birds.				
Mitigation Measure BIO 3 (Avoidance of Active Nests). Should any active nests be discovered in or near proposed construction zones, the biologist will identify a suitable construction-free buffer around the nest. This buffer will be identified on the ground with flagging or fencing and will be maintained until the biologist has determined that the young have fledged and are capable of foraging independently.	Applicant/ Developer Builder	Ongoing	City of Hanford	
Cultural Resources				
Mitigation Measure CUL-1: In the event of accidental discovery of unidentified archaeological remains during development or ground disturbing activities in the Project area, all work shall be halted in immediate vicinity (within a 100-foot radius) until a qualified archaeologist can identify the discovery and assess its significance.	Applicant/ Construction Contractor	Ongoing during construction	City of Hanford	
Mitigation Measure CUL-2: If human remains are uncovered during construction, work shall be halted, and the Kings County Coroner is to be notified to investigate the remains and arrange	Applicant/ Construction Contractor	Ongoing during construction	City of Hanford	

proper treatment and disposition. If the remains are identified on the basis of archaeological context, age, cultural associations, or biological traits to be those of a Native American, California Health and Safety Code 7050.5 and California Public Resources Code 5097.98 require that the coroner notify the Native American Heritage Commission (NAHC) within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will make recommendations regarding the treatment and disposition of the remains.				
Mitigation Measure CUL3 A burial Treatment Plan shall be entered into by the Project applicant/property owner prior to any ground disturbing activities.	Applicant Construction Contractor	Prior to ground disturbing activities	City of Hanford	

Supporting Information and Sources

1. City of Hanford General Plan Background Report. March 2014. Website [2035 General Plan Background Report \(PDF\).pdf](#)
2. City of Hanford General Plan Policy Document. April 2017. WEbsite [2035 General Plan Policy Document \(PDF\).pdf](#)
3. City of Hanford General Plan Environmental Impact Report 2014. April 2017. Available at Hanford City Hall (Hard Copy Only)
4. City of Hanford General Plan Air Quality Element. July 2010; Website [Air Quality Element Draft - Section 1 \(PDF\).pdf](#)
5. City of Hanford Zoning Ordinance. June 2017. Website [City of Hanford, CA Table of Contents](#)
6. City of Hanford VMT Thresholds and Implementation Guidelines. November 2022. Website [City of Hanford VMT Thresholds and Implementation Guidelines_11-10-2022.pdf](#)
7. City of Hanford 2020 Urban Water Master Plan. December 2021. Website [2020 Urban Water Management Plan \(PDF\).pdf](#)
8. 2023 Kings County Multi-Jurisdiction Hazard Mitigation Plan, February 2024; available at [Kings County MJHMP_Final_Draft_2.26.24.pdf](#)
9. Kings County Regional Climate Action Plan. May 2014. Available at [Regional Climate Action Plan \(PDF\).pdf](#)
10. Kings County Airport Land Use Plan. 1994. Website [Kings County airport land use compatibility plan.pdf](#)
11. California Department of Conservation Farmland Mapping and Monitoring Program. Website [DLRP Important Farmland Finder](#)
12. SJVAPCD Regulations and Guidelines
13. California Air Resources Board's (CARB's) Air Quality and Land Use Handbook. 2005. Website [Land Use Handbook_0.pdf](#)
14. San Joaquin Valley Air Pollution Control District. 2009. Guidance for Land Use Agencies in Addressing Greenhouse Gas Emission Impacts for New Projects Under CEQA. Website [gamaqi.pdf](#)
15. California Building Code (2022) Website [City of Hanford, CA Buildings and Construction](#)
16. California Energy Commission. 2019 Building Energy Efficiency Standards. Website [2019 Building Energy Efficiency Standards](#)
17. Department of Toxic Substance Control Envirostar. Website [EnviroStor](#)
18. California State Water Resources Control Board. Stormwater Pollution Prevention Program (SWPPP) Website [Construction Stormwater Program | California State Water Resources Control Board](#)
19. United States Census Bureau (2020). Website [U.S. Census Bureau QuickFacts: Hanford city, California](#)
20. United States Department of Agriculture Web Soil Survey and Soils Descriptions. Website [Web Soil Survey](#)
21. California Environmental Quality Act CEQA Guidelines. Website [CEQA Guidelines - Office of Land Use and Climate Innovation](#)

Agricultural Impact Evaluation

I. From the ISMND:

- a) **Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

The Project Site is located on land that will be annexed into the City of Hanford with Project approval. The proposed development of the Project Site will convert approximately 78.16 acres of Prime Farmland and Farmland of Statewide Importance. The north portion of the Annexation Area is not anticipated to change in use as a result of the Project as no development is proposed.

The Project Site and the Annexation Area are planned for urban development in the Hanford 2035 General Plan. The 2035 General Plan EIR (State Clearinghouse No. 2015041024) evaluated the impacts of agricultural land conversion and determined that approximately 2,706 acres of Prime, Farmland of Statewide Importance and Unique Farmland would be converted with full build out of the General Plan during the 2014-2035 planning period. The 2035 General Plan EIR analysis included the Project Site and the full Annexation Area.

The General Plan includes goals and policies that recognize the importance of farmland to the City, County and State. The General Plan policies were developed to prevent premature conversion of agricultural land and to preserve agricultural land through means other than mitigation. Those policies include the requirement for buffers, the establishment of several planning areas that promote increased densities to increase capacity within the 2035 Growth Boundary, a right to farm ordinance, and the creation of a farmland mitigation program. The establishment of the 2035 Growth Boundary itself is a limiting factor to growth and premature conversion of agricultural lands. The Goals and Policies area as follows:

Agricultural Resources Goal

Goal O1: *Conservation and long term protection of agricultural resources and soils located outside of the Planned Area Boundary.*

5.2.1 Agricultural Land Protection

Policy O1 Boundary between Urban and Agricultural Uses

Utilize the Planned Area Boundary as the long term boundary line between urban uses and agricultural uses and prohibit non-agricultural development outside the Planned Area Boundary.

Policy O2 Agricultural Buffer

Coordinate land use policies and designations with Kings County to provide for a buffer between the urban area of Hanford and the surrounding unincorporated communities.

Policy O3 Kings County Preservation Efforts

Support the Kings County efforts to preserve and protect farmlands outside the Planned Area Boundary.

Policy O4 Interim Agricultural Use

Retain existing agricultural areas as an interim use inside the Planned Area Boundary and support agricultural operations until such time that the areas are needed for logical urban expansion

Policy O5 Farmland Mitigation Program

In collaboration with the County of Kings and other cities in Kings County, determine the feasibility and, if feasible, consider adoption of a countywide farmland mitigation program that is tailored to the needs and goals of the Kings County agricultural region to mitigate the urban conversion of agricultural lands that are outside adopted urban growth boundaries.

Policy E26 Protection of Agricultural Lands from Urban Encroachment

Utilize the Planned Area Boundary to delineate a long term boundary between agricultural and urban land uses, and strongly support long term agricultural operations outside the Planned Area Boundary that can be free from the threat of urban land use encroachment.

3.14 New Growth Planning Areas

Four new growth areas have been established in areas that are predominantly undeveloped and currently used for agriculture. This section provides policies and actions to ensure balanced growth in these areas with adequate public facilities and services, and strategies for quality design.

This goal and its supporting policies encourage development within Hanford's Planning Areas. Development within Hanford's Planning Areas will decrease dependency on the automobile and allow more people to walk, bike, or take transit for daily trips. Hanford's Planning Areas are intended to accommodate and encourage new growth within compact, walkable neighborhoods that are located near schools, parks, shopping, and transit facilities.

3.14.1 Eastside Planning Area

The Eastside Planning Area is primarily located east of 9 ¼ Avenue, north of the Union Pacific Railroad, and west and south of State Route 43. Grangeville Boulevard is a major arterial that is an eastern gateway to Hanford from State Route 43. Much of the land is currently being farmed and portions of the Planning Area is subject to Williamson Act contract.

Policy L154 Eastside Growth Limitation

Approve new development project in the Eastside Planning Area only within the 2035 Development Boundary until such time as the boundary is expanded in accordance with General Plan policies.

Policy L155 Eastside Higher Density Residential Uses

Support the development of higher density residential uses in close proximity to the Grangeville Boulevard corridor and the gradual transition to lower density, single-family residential uses as distance from the Arterial road increases.

Policy L156 Eastside Development along Grangeville Boulevard

Discourage "strip" development along Grangeville Boulevard from an overall community development perspective. Develop design policies and regulations that identify a minimum percentage of street-facing building facades and minimize the exposure of parking and masonry walls along the street.

The Project is located within the Eastside Planning Area. The development of the Project Site is in conformance with the Eastside Planning area policies by providing increased residential density. The Project includes a request to increase general plan density from low density to medium density and transitions from higher densities close to Grangeville Boulevard to lower densities to the north.

In accordance with the General Plan, the Project would be required to adhere to the Hanford Municipal Code 16.40.110 Right to Farm Ordinance and proposed goals and policies of the general plan related to agriculture.

In the 2035 General Plan Update EIR (SCH No. 2015041024), it was determined that the loss of farmland was a significant and avoidable impact. A Statement of Overriding Considerations was adopted for the significant and avoidable impacts resulting from the conversion of agricultural land. With the implementation of the General Plan policies, the right to farm ordinance and the planned conversion of agricultural lands evaluated in the General Plan EIR, no new impacts resulting from the conversion of agricultural land are anticipated to occur, therefore impacts are considered to be **less than significant**.

II. Staff Response:

Staff's review of the 2035 General Plan EIR concurs with the above and suggests MM 4.2-1 of the 2035 General Plan Update EIR is limited in its applicability, only applying to land outside of the primary sphere of influence, therefore mitigation is not required, as concluded by analysis above.

The 2035 General Plan EIR evaluated the effects of the updated General Plan boundary on agricultural resources with the existing conditions.

From 2035 General Plan Update Draft EIR

4.2.4 Impacts and Mitigation Measures

METHODOLOGY

The potential impacts of the General Plan Update were evaluated qualitatively by comparing the anticipated effects on agricultural resources with the existing conditions.

PROJECT IMPACTS

Impact 4.2-1: The Project Would Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as Shown on the Maps Prepared Pursuant to the Farmland Mapping and Monitoring Program of the California

Resources Agency, to Non-Agricultural Use.

The 2035 Growth Boundary serves as the limits of the area to be developed with urban uses during the 2014 to 2035 planning period and is smaller than the Planned Area (see Figure 3-5). Therefore, following analysis presents a maximum-intensity scenario because complete build out of the Planned Area (an area larger than the 2035 Growth Boundary) is being analyzed against the existing condition. Existing FMMP-designated farmland is generally limited to the outskirts of the Planned Area. The new land use designations in these areas allow for additional development capacity beyond that utilized under existing conditions. Therefore, this analysis evaluates impacts to farmland designated by the FMMP if the Planned Area were to be completely built out.

As shown in Table 4.2-3, the total amount of FMMP-designated farmland within the Planned Area that would be affected by complete build out in the Planned Area would total approximately 2,706 acres. This total is further broken down for each of the FMPP Designations shown in the table below, and is displayed in Figure 4.2-3. As shown in the table, approximately 877 acres of Prime Farmland, 1,724 acres of Farmland of Statewide Importance, and 105 acres of Unique Farmland within the Planned Area could be affected as a result of the General Plan Update. The build out of the Planned Area as a result of the General Plan Update

would, over the 2014 to 2035 planning period, convert approximately 2,706 acres of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland, as shown on the maps prepared pursuant to the FMMP, to non-agricultural use. Future development would have to adhere to the Hanford Municipal Code Chapter 16.40.110 (Right to Farm) and proposed goals and policies of the General Plan Update related to agriculture. However, the loss of this farmland as a result of the General Plan Update would be significant and unavoidable.

The Study Area is larger than the area that would ultimately be needed for growth over the life of the General Plan Update, but has been determined to give decision-makers the greatest flexibility in making determinations about where and how the City should grow. Future development in the Study Area (but outside the Planned Area) would first require approval of the Kings County Local Area Formation Commission because such development means that the City would be annexing land and the City's SOIs would like need to be revised as well as future General Plan Update amendments, which would trigger the need for future CEQA review, including consideration of agriculture impacts. Future development in the Study Area would also have to comply with the Hanford Municipal Code Chapter 16.40.110 (Right to Farm), proposed goals and policies of the General Plan Update related to agriculture. Future development in the Study Area would also result in significant and unavoidable impacts to agricultural resources.

Table 4.2-3
Affected Farmland within Planned Area

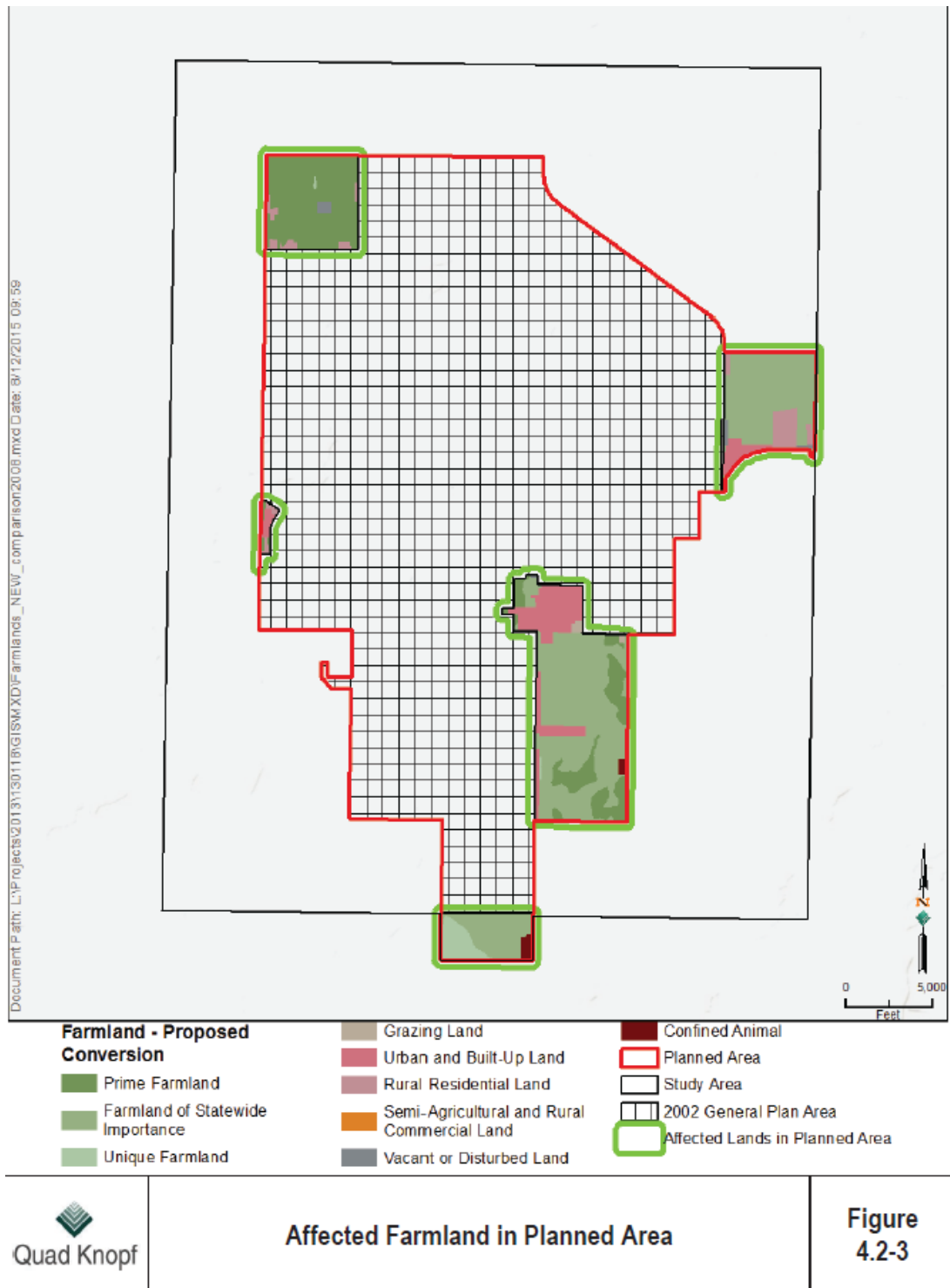
	FMMP Designations			Total
	Prime Farmland	Farmland of Statewide Importance	Unique Farmland	
Affected Land within Planned Area (Acres)	877	1,724	105	2,706

Mitigation Measures

There is no reasonable and feasible mitigation to reduce this impact.

Level of Significance after Mitigation

Impacts would be significant and unavoidable.



Following circulation of the 2035 General Plan Update draft EIR, comments were received regarding the agricultural land evaluation and included in the 2035 General Plan Update Final EIR Final EIR

RESPONSE TO COMMENT B-2

The commenter states that although direct conversion of agricultural land is often an unavoidable impact, mitigation measures must be considered even if mitigation does not reduce impacts to less

than significant provided that they are feasible and lessen a project's impact. The commenter also states that mitigation that is potentially feasible should be included and mitigation brought to the attention of the Lead Agency should not be left out. The Division recommends that the City consider the creation of an agricultural mitigation program "tailored to individual jurisdictional needs and goals" that effectively mitigates for the loss of important farmland.

In response to the Division's comment, page 79 of the General Plan Update has been revised to include the following additional policy:

Policy O5 Farmland Mitigation Program

In collaboration with the County of Kings and other cities in Kings County, determine the feasibility and, if feasible, consider adoption of a countywide farmland mitigation program that is tailored to the needs and goals of the Kings County agricultural region to mitigate the urban conversion of agricultural lands that are outside adopted urban growth boundaries.

Existing policies O5 to O10 have been renumbered to include this new policy.

Because of this new policy, pages 4.2-13 and 4.2-14 of the draft EIR has been revised to include the following textual additions:

Policy O5 Farmland Mitigation Program

In collaboration with the County of Kings and other cities in Kings County, determine the feasibility and, if feasible, consider adoption of a countywide farmland mitigation program that is tailored to the needs and goals of the Kings County agricultural region to mitigate the urban conversion of agricultural lands that are outside adopted urban growth boundaries.

Williamson Act Policies

Policy O5 O6 Removal of Land from Williamson Act

Encourage use of Notices of Nonrenewal as the preferred method of removal of land within the Planned Area Boundary from Williamson Act Land Conservation Contract.

Policy O6 O7 Cancellation and Succession to Williamson Act Contracts

Adopt and periodically update a set of policies that govern the cancellation of Williamson Act contracts, and define the circumstances that the City would be willing to succeed to an active contract.

Policy O7 O8 Annexation of Williamson Act Lands

Consider annexation of Williamson Act lands only if the land is within the 2035 Growth Boundary and only if such annexation is necessary to provide for logical urban development, job creation, or the provision of municipal services.

Policy O8 O9 New Williamson Act Contracts

Oppose new Williamson Act contracts on land within the Planned Area Boundary.

Deed-Restricted Agricultural Site Policies

Policy O9 O10 Existing Deed-Restricted Agricultural Sites

Designate sites with existing deed agreements that limit the land to agricultural use with the Open Space land use designation.

Policy O10 O11 New Deed-Restricted Agricultural Sites

Discourage new deed agreements that restrict land to agricultural use on land inside the Planned Area Boundary.

Also because of this new policy, page 4.2-16 of the draft EIR has been revised to include the following textual additions:

The build out of the Planned Area as a result of the General Plan Update would, over the 2014 to 2035 planning period, convert approximately 2,706 acres of Prime Farmland,

Farmland of Statewide Importance, and Unique Farmland, as shown on the maps prepared pursuant to the FMMP, to non-agricultural use. Future development would have to adhere to the Hanford Municipal Code Chapter 16.40.110 (Right to Farm) and proposed goals and policies of the General Plan Update related to agriculture. In response to comments the Kings County Farm Bureau voiced during the General Plan Update Committee meetings, the City increased urban densities for the various land uses within the General Plan Update.

Additionally, the proposed City limits and SOI were designed to break along arterial roads in order to create a logical buffer between proposed urban uses and adjacent agricultural lands.

In addition, Policy O5 (Farmland Mitigation Program) has been included in the General Plan Update to foster collaboration with the County of Kings and other cities in Kings

County to develop a countywide farmland conversion mitigation program outside adopted urban growth boundaries (i.e., the City's Planned Area, also the Primary SOI). It is assumed that because expansion of the urban area proceeds in an orderly manner under the General Plan Update and is a logical result to accommodate anticipated future population growth, it is expected that the Planned Area would be converted to a nonagricultural land use as the natural progression of urban growth. The policy to work on developing a countywide farmland mitigation program for the urban conversion of agricultural lands that are outside adopted urban growth boundaries (in this case the Planned Area) is warranted due to the expectation that this conversion would occur as development continues in the City. It is also warranted that the City collaborate rather than unilaterally develop a farmland mitigation program because conversion of farmland is a regional issue that should be collectively developed by the County and all cities in Kings County. Mitigation Measure MM 4.2-1 has been developed that mandates that the City work with the County and other cities to develop a countywide farmland mitigation program, and this mitigation includes performance criteria. However, even with implementation of Mitigation Measure MM 4.2-1, the loss of this farmland as a result of the General Plan Update would remain significant and unavoidable.

The Study Area is larger than the area that would ultimately be needed for growth over the life of the General Plan Update, but has been determined to give decision-makers the greatest flexibility in making determinations about where and how the City should grow.

Future development in the Study Area (but outside the Planned Area) would first require approval of the Kings County Local Area Formation Commission because such development means that the City would be annexing land and the City's SOIs would like need to be revised as well as future General Plan Update amendments, which would trigger the need for future CEQA review, including consideration of agriculture impacts. Future development in the Study Area would also have to comply

with the Hanford Municipal Code Chapter 16.40.110 (Right to Farm), proposed goals and policies of the General Plan Update related to agriculture, and specifically Policy O5. Future development in the Study Area, even with Policy O5 and implementation of Mitigation Measure MM 4.2-1, would also result in significant and unavoidable impacts to agricultural resources.

Mitigation Measures

There is no reasonable and feasible mitigation to reduce this impact.

MM 4.2-1: COLLABORATE ON DEVELOPMENT OF COUNTYWIDE

FARMLAND MITIGATION PROGRAM

The City shall work with the County of Kings and other cities in Kings County to consider adoption of a countywide farmland mitigation program that is tailored to the needs and goals of the Kings County agricultural region to mitigate the urban conversion of agricultural lands that are outside adopted urban growth boundaries. Specific performance criteria for the development of the countywide farmland mitigation program shall include:

- The City shall take the lead in forming a committee that consists of the County of Kings and other cities' representatives to develop the program by January 2019.
- The City shall develop and sign a Memorandum of Understanding or other applicable agreement with County of Kings and the other cities in Kings County to work collaboratively in developing the program by January 2020.
- The City shall develop and sign a Memorandum of Understanding with Department of Conservation in the development of the program by January 2020.
- By January 2022, if a program has been developed, the City shall implement the agreed upon program and codify the adopted program language into its Municipal Code.
- If by January 2022, the program has not been developed, the City shall independently develop its own program and codify the adopted program language into its Municipal Code by 2023.

Level of Significance after Mitigation

Impacts would be significant and unavoidable.

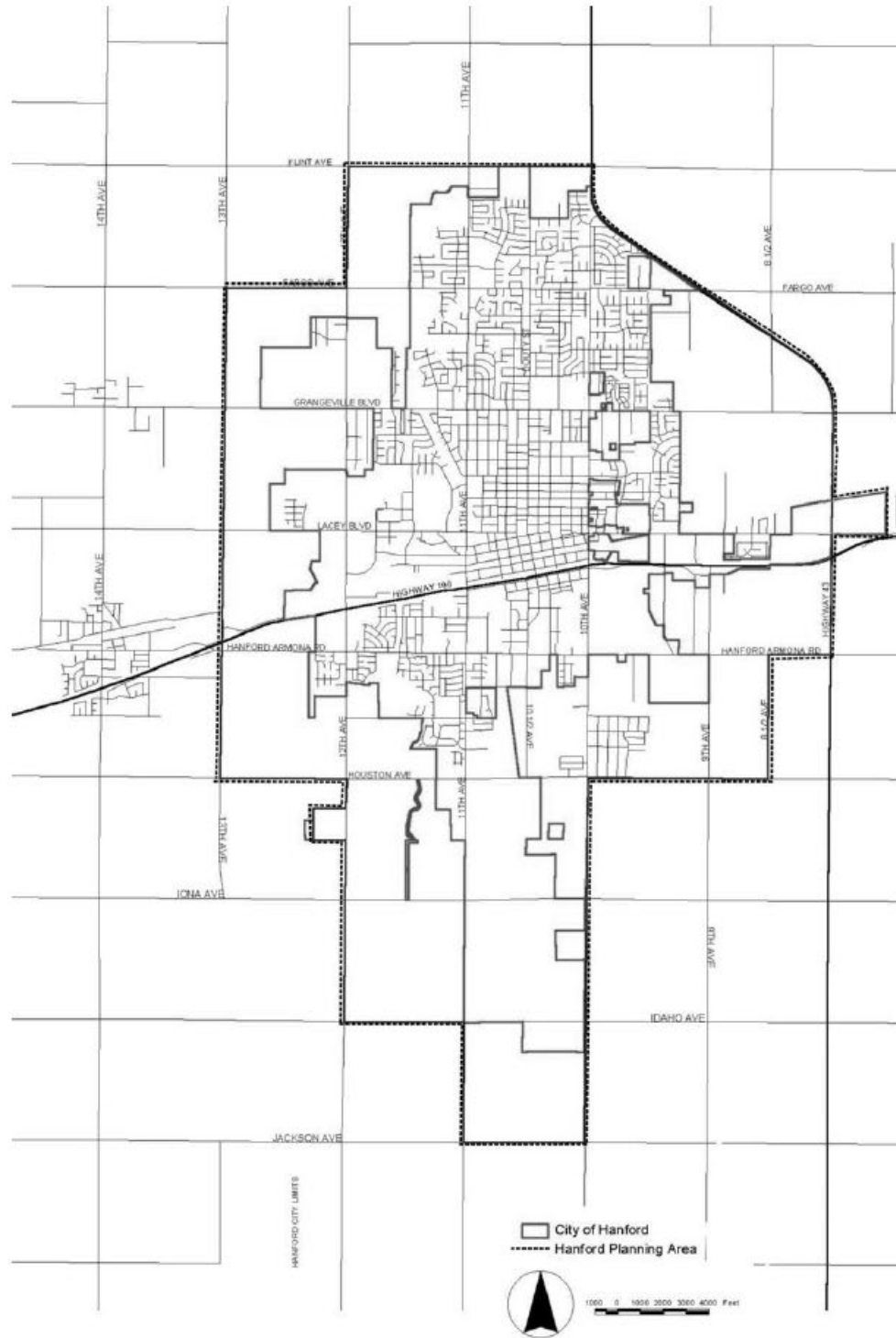
The City Attorney recommended Staff review the 2002 GP DEIR and FEIR to verify:

- (i) The Copper Ridge project site falls within the 2002 GP's Plan Area

Staff Response: Confirmed; The project falls within the 2002 GP Plan Area; map below; and

- (ii) The 2002 GP EIR evaluated farmland conversion and does not require mitigation (specifically, does not identify ag. conservation easements as a form of mitigation)

Staff Response: Confirmed - The 2002 GP EIR evaluated farmland conversion and required compliance with GP policies and programs (conservation easements were not included as a form of mitigation)



GENERAL PLAN AREA MAP FIGURE LU 1

City of Hanford General Plan

Adopted Plan June 18, 2002

Page LU-2

From 2002 General Plan EIR:

4.2.2.c(1) Loss of Prime and Farmland of Statewide Importance

The vacant land analysis in the Land Use Section of this EIR estimated that there were 9,453 acres of vacant land (primarily agricultural land) in the unincorporated territory within the Planning Area that is anticipated to be converted to urban use at full build-out of the General Plan. Table 4.2-3 indicates that an estimated 2,709 (acres) would remain as an agricultural buffer or open space within the Planning Area and 6,551 (acres) would be converted to urban use. Of the amount converted to urban use, it is estimated that 3,260 acres will be prime farmland and 3,291 (acres) will be farmland of statewide importance.

Table 4.2 - 3
Estimated Farmland Converted to Urban Use at General Plan Build-Out

Type of Land	Acres of Unincorporated County Vacant Land	Acres to Urban Use	Acres to Remain in Ag/OS
Prime	4,310	3,260	1,050
Statewide	4,950	3,291	1,659
Subtotal	9,260	6,551	2,709
Other	193	193	0
Total	9,453	6,744	2,709

During the build-out of the General Plan (through the year 2025) approximately 5,518 acres is forecasted to be needed for urban use. Urban use includes residential, commercial, industrial, parks, and public facilities. This amount also includes the 50% “market factor” of almost 1,346 acres that may remain in agriculture within the Planning Area. The remaining 4,172 acres is expected to be converted to urban use. The preponderance of prime farmland is located on the western side of the City with the next intensive amount south of Highway 198. The eastside of the City contains the least amount of prime farmland. It is expected that the westside of the Planning Area will continue to develop because there is adequate sewer collection either constructed or capacity available for extension. The eastside of the planning area is not adequately served by sewer to allow for additional development. It is expected that the westside of the Planning Area will almost completely build-out before land will become available in the eastside of the Planning Area.

Within the western and southern portions of the Planning Area there is an estimated 2,860 acres of prime farmland and 1,180 acres of farmland of statewide importance. The remainder of 400 acres of Prime farmland and 2,111 of Statewide importance farmland are located in the eastern portion of the City.

Approximately 3,545 acres of land within the Planning Area are in Williamson Act contracts. In the City limits, approximately 87 acres of land remain under contract. Between 1994 and the end of 2001, property owners representing 567 acres filed for non-renewal. These non-renewals have occurred on the westside of the City between 12th Avenue and 13th Avenue and between Highway 198 and Fargo Avenue. This land was identified in the 1994 General Plan as a logical growth area and can be served by the City sewer system. The preponderance of land in the Planning Area under contract is located south of Highway 198. In the eastern portion of the Planning Area (north of Highway 198) an estimated 765 acres of land is in Williamson Act contracts. The western portion of the Planning Ara (north of Highway 198) has about 835 acres under contract. See Table 4.2-4.

Table 4.2 - 4
Land Under Williamson Contract within the Planning Area

Location of Contract Land	Estimated Acreage Currently Under Contract	Cancellation between 1994 and 2001
Westside north of Hwy 198	835	567
West and south of Hwy 198	1,945	0
Eastside north of Hwy 198	765	0
Total	3,545	567

Full implementation of the General Plan (beyond 2025) would result in the eventual conversion of as much as 6,551 acres of Prime farmland and farmland of statewide importance to urban uses. These acres would be developed in various land uses including, open space, residential, schools, parks and public facilities, commercial and industrial land. **The overall conversion of 6,551 acres of agriculture land would be a significant impact. This determination is consistent with the California Environmental Quality Act (CEQA). In 1994 the City adopted a Statement of Overriding Considerations for the unavoidable significant impacts on agricultural land.** (*emphasis added*)

Full implementation of the General Plan would result in the eventual conversion of as much as 6,551 acres of Prime farmland and farmland of statewide importance to urban uses. Total farmland consumed by 2025 is estimated at 5,518 acres (including a 50% residential market factor) and represents approximately 0.9% of cultivated land in Kings County and at full-build-out is estimated that 1.7% of cultivated land in Kings County will be converted to urban use. While the percentage is small compared to the total acreage, the cumulative impact of consuming this resource is considered irreversibly significant unavoidable environmental impact.

A total of 3,540 acres of Williamson Act lands would be converted to land uses other than agriculture and would result in a significant impact. The Williamson Act contracts would have to expire from non-renewal or be cancelled prior to development being approved by the City.

A secondary effect of developing the estimated 5,518 acres (2025 horizon) of urban land is the potential for land use conflicts. Encroachment of urban uses into an area that is under normal agricultural production can prevent farmers from carrying out many of their normal farming practices (e.g., pesticide application). Farming practices that generate large amounts of dust, high levels of noise, or offensive odors may have to be reduced or curtailed due to complaints by adjacent residents. Further, state requirements restrict application of chemicals to fields when persons live in close proximity. In addition, family operations can also experience vandalism, theft and nuisance activities from neighboring residents. The City has recently adopted a “right to farm” Ordinance patterned after the Ordinance in effect in Kings County.

Urbanization of agricultural land can also have an economic impact on the local economy because land taken out of production reduces the amount of money that flows into the local economy from agriculture. The report *Risks, Challenges and Opportunities: Agriculture, Resources and Growth in a Changing Central Valley* prepared by the American farmland Trust, indicated that for every one dollar of farm sales four dollars of farm-related activity occurred. For example, removal of 5,518 acres of field crops from production could lead to the loss of between four and five million dollars annually in the local agricultural economy. With a multiplier factor of four, these figures would increase to \$16 to \$20 million annually. This example is based

on the field crop being lint cotton, an average yield of 1,290 pounds per acre and an average price of \$.62 per pound. The calculated annual yield is \$2,400 per acre using the multiplier factor.

Off setting the loss in the agricultural segment of the local economy, is the diversification of the local economy with jobs and economic impacts in the retail sales, industrial, and public services sector in the City. Similar to the range of value per acre in agricultural crops, the large of value for commercial, industrial, public service sector, and residential varies. All things being equal, the measurement of economic productivity for urban areas is per capital sales tax. As population grows in an economically balance community, the per capita sales tax may remain relatively constant while the total amount of sales tax increases reflecting the community's growth and productivity. Assuming the current per capita sales tax \$127.80 remains constant the anticipated generation of additional annual revenue from the City's growth of the year 2025 is estimated at \$73 million. In comparison to agricultural revenue of about \$2,500 per acre, the urban venue production is about \$94,255 per care. While conversion of the agricultural land reduces overall productivity of food and fiber, urbanization promotes economic diversity and increase overall revenue production on a per acre basis.

4.2.2.c(2) Land Use Conflicts

(see attachment for full analysis)

4.2.2.c(3) Regional Impacts

(see attachment for full analysis)

In 1994 the City's General Plan defined a Planning Area that would accommodate growth of the City at a reasonable growth rate into the future. That Planning Area boundary remains the same (with the exception of the additional 125 acres) in this General Plan Update. The analysis in the Land Use Section of this EIR indicates that the capacity of the Planning Area exceeds the 2025 population projections. Because land normally has greater economic value in urban use than in farm use, land prices in urbanizing areas increase above their value for agricultural production. High land values encourage farmers to hold on to farmland for its development potential rather than as farmland. The preservation of remaining farmland resources adjacent to and surrounding the urbanizing area within the Planning Area becomes increasingly difficult. The City has attempted to stem speculation of farmland for urban purposes outside of the Planning Area by adopting and enforcing General Plan and development policies that limit the ability of public infrastructure to expand beyond the Planning Area boundaries. This policy construct is meant to maintain agriculture surrounding the Planning Area. **Nevertheless, as first noted in the 1994 General Plan EIR, the conversion of agricultural land within the Planning Area would result in the loss of agricultural land in Kings County and the resultant decline in crop production and an increase in conflicts between urban/rural uses. The City of Hanford has purchased 1,600 acres of agricultural land south of the Planning Area. This land will be maintained in perpetual agricultural production using treated wastewater as the source of irrigation supply. This acquisition is a substantial amount of land and should be considered as part of the mitigation for agricultural impacts within the Planning Area.** *(emphasis added)*

The conversion of agricultural land at the cumulative level is an unavoidable and significant impact. Policies and Action may lessen the degree of impact, but not reverse urban development trends and their effects on agricultural production.

4.2.2.d Mitigation Measures

The General Plan Land Use, Open Space/Conservation, and Recreation Element, and the Public Facilities Element contains Policies and Programs which help mitigate impacts on agricultural resources associated

with implementation of the General Plan, particularly growth management policies. Specifically: Policy LU 1.2, Policy LU 2.2, Policy 2.3, Policy LU 2.4, Programs LU 2.4 – A & B, Policy LU 8.1, Programs LU 8.1 – A, B & D, Policy LU 8.2, Program LU 8.2 – A & B, Objective LU 21, Policy LU 21.1, Policy LU 21.2, Program LU 21.2 -A, Policy LU 23.1: Objective OCR 1, Policy OCR 1.1, Programs OCR 1.1 – A & B, Policy OCR 1.2, Programs OCR 1.3 – A & B, Objective OCR 6, Policy OCR 6.1; Policy PF 1.3, Policy PF 1.4, Programs PF 1.4 – A & B. Policy PF 4.2, Policy PF 4.3, Program PF 4.3 – A.

(above referenced Policies and Programs added below – I think the numbering changed which impacted the references.)

Policy LU 1.2: Development in Planning Area B is considered premature until the sewer master plan is implemented and traffic capacity issues have been addressed with the adoption of an implementation plan.

Policy LU 2.2: Very low density residential development shall be required near the Planning Area Boundary to provide a transition between agricultural or rural areas and urban development.

Policy LU 2.3: (no such policy)

Policy LU 2.4: (no such policy)

Programs LU 2.4 – A & B: (no such programs)

Policy LU 8.1: Appropriate buffers or other effective measures shall be included in development plans to ensure that conflicts such as noise, odor, light and glare, dust, or other potentially significant adverse environmental conditions are minimized.

Programs LU 8.1 – A, B & D:

Program LU 8.1-A (AQ)

Conservation/Open Space zoning shall be applied to undeveloped areas along railroad corridors, consistent with noise contours, to prevent encroachment of residential or other sensitive uses into that area.

The extent of the buffer area may be reduced by the installation of physical barriers that have been determined by the City to reduce potentially significant adverse environmental conditions such as noise exposure.

Program LU 8.1-B (AQ)

In order to protect industrial development from intrusion and negative impact of non-compatible uses, proponents of residential projects in proximity to heavy industrial uses or Land Use Designations shall be required to provide the City with a full and complete discussion that addresses their impact on the viability of the existing or proposed industrial development. These discussions shall include noise, hazardous materials, emergency response and evacuation, air quality, odors, light and glare, traffic, and aesthetics. The City shall adopt a development plan that will allow the relocation of Peoples Ditch into the OS buffer adjacent to the B.N. & S.F. railroad right of-way between Flint Avenue and Grangeville Blvd.

Program LU 8.1-D (AQ)

At the time of development proposal, the City shall evaluate the desirability of requiring large lot development, in combination with open space amenities adjacent to 13th Avenue, between

Hanford-Armona Road and Houston Avenue. This evaluation should be focused on minimizing potential conflict with the Armona Wastewater Plant disposal ponds.

Policy LU 8.2: New residential development on the fringes of the City shall recognize the right of agriculture to exist and continue to operate in proximity to the development. Deed restrictions may be required which inform future residents of the right of agriculture to continue within the limits of the law without interference or protest from nearby property owners.

Program LU 8.2 – A & B

POLICY LU 8.2 (AQ)

Program LU 8.2-A (AQ)

Development proposals within 1/2 mile of the Planning Area Boundary shall be required to address the potential conflict with neighboring agricultural uses, and the City shall determine whether there is sufficient cause to require Deed restrictions to protect the right of agriculture to continue.

Program LU 8.2-B (AQ)

The City shall maintain a "right to farm" Ordinance.

Objective LU 21: **Minimize conflicts between industry and other land uses by concentrating industrial activity within the Kings Industrial Park.**

Policy LU 21.1: Performance and Development Standards for the Kings Industrial Park shall be continually updated and maintained to encourage and guide consistent development in the Industrial Area.

Policy LU 21.2: Retail Uses shall only be permitted in industrial areas as a secondary use to a permitted use, such as manufacturing. A retail and service use that meet the needs of employees in the area may also be permitted.

Program LU 21.2 -A (NO SUCH PROGRAM)

Policy LU 23.1: The City shall continue to develop and experiment with marketing approaches, including the use of the Enterprise Zone Designation and Targeted Industry and Business Study, to attract and keep industry in the City.

Objective OCR 1: **Support preservation of existing agricultural lands at the periphery of the Hanford Planning Area.**

Policy OCR 1.1: Create a greenbelt/open space buffer around the perimeter of the city that provides a clear sense of identity for the City of Hanford.

Programs OCR 1.1 – A & B

Program OCR 1.1-A (AQ)

Very low density residential and industrial land uses will be included in the land use plan to reduce density toward the edge of the Hanford Planning Area. The sizing of sewer lines will be reduced as they approach the edge of urban development in the Planning Area to limit growth influences beyond the Planning Area boundary.

Program OCR 1.1-B (AQ)

The City of Hanford will continue to coordinate land use planning efforts with Kings County to ensure that agricultural land use surrounds the Hanford Planning Area

Policy OCR 1.2: The City will continue to coordinate land use policies and designations with Kings County to provide for a buffer between the urban area of Hanford and the unincorporated community of Armona.

POLICY OCR 1.3 (AQ) The City may consider annexing Williamson Act lands if such annexation is necessary to provide for logical urban development and the provision of municipal services.

Programs OCR 1.3 – A &B:

Program OCR 1.3-A (AQ)

The City has included, in the General Plan Land Use Element, an Agricultural designation and has provided definitions which allow for the continued use as agriculture. The Agricultural designation may also be used for preserving open space necessary for public safety around the Hanford Airport and other locations which may be effected by noise or other significant development constraints.

Program OCR 1.3-B

The City shall prepare and adopt a set of policies that govern the cancellation of Williamson Act contracts, and define the circumstances that the City would be willing to succeed to an active contract.

OBJECTIVE OCR 6 (AQ): Guide urban development toward vacant or under-used land within the urbanized area and direct new growth toward contiguous lands to protect agricultural lands and other open spaces used for the managed production of resources from premature urban development.

POLICY OCR 6.1 (AQ)

Existing agricultural areas shall be retained in agricultural use until the time that such areas are needed for logical urban expansion. Objective OCR 6

Policy PF 1.3: All new development shall be restricted to the interior boundaries of the Urban Limit Line. Where the Urban Limit Line is a street or road right-of-way (existing or future), no development will be allowed to cross that street or road to the opposite side of the Urban Limit Line

Policy PF 1.4: Infrastructure master plans shall limit system design near the urban limit line to provide only enough capacity for very low density development or compatible Public Facilities.

Programs PF 1.4 – A &B

Program PF 1.4-A (AQ)

Sewer and water infrastructure shall be limited in capacity to
serve only very low density development in the areas approaching Flint Avenue and 13th Avenue.

Program PF 1.4-B (AQ)

Water and sewer systems shall not be oversized or stubbed out to extend east of Highway 43 except where a PHD designation has been approved by the City. The sizing of those extensions shall only provide for adequate services for the PHD project

Policy PF 4.2: The City shall work cooperatively with other water management agencies to prepare a groundwater management program as needed to ensure sufficient water supply for the build-out of the General Plan.

Policy PF 4.3: When necessary and practical, the City will cooperate with other water agencies to acquire water for the recharge, replenishment and/or banking of groundwater for future demand.

Program PF 4.3-A

The City shall continue to participate with other water agencies in groundwater recharge efforts, as practical, using multi-use storm water basins or other similar facilities. This participation may include the development of slough remnant areas as recharge facilities.

Level of Significance After Mitigation

A total of 3,260 acres of Prime Agriculture and 3,291 acres of Statewide Importance within the Planning Area would be converted to non-agriculture land use resulting in a significant impact. Approximately 3,545 acres of land within the Planning Area are in Williamson Act contracts and are eventually expected to be converted to non-agriculture land uses resulting in a significant impact. The General Plan proposes policies and objectives, which help alleviate impacts associated with conversion of agriculture land. Although implementation of General Plan Goals, Policies and Objectives help mitigate impacts, the effects of the loss of agricultural land, such loss is conserved an cumulatively significant unavoidable impact.

Mitigation Implementation and Monitoring Responsibly

Implementation: The City of Hanford Community Development Department through the Annexation, Subdivision Map, and project review processes shall be responsible for recommending findings of consistency with the General Plan. The Hanford Planning Commission and City Council are responsible for adopting such findings of consistency prior to project approval.

Monitoring: The various implementing departments of the City of Hanford are responsible for administering the City's Site Plan Review and Subdivision Ordinance processes. An application for a Certificate of Occupancy is required prior to completing a project. The conditions of approval are checked prior to issuing a Certificate of Occupancy.

SECTION 4.2 – AGRICULTURE AND FORESTRY RESOURCES

4.2.1 Introduction

This section of the EIR describes the environmental and regulatory setting for agriculture and forestry resources and analyzes potential impacts of the project on possible conversions of Prime Farmland, Unique Farmland and Farmland of Statewide Importance to non-agricultural uses, existing zoning for agricultural use or a Williamson Act contract, existing zoning for forest land, timberland, or timberland zoned Timberland Production, potential loss or conversion of forest land, and other changes in the existing environment due to a resource location or nature. The existing conditions and impact analysis in this section are based on existing literature, available information, and professional judgment.

4.2.2 Environmental Setting

REGIONAL

State of California

In 2012, the State of California had 25.4 million acres of land that was dedicated to farm and ranch use, with 80,500 farms and ranches in operation at the time. This number represents 3.7% of the nation's total farming and ranching operations (USDA 2013). However, these farms and ranches account for 11% of total national cash farm receipts. California was the top state in cash receipts in 2012 with a total value of \$44.7 billion dollars. Over a third of the country's vegetables and two-thirds of the country's fruits and nuts were produced in California that year. The average farm size in California was 316 acres in 2012.

Kings County

Agriculture in Kings County makes a significant contribution to the economy of the State and is one of the major economic engines in the County. Kings County was ranked eighth among California counties in agricultural production in 2012 (Kings County 2013). In 2012, Kings County had 515,182 acres of land designated Prime Farmland, Farmland of Statewide Importance, and Unique Farmland and 295,809 acres designated Grazing Land by the Farmland Mapping and Monitoring Program (FMMP). In 2013, the total farmland (designated and non-designated) was estimated at 822,143 acres of which 820,458 were harvested for a total assessed value of approximately \$2.27 billion, an increase of \$52.2 million (2.4%) over the 2012 crop value. The major factors affecting this increase in total value over the 2012 crop year were higher nut prices and production, increases in milk prices, increased seed crops acreages, and higher honey prices. The top five commodities for 2013 were milk, cotton, cattle and calves, almonds, and pistachios, which accounted for about 66% (\$1.50 billion) of the total assessed value.

LOCAL

Farmland

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 use over a century ago, leaving very little undisturbed natural landscape. The FMMP designations within the Study Area are seen in Figure 4.2-1. As shown in this figure, a majority of Prime Farmland is located 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 below in Table 4.2-1.

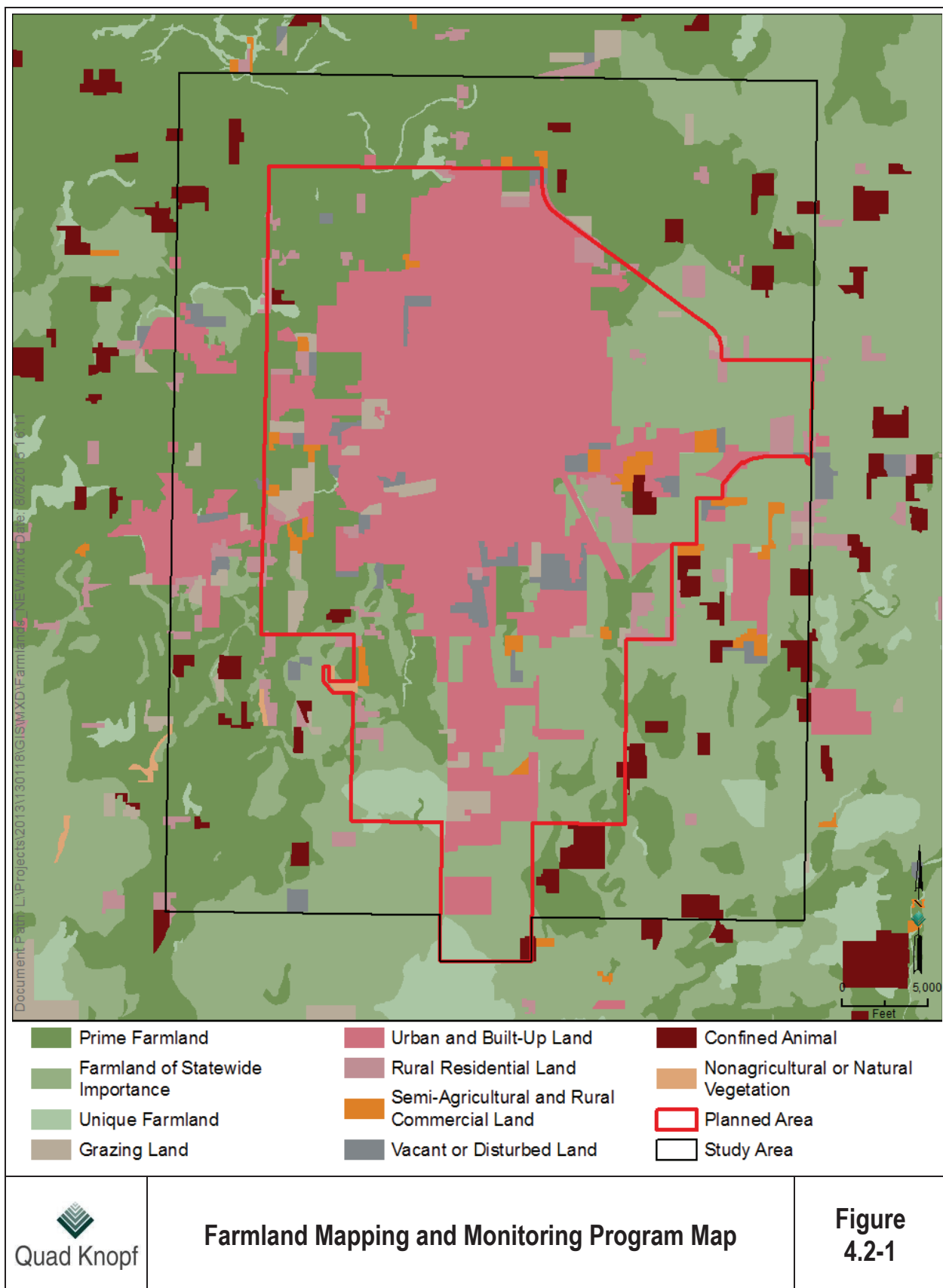
Table 4.2-1
Farmland Mapping and Monitoring Program

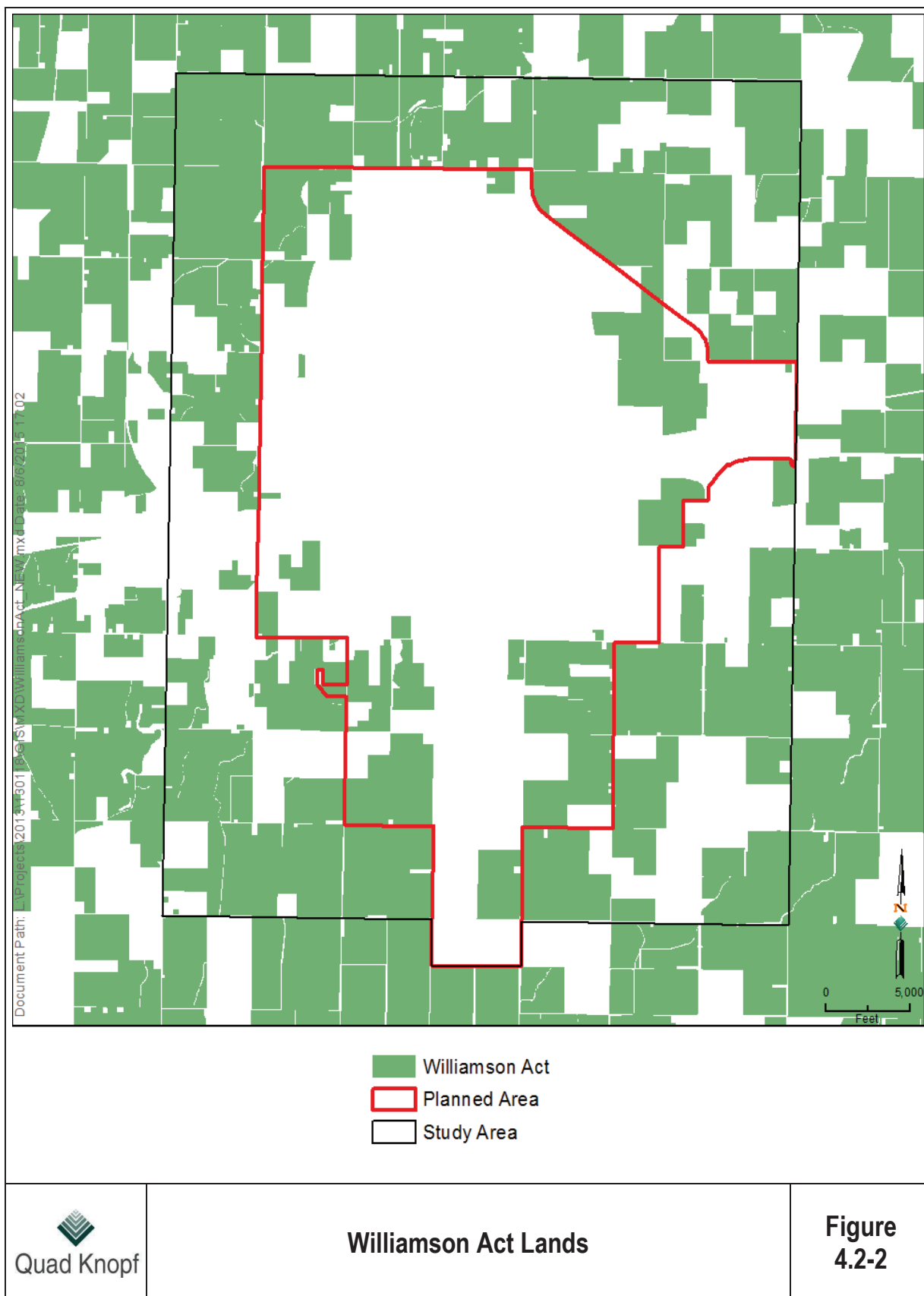
Area	Prime Farmland (Acres)	Farmland of Statewide Importance (Acres)	Unique Farmland (Acres)	Total (Acres)
Planned Area	877	1,724	105	2,705
Study Area (Excluding Planned Area)	10,280	7,495	380	18,157
Total (Study Area)	11,157	9,219	485	20,862

Table 4.2-2 and Figure 4.2-2 shows the allocation and location of Williamson Act land use contracts within the Study and Planned Areas.

Table 4.2-2
Land under Williamson Act Land Use Contracts

Area	Under Williamson Act Land Use Contract (Acres)	Areas with Notice of Nonrenewal (Acres)
Planned Area	3,056	335
Study Area (Excluding Planned Area)	13,243	834
Total (Study Area)	16,299	1,169





As shown in Table 4.2-2, there are 3,056 and 16,299 acres of land currently subject to a Williamson Act contract within the Planned Area and Study Area, respectively. There are 335 acres currently under non-renewal and, 2014 to 2017, are scheduled to be removed from the provisions of the Williamson Act in the Planned Area (City of Hanford 2014). The first amount of land in the Planned Area, approximately 74 acres, that is scheduled to be removed from the Williamson Act is located in the northwest portion of the Planned Area on the southeast corner of Fargo Avenue and 13th Avenue (City of Hanford 2014). Within the Study Area, there are approximately 13,243 acres of land under Williamson Act contracts and, of that land, approximately 834 acres is scheduled to be removed from the Williamson Act through the non-renewal process between 2015 and 2023. Directly adjacent to the northwest limits of Planned Area, there are approximately 310 acres of land located between 13th and 12th Avenues to the west and east and by Flint and Fargo Avenues to the north and south, respectively, will be removed from the Williamson Act between 2015 and 2017.

Forests

There are no “forest lands” found within the Study Area as defined by Public Resources Code (PRC) 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 allows 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 PRC 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.”

4.2.3 Regulatory Setting

FEDERAL

Farmland Protection Policy Act

The purpose of the Farmland Protection Policy Act (FPPA) (7 United States Code Section 4201) is to minimize the extent to which federal programs contribute to the unnecessary and irreversible conversion of farmland to nonagricultural uses. It also directs federal programs to be compatible with State and local policies for the protection of farmland. Under the FPPA, the term “Farmland” includes Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. Farmland that is subject to FPPA requirements does not have to be currently used as cropland. It can be forestland, pastureland, or other land but not urban and built-up land or water.

In 1981, Congress passed the Agriculture and Food Act (Public Law 97-98), which contained the FPPA, Subtitle I of Title XV, Sections 1539–1549. The final rules and regulations were published in the Federal Register on June 17, 1994. Federal agencies are required to develop and review their policies and procedures related to implementing the FPPA every 2 years.

The FPPA does not authorize the federal government to regulate the use of private or nonfederal land or in any way affect the rights of property owners. Projects are subject to FPPA requirements

if they irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a federal agency or rely on assistance from a federal agency.

U.S. Natural Resources Conservation Service (NRCS)

There are four major classifications of farmland adopted by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). These classifications, as defined below, outline the fertility of soils:

- “Prime Farmland” (formerly Class I and Class II soils) is best suited for producing food and fiber. This category has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops, when managed according to modern farming methods;
- “Farmland of Statewide Importance” is land other than prime farmland with a combination of physical and chemical characteristics advantageous for producing food, feed, forage, and fiber;
- “Unique Farmland” is land other than prime farmland and farmland of statewide importance that has a special combination of soil quality, growing season, and moisture supply needed to produce sustained high yields of a specific crop; and
- “Farmland of Local Importance” is defined as important to the local agricultural economy as determined by the county.

STATE

California Department of Conservation

The Department of Conservation (DOC) applies the NRCS soil classifications to identify agricultural lands. These agricultural designations are used to plan present and future uses for California’s agricultural land resources. DOC uses a minimum mapping unit area of 10 acres; parcels that are smaller than 10 acres are absorbed into surrounding classifications.

Farmland Mapping and Monitoring Program (FMMP)

The DOC’s Division of Land Resource Protection’s Farmland Mapping and Monitoring Program (FMMP) prepares current maps of the important farmland in agricultural counties of California and monitors permanent farmland conversion. The FMMP uses the NRCS’s system for the classification of farmland.

The list below encompasses all categories mapped by DOC. Collectively, lands classified as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland are referred to as “Farmland.”

- **Prime Farmland**—Land that has the ideal combination of physical and chemical features. This land has the soil quality, growing season, and moisture content needed to sustain high yields and long-term agricultural production. The land must have been used for irrigated agricultural production at some time during the 4 years prior to the mapping date.
- **Farmland of Statewide Importance**—Land that is similar to Prime Farmland but has minor shortcomings, such as steeper slopes or a lower moisture content. The land must

have been used for irrigated agricultural production at some time during the 4 years prior to the mapping date.

- **Unique Farmland**—Land with lesser quality soils but still used for the production of the State’s leading agricultural crops. This land is usually irrigated but may include land that supports nonirrigated orchards or vineyards, as found in some climatic zones in California. The land must have been used for crop production at some time during the 4 years prior to the mapping date.
- **Farmland of Local Importance**—Land that is important to the local agricultural economy, as determined by each county’s board of supervisors and a local advisory committee.
- **Grazing Land**—Land on which the existing vegetation is suited to grazing livestock. This category was developed in cooperation with the California Cattlemen’s Association, University of California Cooperative Extension, and other groups with an interest in grazing. The minimum mapping unit for Grazing Land is 40 acres.
- **Urban and Built-Up Land**—Land that is developed with structures that have been built to a density of at least one unit to 1.5 acres, or about six structures to a 10-acre parcel. This land supports residential, industrial, commercial, institutional, and public administrative uses; railroad and other transportation yards; cemeteries; airports; golf courses; sanitary landfills; sewage treatment facilities; water control structures; and other developed uses.
- **Other Land**—Land that is not included in any other mapping category. Common examples include low-density rural developments; brush, timber, wetland, and riparian areas that are not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines and borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural lands that are surrounded on all sides by urban development and greater than 40 acres are mapped as Other Land.

California Land Conservation Act (Williamson Act)

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act (California Government Code Sections 51200–51297.4), is applicable to specific parcels within the State of California. The Williamson Act enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space uses in return for reduced property tax assessments. Private land within locally designated agricultural preserve areas is also eligible for enrollment under a Williamson Act contract. The Williamson Act program is administered by DOC, in conjunction with local governments, which administer the individual contract arrangements with landowners.

Under the Williamson Act, a landowner commits a parcel to agricultural production for a 10-year period, during which time no conversion out of agricultural use is permitted. In return, the land is taxed at a rate that is based on actual use (i.e., agricultural production), as opposed to its unrestricted market value. Each year, the contract automatically renews unless a notice of nonrenewal or cancellation is filed. However, the application to cancel must be consistent with the criteria of the California Land Conservation Act as well as the criteria of the affected county or city. Nonrenewal or contract cancellation does not change a property’s zoning. Participation in the Williamson Act program, which is voluntary for landowners, is dependent on a county’s willingness to adopt and implement the program.

The Williamson Act states that a board or council will, by resolution, adopt rules governing the administration of agricultural preserves. The rules of each agricultural preserve specify the allowed uses. Generally, any commercial agricultural use will be permitted within any agricultural preserve. In addition, local governments may identify compatible uses that can be permitted under a use permit.

California Government Code Section 51238.1(a)(2) states that “[u]ses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping.”

If a use is not compatible with a Williamson Act land use contract, like urban development, a property owner with land currently under a Williamson Act land use contract can file for non-renewal or cancellation. For non-renewal, a "notice of nonrenewal" starts the nine-year nonrenewal period. During the nonrenewal process, the annual tax assessment continually increases each year until it is equivalent to current tax rates at the end of the nonrenewal period. The contract is then terminated.

For the cancellation process a county or city must approve a tentative contract cancellation with specific findings that are supported by substantial evidence. The existence of an opportunity for another use of the property is not sufficient reason for cancellation. In addition, the uneconomic character of an existing agricultural use shall not, by itself, be a sufficient reason to cancel a contract. The landowner must also pay a cancellation fee.

Public Resources Code

California Public Resources Code (PRC) Section 21060.1 uses the FMMP to define agricultural land for the purposes of assessing environmental impacts. The FMMP was established in 1982 to assess the location, quality, and quantity of agricultural lands and analyze the conversion of such lands. The FMMP provides analysis pertaining to agricultural land use and land use changes throughout California.

California Land Evaluation Site Assessment Model (LESA)

The California Land Evaluation Site Assessment Model (LESA) was developed by the NRCS to assist state and local officials with making sound decisions regarding land use. LESA was subsequently adapted by the DOC for use in California. LESA analyzes soil resource quality, project size, water resource availability, surrounding protected resource lands, and surrounding agricultural lands; the model output is a numerical rating. LESA includes a numeric threshold for determining significance under CEQA of impacts on conversion of mapped farmland to non-agricultural uses.

Farmland Security Zone

A Farmland Security Zone (FSZ) contract is a contract between a private landowner and a county that enforceably restricts land to agricultural or open space uses. The minimum initial term is 20

years. Like a Williamson Act contract, FSZ contracts renew annually unless either party files a “notice of nonrenewal.” There are no lands under FSZ contract within the Project site or vicinity.

LOCAL

Hanford Municipal Code

Chapter 16.40.110 (Right to Farm) of the Hanford Municipal Code states that the City has adopted:

[A] policy to (1) protect agricultural land, operations, and facilities from conflicting use due to the encroachment of incompatible, non-agricultural uses of the land in agricultural areas of the county, and (2) to advise developers, owners, and subsequent purchasers of property in the city of Hanford within one (1) mile of the city’s urban limit line of the inherent potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited to, equipment and animal noise; farming activities conducted on a 24-hour a day, 7-days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations.

The chapter goes on to state:

No lawfully established and otherwise lawful agricultural activity, operation, or facility, or appurtenances thereto, conducted or maintained for commercial agricultural purposes in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, including, but not limited to, the encroachment of non-agricultural uses such as residences.

The chapter provides exceptions that state that:

[The provision that established and otherwise lawful agricultural activity shall not become a nuisance] shall not apply if the agricultural activity, operations, or facility, or appurtenances thereto, obstructs the free passage or use, in the customary manner; of any public park, street, or highway.... [and] shall not invalidate any provision of California State Law, if the agricultural activity, operation, or facility, or appurtenances thereof, constitutes a nuisance, public or private, as specifically defined or described in any such provision.

Finally, the chapter provides disclosure and recordation requirements that state:

All approvals for improvement or development of property including without limitation application for rezonings, land divisions, zoning permits, and residential building permits, on property in the city of Hanford within one (1) mile of the city’s urban limit line, shall include a condition that notice and disclosure of this agricultural land use policy be given by the applicant, or the owner if different from the applicant. The applicant, or owner if different from the applicant, shall also acknowledge the contents of the notice and disclosure, which includes a description of the property the notice and disclosure pertains

to, in the Official Records of the Kings County Recorder, and recorded at the applicant's own expense.

4.2.4 Impacts and Mitigation Measures

METHODOLOGY

The potential impacts of the General Plan Update were evaluated qualitatively by comparing the anticipated effects on agricultural resources with the existing conditions. The evaluation is based on professional judgment, a review of existing literature, an analysis of the goals and policies of the General Plan Update regarding agricultural resources, and consideration of the significance criteria established by Appendix G of the CEQA Guidelines.

THRESHOLDS OF SIGNIFICANCE

Appendix G of the CEQA Guidelines states that a project would have a significant impact on agriculture and forestry resources if it would:

- Thresholds of significance Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;
- Conflict with existing zoning for agricultural use, or a Williamson Act contract;
- Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g));
- Result in the loss of forest land or conversion of forest land to non-forest use; or
- 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.

PERTINENT GENERAL PLAN UPDATE GOALS AND POLICIES

Economic Development Element

AGRICULTURE GOALS

Goal E5: A healthy and sustainable agricultural economic sector.

Agriculture Policies

Policy E23 Economic Development of Agriculture

Value and support agriculture as an industry and make it a key component of Hanford's economic development strategy.

Policy E24 Recruit Agriculture-related Businesses

Recruit businesses that are agriculture-related, especially those that create value-added products.

Policy E25 Support Innovation in Agriculture

Support innovation in the production, processing, and distribution of agricultural products and services.

Policy E26 Protection of Agricultural Lands from Urban Encroachment

Utilize the Planned Area Boundary to delineate a long term boundary between agricultural and urban land uses, and strongly support long term agricultural operations outside the Planned Area Boundary that can be free from the threat of urban land use encroachment.

Land Use and Community Design Element

GROWTH MANAGEMENT

Development Boundaries Policies

Policy L2 2035 Growth Boundary

Designate a 2035 Growth Boundary to serve as the limits of the area to be developed with urban uses during the 2015 to 2035 planning period. Locate the 2035 Growth Boundary along major roadways and other natural or manmade physical features that can serve as a physical boundary between urban and agricultural uses.

Policy L6 Agriculture and the Urban Fringe

Recognize and protect the right of agricultural uses within the growth boundary to exist and continue to operate in proximity to new development on the fringes of the City.

City Form Policies

Policy L13 Development Boundary at 13th Avenue

Locate the 2035 Growth Boundary at 13th Avenue to maintain a rural agricultural land use buffer between Hanford and the communities of Grangeville and Armona.

RESIDENTIAL LAND USE DESIGNATION

Residential Land Use Policies

Policy L29 Agriculture

Recognize the right of agriculture to exist and continue to operate in proximity to the new residential development on the fringes of the city. Deed restrictions may be required which inform

future residents of the right of agriculture to continue within the limits of the law without interference or protest from nearby property owners.

OPEN SPACE LAND USE DESIGNATION

Open Space Policies

Policy L95 Purpose of Open Space Land Use Designation

Establish the Open Space land use designation to protect and enhance existing parks, designated agricultural easement preserves, and drainage courses and identify sites for new parks.

Policy L96 Types of Uses in Open Space Land Use Designation

Typical uses in the Open Space land use designation include parks, pathways, storm drainage basins and water recharge areas, reservations for future freeway interchanges, areas designated for noise attenuation, and major landscape corridors along entryways into the city. While the Open Space designation is intended primarily for public agency use, private land may be designated Open Space. These would include land with storm drainage or other open space “easements” or private environmental or agricultural preserves.

Policy L97 Open Space Conversion

Prohibit conversion of land designated as Open Space to developed urban uses unless an overriding public purpose requires such a conversion.

Transportation and Circulation Element

INTERCITY RAIL SERVICE

High Speed Rail Policies

Policy T82 Mitigation of High Speed Rail Impacts

If High Speed Rail becomes a reality in Kings County, ensure that financial, environmental, and agribusiness impacts of the project are mitigated for the citizens of Hanford.

AGRICULTURAL RESOURCE GOAL

Goal O1: Conservation and long term protection of agricultural resources and soils located outside of the Planned Area Boundary.

Agricultural Land Protection Policies

Policy O1 Boundary between Urban and Agricultural Uses

Utilize the Planned Area Boundary as the long term boundary line between urban uses and agricultural uses and prohibit non-agricultural development outside the Planned Area Boundary.

Policy O2 Agricultural Buffer

Coordinate land use policies and designations with Kings County to provide for a buffer between the urban area of Hanford and the surrounding unincorporated communities.

Policy O3 Kings County Preservation Efforts

Support the Kings County efforts to preserve and protect farmlands outside the Planned Area Boundary.

Policy O4 Interim Agricultural Use

Retain existing agricultural areas as an interim use inside the Planned Area Boundary and support agricultural operations until such time that the areas are needed for logical urban expansion.

Williamson Act Policies

Policy O5 Removal of Land from Williamson Act

Encourage use of Notices of Nonrenewal as the preferred method of removal of land within the Planned Area Boundary from Williamson Act Land Conservation Contract.

Policy O6 Cancellation and Succession to Williamson Act Contracts

Adopt and periodically update a set of policies that govern the cancellation of Williamson Act contracts, and define the circumstances that the City would be willing to succeed to an active contract.

Policy O7 Annexation of Williamson Act Lands

Consider annexation of Williamson Act lands only if the land is within the 2035 Growth Boundary and only if such annexation is necessary to provide for logical urban development, job creation, or the provision of municipal services.

Policy O8 New Williamson Act Contracts

Oppose new Williamson Act contracts on land within the Planned Area Boundary.

Deed-Restricted Agricultural Site Policies

Policy O9 Existing Deed-Restricted Agricultural Sites

Designate sites with existing deed agreements that limit the land to agricultural use with the Open Space land use designation.

Policy O10 New Deed-Restricted Agricultural Sites

Discourage new deed agreements that restrict land to agricultural use on land inside the Planned Area Boundary.

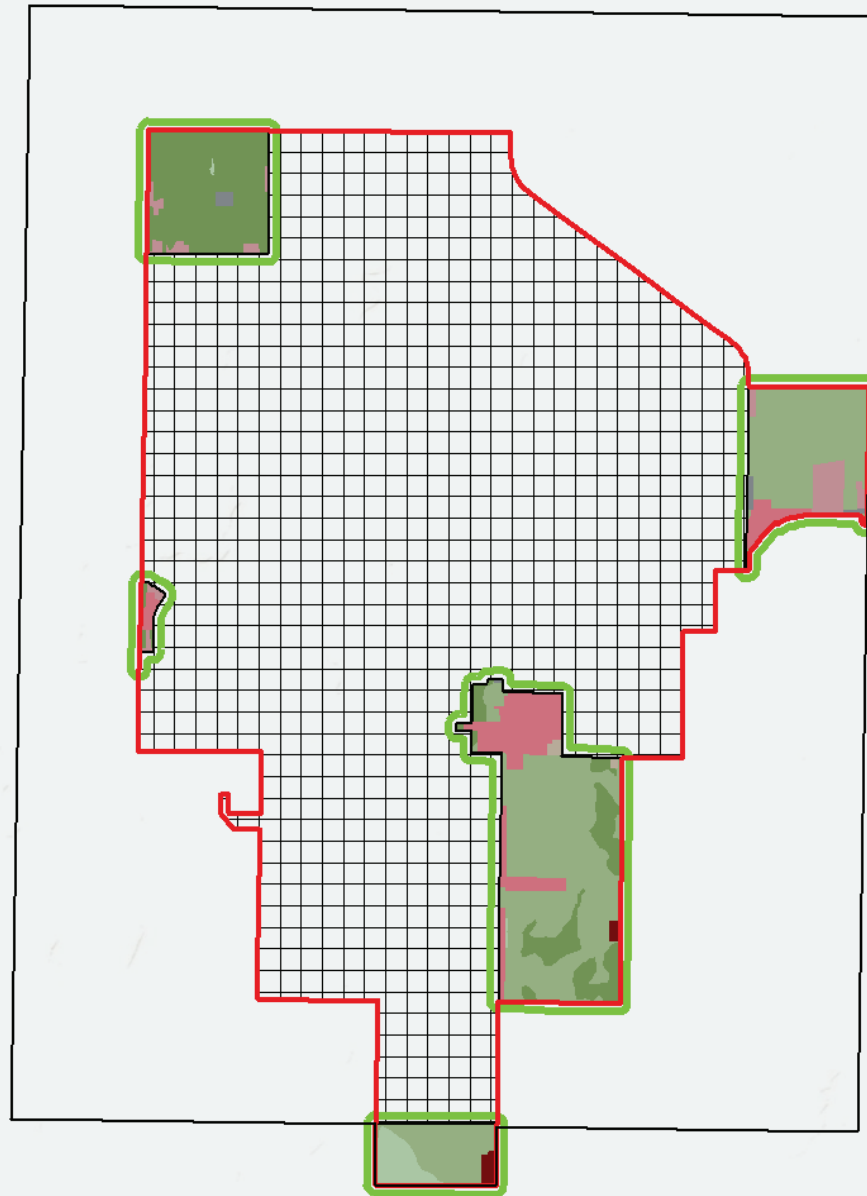
PROJECT IMPACTS

Impact 4.2-1: The Project Would Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as Shown on the Maps Prepared Pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to Non-Agricultural Use.

The 2035 Growth Boundary serves as the limits of the area to be developed with urban uses during the 2014 to 2035 planning period and is smaller than the Planned Area (see Figure 3-5). Therefore, following analysis presents a maximum-intensity scenario because complete build out of the Planned Area (an area larger than the 2035 Growth Boundary) is being analyzed against the existing condition. Existing FMMP-designated farmland is generally limited to the outskirts of the Planned Area. The new land use designations in these areas allow for additional development capacity beyond that utilized under existing conditions. Therefore, this analysis evaluates impacts to farmland designated by the FMMP if the Planned Area were to be completely built out.

As shown in Table 4.2-3, the total amount of FMMP-designated farmland within the Planned Area that would be affected by complete build out in the Planned Area would total approximately 2,706 acres. This total is further broken down for each of the FMPP Designations shown in the table below, and is displayed in Figure 4.2-3. As shown in the table, approximately

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Farmland - Proposed Conversion

- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland

- Grazing Land
- Urban and Built-Up Land
- Rural Residential Land
- Semi-Agricultural and Rural Commercial Land
- Vacant or Disturbed Land

- Confined Animal
- Planned Area
- Study Area
- 2002 General Plan Area
- Affected Lands in Planned Area



Affected Farmland in Planned Area

Figure 4.2-3

877 acres of Prime Farmland, 1,724 acres of Farmland of Statewide Importance, and 105 acres of Unique Farmland within the Planned Area could be affected as a result of the General Plan Update.

Table 4.2-3
Affected Farmland within Planned Area

	FMMP Designations			Total
	Prime Farmland	Farmland of Statewide Importance	Unique Farmland	
Affected Land within Planned Area (Acres)	877	1,724	105	2,706

The build out of the Planned Area as a result of the General Plan Update would, over the 2014 to 2035 planning period, convert approximately 2,706 acres of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland, as shown on the maps prepared pursuant to the FMMP, to non-agricultural use. Future development would have to adhere to the Hanford Municipal Code Chapter 16.40.110 (Right to Farm) and proposed goals and policies of the General Plan Update related to agriculture. However, the loss of this farmland as a result of the General Plan Update would be significant and unavoidable.

The Study Area is larger than the area that would ultimately be needed for growth over the life of the General Plan Update, but has been determined to give decision-makers the greatest flexibility in making determinations about where and how the City should grow. Future development in the Study Area (but outside the Planned Area) would first require approval of the Kings County Local Area Formation Commission because such development means that the City would be annexing land and the City's SOIs would like need to be revised as well as future General Plan Update amendments, which would trigger the need for future CEQA review, including consideration of agriculture impacts. Future development in the Study Area would also have to comply with the Hanford Municipal Code Chapter 16.40.110 (Right to Farm), proposed goals and policies of the General Plan Update related to agriculture. Future development in the Study Area would also result in significant and unavoidable impacts to agricultural resources.

Mitigation Measures

There is no reasonable and feasible mitigation to reduce this impact.

Level of Significance after Mitigation

Impacts would be significant and unavoidable.

Impact 4.2-2: The Project Would Conflict With Existing Zoning for Agricultural Use, or a Williamson Act Contract.

The existing Williamson Act Contracts are limited to the outskirts of the Planned Area. More specifically, these areas are located toward the northwest and southeast portions of the Planned Area (see Figure 4.2-4). As shown in Table 4.2-4, build out of the Planned Area would affect 1,136 acres currently under a Williamson Act land use contract. Of those 1,136 acres, 276 acres are under

a notice of non-renewal and, 2014 to 2017, are scheduled to be removed from the provisions of the Williamson Act in the Planned Area (City of Hanford 2014).

Table 4.2-4
Affected Williamson Act Land within Planned Area

Area	Under Williamson Act Land Use Contract (Acres)	Areas with Notice of Nonrenewal (Acres)
Affected Land within Planned Area (Acres)	1,136	276

These areas would be affected by development of proposed land uses for these lands under the General Plan Update. This would ultimately result in the General Plan Update conflicting with existing land under Williamson Act land use contracts, which is a potentially significant impact. Prior to future development, any land under a Williamson Act land use contract would have to file a notice of non-renewal or cancellation and go through either process. Even with going through these processes, future development could result in conflicts with Williamson Act land use contracts because proposed urban land uses are not compatible with such contracts and impacts would be significant and unavoidable.

As shown in Figure 4.2-5, the General Plan Update would conflict with current agricultural zoning in the Planned Area. State law requires that zoning be consistent with its accompanying general plan. Modifications to the Municipal Code would occur as a public process after adoption of the General Plan Update. A primary goal when revising the Municipal Code would be to make it more understandable, even to people with limited or no experience with zoning, and to streamline the process of getting projects approved. In compliance with State law, once the zoning is consistent with the General Plan Update, the General Plan Update would not conflict with existing zoning for agricultural use and there would be no impact.

Mitigation Measures

There is no reasonable and feasible mitigation to reduce the Project's impact.

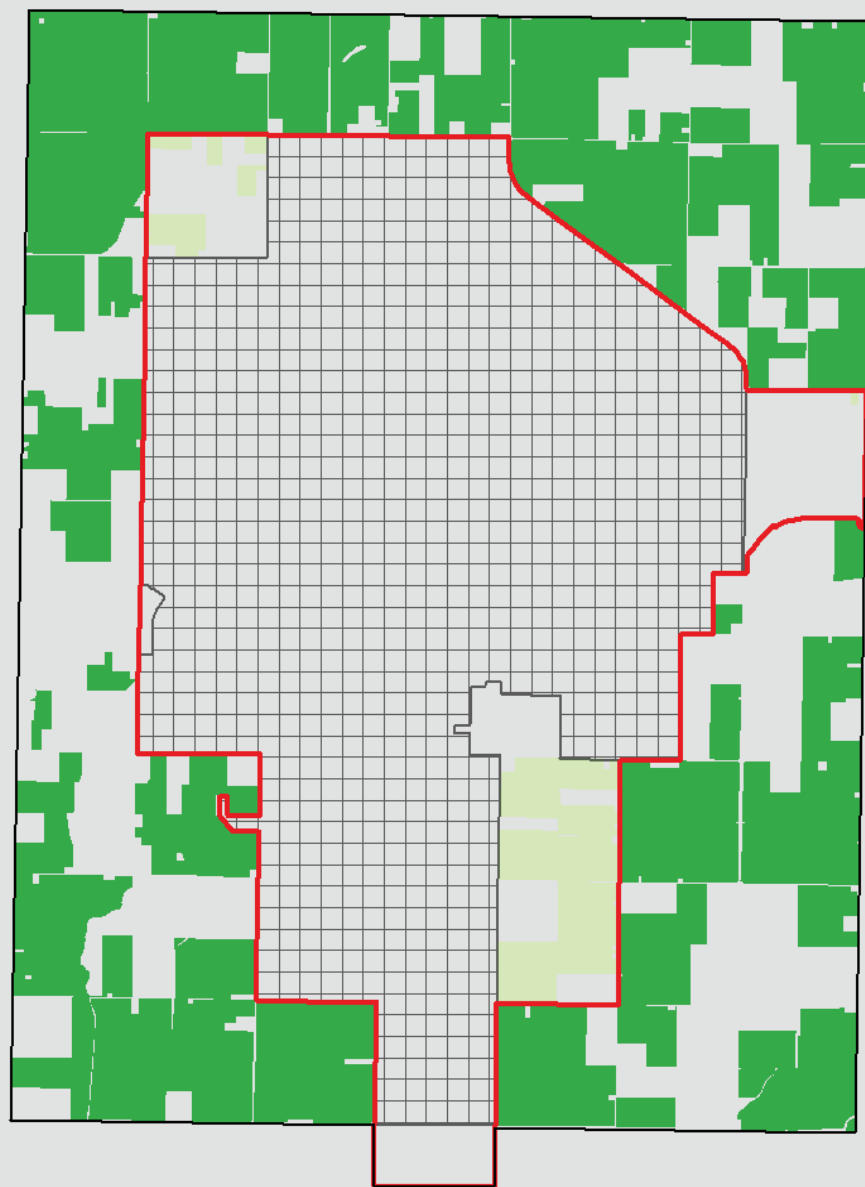
Level of Significance after Mitigation

Impacts would be significant and unavoidable.

Impact 4.2-3: The Project Would Not Conflict With Existing Zoning for, or Cause Rezoning of, Forest Land (As Defined in Public Resources Code Section 12220(g)), Timberland (As Defined by Public Resources Code Section 4526), or Timberland Zoned Timberland Production (As Defined by Government Code Section 51104(g)).

The General Plan Update 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 Study Area. There would be no impact.

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Williamson Act

- Lands in Study Area Only
- Affected Lands in Planned Area
- Study Area
- 2002 General Plan Area
- Planned Area



Affected Williamson Act Contracts in Planned Area

**Figure
4.2-4**

Mitigation Measures

No mitigation is required.

Level of Significance after Mitigation

There would be no impact.

Impact 4.2-4: The Project Would Not Result in the Loss of Forest Land or Conversion of Forest Land to Non-Forest Use.

There is no forest land within the Study Area. The General Plan Update 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 Study Area. There would be no impact.

Mitigation Measures

No mitigation is required.

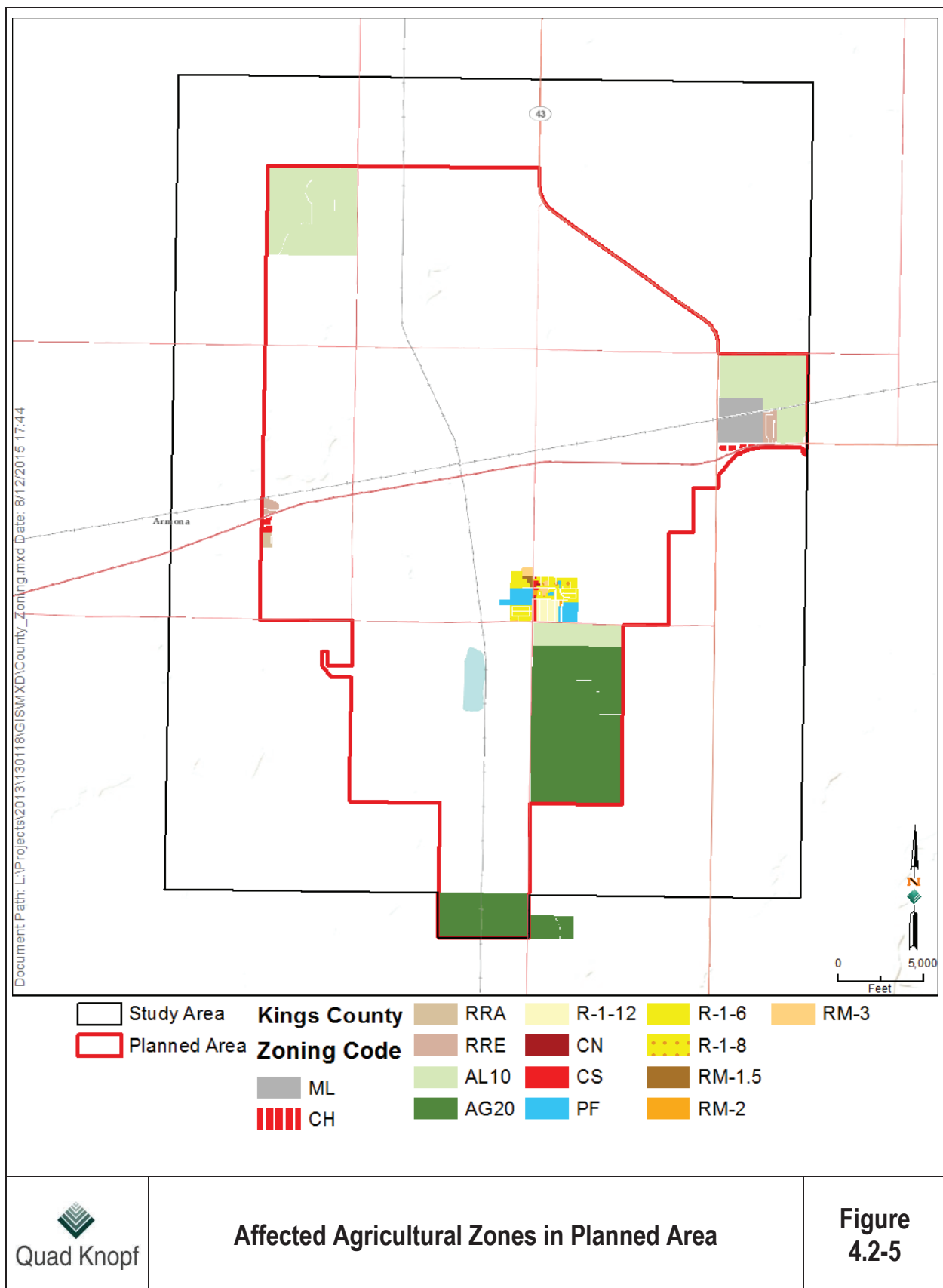
Level of Significance after Mitigation

Impacts would be less than significant.

Impact 4.2-5: The Project Would 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.

As discussed in Impacts 4.2-1 and 4.2-2, the General Plan Update would convert FMMP-designated farmland to non-agricultural use and would conflict with Williamson Act land use contracts, which are both significant and unavoidable impacts. Therefore, the General Plan Update would involve other changes to the environment which, due to their location or nature, would result in the conversion of farmland to non-agricultural use and impacts would be significant and unavoidable. It is important to note that, due to Chapter 16.40.110 (Right to Farm) of the Hanford Municipal Code, advises that adjacent uses to future development could result in “potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited to, equipment and animal noise; farming activities conducted on a 24-hour a day, 7-days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations.” Therefore, this acknowledgment establishes the right of adjacent landowners to continue to farm and therefore precludes to indirect conversion of adjacent farmland as a result of potentially incompatible land uses as a result of the General Plan Update.

As discussed in Impacts 4.2-3 and 4.2-4, the General Plan Update would not involve other changes that would convert forest land to non-forest land and there would be no impact.



Mitigation Measures

There is no reasonable and feasible mitigation to reduce the Project's impact.

Level of Significance after Mitigation

Impacts would be significant and unavoidable.

CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

Cumulative projects are those that would be developed within the Study Area along with build-out of the General Plan Update. Future development as a result of the General Plan Update would be required to adhere to applicable goals and policies of the General Plan as they relate to agriculture as well as the Hanford Municipal Code. Future development would also be subject to the plan check and development review process for all new development. Such technical studies could be required provide structural design, and would be reviewed and approved by the City Building Division on a case-by-case basis.

All future development in the vicinity of the Study Area would be subject to review in separate environmental documents, where a LESA Model may be required. This model would provide a numeric threshold for determining significance under CEQA of impacts on conversion of mapped farmland to non-agricultural uses.

As previously determined, build-out of the General Plan Update would result in significant and unavoidable impacts to farmland conversion and conflicts with land under Williamson Act land use contracts. Thus, future development as a result of the General Plan update would be cumulatively considerable in light of the cumulative impacts of past, present, and reasonably foreseeable future projects. The overall impact would be cumulative significant and unavoidable.

Mitigation Measures

There is no reasonable and feasible mitigation to reduce the Project's cumulative impact.

Level of Significance after Mitigation

Cumulative impacts would be significant and unavoidable.

RESPONSE TO COMMENT B-1

Thank you for your comments. The participation of the Department of Conservation, Division of Land Resource Protection (Division) in the public review of the draft EIR is appreciated. The commenter states that the Division monitors farmland conversion and administers the Williamson Act and other land conservation programs. The commenter also briefly summarizes the General Plan Update and specifically calls out the fact that its build out would affect 2,706 acres of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland as well as 1,136 acres under a Williamson Act land use contract.

The comments have been noted for the record.

RESPONSE TO COMMENT B-2

The commenter states that although direct conversion of agricultural land is often an unavoidable impact, mitigation measures must be considered even if mitigation does not reduce impacts to less than significant provided that they are feasible and lessen a project's impact. The commenter also states that mitigation that is potentially feasible should be included and mitigation brought to the attention of the Lead Agency should not be left out. The Division recommends that the City consider the creation of an agricultural mitigation program "tailored to individual jurisdictional needs and goals" that effectively mitigates for the loss of important farmland.

In response to the Division's comment, page 79 of the General Plan Update has been revised to include the following additional policy:

Policy O5 Farmland Mitigation Program

In collaboration with the County of Kings and other cities in Kings County, determine the feasibility and, if feasible, consider adoption of a countywide farmland mitigation program that is tailored to the needs and goals of the Kings County agricultural region to mitigate the urban conversion of agricultural lands that are outside adopted urban growth boundaries.

Existing policies O5 to O10 have been renumbered to include this new policy.

Because of this new policy, pages 4.2-13 and 4.2-14 of the draft EIR has been revised to include the following textual additions:

Policy O5 Farmland Mitigation Program

In collaboration with the County of Kings and other cities in Kings County, determine the feasibility and, if feasible, consider adoption of a countywide farmland mitigation program that is tailored to the needs and goals of the Kings County agricultural region to mitigate the urban conversion of agricultural lands that are outside adopted urban growth boundaries.

Williamson Act Policies

Policy ~~05~~ 06 Removal of Land from Williamson Act

Encourage use of Notices of Nonrenewal as the preferred method of removal of land within the Planned Area Boundary from Williamson Act Land Conservation Contract.

Policy ~~06~~ 07 Cancellation and Succession to Williamson Act Contracts

Adopt and periodically update a set of policies that govern the cancellation of Williamson Act contracts, and define the circumstances that the City would be willing to succeed to an active contract.

Policy ~~07~~ 08 Annexation of Williamson Act Lands

Consider annexation of Williamson Act lands only if the land is within the 2035 Growth Boundary and only if such annexation is necessary to provide for logical urban development, job creation, or the provision of municipal services.

Policy ~~08~~ 09 New Williamson Act Contracts

Oppose new Williamson Act contracts on land within the Planned Area Boundary.

Deed-Restricted Agricultural Site Policies

Policy ~~09~~ 010 Existing Deed-Restricted Agricultural Sites

Designate sites with existing deed agreements that limit the land to agricultural use with the Open Space land use designation.

Policy ~~010~~ 011 New Deed-Restricted Agricultural Sites

Discourage new deed agreements that restrict land to agricultural use on land inside the Planned Area Boundary.

Also because of this new policy, page 4.2-16 of the draft EIR has been revised to include the following textual additions:

The build out of the Planned Area as a result of the General Plan Update would, over the 2014 to 2035 planning period, convert approximately 2,706 acres of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland, as shown on the maps prepared pursuant to the FMMP, to non-agricultural use. Future development would have to adhere to the Hanford Municipal Code Chapter 16.40.110 (Right to Farm) and proposed goals and policies of the General Plan Update related to agriculture. In response to comments the Kings County Farm Bureau voiced during the General Plan Update Committee meetings, the City increased urban densities for the various land uses within the General Plan Update. Additionally, the proposed City limits and SOI were designed to break along arterial roads

in order to create a logical buffer between proposed urban uses and adjacent agricultural lands.

In addition, Policy O5 (Farmland Mitigation Program) has been included in the General Plan Update to foster collaboration with the County of Kings and other cities in Kings County to develop a countywide farmland conversion mitigation program outside adopted urban growth boundaries (i.e., the City's Planned Area, also the Primary SOI). It is assumed that because expansion of the urban area proceeds in an orderly manner under the General Plan Update and is a logical result to accommodate anticipated future population growth, it is expected that the Planned Area would be converted to a nonagricultural land use as the natural progression of urban growth. The policy to work on developing a countywide farmland mitigation program for the urban conversion of agricultural lands that are outside adopted urban growth boundaries (in this case the Planned Area) is warranted due to the expectation that this conversion would occur as development continues in the City. It is also warranted that the City collaborate rather than unilaterally develop a farmland mitigation program because conversion of farmland is a regional issue that should be collectively developed by the County and all cities in Kings County. Mitigation Measure MM 4.2-1 has been developed that mandates that the City work with the County and other cities to develop a countywide farmland mitigation program, and this mitigation includes performance criteria. However, even with implementation of Mitigation Measure MM 4.2-1, the loss of this farmland as a result of the General Plan Update would remain significant and unavoidable.

The Study Area is larger than the area that would ultimately be needed for growth over the life of the General Plan Update, but has been determined to give decision-makers the greatest flexibility in making determinations about where and how the City should grow. Future development in the Study Area (but outside the Planned Area) would first require approval of the Kings County Local Area Formation Commission because such development means that the City would be annexing land and the City's SOIs would like need to be revised as well as future General Plan Update amendments, which would trigger the need for future CEQA review, including consideration of agriculture impacts. Future development in the Study Area would also have to comply with the Hanford Municipal Code Chapter 16.40.110 (Right to Farm), proposed goals and policies of the General Plan Update related to agriculture, and specifically Policy O5. Future development in the Study Area, even with Policy O5 and implementation of Mitigation Measure MM 4.2-1, would also result in significant and unavoidable impacts to agricultural resources.

Mitigation Measures

~~There is no reasonable and feasible mitigation to reduce this impact.~~

MM 4.2-1: COLLABORATE ON DEVELOPMENT OF COUNTYWIDE FARMLAND MITIGATION PROGRAM

The City shall work with the County of Kings and other cities in Kings County to consider adoption of a countywide farmland mitigation program that is tailored to the needs and goals of the Kings County agricultural region to mitigate the urban conversion of

agricultural lands that are outside adopted urban growth boundaries. Specific performance criteria for the development of the countywide farmland mitigation program shall include:

- The City shall take the lead in forming a committee that consists of the County of Kings and other cities' representatives to develop the program by January 2019.
- The City shall develop and sign a Memorandum of Understanding or other applicable agreement with County of Kings and the other cities in Kings County to work collaboratively in developing the program by January 2020.
- The City shall develop and sign a Memorandum of Understanding with Department of Conservation in the development of the program by January 2020.
- By January 2022, if a program has been developed, the City shall implement the agreed upon program and codify the adopted program language into its Municipal Code.
- If by January 2022, the program has not been developed, the City shall independently develop its own program and codify the adopted program language into its Municipal Code by 2023.

Level of Significance after Mitigation

Impacts would be significant and unavoidable.

In response to the Division's comment, page 4.2-17 of the draft EIR has been revised to include the following textual additions:

These areas would be affected by development of proposed land uses for these lands under the General Plan Update. This would ultimately result in the General Plan Update conflicting with existing land under Williamson Act land use contracts, which is a potentially significant impact. Prior to future development, any land under a Williamson Act land use contract would have to file a notice of non-renewal or cancellation and go through either process. Even with going through these processes adhering to Policy O5, and implementing Mitigation Measure MM 4.2-1, future development could result in conflicts with Williamson Act land use contracts because proposed urban land uses are not compatible with such contracts and impacts would be significant and unavoidable.

As shown in Figure 4.2-5, the General Plan Update would conflict with current agricultural zoning in the Planned Area. State law requires that zoning be consistent with its accompanying general plan. Modifications to the Municipal Code would occur as a public process after adoption of the General Plan Update. A primary goal when revising the Municipal Code would be to make it more understandable, even to people with limited or no experience with zoning, and to streamline the process of getting projects approved. In compliance with State law, once the zoning is consistent with the General Plan Update, the General Plan Update would not conflict with existing zoning for agricultural use and there would be no impact.

Mitigation Measures

There is no reasonable and feasible mitigation to reduce the Project's impact.

In response to the Division's comment, pages 4.2-19 and 4.2-21 of the draft EIR has been revised to include the following textual additions:

As discussed in Impacts 4.2-1 and 4.2-2, the General Plan Update would convert FMMP-designated farmland to non-agricultural use and would conflict with Williamson Act land use contracts, which are both significant and unavoidable impacts. Therefore, the General Plan Update would involve other changes to the environment which, due to their location or nature, would result in the conversion of farmland to non-agricultural use and impacts would be significant and unavoidable even with adherence to Policy O5 and implementing Mitigation Measure MM 4.2-1. It is important to note that, due to Chapter 16.40.110 (Right to Farm) of the Hanford Municipal Code, requires notification that adjacent uses to future development could result in "potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited to, equipment and animal noise; farming activities conducted on a 24-hour a day, 7-days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations." Therefore, this acknowledgment establishes the right of adjacent landowners to continue to farm and therefore precludes ~~to the~~ the indirect conversion of adjacent farmland as a result of potentially incompatible land uses as a result of the General Plan Update.

As discussed in Impacts 4.2-3 and 4.2-4, the General Plan Update would not involve other changes that would convert forest land to non-forest land and there would be no impact.

Mitigation Measures

~~There is no reasonable and feasible mitigation to reduce the Project's impact.~~

Implement Mitigation Measure MM 4.2-1.

In response to the Division's comment, pages 4.2-19 and 4.2-21 of the draft EIR has been revised to include the following textual additions:

As previously determined, build-out of the General Plan Update would result in significant and unavoidable impacts to farmland conversion and conflicts with land under Williamson Act land use contracts. Thus, future development as a result of the General Plan update would be cumulatively considerable in light of the cumulative impacts of past, present, and reasonably foreseeable future projects. The overall impact would be cumulative significant and unavoidable even with adhering to Policy O5 and implementing Mitigation Measure MM 4.2-1.

Mitigation Measures

~~There is no reasonable and feasible mitigation to reduce the Project's cumulative impact.~~

Implement Mitigation Measure MM 4.2-1.

The revisions above do not change the significance determinations in the draft EIR.

RESPONSE TO COMMENT B-3

The commenter states that agricultural easements and in-lieu fees are common mitigation tools, and the Division highlights easements because they follow an established rationale. The commenter briefly discusses why concurrent easement requirements or fees with project approval reduce possible conflicts over agricultural quality. The commenter also states that mitigation via easements can be implemented: 1) by outright purchase of easements or 2) the donation of fees to organizations or agencies whose purpose is to acquire and oversee easements.

As discussed in “Response to Comment 2-B,” the City will work with other municipalities to implement a countywide farmland mitigation program (Policy O5) and Mitigation Measure MM 4.2-1 includes performance criteria to ensure that such a program is implemented. This may include: 1) funding and/or purchasing agricultural conversion easements or similar instrument, 2) purchasing credits from an established farmland mitigation bank, and/or 3) contributing agricultural land or equivalent funding to an organization that provides for the preservation of farmland.

RESPONSE TO COMMENT B-4

The commenter states that the California Council of Lands Trust is a useful source for agricultural mitigation banks and provides insight into farmland mitigation policies, including a guidebook. The commenter states that another source for conservation easements is the Division’s California Farmland Conservancy Program.

The City will use as a resource the California Council of Lands Trust in the development of the countywide farmland mitigation program (Policy O5 and Mitigation Measure MM 4.2-1).

RESPONSE TO COMMENT B-5

The commenter thanks the City for the opportunity to comment on the draft EIR, requests noticing of future hearing dates regarding the EIR, and provides contact information.

As requested, the City will notice the Division of future hearing dates regarding the EIR.



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA

GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

September 13, 2016

Received

Darlene Mata
City of Hanford
317 North Douty Street
Hanford, CA 93230

SEP 15 2016

Subject: City of Hanford 2035 General Plan Update
SCH#: 2015041024

City of Hanford
Community Development

Dear Darlene Mata:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on September 12, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

1

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

2

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures

cc: Resources Agency

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

MITIGATION MONITORING AND REPORTING PROGRAM

Agriculture and Forestry Resources

Impact	Mitigation Measure	Timeframe	Responsible Monitoring Agency	Date	Initials
	MM 4.2-1: COLLABORATE ON DEVELOPMENT OF COUNTYWIDE FARMLAND MITIGATION PROGRAM The City shall work with the County of Kings and other cities in Kings County to consider adoption of a countywide farmland mitigation program that is tailored to the needs and goals of the Kings County agricultural region to mitigate the urban conversion of agricultural lands that are outside adopted urban growth boundaries. Specific performance criteria for the development of the countywide farmland mitigation program shall include:	Subsequent to the General Plan Update	City of Hanford		
4.2-1	- The City shall take the lead in forming a committee that consists of the County of Kings and other cities' representatives to develop the program by January 2019. - The City shall develop and sign a Memorandum of Understanding or other applicable agreement with County of Kings and the other cities in Kings County to work collaboratively in developing the program by January 2020. - The City shall develop and sign a Memorandum of Understanding with Department of Conservation in the development of the program by January 2020.	Steps to Compliance: - The City shall form a committee by January 2019. - The City shall development Memorandums of Understanding by January 2020. - The City shall develop a program with the County of Kings and other cities in Kings County and codify the adopted program language into its Municipal Code by January 2022. - If the program has not been developed with the County of Kings and other cities in Kings County, then the City shall independently develop and codify its own program and by 2023.			

Impact	Mitigation Measure	Timeframe	Responsible Monitoring Agency	Date	Initials
	- By January 2022, if a program has been developed, the City shall implement the agreed upon program and codify the adopted program language into its Municipal Code. - If by January 2022, the program has not been developed, the City shall independently develop its own program and codify the adopted program language into its Municipal Code by 2023.				

4.2. AGRICULTURAL RESOURCES

4.2.1. Environmental Setting

The General Plan Area is located in the northeastern part of Kings County. Kings County is among the largest producing agricultural counties in California (ranked 12th of 58 counties) with a total of 617,030 acres in agricultural production.¹ Estimated gross crop value in 2000 exceeded \$885 million. Table 4.2 - 1 lists Kings County's top 10 crops and the estimated 2000 dollar values.²

Table 4.2 - 1
Ten Leading Agricultural Commodities
Produced In Kings County, 1992

Crop	Kings County 2000 Value
Milk	\$293,313,000
Cotton	\$232,100,000
Cattle and Calves	\$62,617,000
Hay alfalfa	\$33,928,000
Turkeys	\$30,499,000
Wheat	\$28,993,000
Tomatoes	\$21,899,000
Peaches	\$15,599,000
Corn Silage	\$15,556,000
Grapes	\$15,533,000

Source: King County Crop Report 2000

In comparison to the 1992 Kings County Crop Report, changes evident are increasing rank of Milk, cattle and calves in top valued crops. Also increasing in rank are hay/alfalfa, turkeys, wheat, and corn silage. Cotton remains high in the list while slipping in total annual value.

4.2.1.a Farmland Mapping and Monitoring Program

The Department of Conservation's Farmland Mapping and Monitoring Program was begun in 1980 to supplement the land Inventory and Monitoring activity of the USDA, Soil Conservation Service. For land inventory purposes, categorical definitions of important farmlands were developed by the Soil Conservation Service. These definitions recognize the land's suitability for agricultural production, rather than solely

¹ Source: Kings County Agricultural Crop Report 2000.

² Ibid.

reflecting the physical and chemical characteristics of soils. Lands which provide the best opportunity for agricultural production are designated as Prime Farmlands and Farmlands of Statewide Importance. Terms used in the Farmland Mapping and Monitoring Program are defined as follows:

Table 4.2 - 2
Description of Farmland Classifications

Farmland Category	Description
Prime (P)	Farmland with the best combination of physical and chemical features able to sustain long term production of agricultural crops. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for production of irrigated crops at some time during the two update cycles prior to the mapping date.
Statewide Importance (S)	Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for production of irrigated crops at some time during the two update cycles prior to the mapping date.
Unique (U)	Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the two update cycles prior to the mapping date.
Local (L)	Land of importance to the local agricultural economy as determined by each County's Board of Supervisors and a local advisory committee. In Kings County this category is defined as lands that are presently under cultivation for small grain crops, but are not irrigated. Also lands that are currently irrigated pasture, but have the potential to be cultivated for row/field crop use.
Grazing (G)	Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit for Grazing Land is 40 acres.
Urban & Built Up Land (U)	Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10 acre parcel.
Other (X)	Land which does not meet the criteria of any other category.
Water (W)	Water areas with an extent of at least 40 acres.

The State Department of Conservation, Division of Land Resources Protection publishes reports on the Farmland Mapping and Monitoring Program every two years. The last cycle was 1998 to 2000. This report for Kings County indicated that between the years 1998 to 2000, 695 acres of farmland was converted to urbanization.³ Of that amount 225 was considered prime farmland and 52 acres of farmland of statewide

³ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, Table A-8, 1998-2000 Land Use Conservation for Kings County.

importance. During that same time, 772 acres were converted to prime farmland. The preponderance of that conversion comes from reclassifying grazing land. Also, farmland of statewide importance increased by 6,164 also primarily from the reclassification of grazing land within this two year period. This reclassification is due to new irrigated lands. Improvements to grazing land during the reporting period has increased the net amount of prime farmland in Kings County by 136 acres and farmland of statewide importance by 4,073 acres. This report lists 890,786 acres of mapped land in Kings County. 607,501 (68.2%) acres are cultivated and 238,301 (26.8%) acres are used for grazing. Urbanized land accounts for 28,939 (3.2%) acres.

Figure 4.2 - 1, Prime Farmland and Farmland of Statewide Importance illustrates the general location of Prime Farmland and Important Farmlands within the Planning Area. It is estimated that there are 4,310 acres of Prime Farmland and 4,950 acres of Farmland of Statewide Importance in the undeveloped portion of the Planning Area (outside the City of Hanford). Essentially the existing City is surrounded by predominately cultivated Prime and farmland of Statewide importance within the Planning Area. The Planning Area boundaries are the same as adopted in 1994 with the exception of the additional 125 acres at Highway 43 and Lacey Blvd. The City's General Plan proposes to convert 5,919 acres (includes 50% residential "market factor") to urban uses by 2025 and at full build-out 10,330 acres within the Planning Area. This increase would represent converting 0.9% of mapped cultivated agricultural land by the year 2025 and 1.7% of cultivated agricultural land at full build-out beyond the year 2025.

4.2.1.b Williamson Act Land

The California Land Conservation Act (Williamson Act) allows counties and cities to establish agricultural preserves as a mechanism to protect agricultural lands. Generally, as development approaches an agricultural area, the price of land is driven upward by owners and buyers speculating on the land's future development potential. An increase in the assessed value of the agricultural land and corresponding increase in taxes charged to the owners encourages the sale of agricultural land for development. Under the Williamson Act, the local jurisdiction and landowners agrees to continue agricultural activities for at least 10 years. In return, the local jurisdiction agrees to assess the property at its agricultural rather than market value. Termination of the Contract may be initiated by either the property owner or the local jurisdiction. This is done through a notice-of-non-renewal process, which ends the landowner's Contract obligation to use the land for agricultural purposes, and allows it to be converted for development purposes.

Figure 4.2 - 2, Location of Williamson Act Lands illustrates the land currently under Williamson Act contract and lands which notices-of-renewal have been filed. The Planning Area contains approximately 3,545 acres of lands currently under contract within in the unincorporated territory of the Planning Area. Between 1994 and 2001, approximately 570 acres have filed for non-renewal of the contracts. These non-renewals reflect the recent annexation of land to the City and the proposed New Hanford High School/Learning Center on the westside of the Planning Area. A substantial amount of contract land is located just east of 13th Avenue and reinforces the long term nature of agriculture outside of the Planning Area.

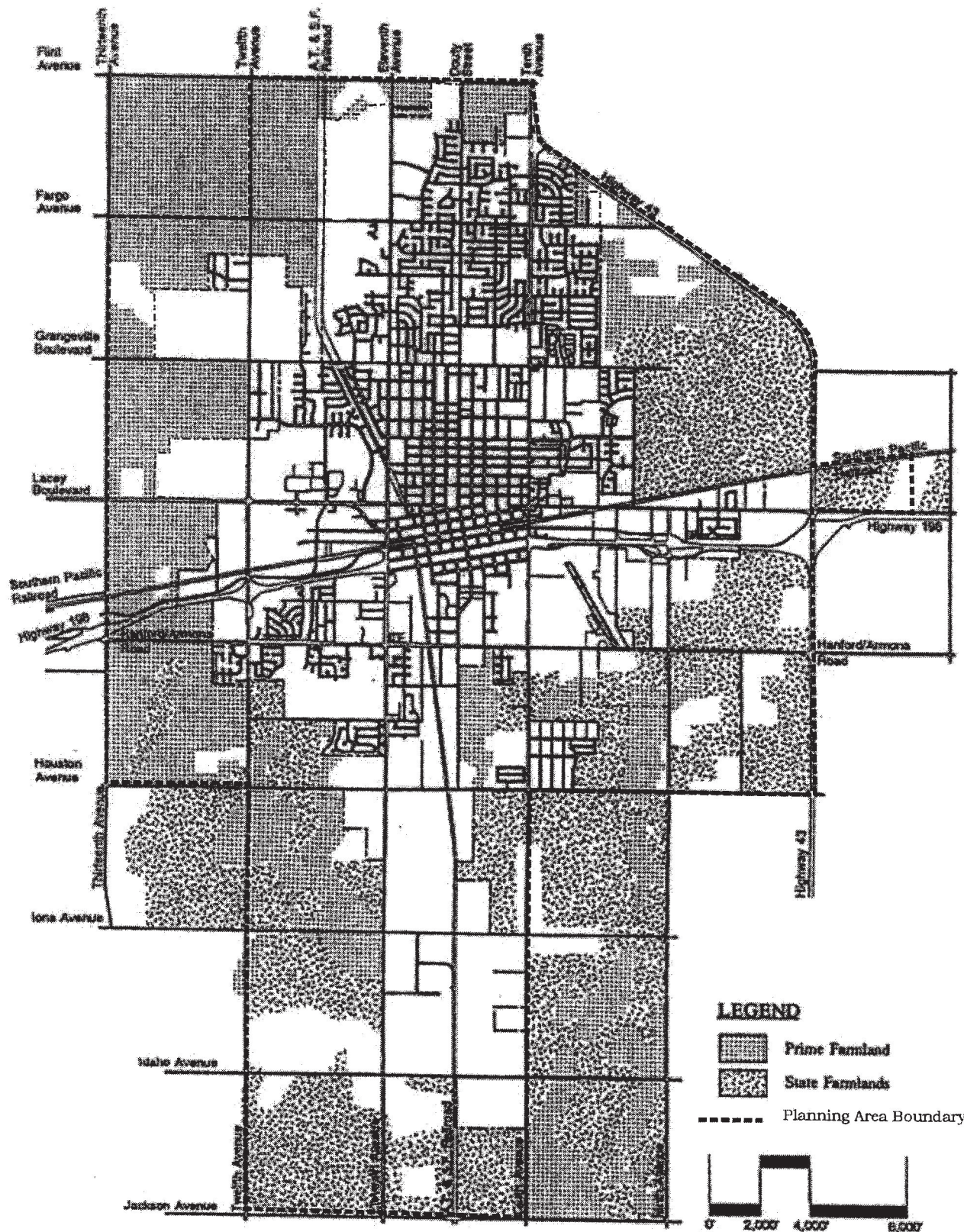
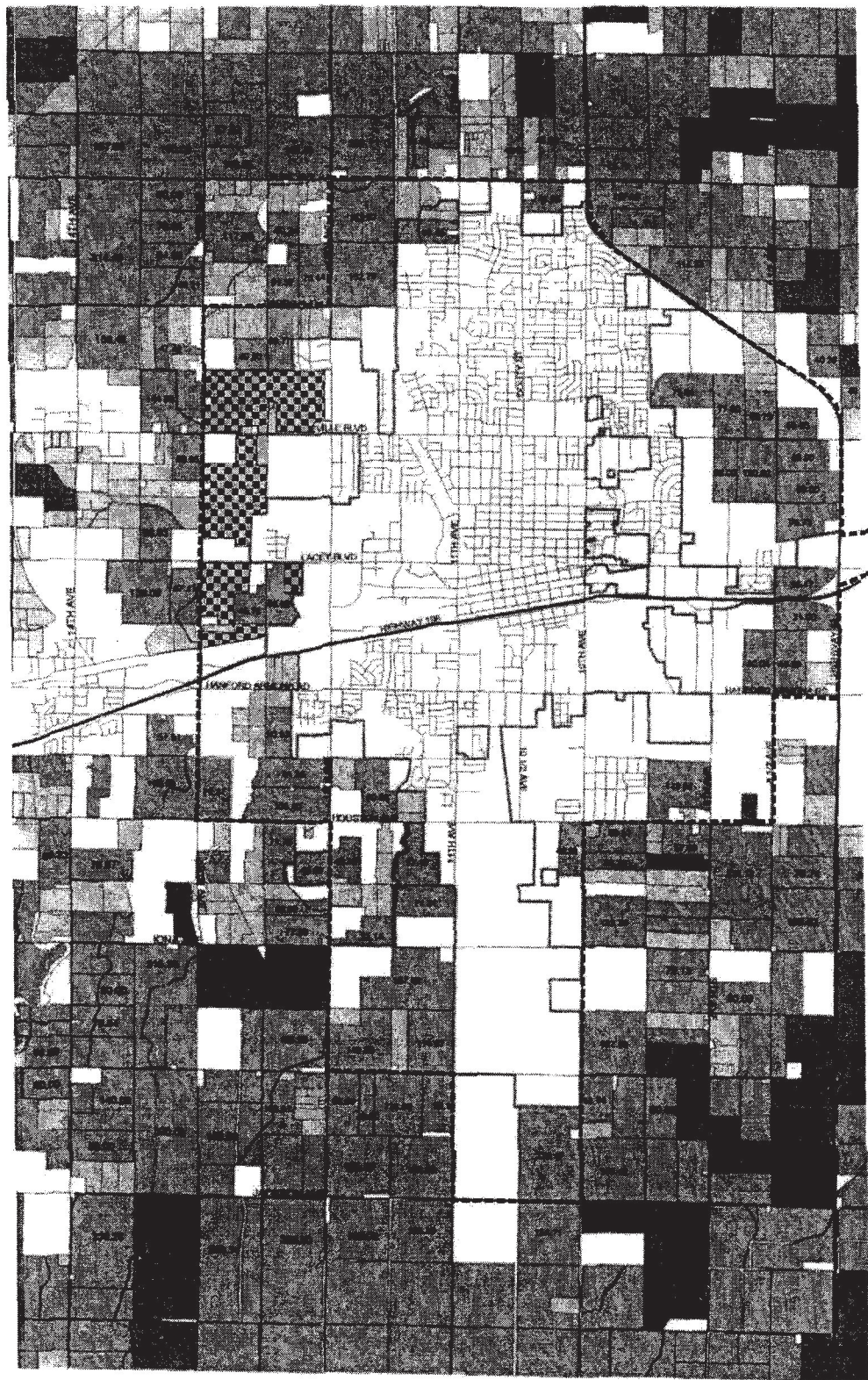


Figure 4.2- 1, Prime Farmland and Farmland of Statewide Importance



- City of Hanford
- Hanford Planning Area
- Williamson Act Contract Non-Renewals
- New Williamson Act Non-Renewals
- Farmland Security Zone Parcels
- Less than 40 acres
- Equal or Greater than 40 acres

Figure 4.2- 2, Location of Williamson Act Contract Lands Within the Planning Area

4.2.2. Environmental Analysis

4.2.2.a Methodology

This analysis reviews the impacts to farmland generated by the build-out of the General Plan. Mapping of farmland from the State Department of Conservation, Division of Land Resource Protection, Mapping and Monitoring Program was used to generally locate various classes of farmland within the Planning Area. Kings County provided the general location of lands participating in the Williamson Act contracts. Acreage of urban growth within the Planning Area was taken from information provided by the Kings County GIS system. The designated urban land use shown in the General Plan was considered as built which yielded the worst case impact from implementation of the General Plan. The General Plan land use contains a factor of 50% of residential land that would not be built-out for purposes of maintaining competition between property owners. This land would remain undeveloped. Therefore, the actual impact to farmland is less than the worst case impacts shown in this Section.

4.2.2.b Thresholds of Significance

A significant impact would occur if the project would:

- a) Convert Prime Farmland, Unique farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

4.2.2.c Impacts

4.2.2.c(1) Loss of Prime and Farmland of Statewide Importance

The vacant land analysis in the Land Use Section of this EIR estimated that there were 9,453 of vacant land (primarily agricultural land) in the unincorporated territory within the Planning Area that is anticipated to be converted to urban use at full build-out of the General Plan. Table 4.2 - 3 indicates that an estimated 2,709 acres would remain as an agricultural buffer or open space within the Planning Area and 6,551 acres would be converted to urban use. Of the amount converted to urban use, it is estimated that 3,260 will be prime farmland and 3,291 will be farmland of statewide importance.

During the build-out of the General Plan (through the year 2025) approximately 5,518 acres is forecasted to be needed for urban use. Urban use includes residential, commercial, industrial, parks, and public facilities. This amount also includes the 50% "market factor" of almost 1,346 acres that may remain in agriculture within the Planning Area. The remaining 4,172 acres is expected to be converted to urban use. The preponderance of prime farmland is located on the western side of the City with the next

intensive amount south of Highway 198. The eastside of the City contains the least amount of prime farmland. It is expected that the westside of the Planning Area will

Table 4.2 - 3
Estimated Farmland Converted to Urban Use at General Plan Build-Out

Type of Land	Acres of Unincorporated County Vacant Land	Acres to Urban Use	Acres to Remain in Ag/OS
Prime	4,310	3,260	1,050
Statewide	4,950	3,291	1,659
Subtotal	9,260	6,551	2,709
Other	193	193	0
Total	9,453	6,744	2,709

continue to develop because there is adequate sewer collection either constructed or capacity available for extension. The eastside of the Planning Area is not adequately served by sewer to allow for additional development. It is expected that the westside of the Planning Area will almost completely build-out before land will become available in the eastside of the Planning Area.

Within the western and southern portions of the Planning Area there is an estimated 2,860 acres of prime farmland and 1,180 acres of farmland of statewide importance. The remainder of 400 acres of Prime farmland and 2,111 of Statewide importance farmland are located in the eastern portion of the City.

Approximately 3,545 acres of land within the Planning Area are in Williamson Act contracts. In the City limits, approximately 87 acres of land remain under contract. Between 1994 and the end of 2001, property owners representing 567 acres filed for non-renewal. These non-renewals have occurred on the westside of the City between 12th Avenue and 13th Avenue and between Highway 198 and Fargo Avenue. This land was identified in the 1994 General Plan as a logical growth area and can be served by the City sewer system. The preponderance of land in the Planning Area under contract is located south of Highway 198. In the eastern portion of the Planning Area (north of Highway 198) an estimated 765 acres of land is in Williamson Act contracts. The western portion of the Planning Area (north of Highway 198) has about 835 acres under contract. See Table 4.2 - 4.

Full implementation of the General Plan (beyond 2025) would result in the eventual conversion of as much as 6,551 acres of Prime farmland and farmland of statewide importance to urban uses. These acres would be developed in various land uses including, open space, residential, schools, parks and public facilities, commercial, and industrial land. The overall conversion of 6,551 acres of agriculture land would be a significant impact. This determination is consistent with the California Environmental Quality Act (CEQA). In 1994 the City adopted a Statement of Overriding Considerations for the unavoidable significant impact on agricultural land.

Table 4.2 - 4
Land Under Williamson Contract within the Planning Area

Location of Contract Land	Estimated Acreage Currently Under Contract	Cancellation between 1994 and 2001
Westside north of Hwy 198	835	567
West and south of Hwy 198	1,945	0
Eastside north of Hwy 198	765	0
Total	3,545	567

Full implementation of the General Plan would result in the eventual conversion of as much as 6,551 acres of Prime farmland and farmland of statewide importance to urban uses. Total farmland consumed by 2025 is estimated at 5,518 acres (including a 50% residential market factor) and represents approximately 0.9% of cultivated land in Kings County and at full-build-out it is estimated that 1.7% of cultivated land in Kings County will be converted to urban use. While the percentage is small compared to the total acreage, the cumulative impact of consuming this resource is considered an irreversibly significant unavoidable environmental impact.

A total of 3,540 acres of Williamson Act lands would be converted to land uses other than agriculture and would result in a significant impact. The Williamson Act contracts would have to expire from non-renewal or be cancelled prior to development being approved by the City.

A secondary effect of developing the estimated 5,518 acres (2025 horizon) of urban land is the potential for land use conflicts. Encroachment of urban uses into an area that is under agricultural production can prevent farmers from carrying out many of their normal farming practices (e.g., pesticide application). Farming practices that generate large amounts of dust, high levels of noise, or offensive odors may have to be reduced or curtailed due to complaints by adjacent residents. Further, state requirements restrict application of chemicals to fields when persons live in close proximity. In addition, farming operations can also experience vandalism, theft and nuisance activities from neighboring residents. The City has recently adopted a "right to farm" Ordinance patterned after the Ordinance in effect in Kings County.

Urbanization of agricultural land can also have an economic impact on the local economy because land taken out of production reduces the amount of money that flows into the local economy from agriculture. The report *Risks, Challenges and Opportunities: Agriculture, Resources and Growth in a Changing Central Valley* prepared by the American farmland Trust, indicated that for every one dollar of farm sales four dollars of farm-related activity occurred. For example, removal of 5,518 acres of field crops from production could lead to the loss of between four and five million dollars annually in the local agricultural economy. With a multiplier factor of four, these figures would increase to \$16 to \$20 million annually. This example is based on the field

crop being lint cotton, an average yield of 1,290 pounds per acre and an average price of \$.62 per pound.⁴ The calculated annual yield is \$2,400 per acre using the multiplier factor.

Off setting the loss in the agricultural segment of the local economy, is the diversification of the local economy with jobs and economic impacts in the retail sales, industrial, and public service sector in the City. Similar to the range of value per acre in agricultural crops, the range of value for commercial, industrial, public service sector, and residential varies. All things being equal, the measurement of economic productivity for urban areas is per capita sales tax. As population grows in an economically balanced community, the per capita sales tax may remain relatively constant while the total amount of sales tax increases reflecting the community's growth and productivity. Assuming the current per capita sales tax \$127.80⁵ remains constant the anticipated generation of additional annual revenue from the City's growth to the year 2025 is estimated at \$73 million. In comparison to agricultural revenue of about \$2,400 per acre, the urban revenue production is about \$94,255 per acre. While conversion of the agricultural land reduces overall productivity of food and fiber, urbanization promotes economic diversity and increases overall revenue production on a per acre basis.

4.2.2.c(2) Land Use Conflicts

In addition to the loss of Prime, Statewide Importance, and Williamson Act agricultural contract lands, conflicts may result between agriculture and urban uses. Local agricultural operations are often associated with impacts related to aerial and ground application of pesticides, noise and airborne dust emissions that occur during tilling or harvesting, flies and other pests, and unpleasant odors. Urban encroachment into agricultural areas may generate a demand for restrictions, which may significantly impact agricultural operations. For example, farmers may be required to use alternative pesticides which might not be as effective at controlling pests and could be more costly than pesticides currently being applied. Additional restrictions of agricultural activities may subsequently increase the cost of production, and lead to further declines in the economic viability of local farming operations at the edge of the City.

It is likely that the negative impacts of the urban-rural interface may be mitigated through appropriate land use planning on both sides of the interface. For the most part the General Plan Land Use Element provides a very low density residential land use, separating major roads from adjacent agricultural uses. Within urban areas, light industrial warehouse, fleet parking, and storage are the least sensitive to agricultural land use impacts. This distance and density will reduce, but not eliminate conflicts if intensive agriculture is nearby. The General Plan contains policies that promote compact development on the City's fringe and does not promote leap frog development into agricultural land. The County General Plan provides for a Limited Agricultural designation, 20 acre minimum lot sizes in land use around the City. This relatively small size lot may help to avoid large scale agricultural operations, but will not ensure that conflicts will not occur.

⁴ Based on values obtained from the Kings County Crop Report 2000

⁵ Personal communication with Tom Dibble, Finance Director, City of Hanford.

Consistent with the recommendations of the Kings County General Plan, the City has adopted a Right to-Farm Ordinance as a mitigation measure for the loss of agricultural land in the County.

Local right-to-farm ordinances act to preserve existing farms and protect farming operations against the result of land use conflicts which result from complaints from neighboring urban land uses. To protect farmers from these situations, the California Legislature, along with other states, have passed right-to-farm laws, including the Thurman Act. In response to the Thurman Act, the Legislature reviews actions based on 13 factors, including productive agricultural land.

Right-to-farm ordinances typically require notification to prospective home buyers of potential nuisances, such as odors, dust, flies and noise, which may be associated with nearby agricultural operations. Right-to-farm ordinances may be successful in relieving some pressures on farmers from their neighbors, but generally do not address issues of trespass, vandalism, or increasing government regulation. More importantly, right-to-farm ordinances do not remove the influence of inflated land values on farmers' expectations and desires to continue farming.

Another approach to farmland impact mitigation is the Transfer of Development Rights. Transfer of Development Rights (TDR) programs attempt to preserve agricultural land and to direct urban or non-farm development to specific locations. A typical TDR program establishes both a preservation district and a development district. Development rights are assigned for all properties in the preservation district. Agricultural landowners in the preservation district may not develop their property, but are allowed to sell their development rights to landowners in designated development districts. The developers in development districts are encouraged to participate in the program by the offer of a density bonus, which allows development at a higher density than current zoning, and thus increases the developer's profit. The public pays only for the administration of the TDR program.

Transfer of development rights are less manageable due to the difficulty in determining the transfer value of development rights, and because development pressures and timing must coincide with acquisition funding needs.

For a TDR program to work effectively, the government jurisdiction must make available a development district that is fully serviced and subject to strong development pressures. Some facilitation of the transfer of rights between buyers and seller is necessary, because the technique is not widely known and could prove confusing.

Although these techniques may help lessen the impacts associated with conflicts between urban and agriculture issues, the overall loss of agriculture land would result in a significant impact.

4.2.2.c(3) Regional Impacts

Increased urbanization within Kings County is expected to increase as communities attempt to broaden the overall economic base and provide a range of job opportunities. While urban areas have increased in size over the years, the amount of agricultural land

in production both expanded and contracted based on the data assembly in the Farmland Mapping and Monitoring Program. Kings County Agricultural Crop Report describes an increase in production as crops shift to meet market fluctuations and new growth areas (milk, cattle, and feed for example).

Assuming that the amount of farmland contained in the Farmland Mapping and Monitoring Program remains constant, full build-out of the General Plan to the limits of the Planning Area (9,453 of agricultural land converted), it would increase the amount of agricultural land used for urban purposes within the County from 3.2% (28,939 acres) to 4.4% (39,392 acres).

In 1994 the City's General Plan defined a Planning Area that would accommodate growth of the City at a reasonable growth rate into the future. That Planning Area boundary remains the same (with the exception of the additional 125 acres) in this General Plan Update. The analysis in the Land Use Section of this EIR indicates that the capacity of the Planning Area exceeds the 2025 population projections. Because land normally has greater economic value in urban use than in farm use, land prices in urbanizing areas increase above their value for agricultural production. High land values encourage farmers to hold on to farmland for its development potential rather than as farmland. The preservation of remaining farmland resources adjacent to and surrounding the urbanizing area within the Planning Area becomes increasingly difficult. The City has attempted to stem speculation of farmland for urban purposes outside of the Planning Area by adopting and enforcing General Plan and development policies that limit the ability of public infrastructure to expand beyond the Planning Area boundaries. This policy construct is meant to maintain agriculture surrounding the Planning Area. Nevertheless, as first noted in the 1994 General Plan EIR, the conversion of agricultural land within the Planning Area would result in the loss of agricultural land in Kings County and the resultant decline in crop production and an increase in conflicts between urban/rural uses. The City of Hanford has purchased 1,600 acres of agricultural land south of the Planning Area. This land will be maintained in perpetual agricultural production using treated wastewater as the source of irrigation supply. This acquisition is a substantial amount of land and should be considered as part of the mitigation for agricultural impacts within the Planning Area.

The conversion of agricultural land at the cumulative level is an unavoidable and significant impact. Policies and Actions may lessen the degree of impact, but not reverse urban development trends and their effects on agricultural production.

4.2.2.d Mitigation Measures

The General Plan Land Use, Open Space/Conservation, and Recreation Element, and the Public Facilities Element contains Policies and Programs which help mitigate impacts on agricultural resources associated with implementation of the General Plan, particularly growth management policies. Specifically: Policy LU 1.2, Policy LU 2.2, Policy 2.3, Policy LU 2.4, Programs LU 2.4 - A & B, Policy LU 8.1, Programs LU 8.1 - A, B & D, Policy LU 8.2, Program LU 8.2 - A & B, Objective LU 21, Policy LU 21.1, Policy LU 21.2, Program LU 21.2 - A, Policy LU 23.1: Objective OCR 1, Policy OCR 1.1, Programs OCR 1.1 - A & B, Policy OCR 1.2, Programs OCR 1.3 - A & B, Objective

OCR 6, Policy OCR 6.1; Policy PF 1.3, Policy PF 1.4, Programs PF 1.4 – A & B. Policy PF 4.2, Policy PF 4.3, Program PF 4.3 – A.

Level of Significance After Mitigation

A total of 3,260 acres of Prime Agriculture and 3,291 acres of Statewide Importance within the Planning Area would be converted to non-agriculture land use resulting in a significant impact. Approximately 3,545 acres of land within the Planning Area are in Williamson Act contracts and are eventually expected to be converted to non-agriculture land uses resulting in a significant impact. The General Plan proposes policies and objectives, which help alleviate impacts associated with conversion of agriculture land. Although implementation of General Plan Goals, Policies and Objectives help mitigate impacts the effects of the loss of agricultural land, such loss is considered an cumulatively significant unavoidable impact.

Mitigation Implementation and Monitoring Responsibility

Implementation: The City of Hanford Community Development Department through the Annexation, Subdivision Map, and project review processes shall be responsible for recommending findings of consistency with the General Plan. The Hanford Planning Commission and City Council are responsible for adopting such findings of consistency prior to project approval.

Monitoring: The various implementing departments of the City of Hanford are responsible for administering the City's Site Plan Review and Subdivision Ordinance processes. An application for a Certificate of Occupancy is required prior to completing a project. The conditions of approval are checked prior to issuing a Certificate of Occupancy.



AGENDA STAFF REPORT

MEETING DATE: 12/16/2025

AGENDA SECTION: PUBLIC HEARING

SUBJECT:

Public Hearing and Adoption of Resolution 25-73-R to approve the amendments of the Master Fee Schedule for Fiscal Year 2025-26 which includes proposed new fees, deletions of fees and increases/adjustments to existing fees.

RECOMMENDATION:

Recommendation: That the City Council conduct a public hearing, accept public testimony, and adopt Resolution 25-73-R for the amendments to the City of Hanford Master Fee Schedule for Fiscal Year 2025-26 which includes proposed new fees, deletion of fees, and increases/adjustments to existing fees.

Recommended Motion: I move to adopt Resolution 25-73-R for the amended City of Hanford Master Fee Schedule.

BACKGROUND:

The previous Master Fee Schedule update for Fiscal Year 2025–26 was accepted and approved by Resolution as of June 3, 2025. Annually, the City Council is brought an updated Master Fee Schedule for review. At today's public hearing, adoption of Resolution 25-73-R will take place for the amended Fiscal Year 2025-26 Master Fee Schedule. Fees would take effect December 16, 2025, or 60 days after adoption for impact fees, which would be February 14, 2026.

Summary of Changes:

Finance

- Adding administrative fee - charge assessed to pass-through funds
- Rewording detail for Veteran Owned Business §5.04.170

Parks

- Increasing Main Hall reservation Fri-Sat from \$500.00|\$1,000.00 to \$600.00|\$1,100.00
- Increasing Main Hall reservation Sun-Thurs from \$275.00|\$900.00 to \$375.00|\$900.00
- Increasing Facility host fee 1-199 party size rates from \$40.00 per hour to \$50.00 per hour
- Increasing Facility host fee 200-299 party size rates from \$60.00 per hour to \$70.00 per hour
- Increasing Facility host fee 300–399 party size rates from \$80.00 per hour to \$90.00 per hour
- Increasing Facility host fee 400 or larger party size rates from \$100.00 per hour to \$110.00 per

hour

- Rewording on Facility Deposit
- Rewording for Insurance and Security Notes
- Adding Alcohol Deposits to City Parks reservation(if permitted)
- Removing Floating Island Rentals
- Changing Field Fees to a fixed rate of \$130.00
- Increasing Staff fees for Softball Complex from \$18/hour/employee to \$22/hour/employee
- Increasing the Field Preparation rate from \$30/field/day to \$58/field/day
- Rewording to remove "adult" in the trash removal rate
- Removing Electricity Use from Softball complex
- Adding Homerun Fence as a new fee
- Removing Groups of 8+ for Ice Skating
- Removing Hockey Lessons fee
- Removing Broomball fee
- Increasing State Aides rates from \$6.00/aide to \$7.00/aide
- Decreasing North Pole Lounge rates from \$375.00/rental to \$200.00/rental
- Removing Santa Experiences
- Splitting Private Rink Rentals into two separate groupings
- Changing Zumba, Aerobics, and Yoga rates to Seniors and Adults
- Removing Haunted House fee
- Increasing Food Vendor rates from 5%-20%/ Day to 15%-20%/Day
- Increasing Activity Vendor rates from 5%-20%/ Day to 10%-20%/Day
- Removing Retail Booth Vendor fee

Fire:

- Increasing Annual operational permit from \$108.00 to \$149.00 for increased staff time and cost
- Rewording Family Day Care pre-inspection fee
- Removing Licensed Family Day Care Re-Inspection fee
- Increasing Miscellaneous Fire Prevention Permit from \$108.00 to \$149.00 for increased staff time and cost
- Decreasing Illegal Burning fee from \$401.00 to \$250.00
- Adding CPR/AED Certification fee

Police

- Removing Enhanced CCW Card Fee

All fees have been reviewed and, as appropriate, had a minimum cost recovery adjustment, except for Impact Fees and Business Tax. City ordinances limit annual Impact Fee and Business Tax adjustments to specific California Consumer Price Indexes (CPI) or voter-approved changes. Annual inflationary adjustments help the City cover costs and lessen the burden on the General Fund so that the Fund will be available to cover critical operations, including public safety. Generally, most adjustments to rates and fees are based on established annual indexes, including the following:

- California Consumer Price Index (CCPI)

- Engineering News Record Construction Costs Index (ENRCCI)
- U.S. Consumer Price Index - Urban Consumers (CPI-U)

In addition to these indexes, some rates and fees are also adjusted using other bases to determine fees.

For example, the following bases are also used in limited cases to adjust rates and fees:

- Cost of providing service
- Cost reimbursement
- Survey of fees from surrounding communities
- Special surcharges due to specific costs
- Subsidy by the General Fund
- Rounding

FISCAL IMPACT:

The proposed fee increases are set to fund projects and recover the costs of services provided by the City.

ATTACHMENTS:

1. FY2025-26 MASTER FEE SCHEDULE
2. 25-26 Rates & Fees Summary of Change
3. Resolution 25-73-R
4. Public Hearing Notice 12.03.25



**MASTER FEE SCHEDULE
FISCAL YEAR 2025-26**

TABLE OF CONTENTS

FINANCE DEPARTMENT	3
HUMAN RESOURCES DEPARTMENT	6
PARKS AND COMMUNITY SERVICES	7
INDOOR FACILITY.....	7
LONGFIELD CENTER GYM MEMBERSHIP	7
OUTDOOR FACILITY.....	8
CAROUSEL AND FIRE TRUCKS	8
WINTER WONDERLAND.....	9
PROGRAMS AND EVENTS	9
FIRE DEPARTMENT	10
POLICE DEPARTMENT.....	13
CANNABIS DIVISION.....	16
COMMUNITY DEVELOPMENT DEPARTMENT	17
PLANNING DIVISION	17
BUILDING DIVISION.....	19
CODE COMPLIANCE DIVISION.....	26
DEVELOPMENT IMPACT FEES.....	27
PUBLIC WORKS DEPARTMENT	32
REFUSE DIVISION	33
WASTEWATER DIVISION.....	33
AIRPORT	34

FINANCE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
GENERAL	
Transient Occupancy Tax	8% of Room Rent
Returned Payment Fee - First Occurrence	\$25.00
Returned Payment Fee - Each Subsequent Occurrence	\$35.00
Submission to County Tax Roll - Each Item	\$10.00
Duplicate Invoice Request	\$1.50
Copies	\$0.10 per Page
Administrative Fee - Charge assessed to pass-through funds	2%
Billing:	
Building Rent- Late Fee	10%
All other Billing- Late Fee	1000%
PAYROLL - WAGE ATTACHMENTS	
Payroll Garnishments	\$1.50 per Pay Period per Garnishment
UTILITIES	
New Water Service/Installation of Meter for New Water Service (each)	\$125 Admin and Inspection Fee plus applicable Development Impact Fees
Residential Deposit	\$278 (Three times the determined average residential bill)
Water Hydrant Deposit	\$1,000.00
Non-residential, Non-hydrant Deposit	Calculated Based on Account (Two times the average bill amount)
Fine/penalty for delinquent utility service charges	\$35.00
Reconnection fee for Discontinued Water Service- Business Hours	\$50.00
Reconnection fee for Discontinued Water Service- Non-Business Hours	\$150.00
Fee for Missed Reconnection Appointment	\$50.00
Fee for Appeal of Utility Service Bill	\$205 Plus Deposit of Entire Bill Amount
Monthly Fee for Payment Plan Processing, Review, and Administration	\$13 per Month (Per month as long as payment agreement remains in effect)
Unauthorized Reconnection of Water Service, Tampering, or Illegal Use of Water	\$200 per Occurrence Plus the Cost of Water Used
Damaged Locks	\$15.00
Fee for Damage to the City Equipment and/or Improvements	Actual Cost Incurred by the City to Repair and Replace
Fee for Fire Flow Tests	\$470.00
Backflow Test and Repair if the Customer Fails to have its Device Tested and/or Repair in the Timeframe provided by the City	Cost of Testing and Repairs plus \$125 Admin and Inspection Fee
FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
Water Rates	
Meter Charges:	
5/8", 3/4", & 1"	\$21.64
1-1/2" & 2"	\$39.62
3" & 4"	\$118.73
6"	\$363.26
8"	\$579.02
Consumption Charges:	
All Customers	\$2.44
Drought Consumption Charges:	
10% Water Cutback	\$2.64
20% Water Cutback	\$2.89
35% Water Cutback	\$3.41
50% Water Cutback	\$4.24
Wastewater Rates	
Residential (Per Dwelling Unit):	
Single Family	\$30.95
Multi-Family/Duplex	\$23.22
Non-Residential - Metered Water(\$/CCF):	
Group A: Domestic	\$3.86
Group B: Low Strength	\$3.53
Group C: Medium Strength	\$4.95
Group D: High Strength	\$6.70
Schools (per Student ADA)	\$0.93
Septage (per 1,000 Gallions)	\$43.94
Industrial:	
Flow (per mg)	\$3,132.45
BOD (per lb)	\$0.698
SS (per lb)	\$0.700
Stormwater Rates	
Storm Drainage System Flow Charge (\$/CCF)	\$0.20

FINANCE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
BUSINESS LICENSE	
Any business located in the City must have a Certificate of Occupancy or Home Permit. Annual notices will be sent to the registered account holder by January 1 and need to be completed in full by January 31 to avoid a late fee. For businesses located in the Improvement District, additional license fees are levied. Businesses commencing at any time during the second half of an annual licensing period (July 1-December 31) shall pay 50% of the minimum annual Business License Tax.	
Business License Processing	\$40.00
Business License Processing - Lapsed 6 months or more	\$15.00 (Current and past due amount to be paid in full)
Administrative Fee- Applies to Renewals	\$10.00
Duplicate Business License	\$1.50
Late Filing Charge for License Renewal	\$100.00 (Reduced to \$50.00 if paid within 5 business days)
Invoice Late Fee (Net 30 Days)	\$10.00
Hand-Delivered Delinquency Notice (30+ days)	\$50.00
Failure to Display Current Business License	\$50.00 for each Occurrence
Business License Types:	
Advertising By Sound	\$5.00 per Day
Ambulatory Vehicles	\$20.00 per Vehicle per Year
Amusement Devices	\$5.00 per Day per Device
Animal Shows	\$15.00 per Day
Auctioneers	\$60.00 per Year
Auctioneers - Itinerant Vendor Temp Located in City	\$50.00 per Day
Bankrupt Sales	\$100.00 per Month
Billboard & Sign Companies	\$60.00 per Year
Bingo (Must apply Yearly)	\$50.00 per Year
Bowling Lanes	\$10.00 per Lane per Year
Building and Loan Associations	\$100.00 per Year
Cable Television	Fee based on franchise agreement
Card Rooms and Tables	\$525.00 Operator/\$55.00 per Employee/\$30.00 Transfer Fee
Circuses and Carnivals	\$25.00 per Day
Contractors:	
General Contractors	\$60.00 per Year
Plumbing, Electrical, Roofing, Painting, Heating & Refrigeration, Plastering, Specialty Contractor	\$40.00 per Year
Convalescent Vehicles	\$50.00 per Vehicle per Year
Creameries	\$200.00 per Year
Delivery and Freight Companies	\$30.00 per Truck per Year
Finance Companies	\$100.00 per Year
Fire and Wreck Sales	\$100.00 per Month
Flea Market Vendor - 8967 Lacey Blvd	\$20.00 per Year
Fortunetelling	\$200.00 per Year
Going out of Business and Related Sales (Permit Valid for 60 Days)	\$25.00 Min plus \$25.00 if inventory exceeds \$5,000.00
Gross Receipts	Based on calculation
Hay, Grain and Feed Brokers	\$60.00 per Year
House Moving	\$100.00 per Year
Laundry Trucks	\$30.00 per Truck per Year
Lectures	\$5.00 per Day
Newspaper Publishing	\$100.00 per Year
Newspaper Distributing	\$20.00 per each Type per Year
Non-profit Business (Required to register)	No Charge
Packinghouses	\$150.00 per Year
Parades	\$25.00 per Day
Parade Vendors	\$50.00 per Cart per Day
Pawnbrokers	\$100.00 per Year
Poolrooms or Billiards	\$8.00 per Table per Year

FINANCE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
Business License Types Continued:	
Peddlers/Mobile Vendors:	
On Foot: Goods, Wares or Merchandise	\$25.00 per Month
Vehicle: Fruits and Vegetables	\$60.00 per Year
Vehicle: Baked Goods and Dairy Products	\$30.00 per Year
Vehicle: Wholesale	\$360.00 per Year
Professions: (Examples) Accountant, Appraiser, Architect, Attorney, Chemist, Chiropodist, Chiropractor, Dentist, Medical Lab, Engineer, Geologist, Optician, Optometrist, Osteopath, Physician, Surgeon, Tax Consultant or Radiologist	\$60.00 per Professional per Year plus \$8.00 per year per assistant that exceeds the number of professionals
Shooting Galleries and Ranges	\$50.00 per Month
Skating Rinks	\$48.00 per Year
Soliciting (Limited to 1 month)	\$30.00 per Month
Taxicabs, Buses & Pedicabs	\$20.00 per Vehicle per Year
Title Companies	\$100.00 per Year
Transient Photographers	\$200.00 per Year
Theatrical and Entertainment Shows (Transient)	\$12.50 for 1st day, \$5.00 each Day After
Wholesale Business	50% deduction of Regular License Fee
Veteran Owned Business: <i>Required to register and provide copy of DD214. Subject to approval</i>	No Charge
City Special Events:	
Easter Egg Hunt Vendor (Mar)	\$25.00 per Event
Food Truck Takeover Vendor (Mar- May)	\$40.00 per Event
Halloween Bash Vendor (Oct)	\$25.00 per Event
Thursday Night Market Vendors (May-Oct)	\$40.00 per Event
Winter Wonderland Vendor (Nov-Jan)	\$40.00 per Event

HUMAN RESOURCES DEPARTMENT

Fee Name/Description Of Service	Fee Amount
Passport Services	
* These are only the acceptance fee established by the U.S. Department of State - Bureau of Consular Affairs and does not include any application fees associated to processing passport application.	
Note: Please make all Acceptance Fees Payable to the City of Hanford	
First-time Adult Passport Book	\$35.00
First-time Adult Passport Card	\$35.00
First-time Adult Passport Book & Card	\$35.00
Minor (Under 16) Passport Book	\$35.00
Minor (Under 16) Passport Card	\$35.00
Minor (Under 16) Passport Book & Card	\$35.00
Passport Photos	\$15.00
Other Services	
Employee Identification Card Replacement	\$10.00
Records Copy Per Page	\$0.10

PARKS AND COMMUNITY SERVICES

INDOOR FACILITY

FACILITY		Resident	Non-Resident
CIVIC AUDITORIUM:			
Main Hall	Fri-Sat	\$600.00	\$1,100.00
	Sun-Thurs	\$375.00	\$900.00
Kitchen		\$100.00	\$150.00
West Wing		\$100.00	\$150.00
VETERANS/SENIOR CENTER:			
Main Hall		\$150.00	\$200.00
Kitchen		\$50.00	\$70.00
Meeting Room		\$50.00	\$75.00
CIVIC GROUNDS:			
Rental Fee		\$1,250.00 per Day	
Restrooms		\$75.00 per Day	
FACILITY HOST FEES:			
1-199 Party Size	2 Host	\$50.00 per Hour	
200-299 Party Size	3 Host	\$70.00 per Hour	
300-399 Party Size	4 Host	\$90.00 per Hour	
400 or Larger	5 Host	\$110.00 per Hour	
LONGFIELD CENTER:			
Basketball Court(s)	Full	\$50.00 per Hour	
	Half	\$30.00 per Hour	
Pavillion	Full	\$150.00 per Hour	
FACILITY DEPOSIT		\$250.00	
ALCOHOL DEPOSIT		\$1,000.00	
ALCOHOL PERMIT		\$125.00	
PROCESSING FEE		\$20 for all transactions	
INSURANCE REQUIRED FOR ALL FACILITY RENTALS			
FACILITY RENTALS WITH ALCOHOL REQUIRE BOTH INSURANCE AND SECURITY			

LONGFIELD CENTER GYM MEMBERSHIP

MEMBERSHIP TYPE	FEE AMOUNT
Annual	\$100.00
Quarterly	\$30.00
Monthly	\$12.00
Day Pass	\$5.00
* Rate is per person. No Start-Up Fee. Financial Aid may be available.	
*Seniors(Ages 60+) Membership Fee Waived	

OUTDOOR FACILITY

FACILITY	RESIDENT	NON-RESIDENT
City Parks:		
Picnic Arbors	\$45.00	\$60.00
Alcohol Permit		\$30.00
Alcohol Deposit (if permitted)		\$1,000.00
<i>*Freedom and Lacey Park are excluded due to proximity of schools</i>		
City Plunge:		
Rental Fee	\$65 per Hour	\$80 per Hour
Lifeguard Fee		\$25 per Hour per Lifeguard
Weekend Party Rental Fee (Prices may vary depending on attendance)	\$400.00 per Event	\$475 per Event
Admission Fee:		
Senior/Military (with ID)		\$2 per Day
Punch Pass		\$10 per Pass for 8 Visits
Adults & Children		\$3 per Day
Swim Classes: Adults & Children		\$65-\$80 (Depending on Skill Level)
Dive In Movies: Adults & Children		\$5 per person
Water Aerobics :Adults & Seniors	\$16.00	\$20.00
Lap Swim: Adults & Seniors	\$16.00	\$20.00
Picnic Shelter	\$30 per Day	\$35 per Day
Softball Complex:		
Field Fee		\$130.00
Staff Fees		\$22 per Hour per each Employee
Field Preparation		\$58 per Field per Day
Field Lights		\$25 per Field per Hour
Trash Removal:		\$175.00
Homerun Fence		\$60 per Field per Day
Civic Grounds:		
Electricity Use		\$75 per Day
Miscellaneous:		
Soccer Complex and Youth Athletic Complex Field Permit Fee <i>*Unless stated otherwise in written agreement</i>		\$2.50 per Hour per Field
Deposit for Facilities (excluding picnic arbors)		\$250.00
Processing Fee (Facility Rentals: Complexes, Plunge, Civic Grounds/Auditorium)		\$20 for All Transactions
FACILITY RENTALS WITH ALCOHOL REQUIRE BOTH INSURANCE AND SECURITY		

CAROUSEL AND FIRE TRUCKS

DESCRIPTION OF SERVICE	FEE AMOUNT
Carousel Ride Rental:	
1 Hour	\$170.00
1.5 Hours	\$220.00
2 Hours	\$270.00
2.5 Hours	\$320.00
Fire Truck Rental:	
1 Hour	\$175.00
1.5 Hours	\$225.00
2 Hours	\$275.00
2.5 Hours	\$325.00
Carousel Ride & Fire Truck Rental Combo:	
1 Hour	\$300.00
2 Hours	\$450.00
Single Carousel Ride	\$3.00
Single Fire Truck Ride	\$4.00

WINTER WONDERLAND

DESCRIPTION OF SERVICE	FEE AMOUNT
Adults and Children Ice Skating:	
Youth (Ages 4-17)	\$10.00 per Person
Adults	\$17.00 per Person
Military	\$16.00 per Person
Senior 55+	\$16.00 per Person
Activities:	
Skate Lessons	\$20.00 per Lesson
Tour of Lights	\$165.00 per Rental
Enchanted Breakfast	\$40.00
Superhero Breakfast	\$40.00
Miscellaneous:	
Event Vendor Fee	15%-20% Revenue Spilt per Vendor
Skate Aides	\$7.00 per Aide
North Pole Lounge	\$200.00 per Rental
Socks	\$5.00 per Pair
Locker Rental	\$4.00 per Locker
Private Rink Rentals:	
1-50	\$400 per Hour
51-100	\$650 per Hour

PROGRAMS AND EVENTS

DESCRIPTION OF SERVICE	FEE AMOUNT
Seasonal Day Camps	\$100.00 per Child
Zumba, Aerobics, Yoga	\$16.00 Seniors \$20.00 Adults
Easter Egg Hunt	\$5.00 per Person
Food Vendor	15%-20% per Day
Activity Vendor	10%-20% per Day

FIRE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE		FEE AMOUNT
Annual Fire and Life Inspection without fire Sprinklers (A, B, M, L, S) <i>*Assemblies great then 49 people shall be inspected quarterly</i>	per Occurrence	\$149.00
Fire and Life Safety Inspection With Fire Sprinklers	per Issuance	\$223.00
Additional fee when greater then 30 minutes for fire sprinkler buildings	>30 mins	\$149.00
Billing Fees: Invoice Late Fee (Net 30 Days)	per Invoice	\$11.00
Annual Operational Permit	per Issuance	\$149.00
Re-Inspection 2nd	per Occurrence	\$164.00
Re-Inspection 3rd	per Occurrence	\$187.00
Knox Box Key Install	per Issuance	\$69.00
Special Inspection <5000 sqft	per Occurrence	\$149.00
Special Inspection >5,000 sqft (C, F, H, I)	per Occurrence	\$187.00
Additional Service Fee	per Hour	\$149.00
Weed Abatement Admin Fee on Open Parcels		\$329.00
Weed Abatement Admin Fee on Residential Properties	per Issuance	\$329.00
Emergency Abatement Fee for Imminent Fire Hazard (Three attempts made in 21 Business Days)	per Issuance	\$570.00
Jails Less Than 5000 sqft	per Occurrence	\$149.00
Jails Greater Than 5000 sqft	per Occurrence	\$298.00
Tent/Membrane Inspection	per Occurrence	\$149.00
Hotel/Motel 1-50 Units (R-1)	per Occurrence	\$149.00
Hotel/Motel +50 Units (R-1)	per Occurrence	\$298.00
Multi-Family Dwellings Inspection:		
1-20 Units (R-2)	per Occurrence	\$149.00
21-50 Units (R-2)	per Occurrence	\$180.00
51-100 Units (R-2)	per Occurrence	\$221.00
+100 Units (R-2)	per Occurrence	\$277.00
Schools	per Occurrence	\$149.00
Hood Suppression Inspection <i>*Commercial hood system shall be inspected semi annual</i>	per Occurrence	\$187.00
Hood Suppression Plan Check	per Issuance	\$149.00
Refrigerant an Monitoring System	per Occurrence	\$187.00
Fireworks Booth Admin and Inspection	per Issuance	\$421.50
Tank Inspection	per Occurrence	\$146.00
Tank Plan Review	per Issuance	\$187.00
Spray booth Inspection	per Occurrence	\$149.00
Spray Booth Plan Review	per Issuance	\$187.00
Consultation Fee	per Occurrence	\$146.00
Prospective License Pre-Inspection for all Child and Adult Day Care	per Issuance	\$149.00
Residential Care Home 24 Hour Care R 3.1 (et al.)	per Issuance	\$180.00
Residential Care Home 24 Hour Care Re-Inspection- R 3.1 (et al.)	per Issuance	\$205.00
Mobile Food Vendor Annual Inspection	per Issuance	\$149.00

FIRE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE		FEE AMOUNT
Fire Alarm Plan Review:		
1-15 Devices	per Issuance	\$187.00
16-50 Devices	per Issuance	\$271.00
51-100 Devices	per Issuance	\$394.00
101-500 Devices	per Issuance	\$567.00
+500 Devices	per Issuance	\$1,134.00
Fire Alarm Inspection & Testing	per Occurrence	\$189.00
Re-Inspection on Testing Devices	per Occurrence	\$230.00
Fire Sprinkler Plan Review:		
1-100 Heads	per Issuance	\$271.00
101-300 Heads	per Issuance	\$394.00
301-500 Heads	per Issuance	\$567.00
+500 Heads	per Issuance	\$1,134.00
Underground Fire Line Inspection	per Occurrence	\$189.00
Underground Fire Line Plan Review	per Issuance	\$230.00
Residential Field Inspection	per Occurrence	\$189.00
Residential Plan Review Less Than 5000 sqft	per Issuance	\$189.00
Residential Plan Review Greater Than 5000 sqft	per Issuance	\$189.00 + \$0.77 per sqft
Fire Reports	per Issuance	\$26.00
Fire Investigation Report	per Issuance	\$230.00
Miscellaneous Fire Prevention Permit	per Permit	\$149.00
False Alarm/ 3rd and Subsequent Events in Calendar Year	per Occurrence	\$401.00
Standby for public utility response	per Hour	\$401.00
DUI Response	per Hour	\$401.00
Illegal Burning	per Hour	\$250.00
Arson Investigator Response per Investigators (Minimum of 2 Investigators)	per Hour	\$72.00
Neglectful Fire Response	per Hour	\$390.00
Dangerous Building or Structures	per Issuance	\$570.00
Hazardous Materials Operational:		
Permit H-1	per Issuance	\$674.00
Permit H-2	per Issuance	\$589.00
Permit H-3	per Issuance	\$546.00
Permit H-4	per Issuance	\$483.00
Permit H-5	per Issuance	\$420.00
Special Hazard Permit/Confined Space, Trench, Vault, High Angle <72'	per Issuance	\$529.00
Special Hazard Incident /Confined Space, Trench, Vault, High Angle <72'	per Hour	\$618.00 + Rescue Team
Hazardous Materials Spill Fire Response	per Hour	\$618.00 + Hazmat Team
Hydrant Maintenance and Repair	per Hydrant	\$72.00
Private Hydrant Maintain and Repair	per Hydrant	\$103.00
Hydrant Flow Test	per Occurrence	\$349.00
Special Event with Apparatus	per Occurrence	\$271.00
Battalion Chief Special Event Coordination	per Hour	\$191.00
Fire Prevention Event Coordination	per Occurrence	\$149.00

FIRE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE		FEE AMOUNT
Fire and Life Safety Citation:		
First Offense		\$103.00
Second Offense		\$205.00
Third Offense		\$514.00
Red Tag on Building	per Day	\$205.00
Firework Ordinance Citation		\$1,000.00
CPR/AED Certification (Class size must be 10 participants, otherwise will be placed on a wait-list)	per Person	\$100.00
VEHICLE RATE ESTABLISHED BY CURRENT FEMA SCHEDULE - CURRENT FEMA SCHEDULE OF EQUIPMENT RATES CAN BE LOCATED AT: https://www.fema.gov/schedule-equipment-rates		

POLICE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
ALARM ORDINANCE	
Business Alarm Permit Registration	\$30.00
Residential Alarm Permit Registration	\$20.00
Business Alarm Permit Renewal	\$15.00 per Year
Residential Alarm Permit Renewal	\$15.00 per Year
First 3 False Alarm Calls per Calendar Year*	No Charge
Customer account must be current, otherwise fees for 4th-6th + false alarms apply	
4th Occurring False Alarm per Calendar Year	\$50.00
5th Occurring False Alarm per Calendar Year	\$75.00
6th + Occurring False Alarm per Calendar Year	\$100.00
Replace Permit or Validation Sticker	\$100.00
VEHICLE IMPOUND (Each Vehicle)	
Impound Vehicle Fee	\$120.00
Stored Vehicle under authority code 22651(p)VC	\$90.00
Repossession Fee	\$15.00
ANIMAL CONTROL	
Animal Pick Up Euthanasia	\$150.00 per Pick Up
Deceased Animal Pick Up	\$50.00 per Pick Up plus Shelter Disposal Fee
After Hours Animal Pickup	\$150.00 per Pick Up
Replacement Dog/Cat Tag	\$10.00 per Tag
Microchipping Charge	\$20.00 per Microchip
Home Quarantine Residence Check	\$50.00 per Check
Shelter Quarantine Delivery	Shelter
Animal License Permit- 1 Year	\$20.00
Animal License Permit- 2 Year	\$30.00
Animal License Permit- 3 Year	\$40.00
Multi-Animal Permit- 1 Year	\$50.00
Multi-Animal Permit- 2 Year	\$75.00
Multi-Animal Permit- 3 Year	\$100.00
Breeder Permit	\$500.00
SMOKING ORDINANCE	
1st Violation by Person	\$50.00 per Violation
2nd Violation by Person	\$100.00 per Violation
3rd Violation by Person	\$150.00 per Violation
1st Violation by Owner	\$100.00 per Violation
2nd Violation by Owner	\$200.00 per Violation
3rd Violation by Owner	\$500.00 per Violation

POLICE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
PARKING ORDINANCE (Per Violation)	
Application of provisions (10.16.010)	\$35.00 per Violation
Parking in parkways (HMC 10.16.020)	\$35.00 per Violation
Parking vehicles more than 72 hours (HMC 10.16.030)	\$35.00 per Violation
Commercial vehicles-parking in residential (10.16.040)	\$35.00 per Violation
Parking vehicles for sale or repair (HMC 10.16.050)	\$35.00 per Violation
Parking not according to designated markings (HMC 10.16.060)	\$35.00 per Violation
Parking in violation of posted sign (HMC 10.16.070)	\$35.00 per Violation
Parking in violation of posted sign (HMC 10.16.080)	\$35.00 per Violation
Parking between 2 a.m. and 5 a.m. (HMC 10.16.090)	\$35.00 per Violation
Parking on private property & City lots (HMC 10.16.100)	\$35.00 per Violation
Parking in excess of time limits in City lots (HMC 10.16.110)	\$35.00 per Violation
Parking in excess of time limits – green curbs (HMC 10.16.120)	\$35.00 per Violation
Parking in posted no-parking area (HMC 10.16.130)	\$35.00 per Violation
Sales while parked near school grounds (HMC 10.16.140)	\$35.00 per Violation
Parking violations (HMC 10.16.150)	\$35.00 per Violation
Authority to Establish Loading Zones (HMC 10.20.010)	\$35.00 per Violation
Parking in violation of curb markings (HMC 10.20.020)	\$35.00 per Violation
Improper use of passenger loading zone (HMC 10.20.030)	\$35.00 per Violation
Improper use of loading zone (HMC 10.20.040)	\$35.00 per Violation
Improper use of alley (HMC 10.20.050)	\$35.00 per Violation
Improper use of bus zone (HMC 10.20.060)	\$35.00 per Violation
Wrong Way Parking (HMC 10.36.010)	\$35.00 per Violation
Improper use of sidewalk or parkway (HMC 10.44.010)	\$35.00 per Violation
Operating skates on street (HMC 10.64.030.A)	\$35.00 per Violation
Dangerous operation of skates (HMC 10.64.030.C)	\$35.00 per Violation
Operating skates near building entrance (HMC 10.64.030.D)	\$35.00 per Violation
Skate ramps on public rights-of-way (HMC 10.64.030.E)	\$35.00 per Violation
Towing skaters (HMC 10.64.030.F)	\$100.00 per Violation
Handicap Parking	\$300.00 per Violation
Night skating without reflectors (HMC 10.64.030.G)	\$35.00 per Violation

POLICE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
DOCUMENT COPIES	
Traffic Accident Report	\$10.00 per Report
Citation	\$10.00 per Citation
Other Agency Citation Sign Off (per Occurrence)	\$15.00
Records Background Check (per Occurrence)	\$30.00
Reports - Single Sided/Copies (Evidence Code 1563)	\$0.10 per Page
Reports - Double Sided/Copies (Evidence Code 1563)	\$0.20 per Page
Civil Subpoena (Non Sworn) G.C. 68096.1 (b) Amended 1/1/2015	\$275.00 per Subpoena/Day
Civil Subpoena (Officers, Firefighters, State or Court Employee) G.C. 68097.2 (b)	\$275.00 per Subpoena/Day
Ticket Sign Off- Hanford PD	No Charge
Ticket Sign Off- Other Agency	\$15.00 per Sign Off
Subpoena duces tecum	\$15.00 per Subpoena/Day
Non-Sufficient Funds Check	\$40.00 per Incident
FINGER PRINTING	
Finger Printing- Live Scan (Digital)	Cost Recovery plus \$10.00 Rolling Fee
SPECIAL PERMITS	
Concealed Weapons Permit (Inc DOJ Fees)	\$180.00
Lost, Stolen, Damaged ID Card provided by Hanford PD	\$20.00 per Card
Lost ID Card provided by State	\$50.00 per Card
Concealed Weapons Permit Renewal (Inc DOJ Fees)	\$110.00
Add Weapon to CCW (Inc DOJ Fees/not during renewal or application)	\$25.00
Taxi Permit	\$75.00
Taxi Permit Renewal	\$25.00
Massage Permit	\$75.00

CANNABIS DIVISION

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
BUSINESS LICENSE- PAY AT FINANCE DEPARTMENT	
Business License	Will vary based on Gross Receipts
APPLICATION FEE- PAY AT COMMUNITY DEVELOPMENT DEPARTMENT	
Preliminary Eligibility (Retail & Non-Retail)	\$4,254.00
Initial Ranking (Retail Only)	\$1,689.00
Second Ranking (Retail Only)	\$2,241.00
Final Recommendation to Council (Retail Only)	\$1,102.00
Background Fee (Each Person) (Retail & Non-Retail)	\$300.00
Environmental Review (Retail & Non-Retail)	Actual Cost plus 10%
Live Scan (Each Person) (Retail & Non-Retail)	\$135.00
Zoning Verification Letter (Retail & Non-Retail)	\$150.00
ANNUAL PERMIT FEE- PAY AT FINANCE DEPARTMENT	
Campus	\$32,000.00
Cultivation	\$32,000.00
Manufacturing	\$32,000.00
Distribution	\$32,000.00
Lab Testing	\$15,000.00
Dispensary	\$32,000.00
Microbusiness	\$32,000.00
TAXES- PAY AT FINANCE DEPARTMENT	
Cultivation:	
Six dollars (\$6.00) annually per square foot of canopy space in a facility that uses exclusively artificial lighting	
Two dollars (\$2.00) annually per square foot of canopy space for any nursery	
Retail, Delivery Business or Microbusiness (retail sales activity):	
Six percent (6%) of gross receipts for both non-storefront and storefront.	
Distribution:	
One percent (1%) of gross receipts.	
Manufacturing, Processing or Microbusiness (non-retail activity):	
Two percent (2%) of gross receipts.	
Penalties:	
A penalty of equal to ten percent (10%) of the amount of tax, in addition to the amount of the tax, plus interest on the unpaid tax calculated from the due date of the tax at the rate of one percent per month. If the tax remains unpaid for an period exceeding one calendar month beyond the due date, an additional penalty equal to twenty-five percent (25%) of the amount of the tax, plus interest at the rate of one percent per month on the unpaid tax and on the unpaid penalties.	
OTHER FEES- PAY AT POLICE DEPARTMENT	
Cannabis Employee Application Fee (HMC 5.56.070(C)(9))	\$435.00
Cannabis Employee Renewal Application (HMC 5.56.070E)	\$100.00
Work Permit Appeal (HMC5.56.150)	\$100.00
Lost, Stolen, Damaged Replacement ID Badge	\$25 per Badge
Cannabis Award Appeal	\$5,000.00
Fines 1st Offense (HMC 5.56.470(B))	\$300 per Violation per Day
Fines 2nd Offense (HMC 5.56.470(B))	\$500 per Violation per Day
Fines 3rd and Subsequent Offenses (HMC 5.56.470(B))	\$1,000 per Violation per Day
Other Appeals in (HMC 5.56)	\$1,000 per Appeal

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
APPLICATION/PERMIT	
Administrative Use Permit	\$550.00
Williamson Act Permits:	
Contract Cancellation	\$6,700.00 Deposit + Actual Cost + 10%
Disestablishment	\$2,225.00
New Contract	\$550.00
Notice of Full Non-renewal	\$150.00
Notice of Partial Non-renewal	\$550.00
Easement Exchange	Actual Cost + 10%
Appeal	\$1,100.00
Conditional Use Permit (CUP):	
Amendment to an Approved CUP	\$1,675.00
Minor (existing structures)	\$1,675.00
Regular	\$3,900.00
Master CUP/Planned Unit Development	\$7,450.00 Deposit + Actual Cost + 10%
Development Agreement	\$4,475.00 Deposit + Actual Cost + 10%
Development Agreement Amendment	\$1,675.00 Deposit + Actual Cost + 10%
Finding of Consistency	\$550.00
General Plan Amendment	\$10,625.00 Deposit + Actual Cost + 10%
Historic Review	No Charge
Historic Designation/Detachment of Site	\$1,900.00
Home Occupation	\$125.00
Mural Application	\$150.00
Ordinance Interpretation	\$275.00
Sidewalk Dining Permit	\$75.00
Sign Permit:	
Non-illuminated	\$150.00
Illuminated	\$275.00
Banner	\$35.00
Site Plan Review:	
Initial Minor (Existing Buildings no Expansion, Addition of one Residential Unit, Patio Covers, Carports, Solar Panels and Change of Occupancy within integrated shopping centers, the Historic District, and the mall)	\$1,100.00
Initial Major or Subdivision/Parcel Map	\$3,350.00
Resubmittal (First Resubmittal no Charge)	\$825.00
Specific Plan	\$9,875.00 Deposit + Actual Cost + 10%
Specific Plan Amendment	\$4,925.00 Deposit + Actual Cost + 10%
Time Extensions	\$550.00
Temporary Use Permit	\$275.00
Right-of-Way Abandonment	\$5,250.00
Variance	\$3,900.00
Variance - Minor Deviation	\$1,100.00
Variance - Signs	\$3,350.00
Variance - Single Family Parcel	\$2,775.00
Zone Change:	
Pre-Zone	\$4,350.00
Rezone and Text Amendment	\$8,725.00
Zoning Verification Letter	\$150.00

PLANNING DIVISION

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
SUBDIVISION OF LANDS	
Tentative Parcel Map	\$5,075.00
Tentative Subdivision Map	\$7,500.00 + \$50.00 Recording Fee
Resubmittal of Tentative Subdivision Map (No Charge for First Resubmittal)	\$1,675.00
Certificate of Compliance	\$1,675.00 + \$50.00 Recording Fee
Lot Line Adjustment	\$1,675.00 + \$50.00 Recording Fee
Minor Amendment to Previously Approved Map	\$1,675.00 + \$50.00 Recording Fee
ENVIRONMENTAL COMPLIANCE	
National Environmental Policy Act (Categorical Exclusion, EA, EIS)	Actual Cost + 10%
California Environmental Quality Act*:	
Notice of Exemption	\$125.00
Initial Study, Negative Declaration, Draft & Final Environmental Impact Report Study Processing (Approved Environmental Consultant)	Applicant contracts directly with Approved Environmental Consultant
Study Peer Review (Required if applicant selects consultant)	Actual Cost + 10%
*Additional fees as required, payable to Kings County (See Kings County Fees below)	
MISCELLANEOUS	
General Plan Text	\$60.00
Zoning Text	\$60.00
Recording Fee	\$50.00
Copies (each):	
Black and White 8 1/2 x 11	\$0.25
Color (Letter and Legal Size)	\$1.00
Black and White 11 x 17	\$0.35
Color 11 x 17	\$2.00
Large Format Black and White	Cost
Large Format Color	Cost
Radius Map and Up to 50 Labels	\$100.00
CD of documents	\$10.00
Requests for Environmental Notices/ Public Hearing Notices Mailed (Must be Renewed Annually)	\$125.00
Special Service Fees/Inspections	Actual Cost + 10%
Surveyor Plan Review	Actual Cost + 10%
ANNEXATION/REORGANIZATION	
City Annexation/Reorganization	\$12,300.00 Deposit + Actual Cost + 10%
County Fee (LAFCo)	Contact Kings County
State Board of Equalization	Contact State Board of Equalization
PARKING	
Parking In Lieu Fee	\$4,475.00 per space
Shared Parking Agreement	\$1,100.00

PLANNING DIVISION

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
The following applicable fees are not adopted by the City of Hanford. You must contact the agency for up to date fees.	
KINGS COUNTY	
Filing Fee (all environmental documents)	In effect at the time
Notice of Determination ND/MND (Fish and Wildlife)	In effect at the time
Notice of Determination EIR (Fish and Wildlife)	In effect at the time
Impact Fees (Verify current Fees)	In effect at the time
LAFCo Fee	In effect at the time + City actual cost + 10%
STATE BOARD OF EQUALIZATION	
Size of Annexation	In effect at the time
Less than 1 acre	In effect at the time
1-5 acres	In effect at the time
6-10 acres	In effect at the time
11-20 acres	In effect at the time
21-50 acres	In effect at the time
51-100 acres	In effect at the time
101 to 500 acres	In effect at the time
501-1,000	In effect at the time
1,001-2,000 acres	In effect at the time
2,001 acres and above	In effect at the time
SCHOOL DISTRICT FEES	
Please contact the appropriate school district for school fees.	In effect at the time

BUILDING DIVISION

PLAN CHECK & INSPECTION FEES							
OCCUPANCY TYPE	PROJECT SIZE THRESHOLD	CONSTRUCTION TYPES		CONSTRUCTION TYPES		CONSTRUCTION TYPES	
		BASE COST @ THRESHOLD SIZE	COST FOR EACH ADDITIONAL SQ FT	BASE COST @ THRESHOLD SIZE	COST FOR EACH ADDITIONAL SQ FT	BASE COST @ THRESHOLD SIZE	COST FOR EACH ADDITIONAL SQ FT
"A" OCC-TENANT IMPROVEMENTS	500	\$971	\$0.4285	\$809	\$0.3571	\$647	\$0.2857
	2,500	\$1,828	\$0.2179	\$1,524	\$0.1816	\$1,219	\$0.1453
	5,000	\$2,373	\$0.0870	\$1,978	\$0.0725	\$1,582	\$0.0580
	10,000	\$2,808	\$0.0578	\$2,340	\$0.0482	\$1,872	\$0.0385
	25,000	\$3,675	\$0.0800	\$3,063	\$0.0673	\$2,450	\$0.0538
	50,000	\$5,694	\$0.1139	\$4,745	\$0.0949	\$3,796	\$0.0759
"B" OCC-TENANT IMPROVEMENTS	300	\$646	\$0.4944	\$538	\$0.4120	\$431	\$0.3296
	1,500	\$1,239	\$0.2286	\$1,033	\$0.1905	\$826	\$0.1524
	3,000	\$1,582	\$0.0923	\$1,319	\$0.0769	\$1,055	\$0.0615
	6,000	\$1,859	\$0.0630	\$1,549	\$0.0525	\$1,239	\$0.0420
	15,000	\$2,426	\$0.0842	\$2,022	\$0.0702	\$1,618	\$0.0562
	30,000	\$3,690	\$0.1230	\$3,075	\$0.1025	\$2,460	\$0.0820
"E" OCC-TENANT IMPROVEMENTS	100	\$667	\$1.7510	\$556	\$1.4592	\$445	\$1.1673
	500	\$1,368	\$0.5304	\$1,140	\$0.4670	\$912	\$0.3736
	1,000	\$1,648	\$0.2390	\$1,373	\$0.1991	\$1,099	\$0.1593
	2,000	\$1,887	\$0.1840	\$1,573	\$0.1533	\$1,258	\$0.1227
	5,000	\$2,439	\$0.2043	\$2,033	\$0.1703	\$1,626	\$0.1362
	10,000	\$3,461	\$0.3461	\$2,884	\$0.2884	\$2,307	\$0.2307

BUILDING DIVISION

PLAN CHECK & INSPECTION FEES							
OCCUPANCY TYPE	PROJECT SIZE THRESHOLD	CONSTRUCTION TYPES		CONSTRUCTION TYPES		CONSTRUCTION TYPES	
		BASE COST @ THRESHOLD SIZE	COST FOR EACH ADDITIONAL SQ FT	BASE COST @ THRESHOLD SIZE	COST FOR EACH ADDITIONAL SQ FT	BASE COST @ THRESHOLD SIZE	COST FOR EACH ADDITIONAL SQ FT
ALL "F" OCC	1,000	\$2,560	\$0.5769	\$2,133	\$0.4808	\$1,707	\$0.3846
	5,000	\$4,868	\$0.2790	\$4,056	\$0.2325	\$245	\$0.1860
	10,000	\$6,263	\$0.1121	\$5,219	\$0.0934	\$4,175	\$0.0747
	20,000	\$7,383	\$0.0754	\$6,153	\$0.0628	\$4,922	\$0.0503
	50,000	\$9,645	\$0.1032	\$8,038	\$0.0860	\$6,430	\$0.0688
	100,000	\$14,805	\$0.1481	\$12,338	\$0.1234	\$9,870	\$0.0987
"H" OCC-TENANT IMPROVEMENTS	100	\$667	\$1.7510	\$556	\$1.4592	\$445	\$1.1673
	500	\$1,328	\$0.5604	\$1,140	\$0.4670	\$912	\$0.3736
	1,000	\$1,648	\$0.2390	\$1,373	\$0.1991	\$1,099	\$0.1593
	2,000	\$1,887	\$0.1840	\$1,573	\$0.1533	\$1,258	\$0.1227
	5,000	\$2,439	\$0.2043	\$2,033	\$0.1703	\$1,626	\$0.1362
	10,000	\$3,461	\$0.3461	\$2,884	\$0.2884	\$2,307	\$0.2307
"I" OCC-TENANT IMPROVEMENTS	1,000	\$971	\$0.2142	\$809	\$0.1785	\$648	\$0.1428
	5,000	\$1,828	\$0.1091	\$1,524	\$0.0909	\$1,219	\$0.0727
	10,000	\$2,374	\$0.0434	\$1,978	\$0.0362	\$1,582	\$0.0290
	20,000	\$2,808	\$0.0288	\$2,340	\$0.0240	\$1,872	\$0.0192
	50,000	\$3,672	\$0.0403	\$3,060	\$0.0336	\$2,448	\$0.0269
	100,000	\$5,688	\$0.0569	\$4,740	\$0.0474	\$3,792	\$0.0379
"M" OCC-TENANT IMPROVEMENTS	200	\$739	\$0.8755	\$616	\$0.7296	\$493	\$0.5837
	1,000	\$1,439	\$0.3737	\$1,199	\$0.3114	\$960	\$0.2491
	2,000	\$1,813	\$0.1526	\$1,511	\$0.1271	\$1,209	\$0.1017
	4,000	\$2,118	\$0.1065	\$1,765	\$0.0888	\$1,412	\$0.0710
	10,000	\$2,757	\$0.0138	\$2,298	\$0.1148	\$1,838	\$0.0918
	20,000	\$4,134	\$0.2067	\$3,445	\$0.1723	\$2,756	\$0.1378
"R-1/R-2" OCC-TENANT IMPROVEMENTS	80	\$405	\$1.0815	\$338	\$0.9012	\$270	\$0.7210
	400	\$751	\$0.5933	\$626	\$0.4944	\$501	\$0.3955
	800	\$989	\$0.2350	\$824	\$0.1958	\$659	\$0.1566
	1,600	\$1,177	\$0.1525	\$981	\$0.1271	\$785	\$0.1017
	4,000	\$1,543	\$0.2201	\$1,286	\$0.1824	\$1,028	\$0.1467
	8,000	\$2,423	\$0.3029	\$2,019	\$0.2524	\$161	\$0.2019
"S" OCC-TENANT IMPROVEMENTS	40	\$269	\$1.5451	\$224	\$1.2876	\$179	\$1.0301
	200	\$516	\$0.7142	\$430	\$0.5951	\$344	\$0.4761
	400	\$659	\$0.2885	\$549	\$0.2404	\$439	\$0.1923
	800	\$775	\$0.1968	\$646	\$0.1640	\$516	\$0.1312
	2,000	\$1,011	\$0.2639	\$842	\$0.2199	\$674	\$0.1759
	4,000	\$1,538	\$0.3846	\$1,282	\$0.3205	\$1,026	\$0.2564

*Plan Check Fees x Inspections Fees = Plan Check & Inspection Fees as Shown
 Plan Check or Inspection Fees available upon request.

BUILDING DIVISION

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
ELECTRICAL FEES	
Permit Issuance	\$50.00 Each
Stand Alone Permit - Plan Check	\$105.00 per Hour
Outdoor Events Carnivals, Circuses, or other traveling shows or exhibitions utilizing transportation type rides booths, displays, and attractions	\$105.00 per Hour
Temporary Power Service Temporary power service pole or pedestal, including all pole or pedestal-mounted receptacle outlets and appurtenances	\$105.00 Each
Unit Fees:	
Receptacles, Switches, and Lighting Outlets	\$43.75 up to 20 \$0.87 Each Addition
Residential Appliances Fixed residential appliances or receptacle outlets for the same, including wall-mounted electric ovens, counter mounted cook tops, electric ranges, self-contained room consoles or through-wall air conditioners, space heaters, food waste grinders, dish washers, washing machines, water heaters, clothes dryers, or other motor-operated appliances (each) not exceeding one horsepower rating	\$35 Each
Nonresidential Appliances Residential appliances and factory wired nonresidential appliances, including medical and dental devices; food, beverage, and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or other similar types of equipment	\$35 Each
Power Apparatus Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus as follows: Rating in Horsepower (HP), Kilowatts (KW), or Kilovolt-amperes (KVA), or Kilovolt-amperes-reactive (KVAR) (fees include all switches, breakers, etc.)	
Units: 1-50	\$35 Each
Units: 51-100	\$43.75 Each
Units: Over 100	\$52.50 Each
Signs, Outline Lighting, and Marquees Signs, Outline Lighting, or Marquees supplied from one branch circuit	\$52.50 Each
Unit Fees:	
Services	
Services 600 volts or less and not over 1,000 amperes in rating	\$105.00 Each
Services over 600 volts or over 1,000 amperes in rating	\$157.50 Each
Subpanels	\$35 Each
EV Charging Station	
Residential	\$157.50 Each
Commercial	\$315.00 for 1-3
Each Additional	\$105.00 Each
Miscellaneous Apparatus, Conduits, and Conductors Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is herein set forth	\$35.00 Each

BUILDING DIVISION

FEE NAME/DESCRIPTION OF SERVICE			FEE AMOUNT
ELECTRICAL FEES, CONTINUED			
Unit Fees:			
Photovoltaic Systems - Residential & Small Commercial (up to 49KW)	Plan Check	Inspection	Total
1 - 15 Kilowatts	\$200.00 Each	\$300.00 Each	\$500.00 Each (includes P.I. Fee)
Each Kilowatt above 15 KW		\$15.00 per KW	\$15.00 per KW
Photovoltaic Systems - Commercial			
50 Kilowatts	\$400.00 Each	\$600.00 Each	\$1,000.00 Each (includes P.I. Fee)
Each Kilowatt between 51 KW and 250 KW		\$7.00 per KW	\$7.00 per KW
Each Kilowatt above 250 KW		\$5.00 per KW	\$5.00 per KW
MECHANICAL FEES			
Permit Issuance			\$50.00 Each
Stand Alone Permit- Plan Check			\$105.00 per Hour
Unit Fees:			
Install/Relocate each forced air or gravity-type furnace or burner (including attached ducts and vents)			\$70.00 Each
Install/Relocate each floor furnace (including vent)			\$70.00 Each
Install/Relocate each suspended heater, recessed wall heater, or floor-mounted unit heater			\$70.00 Each
Install/Relocate/Replace each appliance vent installed and not included in an appliance permit			\$70.00 Each
Repair/Alteration/Addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls required by the code			\$61.25 Each
Install/Relocate each boiler or compressor, or each absorption system			\$61.25 Each
Each air-handling unit, including attached ducts up to 10,000 CFM			\$70.00 Each
Unit Fees:			
Each air-handling unit over 10,000 CFM			\$70.00 Each
Each evaporative cooler other than portable type			\$35.00 Each
Each ventilation fan connected to a single duct			\$52.50 Each
Each ventilation system which is not a portion of any heating or air-conditioning system			\$61.25 Each
Installation of each hood which is served by a mechanical exhaust, including the ducts for such hood			\$70.00 Each
Install/Relocate each incinerator			\$52.50 Each
Each appliance or piece of equipment regulated by this code but not classified in other appliance categories, or for which no other fee is listed in this code			\$52.50 Each
Other mechanical inspections not noted above			\$105.00 per Hour
PLUMBING FEES			
Permit Issuance			\$50.00 Each
Stand Alone Permit- Plan Check			\$105.00 per Hour
Unit Fees:			
Plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping, and backflow protection therefore)			\$35.00 Each
Building or trailer park sewer			\$52.50 Each
Rainwater system - inside building			\$17.50 per Drain
Cesspool where permitted			\$26.25 Each
Private sewage disposal system			\$105.00 Each
Water heater and/or vent			\$35.00 Each
Gas piping system			\$52.50 - 1 to 5 Outlets
Additional outlets			\$3.50 Each
Medical gas piping system			\$52.50 - 1 to 5 Outlets
Additional outlets			\$8.75 Each
Industrial waste pretreatment interceptor including its trap and vent, excepting kitchen-type grease interceptors functioning as fixtures traps			\$52.50 Each

BUILDING DIVISION

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
PLUMBING FEES, CONTINUED	
Unit Fees:	
Installation/Alteration/Repair of water piping and/or water treating equipment	\$52.50 Each
Repair/Alteration or drainage or vent piping	\$52.50 Each
Lawn sprinkler system on any one meter, including backflow protection devices therefore	\$35.00 Each
Backflow devices not included in other fee services	\$35.00 Each
Atmospheric-type vacuum breakers not included in other fee services	\$35.00 - 1 to 5 Outlets
Additional outlets	\$1.75 Each
Other plumbing and gas inspections not noted above	\$105.00 per Hour
OTHER INSPECTIONS AND FEES	
Inspections outside of normal business hours, (minimum charge of two hours at time and one-half)	\$315.00 per Hour @ 1 1/2
Each additional hour or portion thereof at time and one-half	\$157.50 per Hour @ 1 1/2
Reinspection Fee	\$105.00 per Re-Inspection
Inspection for which no fee is specifically indicated (minimum charge 1/2 hour)	\$105.00 per Hour
Additional plan review required because of changes, additions, or revisions to approved plans (minimum charge 1 hour)	\$105.00 per Hour
Outside plan check consultants- Actual cost to the city x 133%	Cost x 133% per Hour
Compliance Inspection	\$157.50 Each
Deferred Submittals	\$105.00 per Hour
Duplicate Permit or Job Cards	\$10.00 Each
Work without permit - Permit fee + \$500.00 or 2x permit fee- whichever is greater	Permit + \$500.00 or 2x Fee Each

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT			
MISCELLANEOUS & CODE COMPLIANCE FEES	PERMIT ISSUANCE	PLAN CHECK	INSPECTION	UNIT
Address Assignments			\$3.15	Each
Additions, Residential	\$50	\$157.50	\$304.50	up to 300 Sq Ft
Additional Sq Ft		\$0.26	\$0.74	Sq Ft
Antennas - Telecom Facility (towers)	\$50	\$52.50	\$157.50	Each
Antenna Installations	\$50	\$35	\$35	Each Antenna
Awning/canopy (supported by the building)	\$50	\$26.25	\$35	up to 2
Additional		\$3.15	\$5.25	Each
Balcony Addition	\$50	\$52.50	\$94.50	up to 200 Sq Ft
Additional		\$105	\$141.75	over 200 Sq Ft
Carport (200 Sq Ft)	\$50	\$52.50	\$106	≤ 200 Sq Ft
Additional Sq Ft on same side (over 200 Sq Ft)		\$105	\$159	over 200 Sq Ft
Change of Use/Change of Occupancy	\$50	\$57.50	\$105	Each
Commercial Coach	\$50	\$52.50	\$210	Each Bldg.
Deck (wood)	\$50	\$52.50	\$157.50	up to 200 Sq Ft
Additional (over 200 Sq Ft)		\$105	\$236.25	over 200 Sq Ft
Demolition - Commercial	\$50	\$52.50	\$160	Each Structure
Residential	\$50	\$52.50	\$110	Each Structure
Electronics/System Replacement	\$5			Each Permit
Fence - Non-Masonry, over 7 feet high	\$50	\$52.50	\$52.50	up to 100 Linear Ft
Non-Masonry, Additional		\$105	\$0.57	Linear Ft
Masonry, all heights	\$50	\$52.50	\$105	up to 100 Linear Ft
Masonry, Additional		\$105	\$0.66	Linear Ft
Fireplace - Masonry	\$50	\$52.50	\$169	Each
Pre-Fabricated/Metal/Inserts	\$50	\$52.50	\$52.50	Each
Flag Pole	\$50	\$26.25	\$52.50	Each
Foundation Only Valuation based on \$5 per Sq Ft	\$50	See Valuation Chart		Sq Ft
Repair	\$50	\$52.50	\$105	up to 100 Linear Ft
Additional		\$105	\$0.66	Linear Ft
Lighting Poles	\$50	\$17.50	\$26.25	First One
Additional Poles		\$2.10	\$5.25	Each
Moved Buildings	\$50	\$105.00	\$157.50	Each Bldg.
Plus mileage cost outside city limits (Current Government Rate)				Mile

BUILDING DIVISION

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT			
	PERMIT ISSUANCE	PLAN CHECK	INSPECTION	UNIT
MISCELLANEOUS & CODE COMPLIANCE FEES				
Partitions - Commercial, Interior	\$50	\$35	\$52.50	up to 30 Linear Ft
Additional		\$0.42	\$0.84	Linear Ft
Partitions - Residential, Interior	\$50	\$35	\$32.50	up to 30 Linear Ft
Additional	\$50	\$0.42	\$0.84	Linear Ft
Covered Patio/Trellis/Arbor (not enclosed)	\$50	\$52.50	\$157.50	up to 300 Sq Ft
Additional Patio/Tresses/Arbor		\$26.25	\$35	each 300 Sq Ft
Enclosed Patio/Porch	\$50	\$84	\$210	up to 300 Sq Ft
Additional Enclosed Patio/Porch		\$31.50	\$84	Each 300 Sq Ft
Pile Foundation - Cast-in-place Concrete	\$50	\$78.75	\$84	up to 10 piles
Additional Piles		\$13.65	\$6.30	Each
Driven (any type)	\$50	\$78.75	\$84	up to 10 piles
Additional Piles	\$50	\$13.65	\$6.30	Each
Plan Review Fee in excess of Submittal and two re-checks		\$105		per Hour
Remodel, Residential	\$50	\$105	\$210	up to 300 Sq Ft
Additional Remodel		\$0.21	\$0.53	Sq Ft
Re-Roof- Residential, Roof over	\$50	\$35	\$78.75	Each
Tear-off	\$50	\$35	\$131.25	Each
Commercial	\$50	\$52.50	\$157.50	Each
Permit Issuance	\$50			Each
Retaining Walls (concrete or masonry)	\$50	\$35	\$78.75	up to 50 Linear Ft
Additional		\$0.21	\$0.53	Linear Ft
Siding - Stone and Brick Veneer	\$50	\$52.50	\$105	up to 400 Sq Ft
Stucco	\$50	\$35	\$70	up to 400 Sq Ft
All Others	\$50	\$52.50	\$96.60	up to 400 Sq Ft
Additional Siding (all types)		\$0.16	\$0.21	Sq Ft
Signs	\$50	\$35	\$52.50	per Site
Skylights- up to 10 Sq Ft	\$50	\$26.25	\$78.75	Each
Over 10 Sq Ft or Structural work involved	\$50	\$35	\$105	Each
Solar Panels, Pool Heating/Water Heating	\$50	\$70	\$131.25	Each System
Stairs	\$50	\$52.50	\$105	First Flight
Additional		\$10.50	\$26.25	per Flight
Storage racks (shelving) - 0 to 8 ft high	\$50	\$52.50	\$35	up to 100 Linear Ft
Additional		\$0.11	\$0.26	Linear Ft
Over 8 ft high	\$50	\$78.75	\$52.50	up to 100 Linear Ft
Additional		\$0.11	\$0.32	Linear Ft
Swimming Pools/Spas	\$50	\$78.25	\$157.50	Each
Heater		\$26.25	\$17.85	Each
Spa or Hot Tub, Prefabricated	\$50	\$26.29	\$52.50	Each
Wells	\$50		\$140	Each
Windows and Doors - Replacement	\$50	\$16.80	\$52.50	Each 3
New	\$50	\$26.25	\$59.85	Each 3
New (Structural, in shear wall or masonry)	\$50	\$35.00	\$68.25	Each 3
Miscellaneous Repairs (Items not covered anywhere else in this fee schedule)				
(Based on Valuation of the Work)				
\$1 to \$1,000	\$50	\$38.85	\$45.15	
\$1,001 to \$5,000	\$50	\$111.30	\$130.20	
\$5,001 to \$10,000	\$50	\$180.60	\$212.10	
\$10,001 to \$15,000	\$50	\$249.90	\$294	
\$15,001 to 20,000	\$50	\$320.25	\$375.90	
\$20,001 to 25,000	\$50	\$389.55	\$457.80	
\$25,001 to \$30,000	\$50	\$438.90	\$516.60	
\$30,001 and up	\$50	Fees applicable for valuation of \$30,000 plus \$1.80 per \$1,000 valuation over \$30,0001		

BUILDING DIVISION

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
MISCELLANEOUS & CODE COMPLIANCE FEES, CONT.	
Copies (each)	
Black and White 8 1/2 x 11	\$0.25
Color (Letter and Legal Size)	\$1.00
Black and White 11 x 17	\$0.35
Color 11 x 17	\$2.00
Large Format Black and White	Cost
Large Format Color	Cost

BUILDING DIVISION

The current building valuation data costs are published by the International Code Council and updated every 6 months. Please refer to www.ICCsaf.org to obtain the current costs. Apply the building valuation data to the table below.

BUILDING INSPECTION FEES	
TOTAL VALUATION	FEE AMOUNT
\$1 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000, or fraction thereof
Plan Review Fees will be 65% of Building Inspection Fees	
A contract, signed by all parties, for the cost to build a specific project may be substituted for the Building Valuation Data sheet as determined by the building official	

CODE COMPLIANCE DIVISION

CODE VIOLATION FINES	
Minor	\$50.00
General	\$200.00
Health and Safety	\$500.00

Definitions:

Minor: A "Minor" violation shall be defined as a violation of the Hanford Municipal Code, or other applicable law or code, that does not have the potential to create a health or safety hazard to the occupants of a structure/building or the general public.

General: A "General" violation shall be defined as a violation of the Hanford Municipal Code, or other applicable law or code, that has the potential of creating a health or safety hazard to the occupants of a structure/building or the general public if the violation is

Health and Safety: A "Health and Safety" violation shall be defined as a violation of the Hanford Municipal Code or other applicable law or code that is a health or safety hazard to the occupants of a structure/building or the general public.

Subsequent Violations:

Second Violation- Within six months of the date of the initial citation, the fine shall be two times the initial fine.

Third Violation- Within six months of the date of the initial citation, the fine shall be four times the initial fine.

DEVELOPMENT IMPACT FEES

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT		
	FIRE FEE PER UNIT	POLICE FEE PER UNIT	WATER FEE PER UNIT
Low Density Residential	\$646.74	\$350.95	\$2,938.09
Medium Density Residential	\$363.55	\$518.94	\$1,642.44
High Density Residential	\$182.66	\$168.31	\$994.41
Neighborhood Commercial	\$0.54	\$0.72	\$1.25
Regional Commercial	\$0.45	\$0.31	\$1.10
Service Commercial	\$0.68	\$0.10	\$1.51
Highway Commercial	\$0.54	\$0.24	\$1.25
Office Residential	\$0.23	\$0.43	\$1.35
Office	\$0.25	\$0.26	\$0.87
Neighborhood Mixed Use	\$0.54	\$0.69	\$1.57
Corridor Mixed Use	\$0.54	\$0.47	\$1.41
Downtown Mixed Use	\$0.09	\$0.41	\$0.30
Light Industrial	\$0.16	\$0.01	\$1.76
Heavy Industrial	\$0.16	\$0.01	\$1.79
Open Space	\$0.00	\$0.00	\$0.00
Public Facilities	\$0.06	\$0.09	\$1.51
Educational Facilities	\$0.00	\$0.00	\$0.79
LAND USE CATEGORY	WASTEWATER PER UNIT	PARKS FEE PER UNIT	STORM DRAIN PER ACRE
Low Density Residential	\$2,516.20	\$3,243.55	\$2,859.66
Medium Density Residential	\$2,014.22	\$2,904.84	\$3,145.62
High Density Residential	\$1,836.54	\$2,566.11	\$3,431.57
Neighborhood Commercial	\$0.85	\$0.00	\$5,147.38
Regional Commercial	\$0.88	\$0.00	\$5,147.38
Service Commercial	\$0.86	\$0.00	\$5,147.38
Highway Commercial	\$0.85	\$0.00	\$5,147.38
Office Residential	\$1.82	\$0.00	\$3,431.57
Office	\$0.86	\$0.00	\$5,147.38
Neighborhood Mixed Use	\$1.66	\$0.00	\$5,147.38
Corridor Mixed Use	\$1.19	\$0.00	\$5,147.38
Downtown Mixed Use	\$0.52	\$0.00	\$4,115.88

DEVELOPMENT IMPACT FEES

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT		
LAND USE CATEGORY	WASTEWATER PER UNIT	PARKS FEE PER UNIT	STORM DRAIN PER ACRE
Light Industrial	\$0.98	\$0.00	\$4,575.44
Heavy Industrial	\$1.13	\$0.00	\$4,575.44
Open Space	\$0.00	\$0.00	\$0.00
Public Facilities	\$0.86	\$0.00	\$4,003.51
Educational Facilities	\$0.53	\$0.00	\$4,003.51

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
Water and Wastewater Impact Analysis	
Hydraulic modeling to identify utility impacts. Estimate based fee	Actual City and/or Consultant time and materials plus a 10% admin fee
Traffic Impact Analysis Peer Review	
Estimate based fee	Actual City and/or Consultant time and materials plus a 10% admin fee
Developer Agreements	
Estimate based fee	Actual City and/or Consultant time and materials plus a 10% admin fee
Inspection Fees Subdivisions	
Initial deposit of 1% of initial estimated construction cost of all improvements as prepared by developer's engineers. Payment due prior to inspection of improvements. The deposit is to be replenished once 25% of funds remaining.	Actual City and/or Consultant cost for construction inspection(s) and/or other construction support services plus a 10% admin fee
Inspection Final Fee	The actual City and/or consultant cost of improvement inspections plus a 10% admin fee

*Fee for residential uses is per dwelling unit. Fee for other uses is per building square foot.

*Wastewater treatment portion of fee is based on standard household strength waste of 200 MG/L B.O.D. and 200 MG/L S.S. and 300 gal./day flow rate

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
LAND USE CATEGORY	REFUSE FEES PER UNIT
Residential Container/Equip	\$585.44
Commercial	
Per No. of 1 Cubic Yard Dumpsters	\$1,026.03
Per No. of 2 Cubic Yard Dumpsters	\$1,291.59
Per No. of 3 Cubic Yard Dumpsters	\$1,376.09
Per No. of 4 Cubic Yard Dumpsters	\$1,750.28
Per No. of 6 Cubic Yard Dumpsters	TBD

DEVELOPMENT IMPACT FEES

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	
LAND USE CATEGORY	CIRCULATION FEES PER UNIT	
Single-Family Residential	\$4,059.65	Dwelling Unit
Multi-Family Residential	\$2,850.66	Dwelling Unit
Senior Residential/Assisted Living	\$1,476.23	Dwelling Unit
Hotel/Motel (per room)	\$2,584.33	Room
Retail (<100KSF) unless specifically listed below	\$11,834.53	1,000 Sq Ft
Retail (>100KSF)	\$8,936.76	1,000 Sq Ft
Convenience Store- Without Gas Station	\$107,121.20	1,000 Sq Ft
Gas Station- With or Without Convenience Store	\$15,658.80	Fueling Position
Motor Vehicle Sales, Minor and Major Repair	\$2,241.97	1,000 Sq Ft
Restaurant- No Drive-thru	\$22,890.04	1,000 Sq Ft
Restaurant with Drive-thru- Stand-alone	\$104,617.25	1,000 Sq Ft
Restaurant with Drive-thru Within a Shopping Center	\$28,125.96	1,000 Sq Ft
General Office/Bank	\$5,036.99	1,000 Sq Ft
Medical/Dental Office	\$10,188.67	1,000 Sq Ft
Government	\$3,084.14	1,000 Sq Ft
Industrial/Service Commercial	\$2,027.33	1,000 Sq Ft
Warehouse/Distribution < 100,000 sq ft	\$1,672.23	1,000 Sq Ft
Warehouse/Distribution > 100,000 sq ft	\$804.19	1,000 Sq Ft
Mini Storage > 100,000 sq ft	\$804.19	1,000 Sq Ft
Religious Institution or Public Facility	\$2,190.41	1,000 Sq Ft
Other uses option	\$393.11	Trip
TYPE OF FEE	DEVELOPMENT FEE FOR SINGLE FAMILY RESIDENCE	
Fire, Police, Water, Wastewater, Parks	\$9,695.53	
Circulation	\$4,059.65	
Storm Drainage	\$2,859.66	
Refuse	\$585.44	
Total	\$17,200.28	
SANITARY SEWER AREA	BENEFIT DISTRICT FEE PER ACRE	
9th Ave Area of Benefit District (10th Ave to Hwy 43)		
Area generally south of Hanford-Armona Road	\$1,006.49	
Area located Between Hanford-Armona Rd and Lacey Blvd	\$1,496.18	
Areal located between Lacey Blvd and Grangeville Blvd	\$2,254.01	
Area located between Grangeville Blvd and Hwy 43	\$3,108.04	
12th Ave Area of Benefit District (11-1/2 Ave to 13th Ave)		
Area generally south of Hanford-Armona Road	\$695.65	
Area located Between Hanford-Armona Rd and Lacey Blvd	\$1,073.83	
Area located between Lacey Blvd and Grangeville Blvd	\$1,460.00	
Area located between Grangeville Blvd and Fargo Ave	\$1,939.91	
Area located between Fargo Ave and Flint Ave	\$2,685.81	

DEVELOPMENT IMPACT FEES

FEE NAME/DESCRIPTION OF SERVICE		FEE AMOUNT	
IMPACT FEE CREDITS FROM WATER, WASTEWATER AND STORM DRAINAGE IMPACT FEES			
ITEM		CREDIT PER UNIT	UNIT
Water:			
8" Pipeline		\$78.47	Lineal Foot
12" Pipeline		\$209.12	Lineal Foot
18" Pipeline		\$253.82	Lineal Foot
Groundwater Well (1,500 gpm)		\$1,448,824.65	Each
Pump Station (3 @ 3,100 gpm)		\$4,831,993.46	Each
Pump Station (4 @ 1,400 gpm)		\$3,305,529.77	Each
Storage Tank (1.5 MG)		\$4,128,229.07	Each
Land for Storage Tank or Well		\$48,283.73	Acre
Wastewater:			
8" Gravity Main		\$214.86	Lineal Foot
12" Gravity Main		\$363.98	Lineal Foot
15" Gravity Main		\$381.54	Lineal Foot
18" Gravity Main		\$411.87	Lineal Foot
21" Gravity Main		\$446.98	Lineal Foot
24" Gravity Main		\$464.55	Lineal Foot
27" Gravity Main		\$536.39	Lineal Foot
30" Gravity Main		\$630.58	Lineal Foot
36" Gravity Main		\$783.82	Lineal Foot
18" Force Main		\$367.42	Lineal Foot
Lift Station		\$1,669.16	GPM
Storm Drain:			
12" Pipeline		\$115.88	Lineal Foot
21" Pipeline		\$265.01	Lineal Foot
24" Pipeline		\$312.89	Lineal Foot
30" Pipeline		\$384.72	Lineal Foot
36" Pipeline		\$456.57	Lineal Foot
42" Pipeline		\$528.40	Lineal Foot
48" Pipeline		\$624.19	Lineal Foot
60" Pipeline		\$719.97	Lineal Foot
96" Pipeline		\$1,224.42	Lineal Foot
Retention Basin (0 to 5 acre feet)		\$39,882.46	Acre Foot
Retention Basin (Over 5 to 10 acre feet)		\$23,810.47	Acre Foot
Retention Basin (Over 10 to 20 acre feet)		\$13,549.43	Acre Foot
Retention Basin (Over 20 acre feet)		\$8,227.74	Acre Foot

DEVELOPMENT IMPACT FEES

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	
IMPACT FEE CREDITS FROM CIRCULATION AND PARKS IMPACT FEE ACCOUNTS		
ITEM	CREDIT PER UNIT	UNIT
Circulation- Arterial and Major Arterial Street		
Median Curb (both sides)	\$24.14	Lineal Foot
Median Concrete (16' wide)	\$193.14	Lineal Foot
Pavement (one side- 22' wide)	\$96.07	Lineal Foot
Right of Way in Exceeding 42' Wide Half Street	\$2.49	Square Foot
Circulation- Collection Street		
Pavement (one side- 18' wide)	\$68.51	Lineal Foot
Circulation- Street Intersections		
Traffic Signal	\$482,837.34	Each
Intersection Improvements (full)	\$482,837.34	Each
Parks- Must be Identified in General Plan		
Park Improvements	\$222,413.17	Acre
Land for Park	\$108,638.40	Acre

PUBLIC WORKS DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
Application/Permit	
Public Street and Infrastructure Improvement Plan Review/Inspection Fee	
6% of the first \$5,000 of improvement costs or fraction thereof	
5% of the next \$20,000 of improvement costs or fraction thereof	
4.5% of the next \$75,000 of improvement costs or fraction thereof	
3.5% of the next \$150,000 of improvement costs or fraction thereof	
2% of all amounts of improvement costs over \$250,000	
DEVELOPMENT IMPROVEMENT ENGINEERING SERVICES	
Initial deposit of 1% of initial estimated construction cost of all improvements as prepared by developer's engineers. Payment due upon initial submittal of plans and specs. The deposit is to be replenished once 25% of funds remaining.	Actual City and/or Consultant cost for checking, improvement plans, and specs; and/or other engineering costs plus a 10% admin fee
Water Meter Inspection Fee (all land uses) per meter	\$85.00
Backflow Prevention Assembly Inspection Fee (all land uses)	\$80.00
Final Parcel Map	\$950.00 + \$50.00 Recording Fee
GRADING PLAN REVIEW	
Residential: Single Family Residence	\$1,050.00
Two or Three Units	\$1,800.00
Four through Eight Units	\$3,050.00
Eight or More Units	\$4,400.00
Commercial: Sites less than one-half acre	\$2,700.00
Sites from one-half to one acre	\$4,200.00
Sites one to five acres	\$5,700.00
Sites over five acres	\$5,700 plus \$85/acre
Permit Extensions	\$25.00
ENCROACHMENT PERMIT	
Annual Permit	\$250.00
Annual Permit (Utilities)	\$1,000.00
Annual Permit (Trees)	\$900.00
Regular Encroachment Permit	\$365.00
TRANSPORTATION PERMIT	
Annual Permit	\$90.00
Regular Transportation Permit	\$16.00
MISCELLANEOUS	
Construction Water Meter Deposit	\$1,000.00
Conditional Watering Permit	\$25.00
Pool Drain Permit	\$25.00
Fee for Backflow Administration and Inspection	\$125.00
Water Department Inventory Sales Administration Fee	15% of all cost incurred by the City
Street Banner Permit	\$100.00

REFUSE DIVISION

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
Temporary Bin Rental	
1YD (4 Empties per month)	\$78.23
2YD (4 Empties per month)	\$98.37
3YD (4 Empties per month)	\$118.53
Trash Can/bin services	
Delivery/Exchange Startup Fee	\$20.00
Removal for Discontinued Refuse Service	\$66.00
Special Event Can Services	
Delivery Fee (for each eighteen (18) 96 gallon containers up to 54 event cans)	\$26.00
Empty Fee (per container per empty and disposal of waste)	\$11.44
Cleaning Fee (per container to clean and restock)	\$2.08
Special Event Bin Services	
Delivery Fee (each bin up to five (5) 2yd or 3yd commercial bins)	\$26.00
Empty Fee (per 2yd bin)	\$23.92
Empty Fee (per 3yd bin)	\$27.08
Cleaning Fee (per container to clean and restock)	\$15.60
Miscellaneous	
Refuse Locks	\$25.00
Monthly Lock Service Fee	\$8.00

WASTEWATER DIVISION

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
Boundary Overages	
Flow per Gallon per Day	\$0.10 per Gallon per Day
BOD per Pound per Day	\$31.25 per Pound per Day
TSS per Pound per Day	\$31.25 per Pound per Day
Wastewater Permits	
Wastewater Discharge Permit Application Fee	\$250.00

AIRPORT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT
Overnight Parking- Single	\$8.00 per Night
Overnight Parking- Twin	\$12.00 per Night
Overnight Parking- Jet	\$20.00 per Night
Overnight Vehicle Parking inside Airport Perimeter	\$4.25 per Night
Airport Tiedown- Long Term	\$50.00 per Month
Covered T-Spaces (1-10 & 20-40)	\$96.00 per Month
T-Hangar Spaces (11-19)	\$199.00 per Month
Port-a-Port (1,200 sq. ft. or less)	\$683.00 per Year
Port-a-Port (1,800 sq. ft. to 2,100 sq. ft.)	\$694.00 per Year
Hangar Ground Lease (0 to 1,600 sq. ft.)	\$873.00 per Year
Hangar Ground Lease (1,601 sq. ft. to 2,300 sq. ft.)	\$974.00 per Year
Hangar Ground Lease (2,301 sq. ft. to 4,500 sq. ft.)	\$1,064.00 per Year
Hangar Ground Lease (4,501 sq. ft. to 5,000 sq. ft.)	\$2,049.00 per Year
Hangar Ground Lease (5,001 sq. ft. and above)	\$0.418 per sqft
Heavy Appliance Electricity Surcharge	\$37.00 per Month

The airport has the following types of agreements: hangar, tiedown, land and facilities. The agreements will contain annual CPI increases and the Fair Market Value of the lease rates will be established by using the Council approved per square foot lease rate plus the CPI Adjustments.

(1) These rates are for the various types of storage units at the airport and are adjusted annually based on the clause contained in the individual agreements. The CPI used for these agreements is the CPIU for the average of LA and SF for April of each

Summary of Change

FINANCE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
GENERAL		
Administrative Fee - Charge assessed to pass-through funds	2%	New Addition

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
BUSINESS LICENSE		
Veteran Owned Business: Required to register and provide copy of DD214. Subject to approval	No Charge	Reword

PARKS - INDOOR FACILITY FEE SCHEDULE

FACILITY		Resident	Non-Resident	Comments
CIVIC AUDITORIUM:				
Main Hall	Fri-Sat	\$600.00	\$1,100.00	Increased rate from \$500.00 \$1,000.00 to \$600.00 \$1,100.00
	Sun-Thurs	\$375.00	\$900.00	Increased rate from \$275.00 \$900.00 to \$375.00 \$900.00
FACILITY HOST FEES:				
1-199 Party Size	2 Host	\$50.00 per Hour		Increased rate from \$40.00 per hour to \$50.00 per hour
200-299 Party Size	3 Host	\$70.00 per Hour		Increased rate from \$60.00 per hour to \$70.00 per hour
300-399 Party Size	4 Host	\$90.00 per Hour		Increased rate from \$80.00 per hour to \$90.00 per hour
400 or Larger	5 Host	\$110.00 per Hour		Increased rate from \$100.00 per hour to \$110.00 per hour
FACILITY DEPOSIT		\$250.00		Rewording
INSURANCE REQUIRED FOR ALL FACILITY RENTALS				Rewording
FACILITY RENTALS WITH ALCOHOL REQUIRE BOTH INSURANCE AND SECURITY				

PARKS - OUTDOOR FACILITY FEE STRUCTURE

FACILITY	RESIDENT	NON-RESIDENT	COMMENT
City Parks:			
Alcohol Deposit (if permitted)	\$1,000.00		Add to fee to schedule
<i>*Freedom and Lacey Park are excluded due to proximity of schools</i>			
City Plunge:			
Floating Island Rentals	\$45.00 per Unit		Removed
Softball Complex:			
Field Fee	\$130.00		Changed to one rate
Youth	\$80.00-		Removed
Adult-	\$100.00-		Removed
Staff Fees	\$22 per Hour per each Employee		Increased from \$18/hour/employee to \$22/hour/employee
Field Preparation	\$58 per Field per Day		Increased \$30/field/day to \$58/field/day
Trash Removal: Adult	\$175.00		Rewording
Electricity Use	\$75.00-		Removed - Incorrect section
Tournament Deposit	\$250.00-		Removed - duplicated fee
Homerun Fence	\$60 per Field per Day		New Add
FACILITY RENTALS WITH ALCOHOL REQUIRE BOTH INSURANCE AND SECURITY			Rewording

PARKS - WINTER WONDERLAND

DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
Adults and Children Ice Skating:		
Groups of 8+	\$10.00 per Person	Remove
Activities:		
Hockey Lessons	\$20.00 per Lesson	Remove
Broomball	\$5.00	Remove
Miscellaneous:		
Skate Aides	\$7.00 per Aide	Increased from \$6.00/aide to \$7.00/aide
North Pole Lounge	\$200.00 per Rental	Decreased from \$375.00/rental to \$200.00/rental
Santa Experience Photos	TBD	Remove
Santa Experience (Up to 6 people)	\$25.00 per Reservation	Remove
Private Rink Rentals:	\$350.00 per Hour	Split to groups
1-50	\$400 per Hour	New add
51-100	\$650 per Hour	New add

PARKS – PROGRAMS AND EVENTS

DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
Zumba, Aerobics, Yoga	\$16.00 Seniors \$20.00 Adults	Change to age group
Haunted House	\$5.00 per Person	Remove
Food Vendor	15%-20% per Day	Change rates from 5%-20%/ Day to 15%-20%/Day
Activity Vendor	10%-20% per Day	Change rates from 5%-20%/ Day to 10%-20%/Day
Retail Booth Vendor	\$20.00-\$40.00 per Space	Remove

FIRE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE		FEE AMOUNT	COMMENT
Annual Operational Permit	per Issuance	\$149.00	Increased from \$108.00 to \$149.00 for increased staff time and cost
Prospective License Pre-Inspection for all Child and Adult Day Care	per Issuance	\$149.00	Changed wording
Licensed Family Day Care Re-Inspection	per Occurrence	\$180.00	Remove
Miscellaneous Fire Prevention Permit	per Permit	\$149.00	Increased from \$108.00 to \$149.00 for increased staff time and cost
Illegal Burning	per Hour	\$250.00	Decreased from \$401.00 to \$250.00
CPR/AED Certification (Class size must be 10 participants, otherwise will be placed on a wait-list)	per Person	\$100.00	Add to schedule

POLICE DEPARTMENT

FEE NAME/DESCRIPTION OF SERVICE	FEE AMOUNT	COMMENT
SPECIAL PERMITS		
Enhanced CCW Card	\$25.00 per Card	No longer providing service

RESOLUTION No. 25-73-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD ADOPTING A CITY OF HANFORD MASTER FEE SCHEDULE FOR FY 2025-26.

WHEREAS, the City Council of Hanford is empowered to impose reasonable fees, rates, and charges for municipal services, and thereby has adopted rates, charges and fees set forth in a Master Fee Schedule; and

WHEREAS, the City Council desires to amend previously adopted fee schedules and establish fees and charges for FY 2025-26 in a single Master Fee Schedule, effective December 16, 2025.

WHEREAS, all requirements of California Government Code Sections 66016, 66017, and 66018 are hereby found to have been complied with;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HANFORD DOES HEREBY RESOLVE AS FOLLOWS:

1. Master Fee Schedule Adoption. The following schedules of fees and charges are hereby directed to be computed and applied by the various City departments, and to be collected by the City Finance Department for the herein listed services when provided by the City or its designated contractors.
2. The fees and charge adjustments proposed herein comply with the adjustment requirements required by the authorizing ordinances
3. The fees and charges adjustments are statutorily exempt from the California Environmental Quality Act either as fees and charges related to ministerial projects or that meeting operating expenses, financial reserve needs, further capital projects for services, or the purchasing or leasing of supplies; and
4. The findings required by authorizing ordinances enumerated herein to adopt fees have been made as part of the respective original adopting resolutions of the Council.
5. All resolutions and other actions of the City Council in conflict with the contents of this Resolution are hereby repealed.
6. Effective Date. Unless otherwise indicated in the Master Fee schedule for FY 2025-26 document, these rates and fees go into effect on December 16, 2025. Impact fees shall not be effective until 60 days after the adoption thereof (February 14, 2026).

PASSED and ADOPTED by the City Council of the City of Hanford at a Council meeting duly held on this 16th day of December 2025 by the following vote:

AYES: _____
NOES: _____
ABSENT: _____
ABSTAIN: _____

Mark Kairis
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 special meeting of the City Council of the City of Hanford held on the 16th day of December 2025.

Date: _____

City Clerk

NOTICE OF PUBLIC HEARING

A public hearing will be held before the Hanford City Council on Tuesday, December 16, 2025, at 7:00 p.m., in the Hanford City Council Chambers, Civic Auditorium, 400 N. Douty Street, Hanford, California, pertaining to the following:

To adopt an amendment to the City of Hanford Master Fee Schedule for FY 2025-26

A copy of the proposed Master Fee Schedule is available for inspection. Requests can be made by email to finance@hanfordca.gov.

All interested persons may appear to present testimony at the hearings. If you challenge any action or decision by the City Council regarding the subject of the public hearing described in this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

If you have questions or are in need of a translator or special services, please call the City Clerk at (559) 585-2515 at least five (5) days prior to the meeting to make arrangements.



AGENDA STAFF REPORT

MEETING DATE: 12/16/2025

AGENDA SECTION: PUBLIC HEARING

SUBJECT:

Adoption of Ordinance No. 25-12, adopting the 2025 California Building Standards Code (Title 24) and Amendment to Title 15 of the Hanford Municipal Code.

RECOMMENDATION:

Recommendation:

Staff recommends that the City Council:

1. Waive the second reading and adopt Ordinance No. 25-12, adopting the 2025 California Building Standards Code (Title 24, Part 1-12), including Part 7 - California Wildland-Urban Interface Code (CWUIC) and amendments to Title 15 of Hanford Municipal Code.

Recommended Motion:

1. I move to waive the second reading and adopt Ordinance No. 25-12, adopting the 2025 California Building Standards Code (Title 24, Part 1-12), including Part 7 - California Wildland-Urban Interface Code (CWUIC) and amendments to Title 15 of Hanford Municipal Code.

BACKGROUND:

The State of California updates the California Building Standards Code every three years. The 2025 Edition was adopted by the California Building Standards Commission on July 1, 2025, and becomes effective statewide on January 1, 2026. Local jurisdictions must adopt the updated code and any justified amendments.

In accordance with Section 50022.3 of the California Government Code, adoption of the Codes by reference with local amendments requires that the City Council introduce the proposed Ordinances and schedule a time and place for a public hearing to consider whether or not to adopt the Codes, as amended. Accordingly, this Ordinance 25-12 was introduced during December 2, 2025 meeting and it is being continued for recommendation to adopt Ordinance.

The proposed ordinance:

1. Adopts the 2025 California Building Standards Code, including:

- Part 1 – Administrative Code
- Part 2 – California Building Code
- Part 2.5 – California Residential Code
- Part 3 – California Electrical Code
- Part 4 – California Mechanical Code
- Part 5 – California Plumbing Code
- Part 6 – California Energy Code
- Part 7 – California Wildland-Urban Interface Code (CWUIC)
- Part 8 – California Historical Building Code
- Part 9 – California Fire Code
- Part 10 – Existing Building Code
- Part 11 – CALGreen
- Part 12 – Reference Standards Code

2. Repeals prior code adoption ordinances where they conflict.

3. Maintains all local amendments previously adopted.

4. Uses a consolidated adoption format for clarity and simplicity.

ENVIRONMENTAL REVIEW:

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

PUBLIC COMMENT:

Noticing of the project was published in the newspaper on December 2, 2025, pursuant to the requirements of Government Code. Section 50022.3.

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

STAFF RECOMMENDATION:

Staff recommends that the City Council:

1. Waive the second reading and adopt Ordinance No. 25-12, adopting the 2025 California Building Standards Code (Title 24, Part 1-12), including Part 7 - California Wildland-Urban Interface Code (CWUIC) and amendments to Title 15 of Hanford Municipal Code.

FISCAL IMPACT:

Allocation for expenses related to the new code adoption has been budgeted under Building Safety Special Department Expense account.

ATTACHMENTS:

1. Ordinance 25-12

ORDINANCE NO. 25-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD

ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE (TITLE 24)

AND AMENDING TITLE 15 OF THE HANFORD MUNICIPAL CODE

SECTION 1. PURPOSE AND INTENT

The purpose of this Ordinance is to adopt by reference the 2025 California Building Standards Code, Title 24, Parts 1 through 12, including Part 7 – California Wildland-Urban Interface Code (CWUIC), and to amend Title 15 of the Hanford Municipal Code to incorporate the updated codes along with the City’s existing local amendments, modifications, and additions necessary due to local climatic, geological, and topographical conditions.

SECTION 2. REPEAL OF PRIOR ADOPTION ORDINANCE

Effective January 1, 2026, Ordinance Nos. 17-09 through 17-15, and any ordinance adopting earlier editions of the California Building Standards Code, are repealed to the extent they conflict with this Ordinance. Administrative provisions not tied to code adoption remain in effect.

SECTION 3. ADOPTION OF THE 2025 CALIFORNIA BUILDING STANDARDS CODE

The City of Hanford adopts by reference the 2025 California Building Standards Code, Title 24, Parts 1, 2, 2.5, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12. Copies shall be kept on file with the City Clerk and the Building Division for public inspection.

SECTION 4. EXPRESS FINDINGS

The City Council finds that amendments to the 2025 California Building Standards Code are justified based on local climatic, geological, and topographical conditions in accordance with Health and Safety Code Sections 17958.5 and 17958.7. All findings previously adopted in 2016 are reaffirmed and updated to reflect the 2025 code cycle.

SECTION 5. LOCAL MODIFICATIONS TO THE 2025 CALIFORNIA FIRE CODE

The following sections of the 2025 California Fire Code (Part 9) are amended:

1. Section 507.1 – Required hydrants must be fully operable prior to construction. Portable tanks do not satisfy required fire flow.
2. Section 906.1 – Minimum fire extinguisher rating shall be 2A:10BC unless otherwise authorized.
3. Section 903.4 – All automatic sprinkler and fire detection systems shall be monitored by a UL-listed central station.

SECTION 6. LOCAL ADDITIONS

The following appendices and sections of the 2025 California Building Standards Code are adopted:

- CBC Appendices C, F, and I
- CEBC Section 409.2 – Moving Permits
- CRC Appendix J – Existing Buildings and Structures
- CPC Appendix C – Alternate Plumbing Systems

SECTION 7. CONFORMING AMENDMENTS

Title 15 adoption sections for Building, Electrical, Fire, Mechanical, and Plumbing Codes are updated to reference the 2025 editions. Administrative provisions relating to licensing, permit fees, enforcement, liability, and penalties remain unchanged.

SECTION 8. SEVERABILITY

If any portion of this Ordinance is found invalid, the remainder shall continue in full force and effect.

SECTION 9. EFFECTIVE DATE

This Ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage

SECTION 10. CERTIFICATION

The City Clerk shall certify and publish this Ordinance as required by law.

APPROVED this ____ day of _____, 2025.

Mayor of the City of Hanford

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



AGENDA STAFF REPORT

MEETING DATE: 12/16/2025

AGENDA SECTION: GENERAL BUSINESS

SUBJECT:

Adoption of Chapter 12.30.01 – Regulation of Bicycles, E-Bikes, E-Scooters, and E-Skateboards

RECOMMENDATION:

Recommendation: The City Council waive the first reading of the ordinance adding Chapter 12.30: Bicycles, E-Bikes, E-Scooters, and E-Skateboards to the Hanford Municipal Code.

Recommended Motion: I move that the Council waive the first reading of the ordinance adding Chapter 12.30: Bicycles, E-Bikes, E-Scooters, and E-Skateboards to the Hanford Municipal Code.

The purpose of this staff report is to present for City Council consideration a proposed ordinance establishing Chapter 12.30 of the Hanford Municipal Code, regulating the operation of bicycles, electric bicycles (e-bikes), electric scooters (e-scooters), and electric skateboards (e-skateboards) within the City of Hanford. The ordinance also establishes enforcement mechanisms and penalty provisions for violations.

In recent years, the popularity of micromobility devices such as e-bikes, e-scooters, and e-skateboards has increased substantially throughout California cities. While these devices provide low-cost, environmentally friendly alternatives for short-distance travel, they also raise public safety concerns about high speeds on sidewalks and in pedestrian areas; unsafe operation near schools, parks, and playgrounds; and a lack of consistent local regulation and enforcement authority.

The City's Active Transportation Plan (ATP) promotes multimodal connectivity and safe pathways for all users, including pedestrians and cyclists. However, until now, the Hanford Municipal Code did not provide specific definitions or enforcement provisions for electric-powered conveyances. This ordinance aligns Hanford's regulations with the ATP and provides a clear framework for operation, enforcement, and penalty procedures.

A. Definitions

The proposed ordinance clearly defines:

- Electric Bicycle (E-Bike): A bicycle with operable pedals and a motor under 750 watts.
- Electric Scooter (E-Scooter): A small, stand-up device powered by an electric motor with a maximum speed of 15 mph.
- Electric Skateboard (E-Skateboard): A motorized skateboard designed for standing riders with a maximum speed of 20 mph.
- E-Conveyance: A collective term for all small electric-powered personal transportation devices.

These definitions ensure consistency with the City's Active Transportation Plan (ATP) and current state law.

B. Operational Rules

The ordinance establishes operational expectations for safety and consistency:

- Bicycles and e-conveyances are permitted on sidewalks, trails, and roadways unless otherwise posted.
- Operators must yield to pedestrians and equestrians and give an audible signal before passing.
- Operation is prohibited in parks, playgrounds, and school grounds unless specifically designated.
- Maximum speed on bicycle paths and trails is 20 mph or slower when conditions require.
- E-conveyance use may be restricted during special events.
- Riders must travel in the same direction as vehicular traffic.
- Passengers are restricted, with limited exceptions for small children on appropriate seats.
- Electric scooters may not carry passengers under any circumstances.

C. Enforcement and Penalties

The ordinance provides for criminal, civil, and administrative enforcement mechanisms:

- Criminal: Violations constitute infractions under Chapter 8.11.
- Civil: The City Attorney may seek court orders or injunctions for ongoing violations and pursue damages or civil penalties.
- Administrative: The Police Chief or designee may issue administrative citations, with fines established by City Council resolution.

The administrative citation process includes due process, hearing rights, and provisions for financial hardship waivers. Late payment penalties, interest, and recovery costs are also detailed, ensuring fairness and accountability.

The ordinance aligns with the City's Active Transportation Plan to promote safe multimodal travel and support environmental sustainability goals.

FISCAL IMPACT:

THE FISCAL IMPACT IS ANTICIPATED TO BE MINIMAL. ENFORCEMENT WILL OCCUR AS PART OF REGULAR PATROL. NO ADDITIONAL STAFFING OR EQUIPMENT EXPENDITURES ARE EXPECTED.

ATTACHMENTS:

1. HMC Bicycles, E-Bikes, E-Scooters, And E-Skateboards

CHAPTER 12.30: BICYCLES, E-BIKES, E-SCOOTERS, AND E-SKATEBOARDS

§ 12.30.010 DEFINITIONS

ELECTRIC BICYCLE (E-BIKE). An electric bicycle, or “e-bike,” which is a bicycle equipped with fully operable pedals and an electric motor of less than 750 watts.

ELECTRIC SCOOTER (E-SCOOTER). A micromobility device with two or three wheels, handlebars, and a floorboard designed to be stood upon when riding, powered by an electric motor, and with a maximum speed of not more than 15 miles per hour on a paved level surface.

ELECTRIC SKATEBOARD (E-SKATEBOARD). A skateboard powered by an electric motor, designed to be operated by a standing rider, with or without handlebars, and with a maximum speed of not more than 20 miles per hour on a paved level surface.

E-CONVEYANCE. For purposes of this Chapter, “e-conveyance” means any small electric-powered device designed for personal transportation, including but not limited to electric bicycles, electric scooters, and electric skateboards. E-conveyance shall be considered a form of micromobility consistent with the City’s Active Transportation Plan (ATP).

CONSISTENCY WITH ATP. The definitions set forth in this Chapter shall be interpreted in a manner consistent with the City’s Active Transportation Plan (ATP). In the event of any ambiguity, the ATP shall be consulted to ensure uniformity of terminology and intent.

§ 12.30.020 RIDING ON SIDEWALKS, PLAYGROUNDS, AND THE LIKE

(A) Riding bicycles and e-conveyance on any sidewalk, bicycle path, bicycle trail, or roadway is permitted unless prohibited by appropriate signs authorized by the terms of this chapter.

(B) Whenever any person is riding a bicycle or e-conveyance upon a sidewalk, bicycle path, or bicycle trail, such person shall yield the right-of-way to any pedestrian or person on horseback and shall give an audible signal before overtaking and passing pedestrians.

(C) No person shall ride or operate a bicycle or e-conveyance upon any playground, park, or school ground not specifically designated as a bicycle path or route, unless specifically posted as authorized for such use.

(D) No person shall operate a bicycle or e-conveyance on a bicycle path or bicycle trail at a speed greater than 20 miles per hour, and in no event at a speed greater than is reasonable

or prudent under the existing conditions, or at a speed which endangers the safety of persons and/or property.

(E) When posted, no person shall operate a bicycle or e-conveyance at any city special events.

(F) The operator of a bicycle or e-conveyance shall travel in the same direction as vehicles are required to be driven upon the roadway, regardless of whether or not the operator is in the roadway or in a bike lane. This section also applies to any sidewalk less than eight feet in width, unless there is no accompanying sidewalk on the opposite side of the street, or wherever posted signs prohibit such behavior.

(G) The operator of a bicycle or e-conveyance shall not allow a person to ride as a passenger, and a person shall not ride as a passenger, on a bicycle or e-conveyance upon a public roadway, sidewalks, bicycle paths and bicycle trails, other than upon or astride a separate seat attached thereto. If the passenger is four years of age or younger, or weighs 40 pounds or less, the seat shall have adequate provision for retaining the passenger in place and for protecting the passenger from the moving parts of the bicycle.

(H) Electric scooters shall not carry passengers under any circumstances.

§ 12.30.030 Remedies and Penalties for Violations.

A. Criminal Remedies. Any person who violates any provision of this chapter is guilty of an infraction. Upon conviction, the person is subject to punishment as prescribed in this Chapter 8.11 and any other applicable available remedies in this Municipal Code.

B. Civil Remedies.

1. When the city's Police Chief or designee finds that a person has violated or continues to violate any provision of this chapter, they may petition the Superior Court of Kings County, California, through the city's attorney, for the issuance of a temporary restraining order, temporary injunction, and/or permanent injunction, as appropriate, which restrains or compels the specific performance of any requirement imposed by this chapter. A petition for injunctive relief shall not be a bar against, or a prerequisite for, taking any other action.

2. Nothing contained in this code shall preclude or limit the city from pursuing a civil action for damages against a person who causes the city to incur injury, loss, costs, or expenses as a result of the person's violation of this chapter.

3. In addition to all other remedies, as part of any civil action brought by the city, a court may assess a civil penalty in an amount not to exceed the maximum allowed by State law per day for each violation with respect to any person who violates this chapter, which penalty shall be payable to the city.

C. Administrative Remedies. In addition to any other remedy available at law, an administrative citation may be issued to any person who violates any provision of this chapter.

1. Issuance of Citation.

a. Whenever the Police Chief or designee determines that a violation of this chapter has occurred the Police Chief or designee shall have the authority to issue an administrative citation to the responsible person.

b. Each administrative citation shall contain the following information:

- (i) The date of the violation;
- (ii) The address or a definite description of the location where the violation occurred;
- (iii) The section of this chapter violated and a description of the violation;
- (iv) The amount of the fine for the violation;
- (v) A description of the fine payment process, including a description of the time within which and the place to which the fine shall be paid;
- (vi) An order prohibiting the continuation or repeated occurrence of the code violation described in the administrative citation;
- (vii) A description of the administrative citation appeal process, including the time within which the administrative citation may be contested and the place from which a request for hearing form to contest the administrative citation may be obtained; and
- (viii) The name and signature of the individual issuing the citation.

2. Amount of Fines.

a. The amounts of the administrative citation fines for code violations imposed pursuant to this chapter shall be set forth in a schedule of fines established by resolution of the city council.

b. The schedule of fines shall specify any increased fines for repeat violations of the same code provision by the same person or entity.

3. Payment of Fines.

a. Fines shall be paid to the city within thirty (30) days from the date of the administrative citation.

b. Any administrative citation fine paid shall be refunded if it is determined, after an appeal hearing, that there was no violation as charged in the citation.

c. Payment of a fine under this chapter shall not excuse, discharge, or permit any continuation or repeated occurrence of the code violation that is the subject of the administrative citation.

4. Hearing Request.

a. Any recipient of an administrative citation may appeal the citation by submitting a written request for hearing to the city of Hanford City Clerk or

designee within thirty (30) days from the date of the administrative citation, together with an advance deposit of the fine.

b. Notwithstanding the provisions of subsection a. above, the deposit of the administrative fine shall be waived if the city of Hanford City Manager determines that the appealing party is financially unable to pay such amount. A waiver request must be submitted to the City Clerk with the person's request for appeal, along with a sworn declaration and other supporting documents and materials showing the person's actual financial inability to deposit the fine amount. The appealing party bears the burden of demonstrating financial hardship to the satisfaction of the City Manager. If the City Manager determines that a waiver is warranted, the deposit will be waived or partially waived. If the City Manager finds that a waiver is not warranted, the appealing party must, within three (3) business days of the party's receipt of the City Manager's written decision, deposit the administrative fine for the person's appeal to be processed.

c. The person requesting the hearing shall be notified by the city of the time and place set for the hearing at least ten (10) calendar days prior to the date of the hearing.

d. If the Police Chief designee submits an additional written report concerning the administrative citation to the hearing officer, then a copy of such report shall be served on the person requesting the hearing at least five (5) calendar days prior to the date of the hearing.

5. Hearing Officer. The City Manager shall appoint a hearing officer who shall be selected in a manner that avoids the potential for pecuniary or other bias, and in no event shall the enforcement officer, nor any other officer or employee in his/her department, be the hearing officer for appeals regarding administrative citations issued under this chapter.

6. Hearing Procedure.

a. Except as otherwise provided herein, no hearing to contest an administrative citation shall be held unless the fine has been deposited with the city in advance.

b. A hearing shall be set for a date that is not less than fifteen (15) calendar days and not more than sixty (60) calendar days from the date that the request for hearing is filed, unless otherwise agreed upon by the city and an appealing party, in accordance with the provisions of this chapter.

c. At the hearing, the party contesting the administrative citation shall be given the opportunity to testify and to present evidence concerning the administrative citation.

d. The failure of any recipient of an administrative citation to appear at the appeal hearing shall constitute a forfeiture of the fine and a failure to exhaust his/her/their administrative remedies.

e. The administrative citation and any additional report submitted by the Police Chief or designee shall constitute prima facie evidence of the respective facts contained in those documents.

f. The hearing officer may continue the hearing and request additional information from the Police Chief or designee or the recipient of the administrative citation prior to issuing a written decision.

7. Hearing Officer's Decision.

a. After considering all of the testimony and evidence submitted at the hearing, the hearing officer shall issue a written decision to uphold, modify, or cancel the administrative citation and shall list in the decision the reasons for the decision. The decision of the hearing officer shall be final.

b. If the hearing officer determines that the administrative citation should be upheld, then the fine amount on deposit with the city shall be retained by the city.

c. If the hearing officer determines that the administrative citation should be rescinded, then the city shall promptly refund the amount of the deposited fine.

d. If the hearing officer determines that the fine levied under the administrative citation should be adjusted, then the city will promptly refund the amount of the deposited fine that exceeds the amount fixed by the hearing officer, or the recipient of the administrative citation will promptly pay to the city an additional amount fixed by the hearing officer if the officer finds that the fine assessed under the administrative citation to be insufficient.

e. The recipient of the administrative citation shall be served with a copy of the hearing officer's written decision.

8. Late Payment Charges. Any person who fails to pay to the city any fine imposed or amount owed pursuant to the provisions of this chapter on or before the date that the fine or amount is due shall also be liable for a late payment charge equal to ten percent (10%) of the unpaid amount, and interest shall accrue thereafter at a rate of one and one-half percent (1.5%) per month on the unpaid amount; provided however, the late fee and/or interest shall not apply if collection of the same by the city would violate State law.

9. Recovery of Administrative Citation Fines and Costs. The city may collect any past due administrative citation fines, collection costs, late payment charges, and accrued interest by use of all available legal means. Collection costs shall be in addition to any interest and late charges imposed upon the delinquent obligation and shall be added to and become a part of the underlying obligation.

10. Right to Judicial Review. Any person or entity aggrieved by a decision of the hearing officer on an administrative citation may obtain review of the decision by filing a petition for review with the Superior Court for Kings County, California in accordance with the timelines and provisions set forth in California Government Code Section 53069.4, as may be amended.

11. Notices. The administrative citation and all notices required to be given by this chapter shall be served by personal delivery thereof to the person to be notified or by deposit in the United States mail, certified mail with return receipt requested, addressed to such person to be notified at his/her/their last-known address as the same appears in the public records or other records pertaining to the matter to which such notice

is directed. Service by mail shall be deemed to have been completed at the time of deposit in the mail.

D. Remedies Cumulative. The remedies provided in this chapter are not to be construed as exclusive remedies, and, in the event of violation, the city may pursue any proceedings or remedies otherwise provided by law or in equity.



AGENDA STAFF REPORT

MEETING DATE: 12/16/2025

AGENDA SECTION: GENERAL BUSINESS

SUBJECT:

Adoption of the Kings-Tulare High-Speed Rail Station Transit Oriented Development Plan

RECOMMENDATION:

Recommendation: Adopt the Kings-Tulare High-Speed Rail Station Transit Oriented Development Plan

Recommended Motion: I move to Adopt the Kings-Tulare High-Speed Rail Station Transit Oriented Development Plan

BACKGROUND:

At the February 7, 2023, City Council meeting, the Council authorized staff to pursue a Sustainable Communities Grant to evaluate and guide land use planning along Lacey Boulevard and within the Kings–Tulare High-Speed Rail (HSR) Station area. The City submitted an application for the Kings–Tulare HSR Station Transit-Oriented Development (TOD) and Connectivity Plan and Cross Valley Corridor (CVC) Rail Service Planning Project and was subsequently awarded \$650,000 in grant funding from Caltrans.

The project supports transit-oriented development, economic revitalization, and multi-modal connectivity. It guides land use planning along Lacey Boulevard and around the Kings–Tulare HSR Station, enhances connections between Downtown Hanford and the Kings–Tulare Station, expands mobility choices and connectivity along the Cross Valley Corridor, and promotes an efficient and integrated transportation system.

A Request for Proposals was issued for the preparation of project documents, and Perkins & Will was selected as the consulting firm.

Early in the planning process, City staff and the Perkins & Will team established a Partners Working Group to provide input on the project scope and priorities. Three meetings were held with the Partners Working Group to guide the planning process, and two public outreach events were conducted during Thursday Night Market to gather community feedback. All project planning documents have been informed by input from the Partners Working Group, the public, and City staff. Staff presented draft documents to Council in November for comments and direction. Staff also notified nearby property owners and stakeholders of the proposed plan and the intent to adopt the Plan.

Included with this agenda item is the Kings-Tulare High-Speed Rail Station Transit Oriented

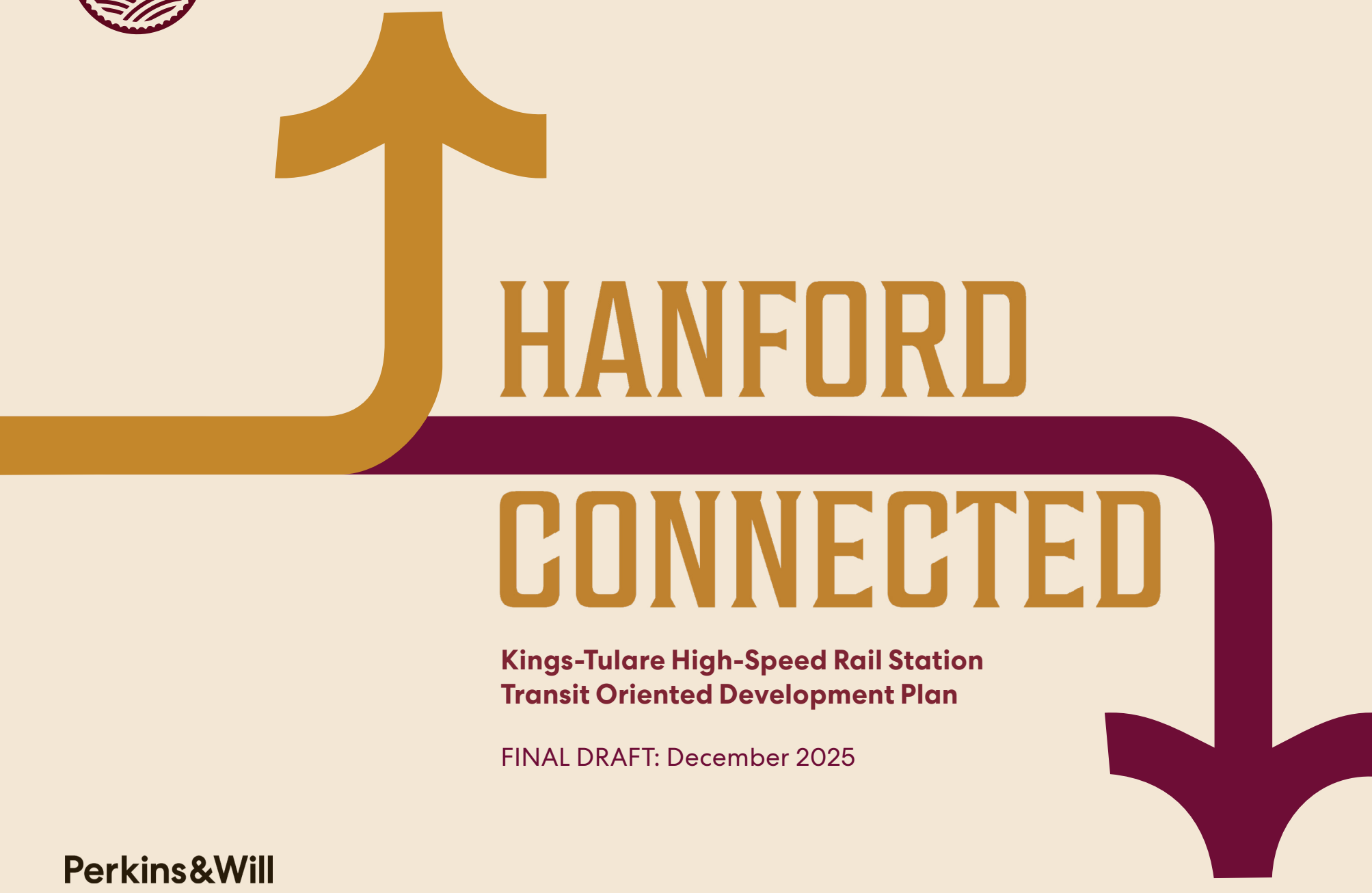
Development Plan that will guide future planning decisions in the TOD area. The plan includes background information and the planning framework that will be used to guide land use decisions in the future within the project. The plan does not change current land uses in the area, which will require a formal amendment to the City's General Plan. Staff is recommending adoption of the document.

FISCAL IMPACT:

No Impact

ATTACHMENTS:

1. Hanford Connected: Kings-Tulare High-Speed Rail Station Transit Oriented Development Plan
2. Hanford Connected: Kings-Tulare High-Speed Rail Station Transit Oriented Development Plan Appendix



HANFORD CONNECTED

**Kings-Tulare High-Speed Rail Station
Transit Oriented Development Plan**

FINAL DRAFT: December 2025

HANFORD CONNECTED

Shaped by Rail.
Grounded by Community.
Rooted in Resilience.

December 2025

Acknowledgements

Hanford City Council

Travis Paden, Mayor, District A Council Member

Kimber Regan, District B Council Member

Nancy Howze, Vice Mayor, District C Council Member

Lou Martinez, District D Council Member

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Table of Contents

01

Introduction11

Hanford: Shaped by Rail

A Pivotal Crossroads

The Plan’s Focus Areas

A Reader’s Guide

02

Opportunity22

The Three Design Lenses

Environment Design Strategies

Community Mobility Design Strategies

Economy Design Strategies

The Vision

03

Process33

The Process Overview

Partners Working Group

Community Workshops

04

Context40

Learning From The Land

Groundwater Challenges

Understanding Demographics

Existing Market Conditions

05

Planning Framework48

The Planning Framework

Our Approach

Working with the Climate

A Healthy Street Grid

Open Space Network

- Hubs
- Patches
- Corridors

Closed Loop Infrastructure

Street Network

Bike Network

Boulevards

- Lacey Boulevard & Loop Road
- Florinda Avenue
- Grangeville Boulevard
- 7th Avenue
- 9th Avenue

Local Streets

06

Neighborhoods & Districts86

Land Use

Mixed Use Neighborhood

Residential Neighborhood

Production and Innovation District

Institutional District

07

Implementation96

Public Facilities Financing Plan

Conceptual Intersection Crossings and CVC Rail Corridor

AA

Appendix

Kings-Tulare High-Speed Rail Station Area Plan Conceptual Public Facilities Financing Plan

Kings-Tulare High-Speed Rail Station Equity and Displacement Analysis

Hanford High-Speed Rail/ Cross Valley Corridor Project Constraints Analysis Overview

Cross Valley Corridor Plan Project Description Memo

Cross Valley Corridor Infrastructure Summary Memo

List of Figures

01 Introduction

Figure 1	A Visual timeline of Hanford	15
Figure 2	A Regional Aerial Map showing CAHSR and CVC	17
Figure 3	A Map of the Plan's Three Focus Areas	19

02 Opportunity

Figure 4	Apricot Lane Farms, Moorpark, California. <i>Credit: Apricot Lane Farms</i>	27
Figure 5	Burswood Park, Perth <i>Credit: HelloPerth</i>	29
Figure 6	Mariposa Phase IV, Denver, Colorado. <i>Credit: Daniel O'Connor</i>	31
Figure 7	A Bird's Eye Illustration of the Proposed TOD Vision	33

03 Process

Figure 8	City of Hanford Website Screenshots	36
Figure 9	Photos from the Community Workshops	39

04 Context

Figure 10	An Existing Regional Natural Context Map	43
Figure 11	An Existing Groundwater Impacts Map	45
Figure 12	Hanford's Demographics and Travel Patterns in 2025 <i>Credit: U.S Census 2024</i>	46
Figure 13	Hanford's Industry Anchors and Agricultural Trends in 2025 <i>Credit: U.S Bureau of Labor Statistics for Industry Anchors</i>	47

05 Planning Framework

Figure 14	Map Illustrating Blue and Green Infrastructure Opportunities	52
Figure 15	Map Highlighting Pathways Connectivity Opportunities	53
Figure 16	Maps Identifying Economic Opportunities	53
Figure 17	Map of Existing Environmental Conditions	55
Figure 18	Map of TOD's Climate-Informed Street Grid	57
Figure 19	Conceptual Diagram of Ecological Matrix	58
Figure 20	Map of the TOD's Open-Space Framework	59
Figure 21	Axonometric of Regenerative Agriculture	60
Figure 22	Axonometric of Groundwater Recharge Zones	60
Figure 23	Map of the TOD's Hubs	61
Figure 24	Axonometric of a Pocket Park	62
Figure 25	Axonometric of a Miyawaki Forest	62
Figure 26	Axonometric of a Bio-Retention Basin	62
Figure 27	Axonometric of a Green Roof	62
Figure 28	Map of the TOD's Patches	63
Figure 29	Axonometric of Green Streets	64
Figure 30	Axonometric of Green Alleys	64
Figure 31	Axonometric of Oak Habitat along Florinda Avenue	64
Figure 32	Map of the Corridors	65
Figure 33	Closed-Loop Framework Diagram	69
Figure 34	Map of Proposed Street Network	71
Figure 35	Class I Shared Use Path <i>Credit: Hello Perth</i>	72

Figure 36	Class III Bike Route <i>Credit: Kendra Ramsey</i>	72
Figure 37	Class IV Separated Bikeway <i>Credit: Joe Linton</i>	72
Figure 38	Map of Bike Network	73
Figure 39	Constitution Avenue, Canberra, Australia <i>Credit: John Gollings</i>	74
Figure 40	Rue Garibaldi, Lyon, France <i>Credit: Ilex, Metropole de Lyon</i>	74
Figure 41	Conceptual Section of Lacey Boulevard and Loop Road	75
Figure 42	Redevelopment Project, Mail Mendes, France <i>Credit: Playeen</i>	76
Figure 43	Rua Gonalo de Carvalho, Porto Alegre, Brazil <i>Credit: Unknown</i>	76
Figure 44	Conceptual Section of Florinda Avenue	77
Figure 45	"Gray to Green," Sheffield, England <i>Credit: Nigel Dunnet</i>	78
Figure 46	Downtown San Luis Obispo, California, U.S.A <i>Credit: VisitSLO Website</i>	78
Figure 47	Conceptual Section of Grangeville Boulevard	79
Figure 48	First Flight, Auckland, Aotearoa (New Zealand) <i>Credit: Blake Marvin</i>	80
Figure 49	LEAP Lebanon Innovation District, Indiana, U.S.A <i>Credit: MKSK and Perkins&Will</i>	80
Figure 50	Conceptual Section of 7th Avenue	81
Figure 51	Les Basses Promenades, Reims, France <i>Credit: Unknown</i>	82

Figure 52	Townbranch Commons, Lexington, Kentucky, U.S.A <i>Credit: SCAPE</i>	82
Figure 53	Conceptual Section of 9th Avenue	83
Figure 54	"Rain Garden," Auckland, Aotearoa (New Zealand) <i>Credit: Taylor Cullity Leathlean and Wright+Associates</i>	84
Figure 55	Blatchford Redevelopment, Edmonton, Alberta, Canada <i>Credit: Perkins&Will</i>	84
Figure 56	Conceptual Section of Local North-South Streets	85
Figure 57	Conceptual Section of Local East-West Streets	85

06 Neighborhoods & Districts

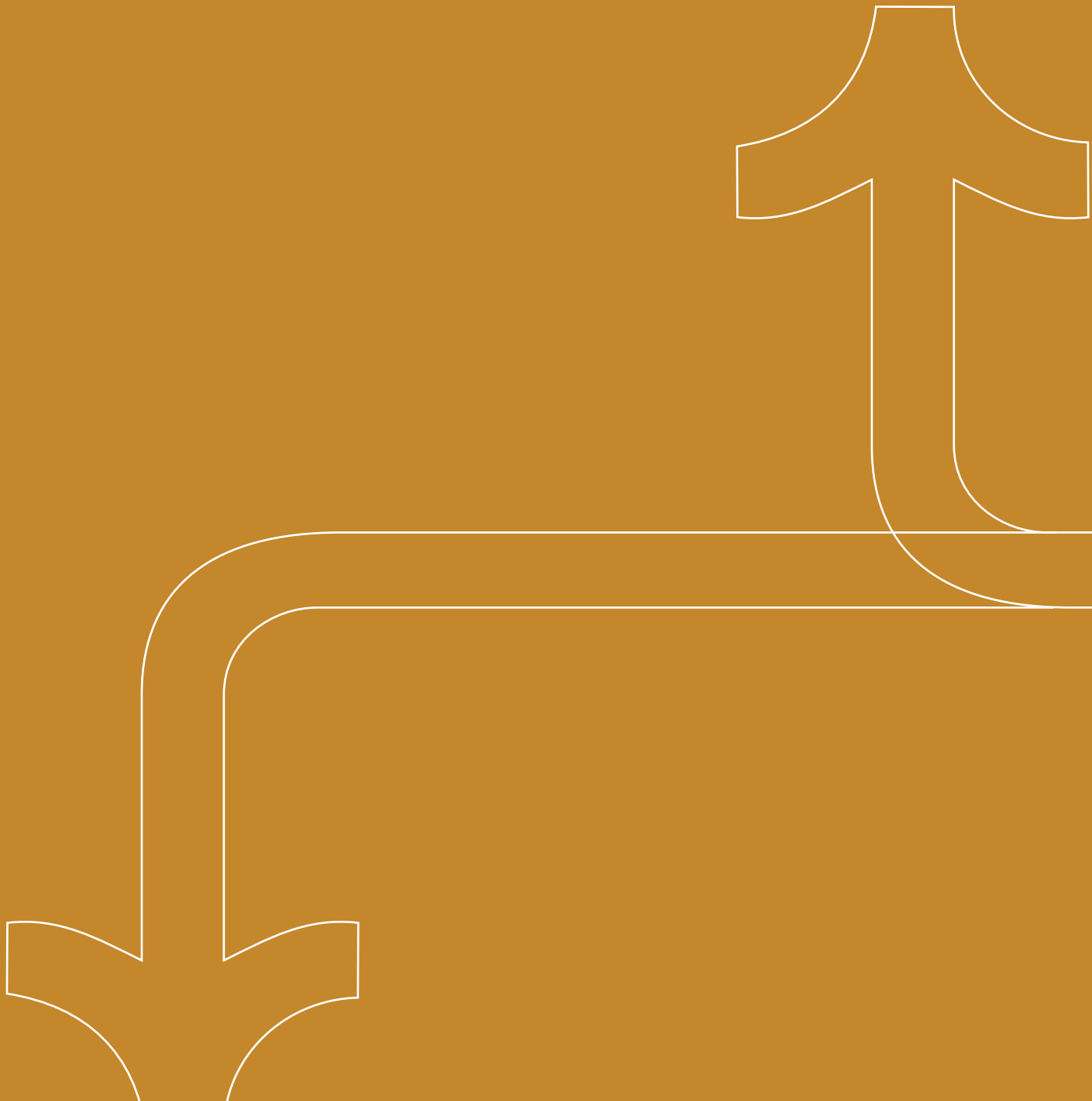
Figure 58	Map of TOD Land Uses	89
Figure 59	Axonometric of Mixed-Use Block	90
Figure 60	Mariposa Phase IV, Denver, Colorado. <i>Credit: Daniel O'Connor</i>	90
Figure 61	Multifamily Housing in San Luis Obispo, California, U.S.A	90
Figure 62	Axonometric of Residential Block	91
Figure 63	Moylan Terrace, San Luis Obispo, California, U.S.A <i>Credit: RRM Design Group</i>	91
Figure 64	Townhomes in San Luis Obispo, California, U.S.A	91
Figure 65	Axonometric of a Production & Innovation District Block	92
Figure 66	Confidential	92
Figure 67	LEAP Lebanon Innovation District, Indiana, U.S.A <i>Credit: MKSK and Perkins&Will</i>	92
Figure 68	Kas&Co Housing Community, Utrecht, The Netherlands <i>Credit: INBO Architecture and Planning</i>	93

Figure 69	University of Texas, El Paso, U.S.A <i>Credit: Adam Barbe</i>	94	Figure 82	Conceptual design for the CVC Bus Rapid Transit and Multi-Use Path (Segment 4)	115
Figure 70	The Edible Academy, New York Botanical Gardens, New York, U.S.A <i>Credit: Robert Benson Photography</i>	94	Figure 83	Conceptual design for the CVC Bus Rapid Transit and Multi-Use Path (Segment 5)	116
Figure 71	Illustrative Birdseye of Institutional Anchor	95	Figure 84	Conceptual design for the CVC Bus Rapid Transit and Multi-Use Path (Segment 6)	117

07 Implementation

Figure 72	Kings-Tulare HSR Station Area Context Map by Census Tracts	99
Figure 73	Kings-Tulare HSR Station Area Land Use Designation Map	101
Figure 74	Backbone Infrastructure and Public Facilities Cost Estimates Summary (2025 Dollars)	103
Figure 75	Estimated Sources and Uses of Funding (2025 Dollars)	105
Figure 76	Summary of Estimated Infrastructure Burden (2025 Dollars)	107
Figure 77	Conceptual design for the Intersection of Highway 43 and Florinda Avenue	110
Figure 78	Conceptual design for the intersection of Highway 43 and CVC BRT Intersection	111
Figure 79	Conceptual design for the CVC Bus Rapid Transit and Multi-Use Path (Segment 1)	112
Figure 80	Conceptual design for the CVC Bus Rapid Transit and Multi-Use Path (Segment 2)	113
Figure 81	Conceptual design for the CVC Bus Rapid Transit and Multi-Use Path (Segment 3)	114

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01

Introduction

This chapter explains why the City is undertaking this planning effort, outlines the Plan's geographic focus areas, and provides guidance on how to navigate the document.

Hanford: Shaped By Rail

From its founding as a railroad town, Hanford has always been a place shaped by the lines that connected it to the wider world.

This connectivity made Hanford a nexus of migration and cultural exchange. Waves of settlers, including Portuguese, Dutch, Midwesterners, Mexican laborers, and Chinese immigrants were drawn by the railroad's promise of opportunity and the Central Valley's attractive agricultural possibilities. This legacy of communities, forged through connectivity, offers a unique foundation for Hanford's next chapter.

Today, as rail infrastructure once again defines the future, Hanford has a unique once-in-a-century opportunity to harness the investment of California High-Speed Rail and the Cross Valley Corridor to create a signature transit oriented community - one that reflects the aspirations of residents, while positioning Hanford as a model of responsible development for the Central Valley.

To this end, the City is not waiting for trains to arrive before taking action. They are proactively advancing a strategic planning effort to establish a roadmap for sustainable long-term growth, direct targeted infrastructure investment, and prepare for the eventual annexation of land surrounding the Kings-Tulare Station. This vision is designed to enhance quality of life, stimulate economic prosperity, and ensure Hanford flourishes for generations to come.

Now is the moment for our community to come together in shaping this future regional intermodal gateway, securing the benefits of this transformative investment for all residents, and redefining Hanford's role as a major hub at the heart of the Central Valley.

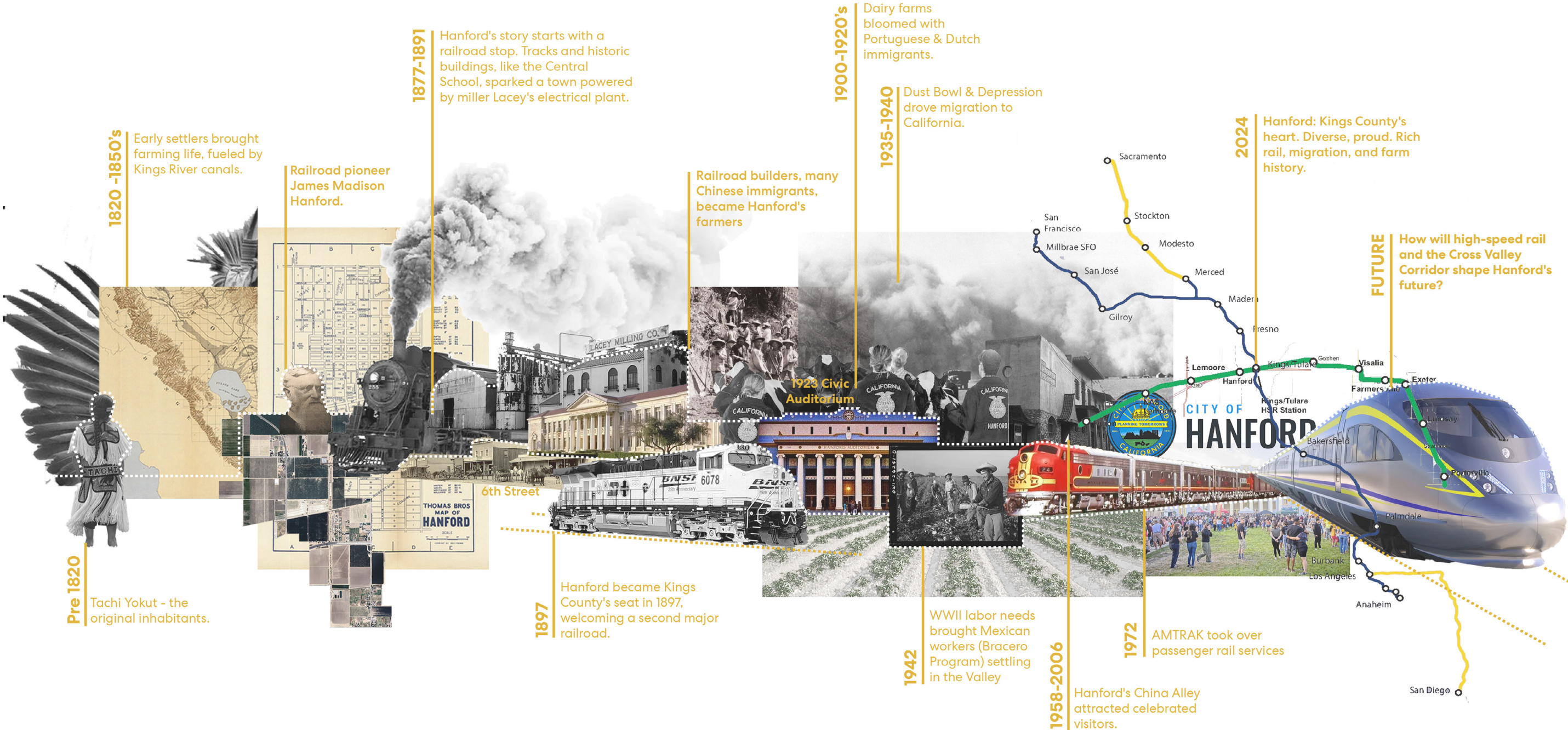


Figure 1 A visual timeline of Hanford's cultural, agricultural, and rail history, illustrating the roots of the community and the forces that have shaped its growth over time.

A Pivotal Crossroads

Hanford is positioned at the intersection of two major California transportation investments: the California High-Speed Rail and the Cross Valley Corridor, both slated to stop at the Kings–Tulare Station, three miles east of Downtown. While many details of these projects remain uncertain, one fact is clear — they are moving forward. By serving as a proactive partner, Hanford can harness these investments as powerful catalysts for positive change, aligning them with the City’s values and opportunities to overcome long-standing challenges and shape a more prosperous future.

This Plan serves as a vision plan to guide future development around the High-Speed Rail station and along Lacey Boulevard. It focuses on addressing community needs, shaping future land uses, and expanding access to jobs, housing, retail, entertainment, arts, cultural amenities, and open spaces. A key priority is strengthening connections between the future station and Downtown through active transportation and enhanced bus services along Lacey Boulevard.

California High- Speed Rail (CAHSR)

The Kings–Tulare Station is one of 24 stations planned as part of the CAHSR system, which will ultimately span 800 miles, connecting San Diego in the south to Sacramento in the north. The CAHSR rail line is identified in purple on the corresponding map. In Phase 1, the Kings–Tulare Station is currently

under construction as part of the Initial Operating Segment in the Central Valley between Merced to Bakersfield.

Cross Valley Corridor (CVC)

The CVC is a proposed 60-mile regional transit line that will link towns across the Central Valley from east to west along the historic San Joaquin Valley Railroad freight corridor. Initial phases call for express bus service operating between Naval Air Station Lemoore in Kings County and the Lindsay Transit Center in Tulare County, with long-term plans to introduce passenger rail service extending from Huron to Porterville. At the heart of the corridor is the future Kings–Tulare High-Speed Rail Station, envisioned as a vital hub connecting Kings and Tulare counties to the broader San Joaquin Valley and California’s statewide rail network.



The Plan's Focus Areas

The geographic scope of this planning effort is defined by three key components: Lacey Boulevard, the Cross Valley Corridor, and approximately 1,000 acres of unincorporated land surrounding the Kings-Tulare Station.

East Lacey Boulevard

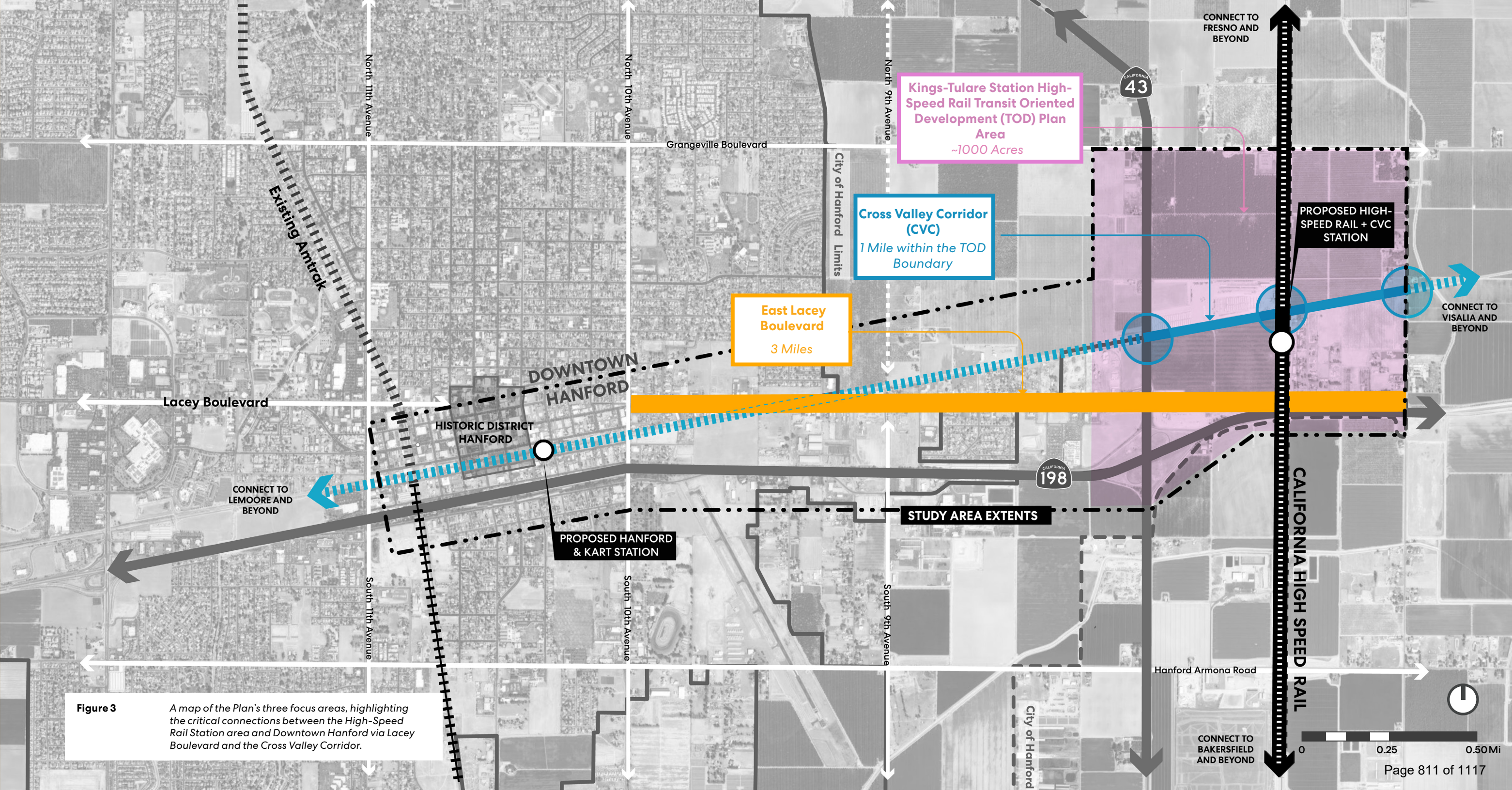
The Plan encompasses a three-mile section of Lacey Boulevard, linking North 10th Avenue to State Route 43. The Plan includes conceptual design sections to re-imagine the public right-of-way with safer walking and biking connections, enhanced transit access, street trees, and green infrastructure.

Cross Valley Corridor (CVC)

The Plan includes a one-mile section of the rail corridor within the Transit-Oriented Development Plan Area, connecting the future Downtown Hanford CVC and KART Station to the Kings-Tulare High-Speed Rail Station. Conceptual sections and intersection improvements at key points are designed to advance planning and enable seamless multimodal connections between Downtown Hanford and high-speed rail service.

Kings-Tulare Station High-Speed Rail Transit Oriented Development (TOD) Plan Area

The Plan's primary focus is to establish a long-term planning framework for approximately 1,000 acres of agricultural land surrounding the High-Speed Rail Station. This area is defined by Grangeville Boulevard to the north, 7th Avenue to the east, agricultural land located about 1,300 feet west of State Route 43 to the west, and agricultural land directly south of State Route 198 to the south. The intersecting alignments of the High-Speed Rail and the Cross Valley Corridor create four distinct quadrants, forming the foundation for a transit oriented development plan area that will support future growth and investment.



A Reader’s Guide

Before delving into the Plan, this guide clarifies what each chapter covers, the intended audience, how the document should be used, and the value it provides.



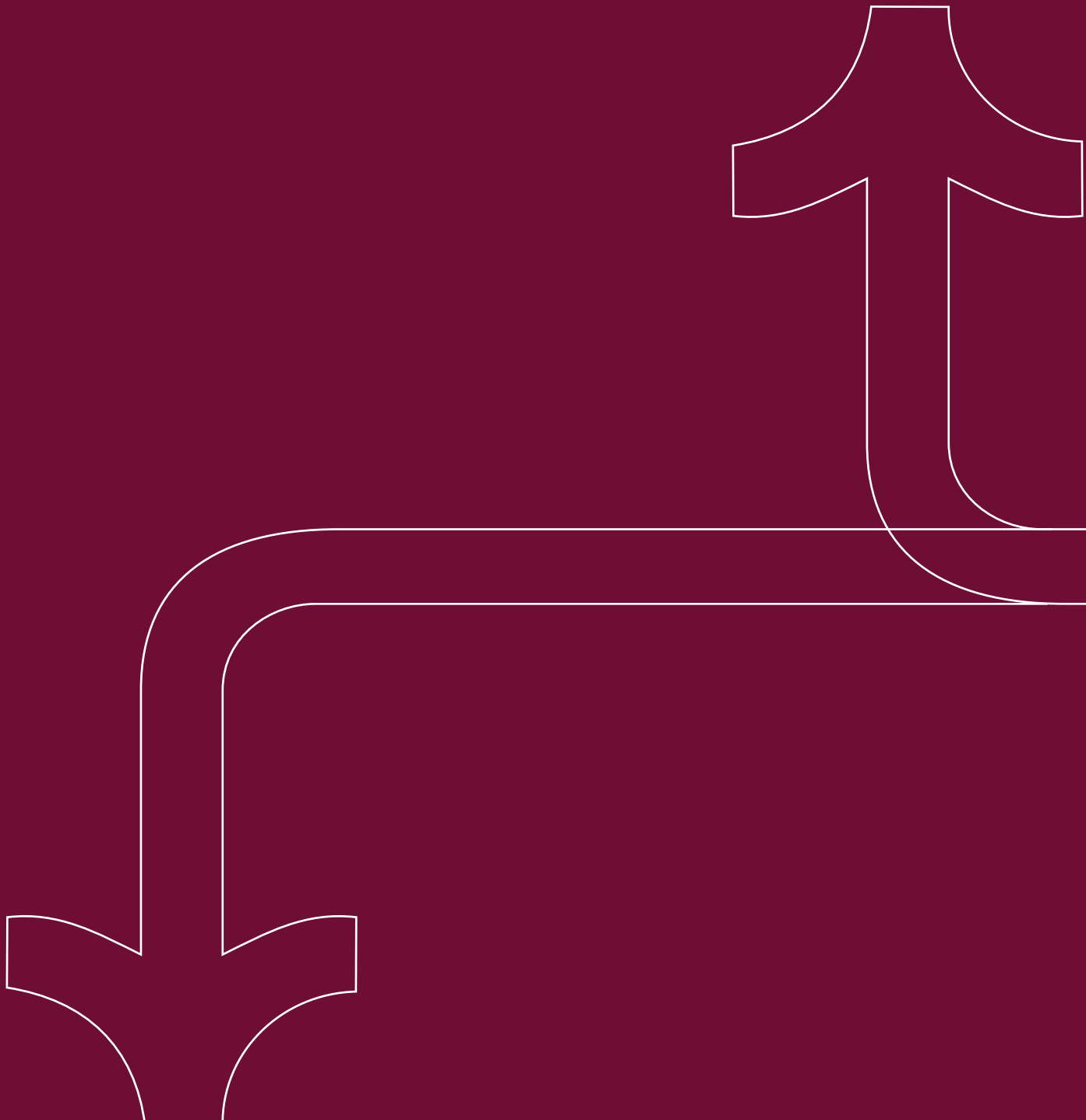
Click on any chapter header to jump directly to that section.



This Plan serves as a foundation for City staff, government partners, and the community at large to work together in bringing the vision to life.

01 Introduction Explains why the City is undertaking this planning effort, outlines the Plan’s geographic focus areas, and provides guidance on how to navigate the document.	02 Opportunity Summarizes the long-term vision for the transit-oriented development (TOD) plan area around the station. Highlights key design recommendations and describes how they will deliver tangible benefits for Hanford.	03 Process Details how community engagement and interdisciplinary coordination shaped the development of the Plan.	04 Context Presents ecological, demographic, and market conditions that form the foundation for context-specific design recommendations.
05 Planning Framework Provides a step-by-step overview of the TOD’s horizontal infrastructure, including the strategic placement of parks and open spaces and the rationale behind the street grid.	06 Neighborhoods & Districts Focuses on proposed land uses within the TOD area, specifying where housing, commercial, industrial, and institutional development may occur, as well as the scale of buildings permitted.	07 Implementation Outlines public financing strategies to support long-term growth and infrastructure around the station. Identifies priority capital projects such as a separated multi-use path along the CVC rail corridor and intersection improvements.	AA Appendix Includes technical memoranda such as the Kings–Tulare High-Speed Rail Station Area Plan Conceptual Public Facilities Financing Plan; the Kings–Tulare High-Speed Rail Station Equity and Displacement Analysis; the Cross Valley Corridor Plan Project Description Memo; the Environmental Constraints Analysis; and the Cross Valley Corridor Infrastructure Summary Memo.

Who Is This For?	How to Use It?	How Will You Benefit?
City Staff and Elected Officials	Use this Plan to guide infrastructure investments, align capital projects with long-term goals, and shape development that reflects the community’s vision and priorities.	Coordinate public investments and infrastructure upgrades. Align growth with climate, equity, and livability goals. Foster attractive, walkable, and connected neighborhoods. Provide clarity and consistency in decision-making. Encourage collaboration across public and private sectors.
Residents, Business Owners, and Civic Organizations	Use this Plan to understand how the neighborhood is evolving, advocate for improvements, and participate in shaping public spaces that are inclusive, safe, and vibrant.	Better public spaces that support daily life. Safer, more walkable streets and access to local amenities. A stronger voice in shaping the district’s future. Advocating for better connections to Downtown and the rest of the city.
Developers	Use this Plan to align development proposals with community goals, streamline entitlement processes, and unlock long-term value through context-sensitive, future-ready design.	A predictable path to approvals and investment. Design strategies that add long-term value. A shared vision that supports both business and community outcomes.



02 **Opportunity**

This chapter outlines the Plan's goals, presents design recommendations addressing the environment, community, and economy, and concludes with the long term urban design vision.

The Three Design Lenses

The Plan’s recommendations are aligned with three lenses: Environment, Community, and Economy for a healthy, thriving Transit Oriented Development.



LENSES

	Environment	Community	Economy
NEEDS	Protect Natural Resources Conserve water, protect air quality, and create natural habitats to ensure a healthy environment.	Enhance Quality of Life Create vibrant public spaces, cultural amenities, and recreational opportunities to improve the overall well-being of residents.	Promote Economic Development Improve transportation infrastructure, support local businesses, and attract new investment to stimulate economic growth.
	Promote Sustainable Development Implement strategies to reduce greenhouse gas emissions, minimize environmental impact, and enhance community resilience to climate change.	Promote Social Equity Ensure equitable access to the benefits of the project for all community members, including housing, transportation, and economic opportunities.	Diversify the Economy Explore opportunities to diversify the local economy, including agriculture, agri-tourism, manufacturing, technology etc.
			Preserve Agricultural Heritage Support local agriculture and sustainable farming practices to strengthen the rural economy in a changing climate.

LENSES

	Environment	Community	Economy
GOALS	Climate Resiliency Enhancing and celebrating natural local and regional features to create a new paradigm for all living things. - Design for a changing climate and champion environmental stewardship. - Integrate green infrastructure and create ecological corridors. - Restore and create natural and ancient habitats. - Promote closed-loop infrastructure.	Healthy Communities Leveraging existing and proposed transit routes to make low carbon modes of transit an easy choice for a healthier lifestyle. - Create comfortable, walkable, rollable, bikeable streets and neighborhoods. - Promote seamless transit connections.	Equitable Development Co-create a future that has an equitable outcome, providing access to opportunities and choices for upward mobility for all. - Connect, leverage, and enhance existing economies and institutions. - Incorporate and celebrate unique Hanford heritage and agricultural identity - Design for flexibility to attract new industries to support economic prosperity. - Promote social, rural, and agricultural regeneration.

Environment Design Strategies

The Plan champions design strategies that enhance and celebrate nature, strengthen human and environmental health, and prepare Hanford for potential future shocks and stressors.

A Climate Responsive Street Grid

Inspired by the walkable blocks of historic Downtown, the grid is strategically shifted to enhance airflow and maximize shading, optimizing comfort in Hanford’s hot, dry climate.

Groundwater Recharge and Bioretention Zones

The Plan designates strategic areas as groundwater recharge zones to maximize aquifer recharge. These green basins filter runoff, support native plant communities, and create opportunities for residents to connect with nature.

Green Streets and Alleyways

The redesign of major boulevards—such as Grangeville Boulevard, Lacey Boulevard, and Florinda Avenue—transforms them into green streets featuring dense canopy trees and integrated stormwater planters. Similar to Downtown, green alleyways weave through the mid-block, capturing breezes, creating space for community and connectivity.

Pocket Parks and Forests

The Plan ensures that community park spaces are located within a 10-minute walk of every new residential development in the TOD. These include pocket parks, offering family-friendly spaces for play and social interaction, as well as Miyawaki Forests—compact, native forests that help cool the block, enrich biodiversity, and improve air quality.

Florinda Avenue’s Green Canopy of Oaks

Florinda Avenue, stretching from the future Heroe’s Park to the High-Speed Rail Station, is redesigned with a wide planter strip lined with continuous native oak trees. This landscape strategy improves soil quality, supports biodiversity, and provides shade for pedestrians and cyclists.

Closed Loop Infrastructure

The Plan offers a roadmap for the City to establish a self-sustaining system that reduces waste, reuses resources, and strengthens resilience by transforming outputs, such as wastewater, energy, and materials, into inputs that serve the community.

Agricultural Regeneration

Aligned with natural topographic contours, the Plan preserves acres of land as agricultural bands for small-scale farming operations, helping to maximize water capture, improve soil health, and sustain local food production.



Figure 4

Apricot Lane Farms is a certified organic and biodynamic farm that uses regenerative methods of farming to grow over 200 varieties of fruits and vegetables in Moorpark, California.

Community Mobility Design Strategies

The Plan leverages the existing and proposed transit routes to make low carbon modes of transit an easy choice for a healthier lifestyle.

Wide Sidewalks and Protected Bike Lanes

The TOD Plan builds on the recommend facilities proposed in the citywide Active Transportation Plan (ATP) to deliver a comprehensive network of wide, comfortable, complete network of sidewalks and protected, low-stress bicycle facilities that connects Downtown to the TOD in a safe, intuitive environment for all ages and abilities.

Multi-Modal Boulevards

Major corridors including Lacey Boulevard, Florinda Avenue, Grangeville Boulevard, and 7th and 9th Avenues are reimagined as multi-modal boulevards designed to accommodate all forms of travel. Features include generous sidewalks with landscaped planting strips for large shade trees, protected bike lanes, and the preservation of two-way vehicular traffic.

The Loop Road

Within the ~1000-acre TOD site, an internal boulevard is essential to weave together the neighborhoods surrounding the Station. The Plan introduces a tree-lined, multi-modal Loop Road that serves as the District’s central spine, designed to accommodate walking, biking, truck movement, and private vehicles.

The Loop Road will establish critical crossings over the rail corridor, linking Lacey Boulevard and Florinda Avenue to create major east–west connections between the Station, Downtown, and the broader city.

Beyond mobility, it will also function as a vital utility corridor, supporting new infrastructure such as the proposed ambient loop.

Cross Valley Corridor (CVC) Bus Rapid Transit

In coordination with ongoing planning for the CVC, the TOD Plan illustrates a potential configuration that integrates high-capacity transit and active transportation. The proposal features a dedicated, two-way bus rapid transit lane connecting Downtown to the Station, ensuring efficient and reliable service.

Parallel to the rail corridor, a new shared-use path for walking and biking will provide safe, continuous, and accessible connections, reinforcing the corridor as a multimodal spine for the TOD and the broader city.

Improved Intersections across Highway 43

The Plan recognizes that Highway 43 will remain an auto-oriented arterial with fast-moving traffic for the foreseeable future, creating difficult and potentially unsafe crossing conditions for streets designated as active transportation corridors.

To mitigate these challenges, the Plan introduces conceptual designs for two priority intersections—at Florinda Avenue and at the junction

with the CVC Bus Rapid Transit and Multi-Use Trail.

These locations are expected to see increased pedestrian and bicycle activity, and the proposed improvements are designed to enhance safety, accessibility, and overall comfort for all users, ensuring that active transportation can coexist with the corridor’s vehicular function.



Figure 5 A vibrant multi-use path in Burswood Park, Perth, designed for people of all ages and abilities to bike, walk, roll, and enjoy the outdoors together.

Economy Design Strategies

The Plan establishes a diverse mix of uses to support future population growth, offering healthy and attainable housing options, attracting employers, expanding vocational training for Hanford residents, and introducing unique shops and services that complement—rather than compete with—the Downtown core.

Housing Next to Parks, Shops, and Transit

The Plan provides a diverse range of housing choices to support residents at every stage of life, including Hanford’s workforce, families, and seniors. These homes are thoughtfully connected to park spaces, community gardens, and green paseos, fostering healthy lifestyles and offering comfort during the summer months.

Center for Learning and Workforce Training

Located just north of the CAHSR and CVC Station, this institutional center is easily accessible to students, faculty, and employees from across the region.

Envisioned as a hub for learning, innovation, and agriculture, it builds on the Valley’s agricultural heritage while preparing residents for a changing future.

Neighborhood Serving Shops

Major boulevards and parcels near the High-Speed Rail Station are envisioned to accommodate a diverse mix of neighborhood-serving ground-floor uses. These shops will provide residents, employees, and commuters with convenient access to everyday needs, including farm-to-table restaurants, locally owned small businesses, childcare facilities, and other daily amenities.

New Jobs and Economic Opportunities

The southeastern quadrant of the District is designated as a dedicated employment zone, strategically planned to support ag-tech, light industrial, food processing, research, fabrication, and small logistics businesses. This employment hub builds on Hanford’s agricultural strengths, fostering innovation, diversification, and long-term economic growth while creating new opportunities for the local workforce.

Outdoor Community Spaces

The Plan envisions outdoor spaces that not only support environmental health but also prioritize people and community. These areas are designed as welcoming places where families can gather, children can play, local farmers can sell fresh produce, and workers and students can collaborate. They serve as vibrant extensions of daily life that strengthen social connections and Hanford pride.

Agricultural Bands

Following the site’s natural drainage contours, the agricultural bands function as multi-purpose landscapes that physically and programmatically link the Production & Innovation zone with the Institutional center.

They provide space for demonstration crops, teaching orchards, and hands-on learning in regenerative farming practices. By tying directly to local industry, the bands prepare the next generation of growers, makers, and agricultural innovators while reinforcing Hanford’s agricultural identity.



Figure 6

A flourishing community garden at Mariposa Phase IV for Denver Housing Authority in Denver, Colorado.

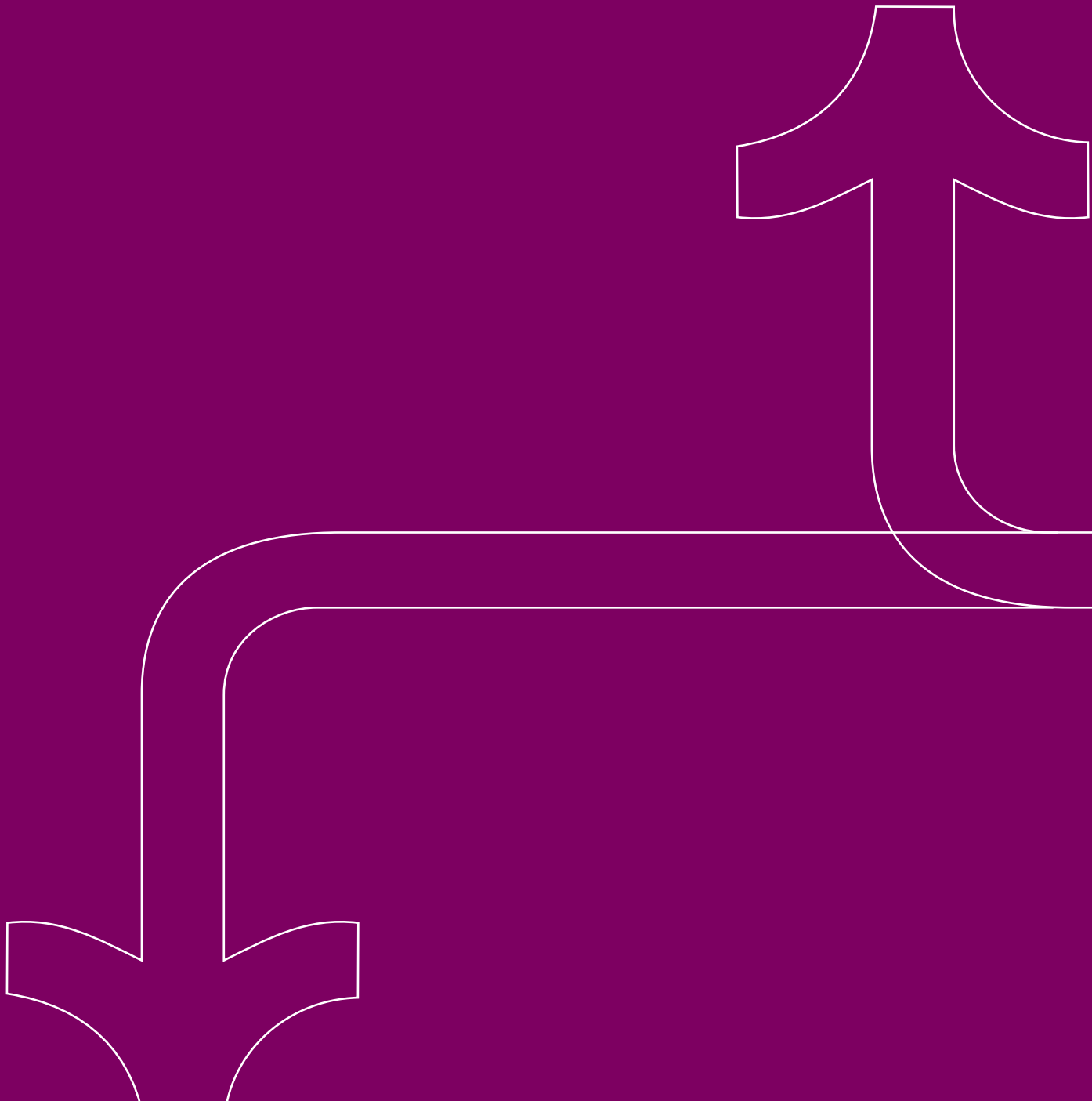
The Vision

A climate-responsive, resilient, and connected Transit Oriented Development, this planning framework pioneers a new paradigm of community, environmental, and economic vitality in the Central Valley.



Figure 7

A bird's eye illustration of the proposed TOD Vision at the Kings-Tulare High-Speed Rail Station.



03 **Process**

This chapter details how community engagement and interdisciplinary coordination shaped the development of the Plan.

Process Overview

Partner and community engagement took place between Spring 2024 and Fall 2025.

Engagement Approach

With a goal to engage a diverse range of partners and community members to form and refine a shared vision for the future of Hanford. Our approach was to include the community in key project moments to maximize the impact of their voices without creating outreach fatigue. Engagement strategies used included upkeep of a project webpage on the City’s website, forming and facilitating a **Partners Working Group (PWG)**, and hosting **community workshops** where people already gather. These activities allowed us to capture feedback from people who live in, work in, and visit Hanford and incorporate their feedback and ideas into the development of this plan.

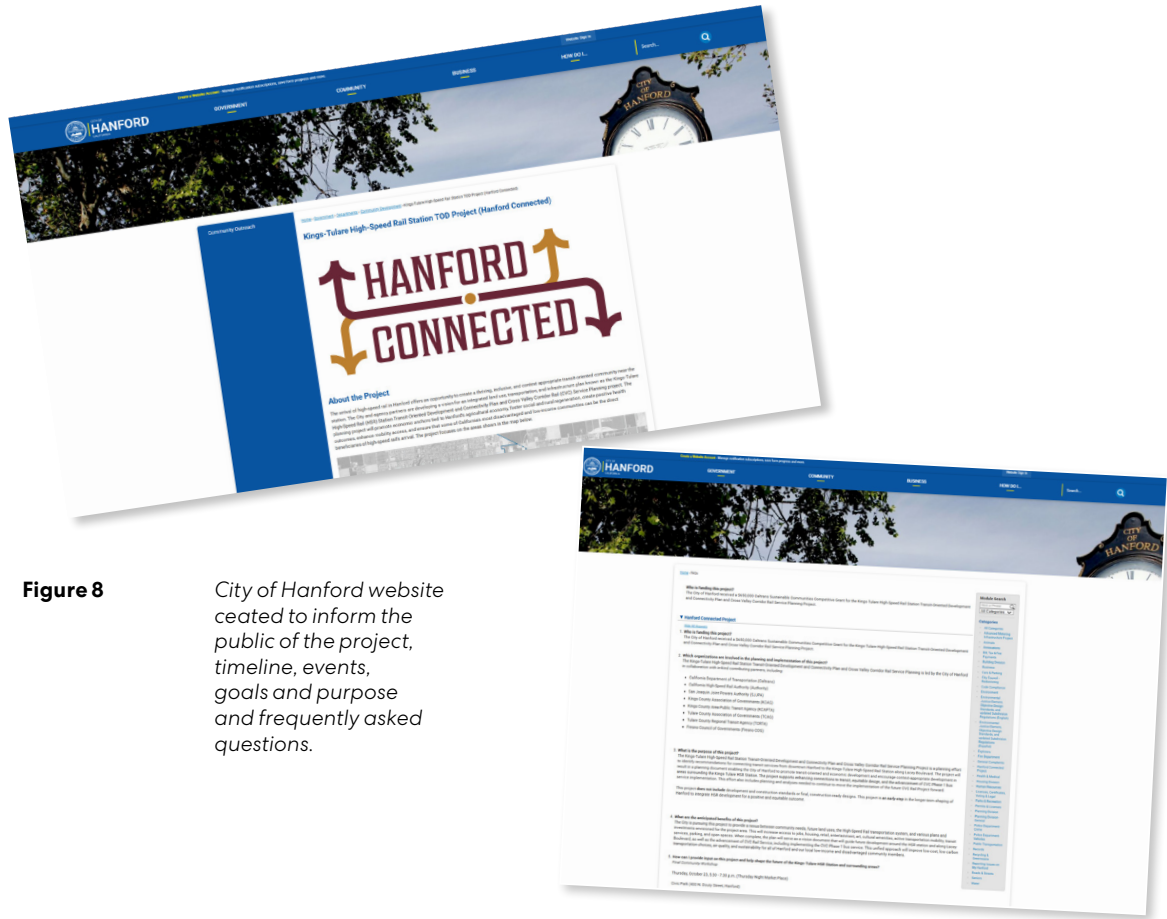


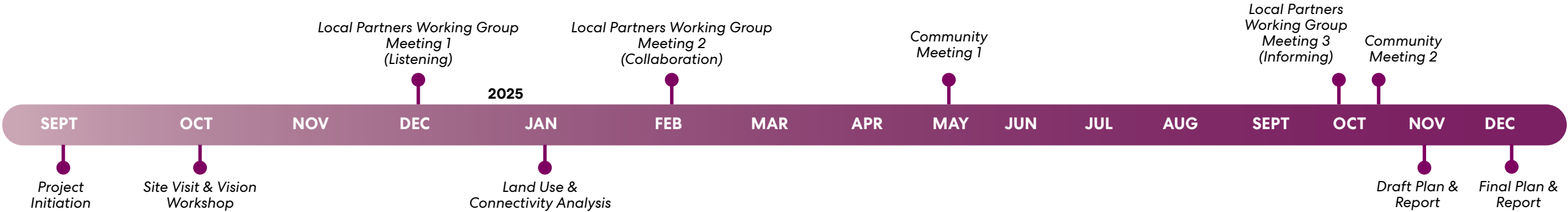
Figure 8 City of Hanford website ceated to inform the public of the project, timeline, events, goals and purpose and frequently asked questions.

Partners Working Group

Rich dialogue and input from the partners informed this process and the outcome.

Listening, Collaborating, Informing

Early in the project, the project team formed a PWG that invited key representatives from state, regional, and local agencies and organizations to play an important role in this long-term effort. These included, but are not limited to, various City of Hanford departments, Caltrans District 6, Kings County, the California High-Speed Rail authority, Kings Area Regional Transit (KART) and others. The PWG met three times throughout the project to provide critical oversight and feedback on early findings and proposed design concepts.



What We Heard

Spatial moves must support economic opportunity and reinforce Hanford’s identity.

“The foliage looked nice, but we have temperatures over 100 degree in the summer, We need to use more drought tolerant plants.”

Ideal Location for Production & Innovation was voted ‘South of the HSR Station.’

“Community members have expressed that they don’t want the focus to be on a second city”

An ‘equal mix of residential and employment land uses,’ was a top priority for majority of partners.

“I support the visionary document and planning work for the future while demonstrating how it plays out over time.”

Desire to see how the short-term downtown focus and long-term station area build-out complement one another.

“Welcome New Tourists, New Visitors and New Residents”

Community Workshops

To shape the development of this plan, the project team hosted two pop-up style workshops at the City’s pre-existing and popular Thursday Night Market.

Engagement

The Thursday Night Market gave the project visibility and allowed the project team to engage with a large, diverse group of community members who may not have attended a traditional, standalone public meeting. At each event, we located our booths next to the California High-Speed Rail Authority, a key partner on this project, so rail-focused questions and concerns could more easily be addressed by appropriate staff.

At each event, the project team used a set of visually rich presentation boards to share key project information and collect input on the draft design approach (workshop 1) and draft concepts (workshop 2). Input from the interactive boards and in-depth discussions with community members was crucial for refining the concepts presented in subsequent chapters of this document.

What We Heard

Preserve our city’s family-friendly, small-town feel!”

“ Lets make Hanford more business-friendly!”

“We need more trails, bike lanes, and bike rental options!”

“Hanford has so much potential!”

“The train is the future, and you can’t stop the future!”

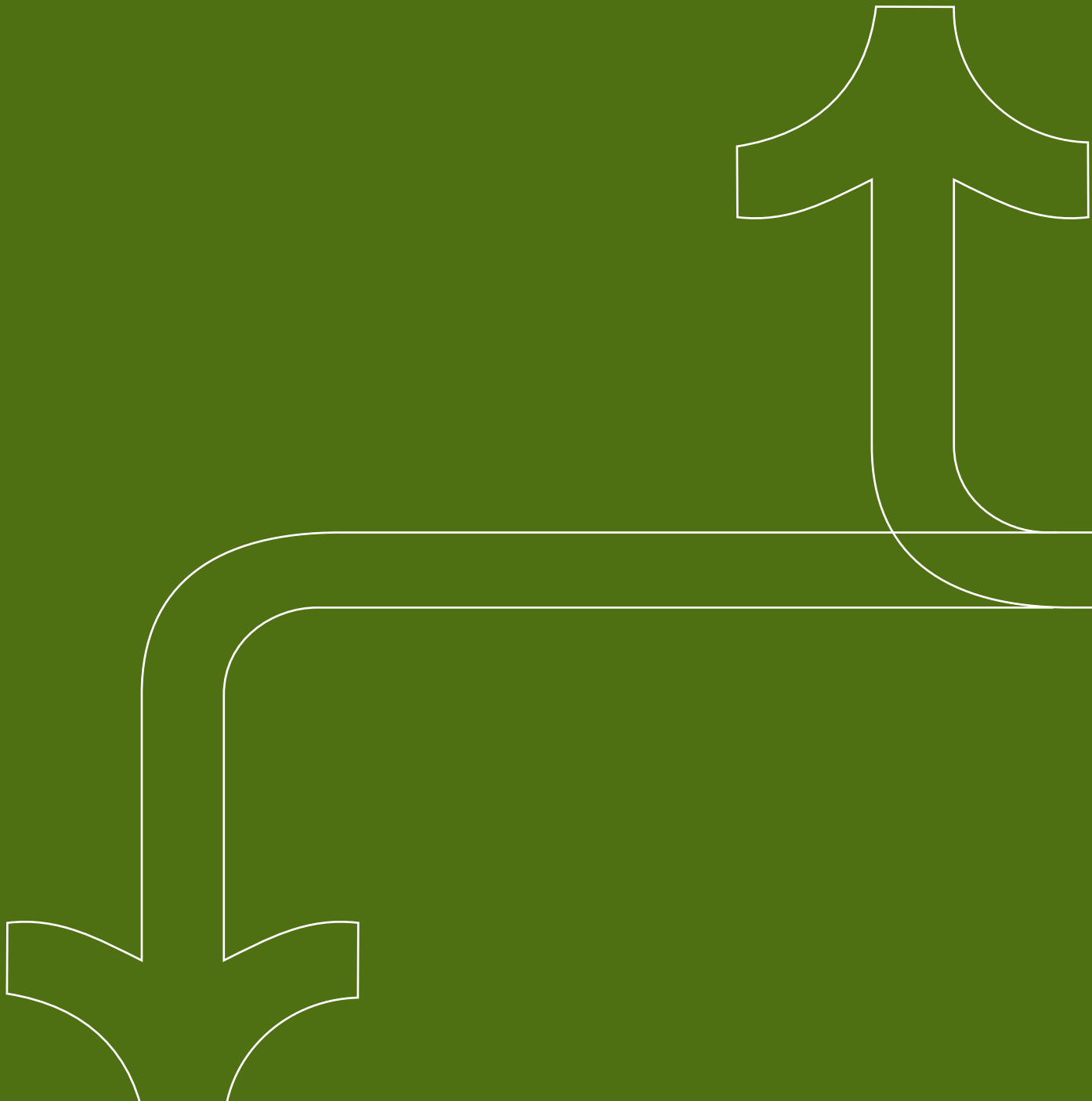
Jobs, Jobs, Jobs! Including entry level!”

“Cross Valley Corridor bus rapid transit will help me get to Lemoore Naval Air Station!”

“More trees! Help increase natural habitats!”



Figure 9 Photos from the community workshops held at the Thursday Night Market in the City of Hanford in May and October 2025.



04 **Context**

This chapter presents ecological, demographic, and market conditions that form the foundation for context-specific design recommendations.

Learning from the Land

Understanding Hanford’s land, water, climate, and habitat systems ensures this project responds thoughtfully to a changing landscape.

Water

Hanford sits within the southern San Joaquin Basin, between two major river systems fed by Sierra Nevada snowmelt and runoff from the Coastal Ranges. While these rivers once supported wetlands and seasonal floodplains across the Tulare Basin, decades of channelization and groundwater pumping have depleted water availability. This context makes groundwater recharge, stormwater capture, and nature-based infiltration strategies essential for long-term resilience.

Climate

The Hanford area experiences some of the hottest and driest conditions in the Central Valley, with low rainfall, intense summer heat, and high solar exposure. During winter, dense Tule fog settles into the valley, trapping emissions and particulate matter and worsening air quality. These climate realities shape how streets, buildings, and public spaces must be designed to support shade, comfort and cooling year-round.

Wind

Prevailing winds move from the northwest across the site, carrying dust,

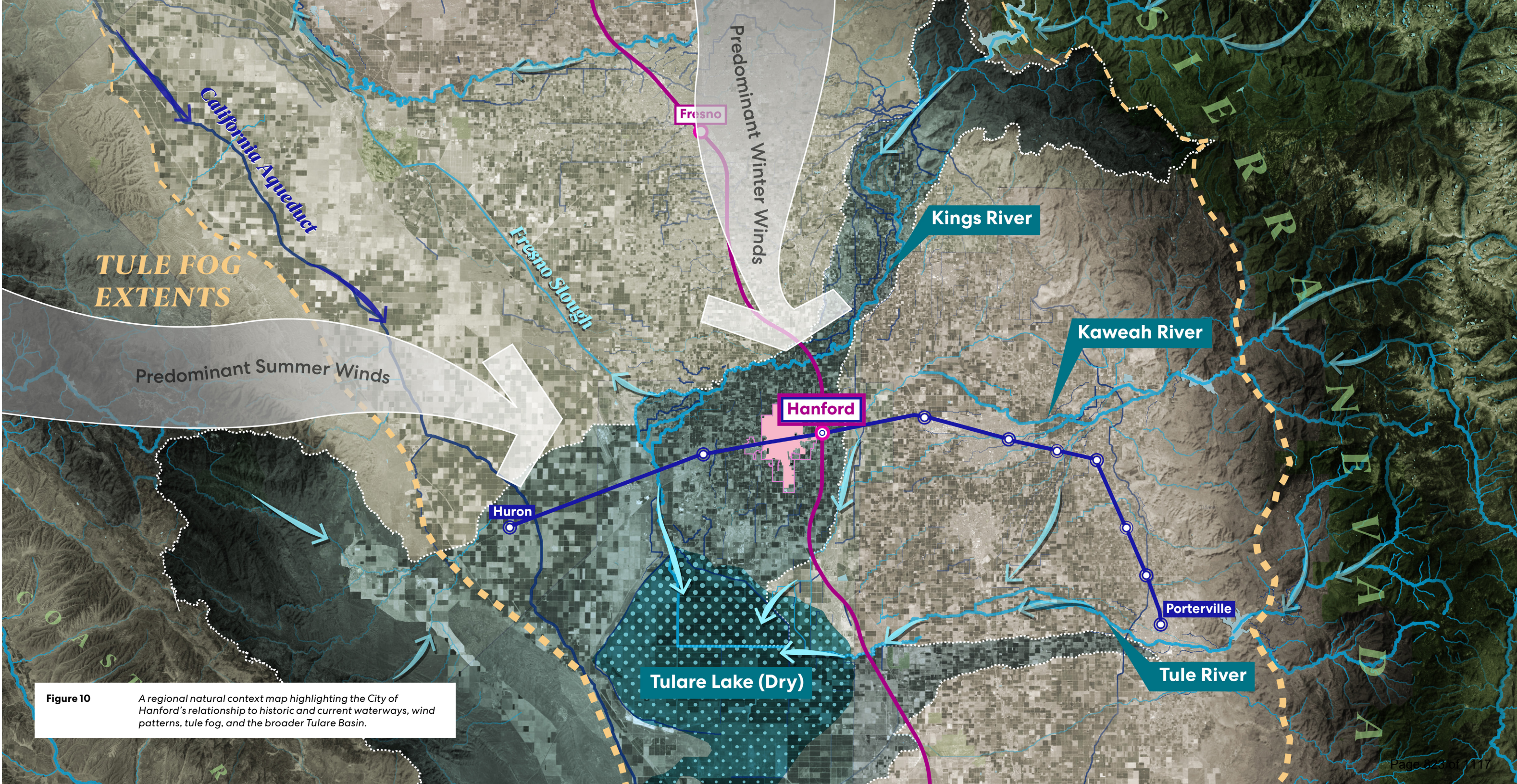
agricultural emissions, and wildfire smoke during certain seasons. These wind patterns help determine how the TOD’s street grid and open-space system can improve air movement, comfort, and localized air quality through orientation, planting, and cooling strategies.

Habitat

Rising soil salinity and alkalinity pose growing threats to agricultural productivity and native ecosystems in the Hanford area. Reintroducing native oak habitat corridors and integrating regenerative agriculture practices can help rebuild soil structure, support groundwater recharge, and enhance biodiversity. These ecological components are foundational to restoring landscape health across the TOD.

Legend

- California High-Speed Rail (CAHSR)
- Cross Valley Corridor (CVC)
- Natural Waterways
- Constructed Waterways
- Hanford City Limits
- Water Flow Directions
- Flood Hazard Zone



Groundwater Challenges

Hanford’s groundwater tells the story of a landscape under pressure. Learning where it flows, where it recharges, and where it is depleted helps guide strategies that restore aquifers and protect the city’s future.

Groundwater Depth and Flow

Groundwater in the Tulare Lake Sub basin generally flows east to west, moving from the Sierra foothills toward the valley floor. Shallow aquifers near Hanford provide the strongest recharge potential, especially where historic drainage channels and surface runoff naturally converge. Deeper aquifers are more depleted and recharge slowly due to limited surface connection and continued extraction. These patterns help pinpoint where the TOD can most effectively support groundwater recharge recovery through green infrastructure, stormwater capture, and infiltration-focused open space.

Groundwater Well Conditions

Well data across Hanford shows a mix of declining and stable groundwater levels, reflecting both regional overdraft and localized recharge potential. High temperatures, low rainfall, and heavy reliance on pumping place consistent pressure on the aquifer. This illustrates the consequences of continuing on today’s trajectory. The TOD aims to take pressure off the current practice and introduce closed-loop infrastructure to relieve and replenish the existing system.)

Groundwater Subsidence

Long-term groundwater pumping has contributed to 3 to 5.5 feet of gradual land subsidence across parts of the Tulare Lake Subbasin. Highlighting where the groundwater system is under stress and understanding these subsidence trends helps identify where recharge, conservation, and climate-responsive land-use strategies can strengthen long-term water reliability for the community.

Legend

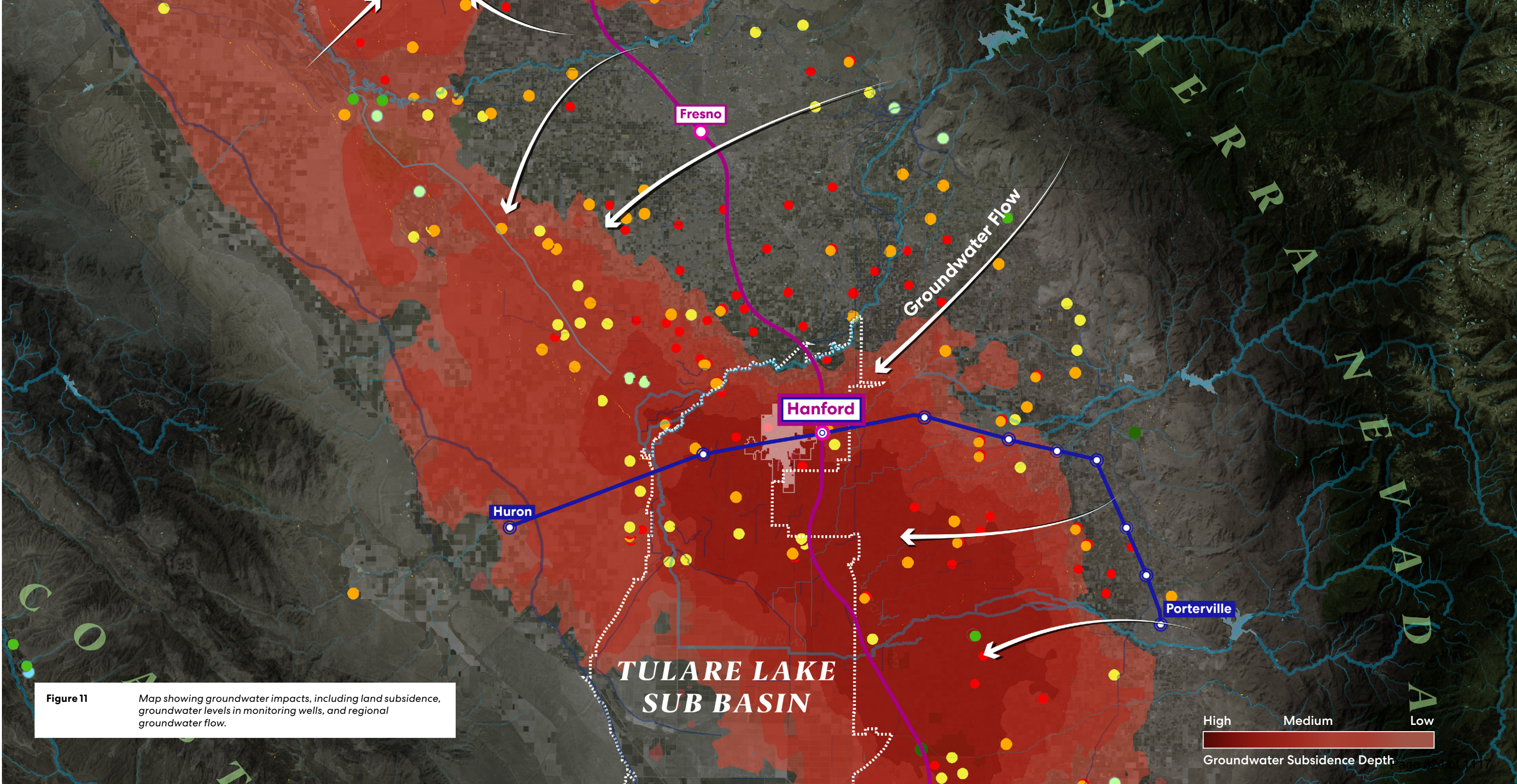
- California High-Speed Rail (CAHSR)
- Cross Valley Corridor (CVC)
- Natural Waterways
- Constructed Waterways
- Hanford City Limits
- Groundwater Flow Directions

Groundwater Level Conditions

- All Time High
- Above Normal
- Normal
- Below Normal
- All Time Low

Figure 11

Map showing groundwater impacts, including land subsidence, groundwater levels in monitoring wells, and regional groundwater flow.



Understanding Demographics

Understanding who lives in Hanford today, its families, workers, and cultural communities, helps shape a place that reflects local needs, strengthens mobility choices, and supports a healthy, connected future.

People and Demographics

Hanford is home to approximately **61,200 residents**, with a median age of **32.7** and an average household size of **3.58**. A quarter of the population is under age 15, reflecting a young community with growing mobility, education, and service needs. The city’s strong Hispanic community; representing over half of residents; contributes to a vibrant cultural identity and reinforces the importance of inclusive public spaces, family-oriented amenities, and accessible transportation options.

Health

Residents in Hanford and Kings County experience several public-health challenges shaped by regional air patterns, agricultural dust, wildfire smoke, and limited shade and active-mobility infrastructure. Higher asthma rates, Valley Fever exposure, and elevated obesity rates signal the need for a built environment that supports cleaner air, safer walking and rolling routes, and climate-responsive design. Improving access to parks, shade, everyday services, and sustainable transportation can directly enhance long-term community health.

Community Snapshot



Population
61,200



Median Age
32.7 Years

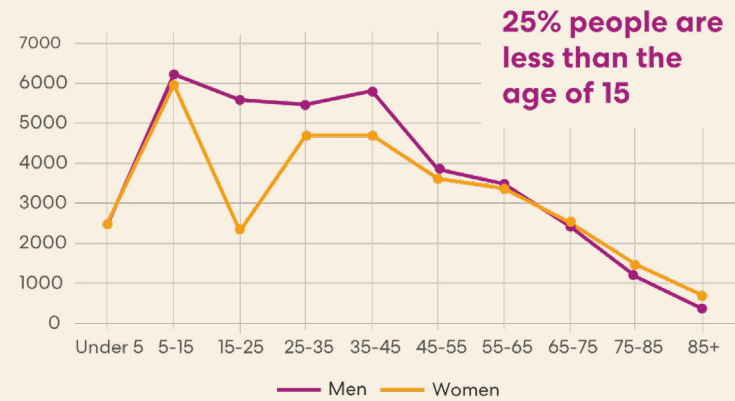


Family Size
3.58 (Avg)



Race
53.89% Hispanic

People and Age



Commuting

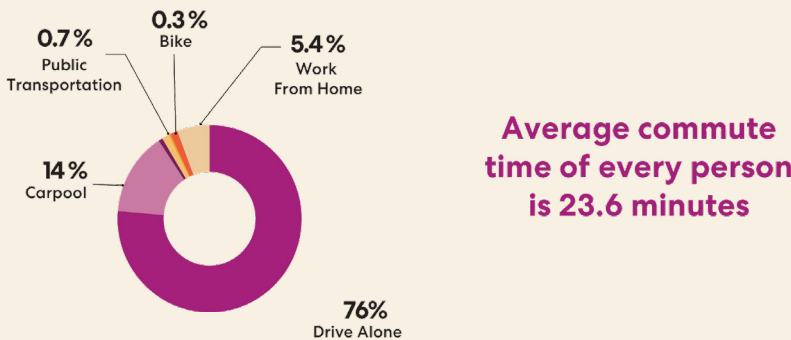


Figure 12 A high-level synthesis of Hanford’s demographics and travel patterns in 2025.

Existing Market Conditions

Hanford’s economy is anchored in agriculture but increasingly shaped by education, healthcare, logistics, and regional mobility, creating a foundation for new industries and a more resilient, diversified future.

Jobs

Though historically agricultural, Hanford’s job market now includes strong employment in healthcare, education, public administration, food packaging, and dairy farming equipments and supplements. This blend offers stability while also chartering a path into emerging sectors such as ag-tech, food systems, clean-energy manufacturing, and supply-chain services. Improved regional mobility from High-Speed Rail and the Cross Valley Corridor will expand access to jobs within Hanford and across the Valley, strengthening long-term economic resilience.

Emerging Opportunities

As agriculture evolves, the region is well-positioned to expand value-added industries that includes food processing, packaging, logistics, ag-tech and farming services, and renewable-energy supportive industries. The TOD’s strategic location near High-Speed Rail and major highways creates opportunities to develop a production and innovation district, support small local businesses, and strengthen education-to-career pipelines that retain young residents in Hanford.

Agricultural Trends

Kings County remains one of California’s most productive agricultural regions, producing high-value dairy, cotton, walnut, pistachio, and specialty vegetable crops. Yet limited water supplies and shifting markets drive the need to transition toward less water-intensive crops and more sustainable practices. Trends that will shape future farmland around Hanford and underscore the need for water-smart, climate-ready planning within the TOD.

Economy Snapshot

Major Industries in Hanford



Healthcare, Educational Services



Agriculture and Fertilizer



Public Administration



Dairy Farming Equipment and supplements



Agriculture Produce Packaging

Water Use to Crop Yield

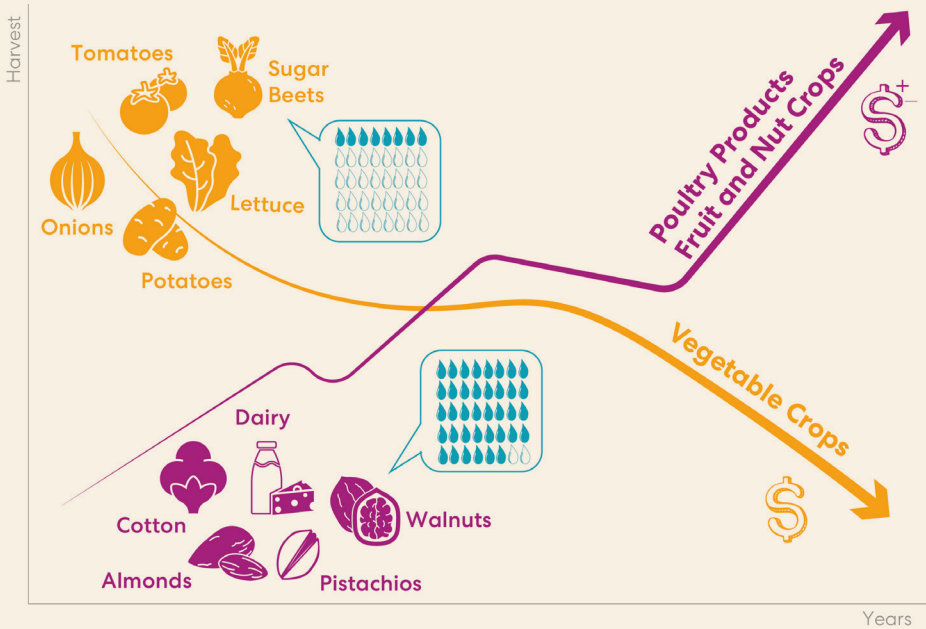
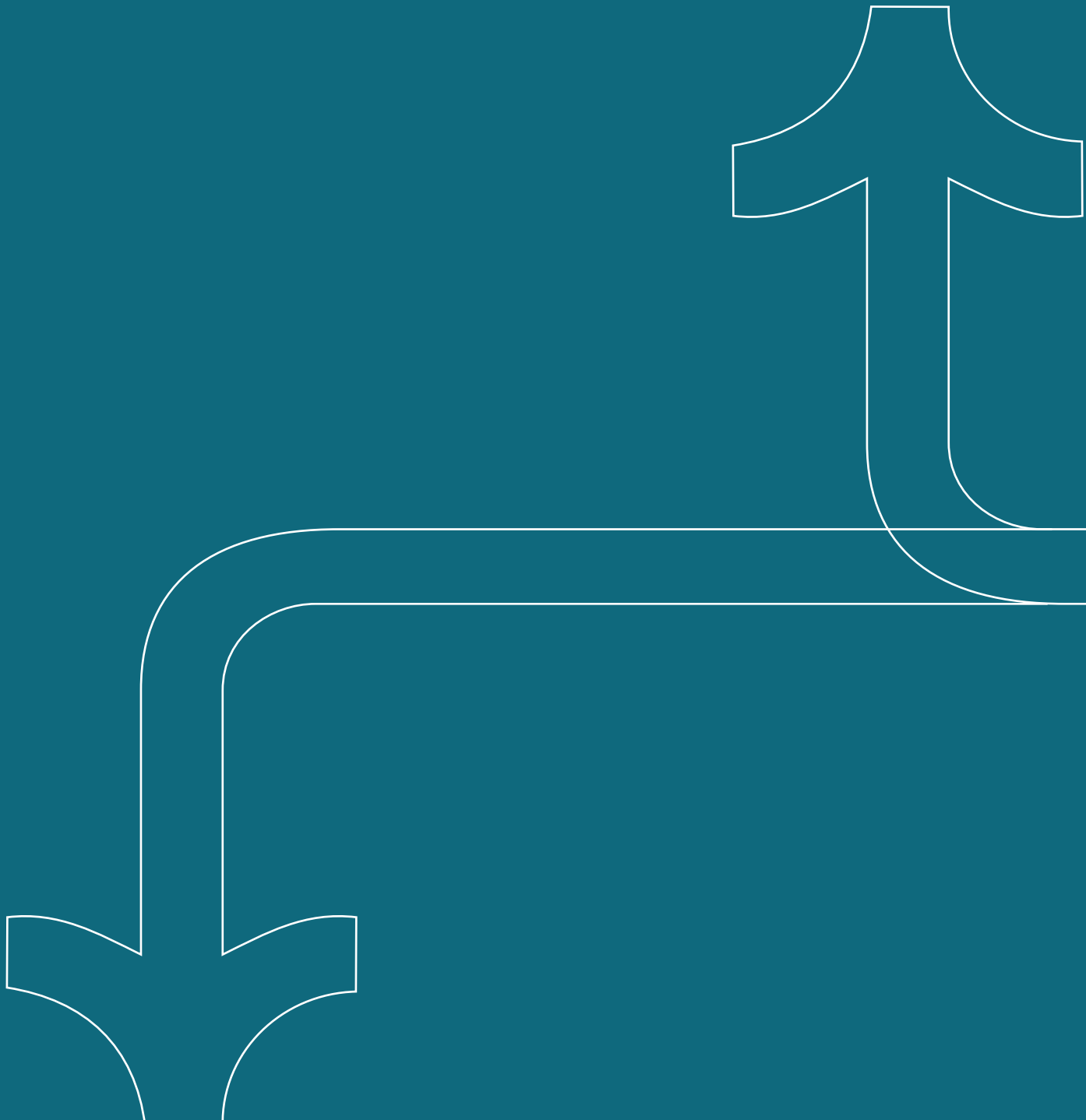
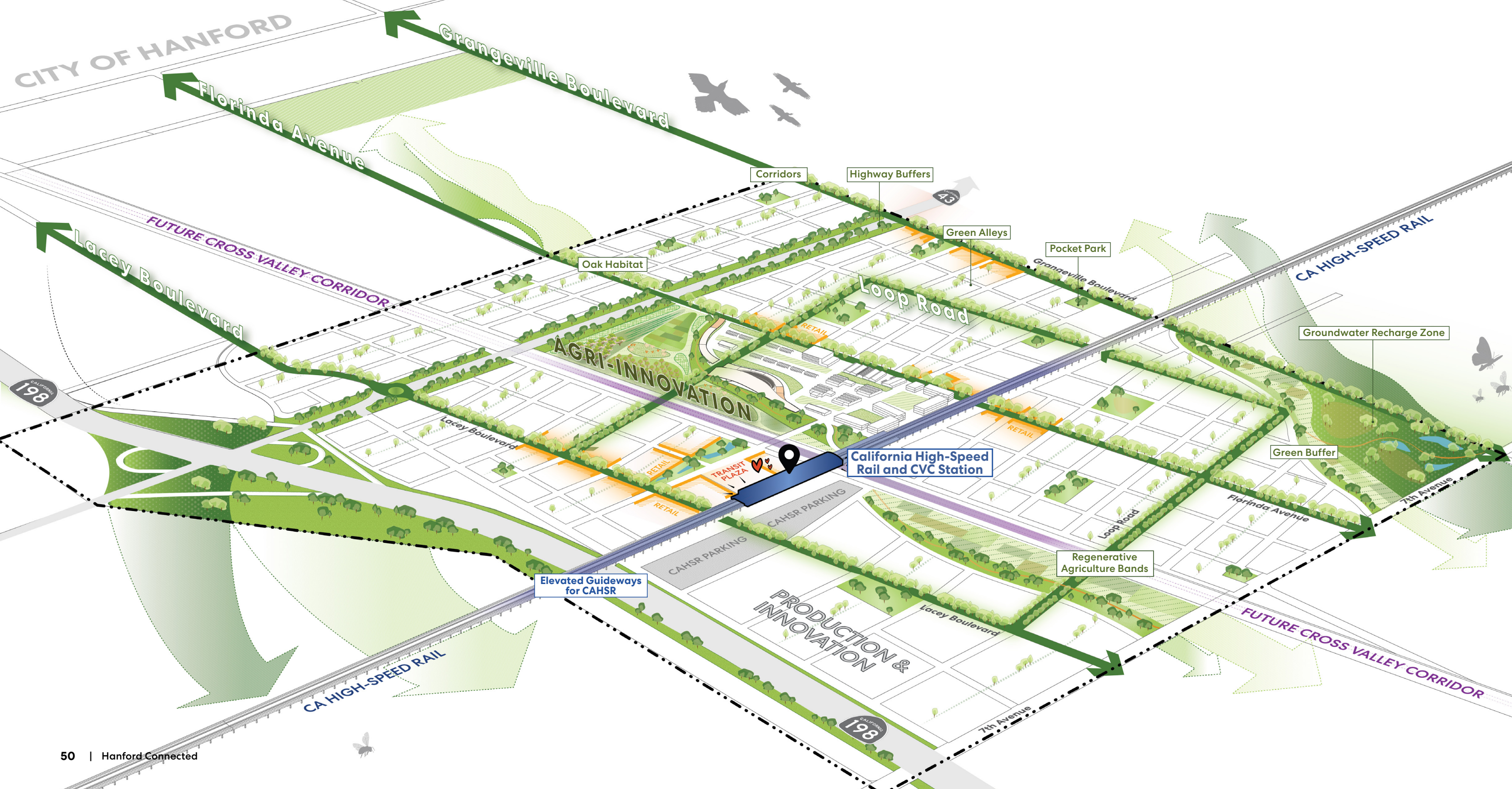


Figure 13 A high-level snapshot of Hanford’s industry anchors and agricultural trends in 2025.



05 **Planning Framework**

This chapter introduces the planning framework for the TOD, describing how climate-responsive design, integrated mobility, and a connected open-space network guide Hanford toward a resilient and regenerative future.



The Planning Framework

A foundation for a responsible future physical environment that translates the bold vision into an implementable plan.

Grounded in climate-responsive design, it weaves together diverse land uses, multimodal mobility choices, ecological systems, and resource-efficient infrastructure to shape a resilient and connected community centered around the future Kings–Tulare High Speed Rail Station.

An intentional, integrated open-space approach ties together human and environmental health, honoring Hanford's agricultural heritage while highlighting the future of regenerative farming in California.

Together, this planning framework offers a blueprint for a new, resilient way of living in Hanford.

Our Approach

We use our three reinforcing lenses to understand Hanford’s needs and guide decision making.

A Multi-Lens Framework

These lenses are used together to reveal how Hanford's physical, social, and economic conditions intersect around the future station. By reading the city through these three lenses, this analysis identifies where environmental systems can be strengthened, where gaps in daily mobility and open space can be expanded, and where emerging economic activity already anchors new opportunities.

The following opportunity maps highlight the corridors, districts, and open-space connections that reveal itself, pointing to places where targeted investment can deliver the greatest benefit for Hanford’s residents, businesses, and long-term climate resilience.

Environment - A lens that reads land, water, climate, and habitat to guide resilient, nature-led development.

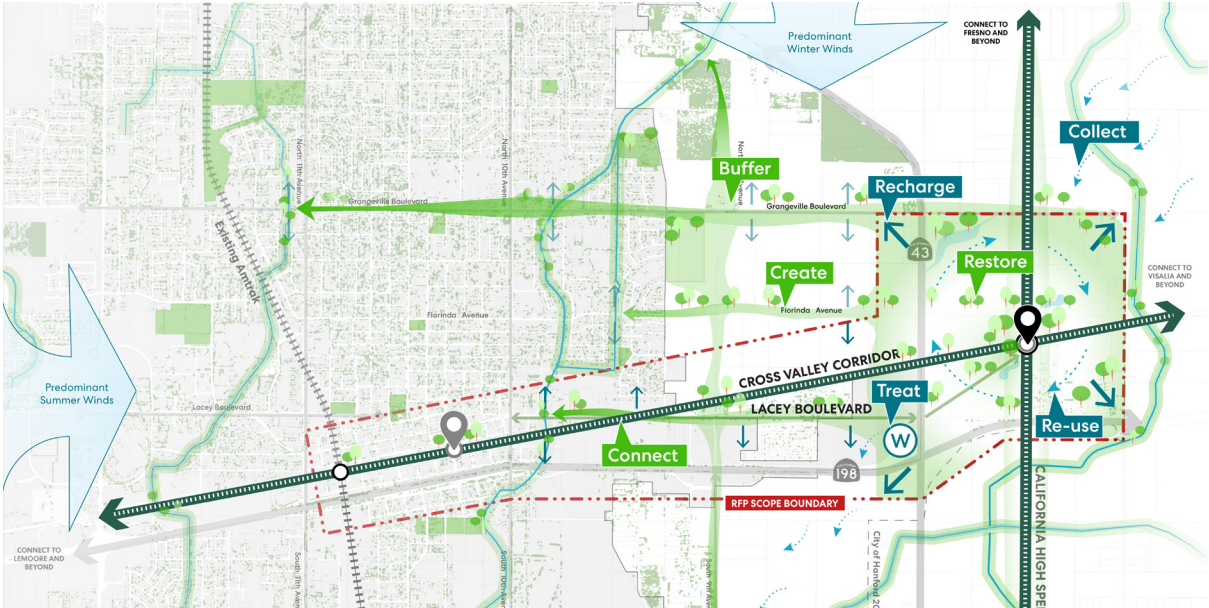


Figure 14 Map illustrating how existing blue and green infrastructure can be strengthened to create an integrated open-space framework with potential for water collection, treatment and recharge.

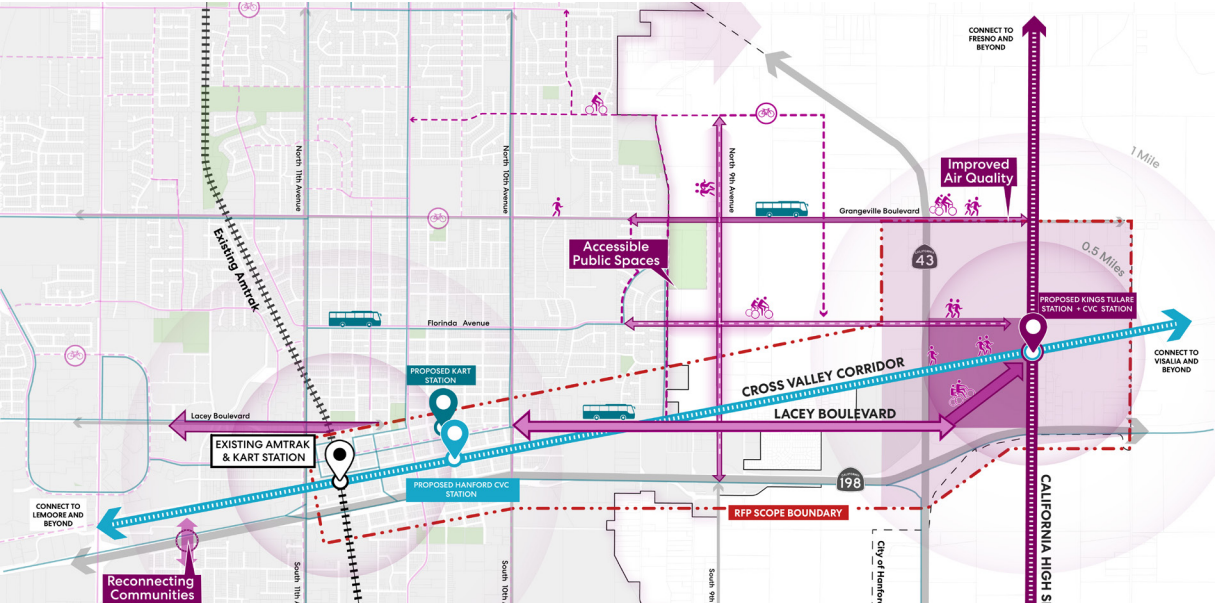


Figure 15 Map highlighting pathways of connectivity from the TOD site to the existing community of Hanford, showcasing a range of alternative transportation choices from walking, biking and easy public transit access along Lacey Boulevard and Cross Valley Corridor.

Community - A lens focused on stitching together how people live, move, gather, and access daily needs to create connected, healthy neighborhoods.

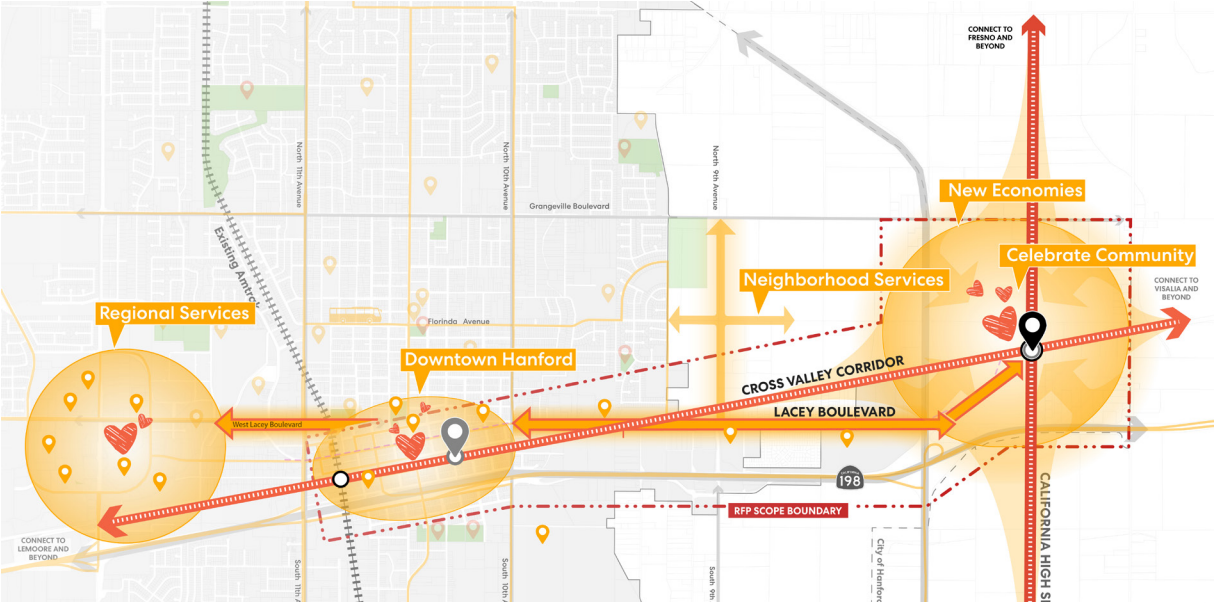


Figure 16 Maps identifying activity nodes across Hanford and showing how the TOD introduces supportive new economies and neighborhood amenities that compliment and preserve the city's historic downtown and its local businesses.

Economy - A lens centered on strengthening the economic ecosystem by growing uses that complement and reinforce another.

Working with the Climate

Understanding the site’s natural systems establishes the environmental foundation for the TOD. Wind patterns, solar exposure, and drainage conditions shape how comfort, shade, and water management can be supported in future design decisions, especially as Hanford experiences hotter summers and growing pressure on groundwater resources.

Wind

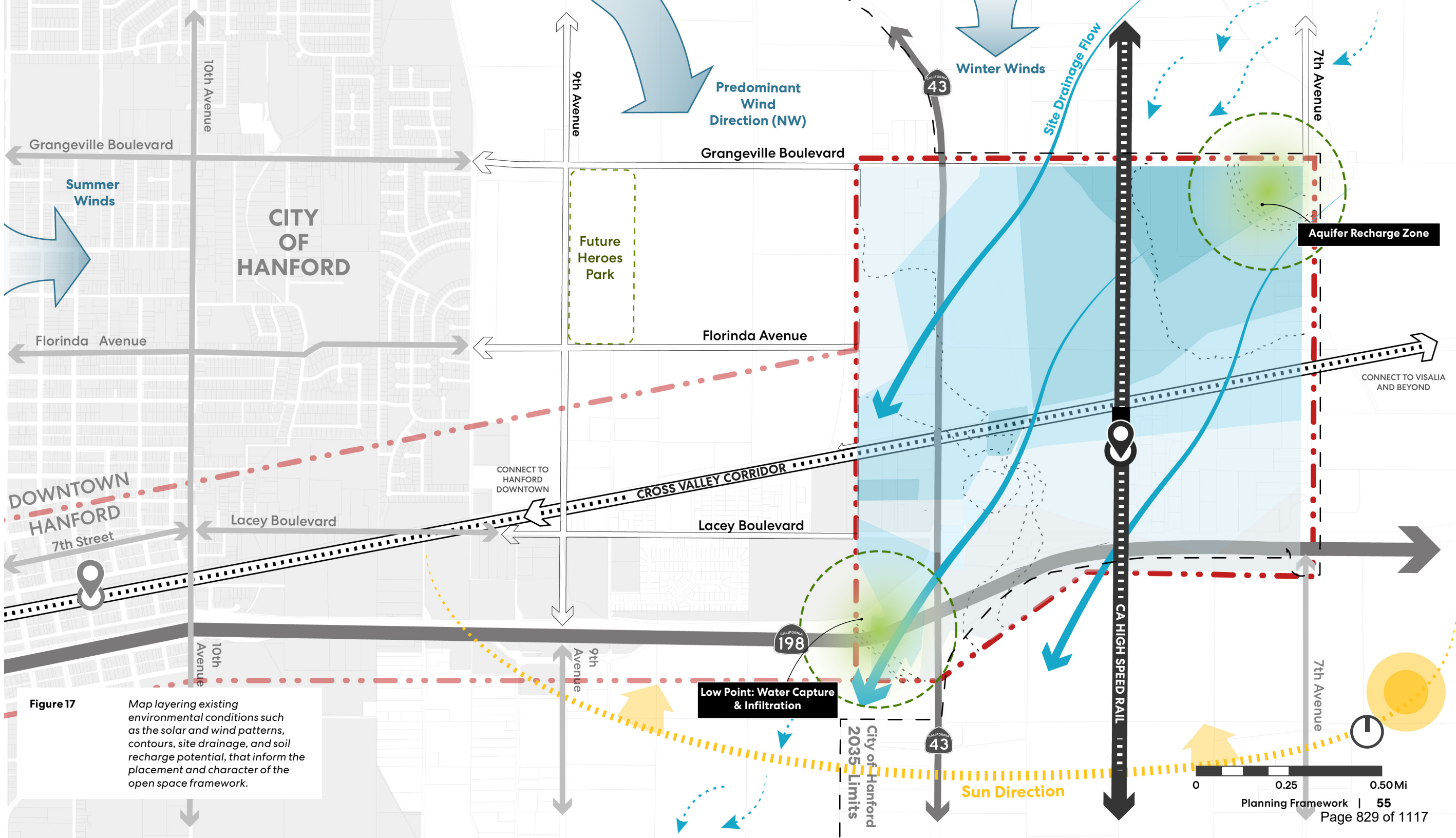
The site receives consistent westerly winds in summer and cooler northerly winds in winter, creating a predominant wind from the North-West year round. These seasonal patterns informed the planning framework, orienting streets and open-space corridors to create parks, plazas, and promenades that have improved air quality, are naturally cooler, and inviting for the community to connect, gather, and live an active lifestyle within the TOD.

Hydrology

Surface drainage patterns help shape the proposed location of open spaces and vegetated corridors. Areas with higher groundwater recharge potential, identified through the California DWR AEM Surficial Recharge Map, particularly in the northeast portion of the site, have been prioritized as an aquifer recharge zone for maximum infiltration. Similarly, the natural low point in the southwest corner offers opportunities for water collection and infiltration. Together, these naturally occurring recharge zones function as valuable habitats and play a defining role in structuring the open space network.

Solar

Hanford’s high solar exposure and long summer days mean shading and orientation significantly influence comfort in public spaces. Understanding how the sun moves across the site, especially in relation to east–west streets helped identify where shade, planting, and heat-mitigation strategies may be most effective in the planning framework.



A Healthy Street Grid

Working with the site's natural systems helps shape a neighborhood that stays cooler, more comfortable, and more resilient in Hanford's hot-dry climate.

Street Grid Orientation

The diagonal grid is shaped directly by the site's environmental conditions rather than a conventional east-west layout. By rotating the grid to sit between prevailing northwest winds and the arc of the hottest summer sun, streets receive more consistent shade across the day. This orientation also improves natural ventilation: air can move diagonally across blocks, cooling public spaces and reducing heat buildup. The result is a street network that works with Hanford's climate, staying cooler and more comfortable.

Bikeable, Walkable, Rollable

To reinforce local identity, the framework adopts the familiar **400' × 270' block size** from Downtown Hanford, then rotates it so the shorter edge fronts the hottest side of the street. This reduces the length of sun-exposed walking distances, increases crossing frequency, and creates more opportunities for self-shading between buildings. Compact blocks also shape a fine-grained, human-scaled network that supports biking, rolling, and local trips to parks, work, and transit.

Combined, the diagonal grid and Hanford-scaled blocks deliver a climate-informed street system that feels locally grounded, highly walkable, and designed for everyday comfort in a hot-dry Central Valley environment.

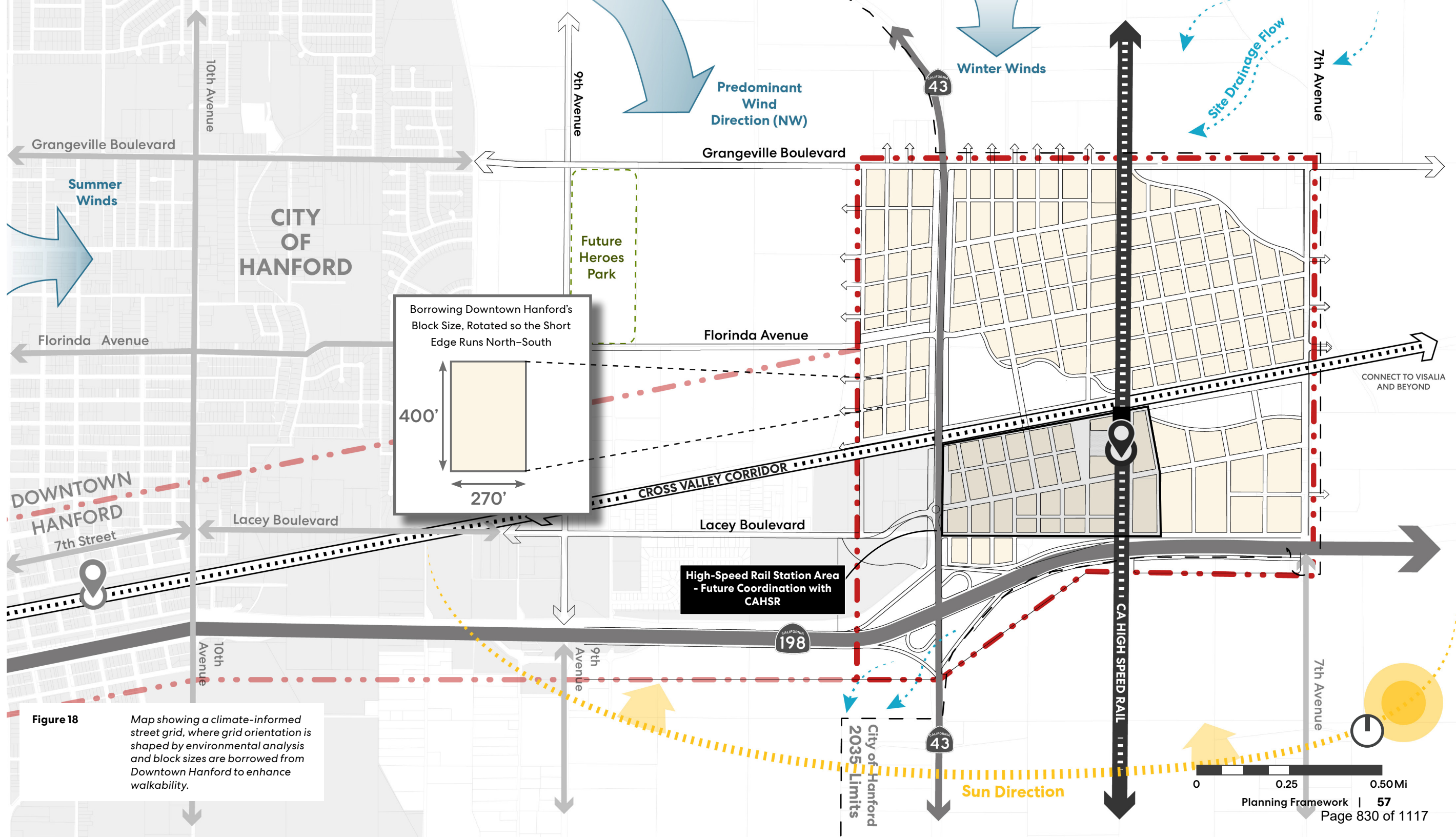


Figure 18 Map showing a climate-informed street grid, where grid orientation is shaped by environmental analysis and block sizes are borrowed from Downtown Hanford to enhance walkability.

Open Space Framework

By responding to Hanford’s natural systems, the framework delivers cooler, healthier places to live, for all living things.

The Ecological Matrix

The Hanford TOD Open Space Network centers on an Ecological Matrix of **Hubs**, **Patches**, and **Corridors**, shaped by local soils, drainage, wind, and agricultural conditions. Hubs are placed where cooling, groundwater recharge and community life are most needed, Corridors follow natural flow paths and key mobility routes, and smaller Patches are woven into neighborhoods. Together, these elements create a resilient open-space system that supports daily life, biodiversity, and Hanford’s agricultural identity.

Hubs

Hubs are the district’s largest open spaces, often **10+ acres**, located where shade, cooling, and habitat have the strongest impact. They anchor recreation, groundwater recharge, and community programs, with room for a range of uses.

Patches

Patches are **0.5–2 acres** green spaces embedded within residential blocks and near key destinations. They provide shade, seating and biodiversity pockets, as everyday neighborhood touchpoints.

Corridors

Corridors follow major site connections, creating continuous green routes for walking, biking, habitat, and stormwater. They add shade, native planting, and stormwater infrastructure while linking hubs and patches into a unified system.

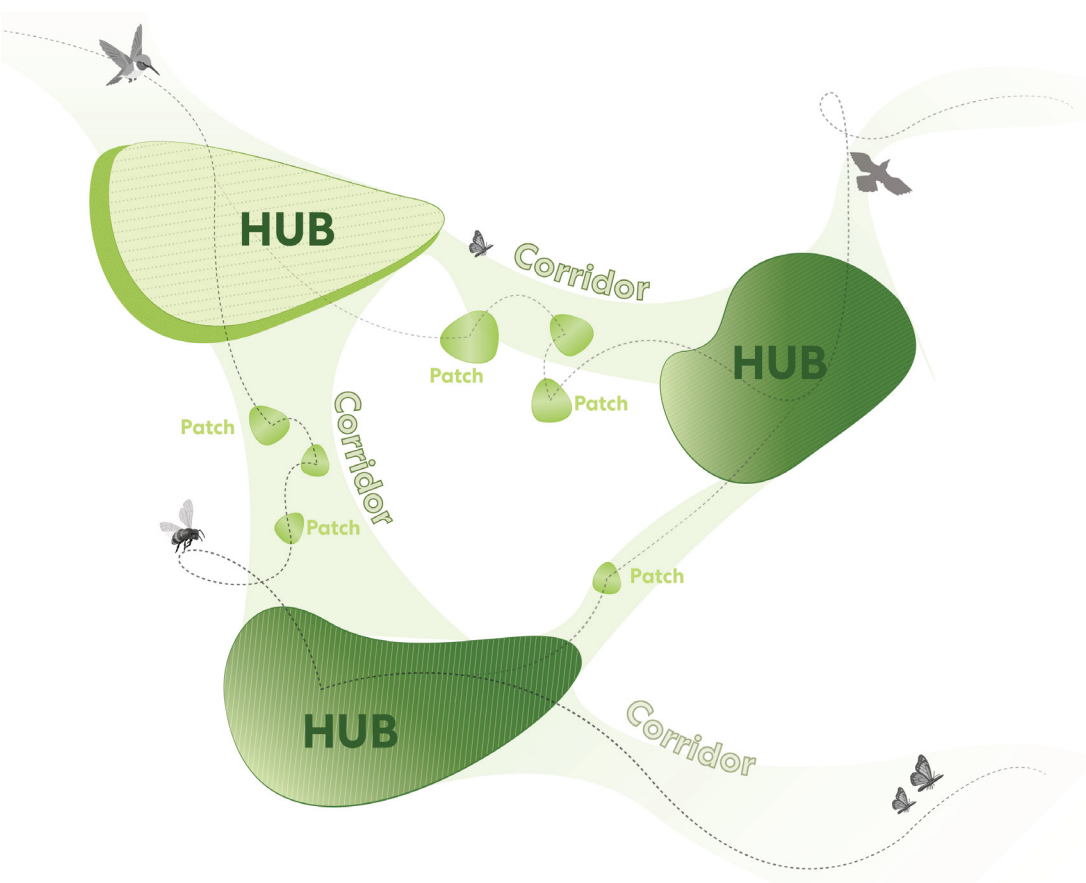


Figure 19 Illustrating the concept of the ecological matrix and highlighting the relationships between hubs, patches, and corridors.

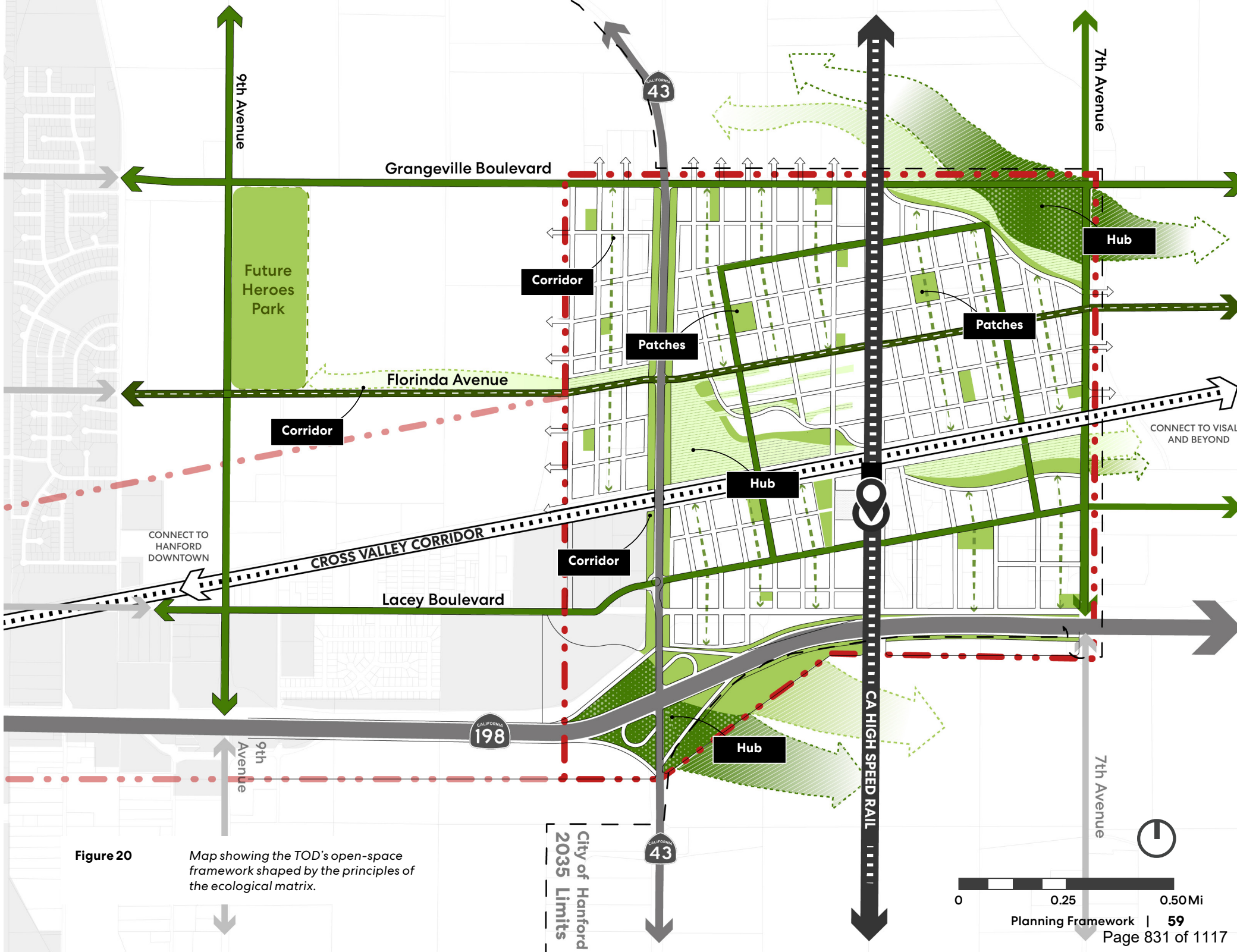


Figure 20 Map showing the TOD's open-space framework shaped by the principles of the ecological matrix.

Open Space Framework

Hubs

The TOD's two largest hubs, each over 10 acres, are placed in the northeast corner and southwest low point, where soils absorb the most water. Their location allows them to act as major recharge areas while providing expansive open spaces that anchor the ecological network and offer opportunity for agriculture regeneration uses,while also buffering nearby homes

Regenerative Agriculture Bands

The regenerative agriculture bands follow natural topographic contours, using a keyline-inspired strategy that slows, spreads, and absorbs runoff as it moves from northeast to southwest. Because these bands are contour-based rather than parcel-based, the system can expand seamlessly beyond the TOD boundary, reflected in the map's extended green areas and create a guide to be able to expand across future development. Within the TOD, the bands improve soil health, support sustainable food production, and create a vegetated buffer that reintroduces agricultural identity while reducing particulate pollution from surrounding roadways.

Groundwater Recharge Zones

Groundwater recharge zones occupy the site's highest-performing infiltration soils, including the northeast recharge hotspot identified through Kings County AEM data and the southwestern low point. These hubs are designed as large surface areas that absorb, filter, and store stormwater, strengthening long-term water resilience for the community. Native planting systems, shaded paths, and habitat features keep these areas ecological and accessible, while their pairing with highway-buffer landscapes uses prevailing winds to reduce noise ,humidify dry winds, clean particulate pollution, and cool the air for nearby neighborhoods.

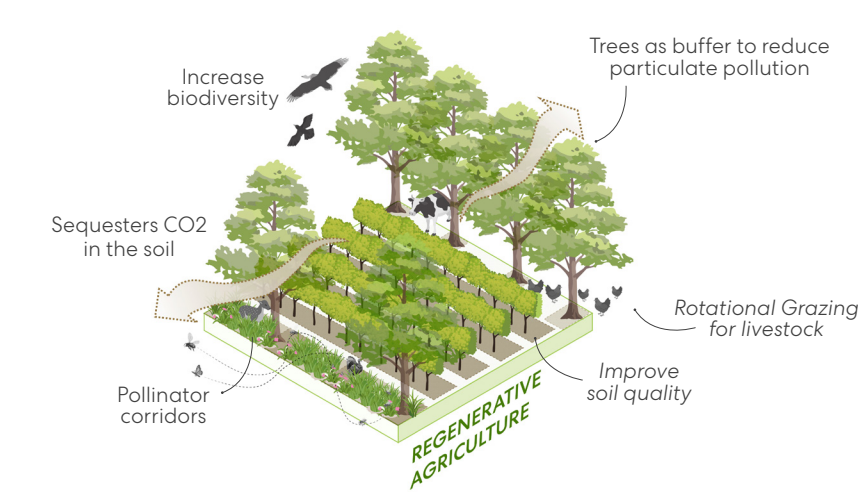


Figure 21 Regenerative Agriculture

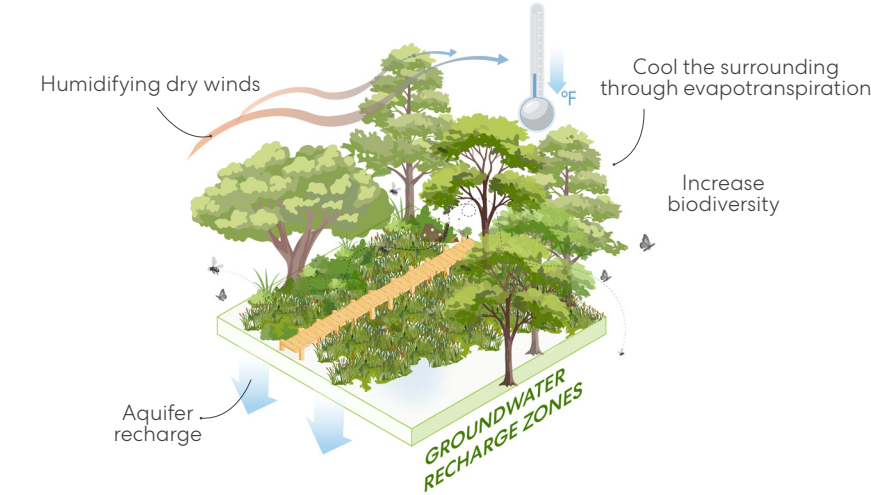


Figure 22 Groundwater Recharge Zones

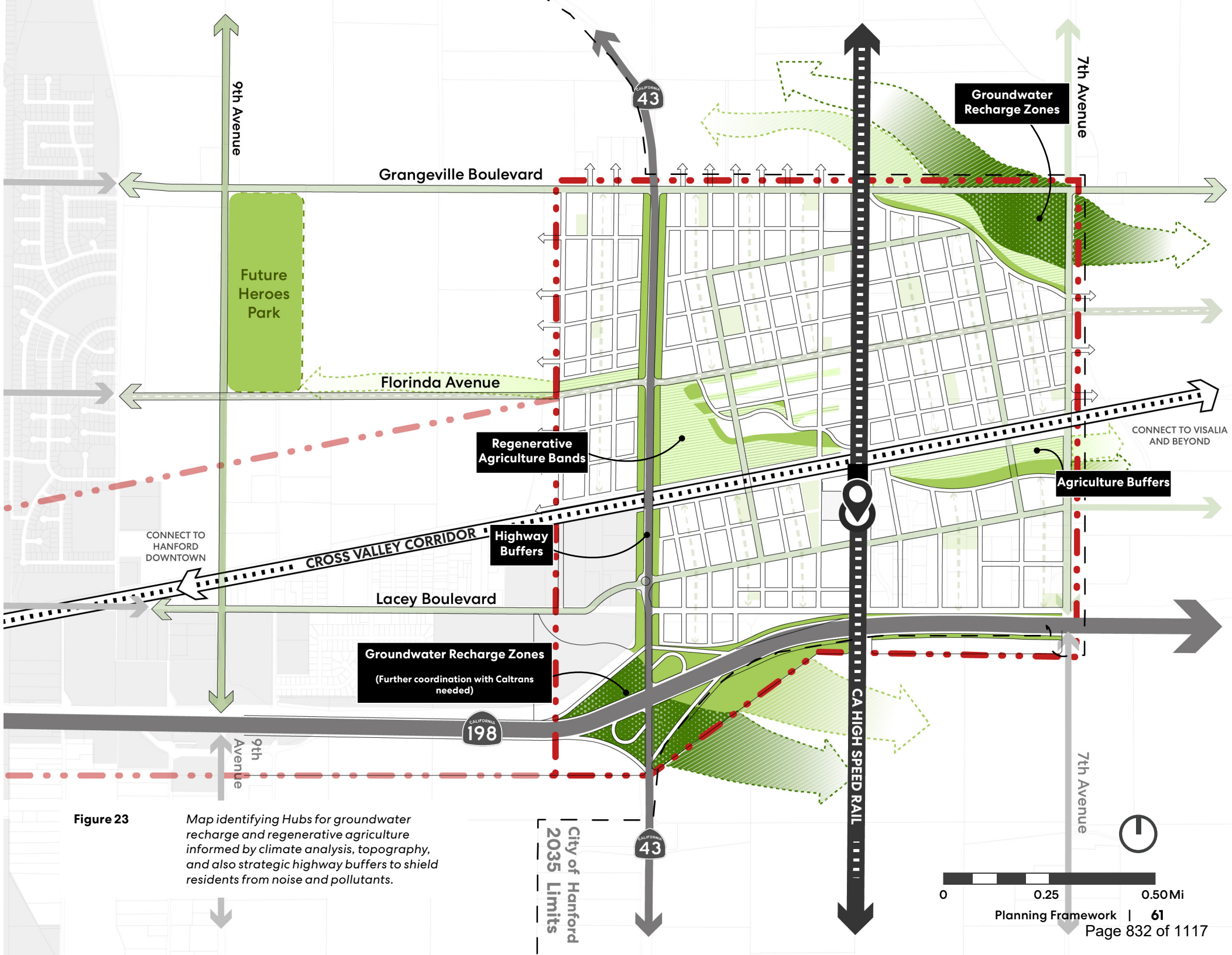


Figure 23 Map identifying Hubs for groundwater recharge and regenerative agriculture informed by climate analysis, topography, and also strategic highway buffers to shield residents from noise and pollutants.

Open Space Framework

Patches

Small open spaces between 0.5–5 acres are woven throughout the TOD to support neighborhood livability, biodiversity, cooling, and daily access to nature. Each contributing differently to the ecological matrix while strengthening comfort and identity in Hanford’s climate.

Pocket Park

Pocket parks offer shaded retreats embedded within residential blocks, an essential amenity in Hanford’s climate. Their tree canopy, seating, and play areas cool nearby homes and paseos, strengthen walkability, and provide families everyday access to nature. By capturing small amounts of runoff and linking to nearby corridors, they support the neighborhood’s ecological network.

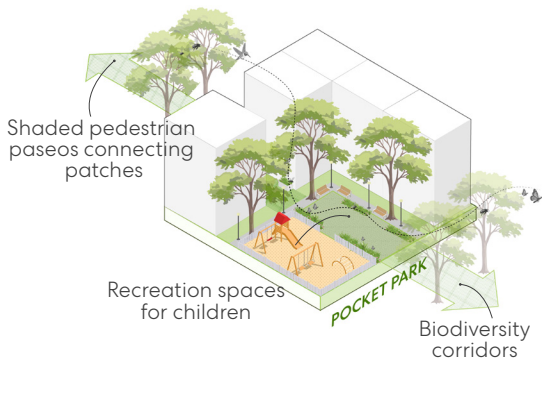


Figure 24 Pocket Park

Miyawaki Forest

Miyawaki forests create fast-growing native woodland pockets that deliver shade and biodiversity in a compact footprint. Their dense planting structure performs well in Hanford’s heat, cooling surrounding homes and paseos through evapotranspiration. Once established, they become distinct neighborhood anchors that reinforce identity and comfort.

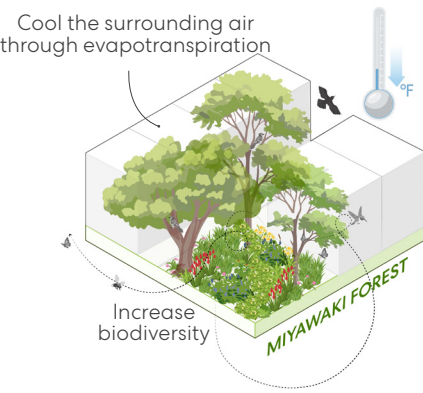


Figure 25 Miyawaki Forest

Bioretention Zones

Bioretention zones filter runoff before it enters Hanford’s groundwater system, using native vegetation and shallow basins suited for long dry periods. These patches provide cooling, habitat, and small recreation edges while functioning as decentralized water infrastructure that complements the larger recharge hubs.

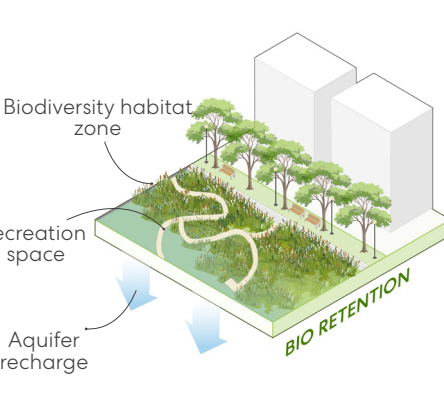


Figure 26 Bio-Retention

Green Roofs

Green roofs extend the ecological matrix onto mixed-use and multifamily buildings, reducing heat gain, lowering energy demand, and supporting pollinator habitat. These elevated landscapes echo the region’s agricultural heritage and work with ground-level patches to enhance neighborhood cooling and resilience.

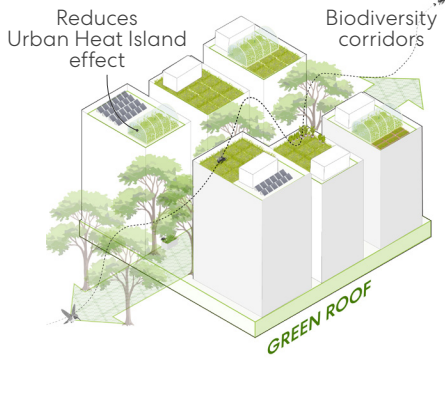


Figure 27 Green Roof

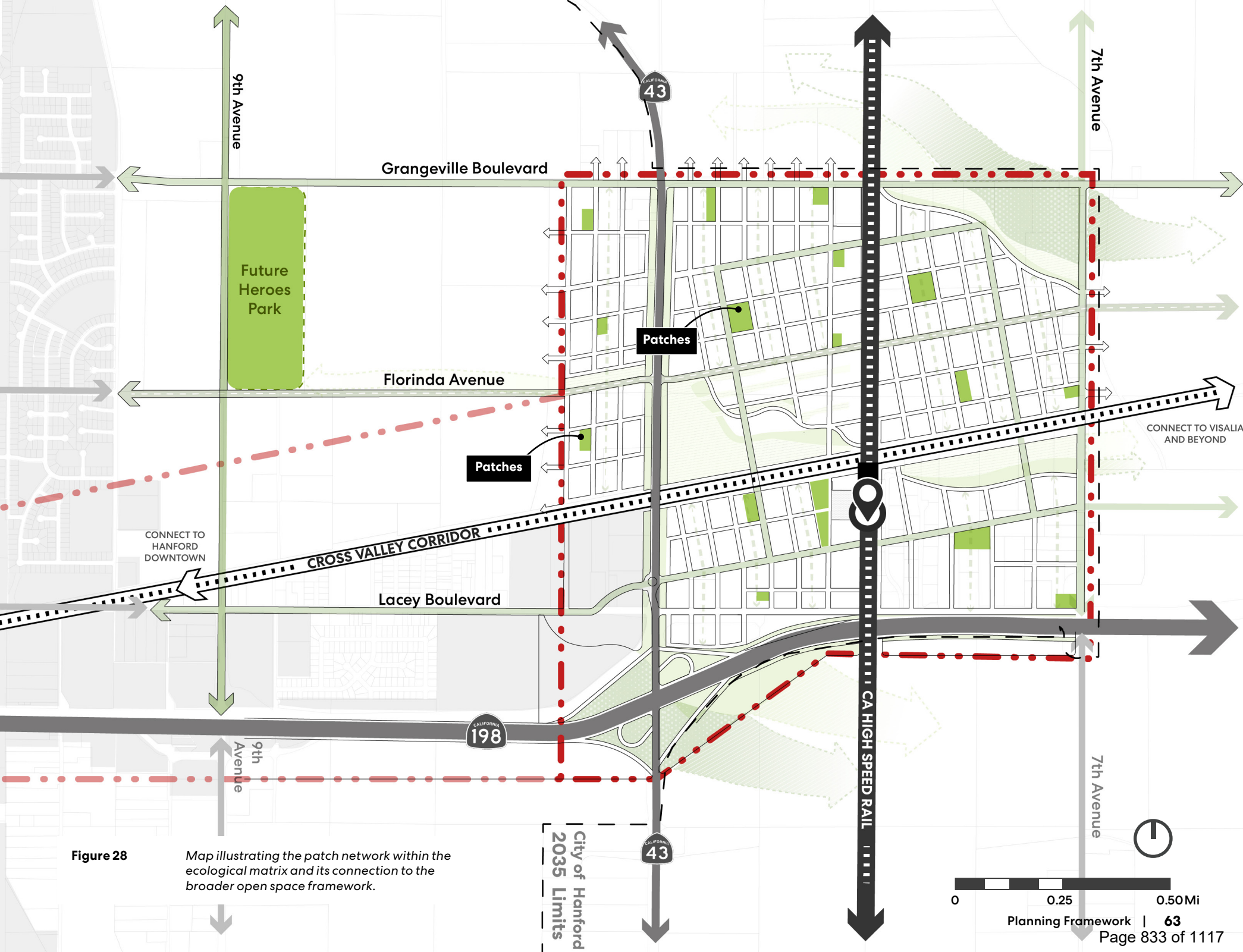


Figure 28 Map illustrating the patch network within the ecological matrix and its connection to the broader open space framework.

Open Space Framework

Corridors

Major east–west and north–south streets double as the TOD’s green corridors, stitching planting, shade, passive cooling, and stormwater systems directly into Hanford’s block structure. These routes follow both mobility desire lines and environmental flow paths, creating comfortable, shaded, and ecologically connected streets that support everyday walking, biking, and habitat movement.

Green Streets

Grangeville Boulevard, Lacey Boulevard, Florinda Avenue, and Loop Road serve as the backbone of the corridor network. Their wide rights-of-way allow for stormwater planters, generous shade canopies, protected bike lanes, and comfortable pedestrian zones—transforming Hanford’s principal arterials into cool, green mobility spines that create comfortable connections from neighborhoods to the station and downtown.

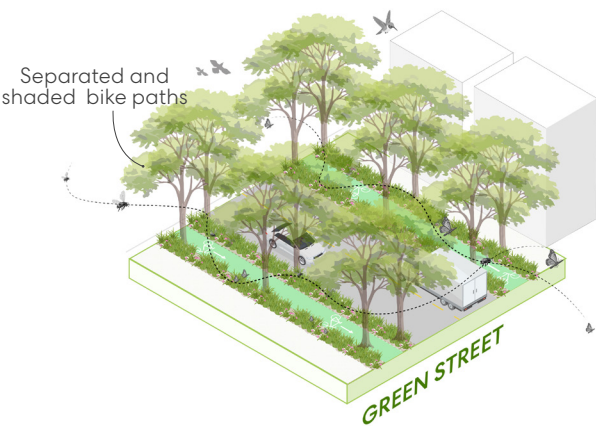


Figure 29 Green Streets

Green Alleys

Running north–south through the grid, these alleys become micro-corridors that capture breezes, introduce planting into the center of residential blocks, and provide opportunities for community gardens, shared backyards, and small seating or recreation spaces. They help cool parts of the neighborhood while also providing a more porous built form.

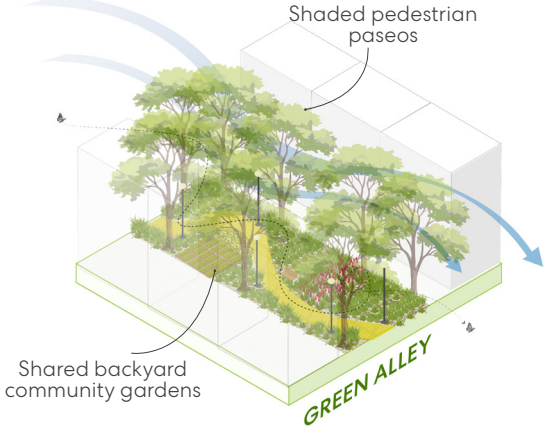


Figure 30 Green Alleys

Oak Habitat

Along Florinda Avenue, a continuous oak habitat corridor restores a native plant system historically found in the Valley. This linear grove improves soils, shades pathways, and supports biodiversity while creating a unique identity for the TOD. It also links directly to the future Heroes Park, forming a long habitat corridor that ties Hanford’s green spaces together.

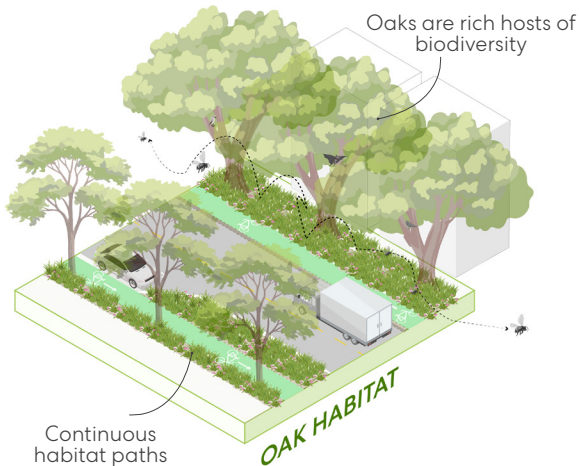


Figure 31 Oak Habitat along Florinda Avenue

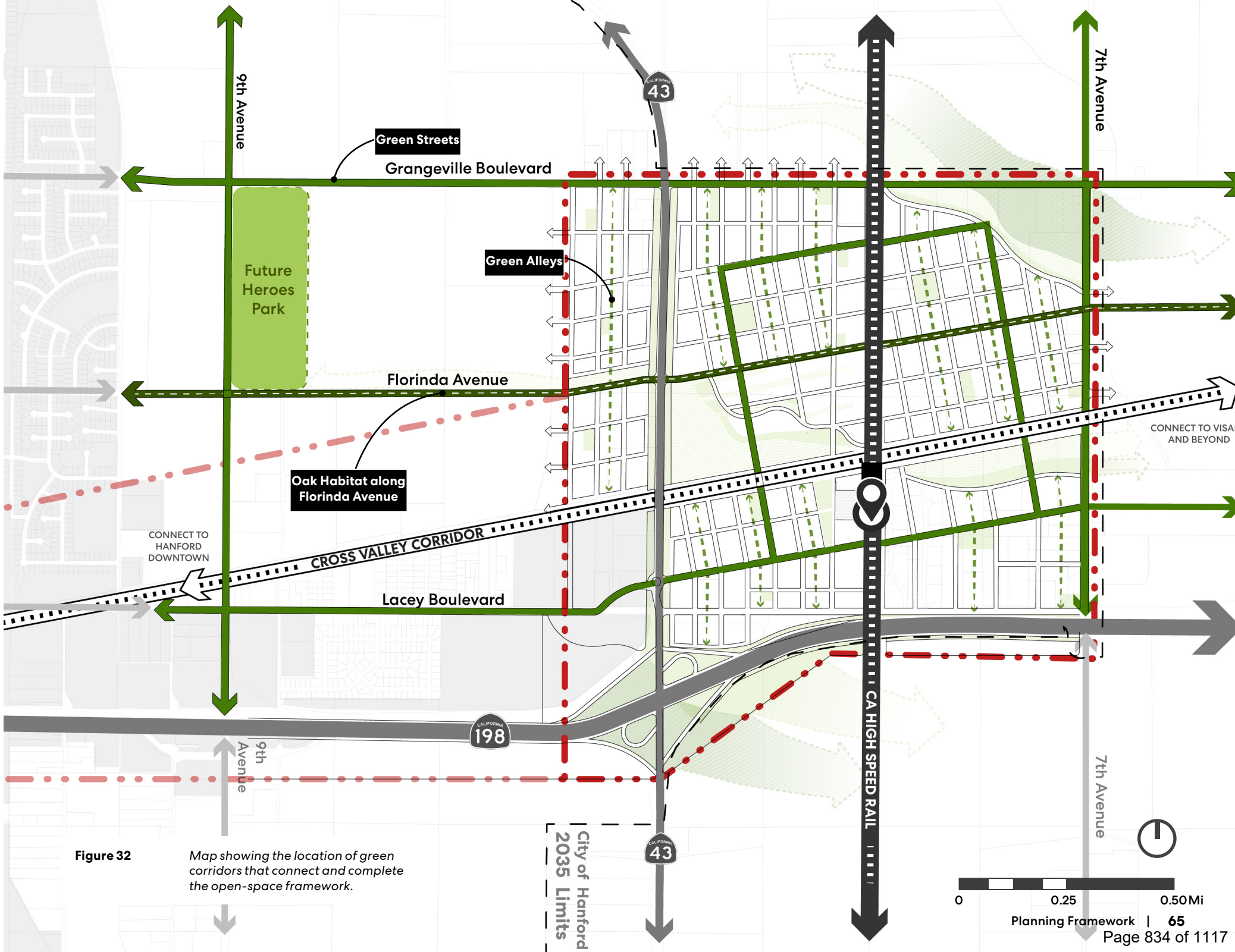


Figure 32 Map showing the location of green corridors that connect and complete the open-space framework.

HUBS →



Apricot Lane Farm, Moorpark, California



Five Rivers Metropark



Harbin Qunli Stormwater Park, China - Turenscape



Forest Park in St. Louis, Missouri



Garden Village, Berkeley, California, U.S.A - Stanley Saitowitz | Natoma Architects Inc.



Heritage Forest, Chelsea, U.K - SUGI Forests



Pogo Park, Richmond, California, U.S.A - Elm Playlot / KQUED, Nancy Deville



Tanner Springs Park, Portland, Oregon, U.S.A - Dreseitl Consulting

CORRIDORS →



Town Branch Commons, Lexington, Kentucky, U.S.A - SCAPE



Moorpark, California, U.S.A



Sjokanten Park, Stavanger, Norway - A-Lab



Historic Highlands, Pasadena, California - Carol Momsen

← PATCHES

Closed Loop Infrastructure

The Kings-Tulare High-Speed Rail Station TOD is an opportunity to design an infrastructure system that honors Hanford’s deep relationship with elements of the natural environment and lays the groundwork for a new paradigm of ecological responsiveness that strengthens the community’s bond with environmental health and fosters a sense of connection to nature.

Grounded in the sensibility of water as a precious resource, the diagram illustrates a vision for an integrated, closed- loop infrastructure system for the Kings-Tulare High-Speed Rail Station TOD. It is designed to mirror natural cycles, weaving together water, energy, agriculture, and waste streams into a regenerative urban ecosystem. This systems thinking is embedded in the proposed TOD planning framework, with regenerative agriculture bands and groundwater-recharge zones to bioretention landscapes, bioswale-lined streets, oak habitats, and the ambient energy loop envisioned along the Loop Road.

Water - Rainfall is captured through rainwater harvesting systems, stored in cisterns, or directed into a network of bioswales that naturally filter runoff and recharge the aquifer, strengthening the region’s long-term water resilience. Additionally, wastewater reclaimed from the existing wastewater treatment plant after tertiary treatment and UV purification is reused for agricultural irrigation, street trees, and landscape areas within the TOD. This integrated approach creates a closed loop water cycle that minimizes waste and reduces dependence on groundwater pumping.

Energy - At the heart of the district, an ambient energy loop along the Loop Road connects buildings, using heat exchangers, cooling towers, and photovoltaic solar panels to balance energy across the development. Excess heat is absorbed or rejected through the loop, improving efficiency, while solar power feeds

local electrical demand. A fuel cell system produces clean hydrogen (H₂) and additional energy, further diversifying the district’s renewable energy sources.

Agriculture - The region’s agricultural economy is celebrated and fully integrated into the loop as a demonstration of sustainable farming possibilities. Crops in the regenerative agriculture bands in the TOD receive reclaimed irrigation water and, in turn, produce food that supports local consumption. Livestock and agriculture generate organic by-products, which are collected for organic waste treatment. Methane produced from this process is converted into useful energy, while solid waste is reintegrated into the system as fertilizer or soil amendments. Any excess renewable energy generated is sent back to the grid.

Together, the TOD operates as a living system— where water is reused, energy is renewable, waste becomes a resource, and agriculture and urban life are interdependent. This regenerative model not only reduces environmental impact but also strengthens economic and community resilience, establishing Hanford’s Kings-Tulare High-Speed Rail Station TOD Plan Area as a blueprint for sustainable development.

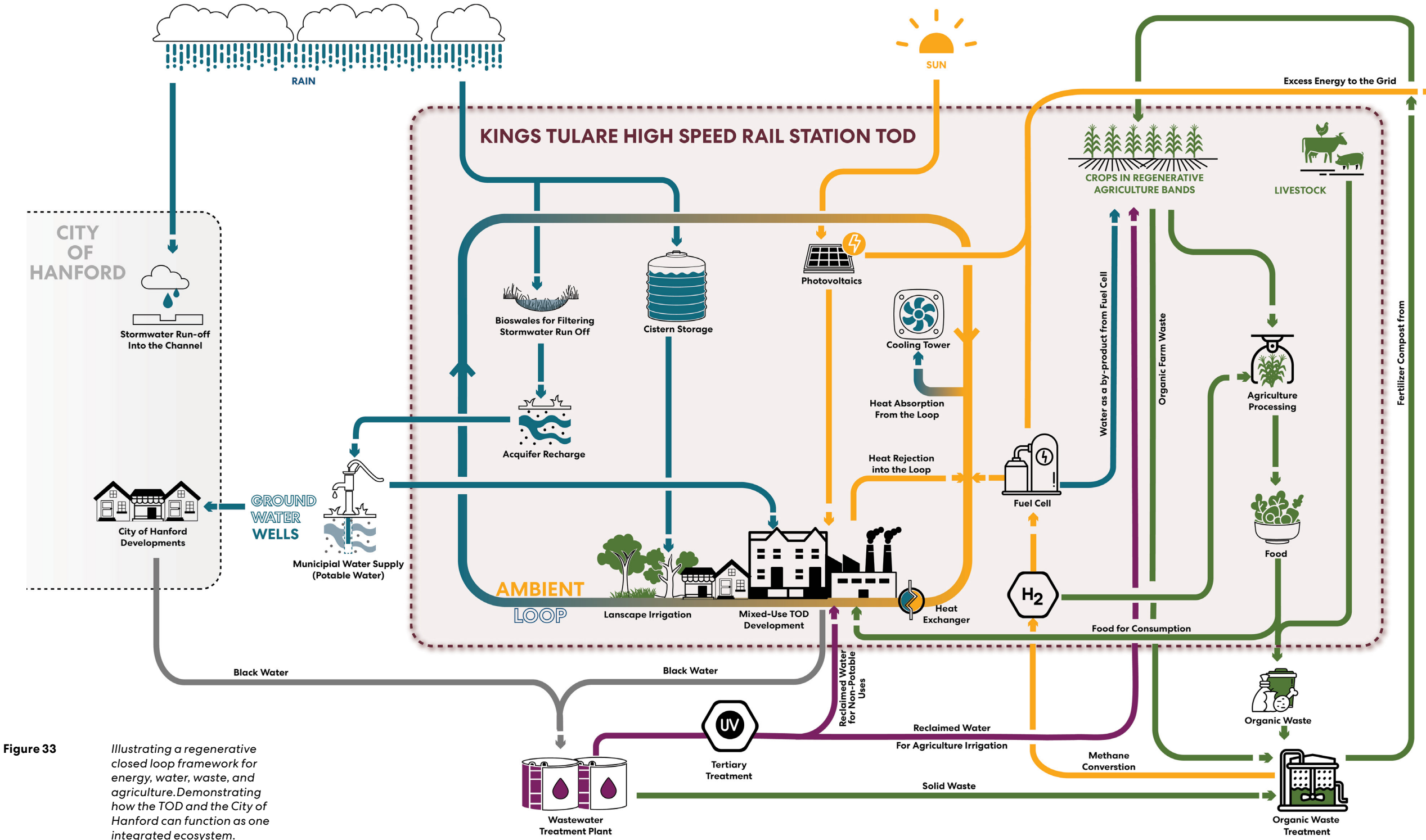


Figure 33 Illustrating a regenerative closed loop framework for energy, water, waste, and agriculture. Demonstrating how the TOD and the City of Hanford can function as one integrated ecosystem.

Street Network

A connected, human-scaled street network makes it easy for residents, visitors, and future High-Speed Rail riders to move comfortably through the TOD and to the existing city fabric on foot, bike, transit, and car.

Hanford Connected

The TOD's street network builds on Hanford's existing fabric, extending familiar neighborhood routes and introducing new east-west and north-south connections that link directly to the High-Speed Rail station area and neighborhoods of the TOD.

Each street is designed for safe, multimodal movement, offering shaded sidewalks, crossings, and clear routes for walking, rolling, biking, and transit. This network forms the backbone of everyday mobility, tying together neighborhoods, parks, the station, and Downtown.

Boulevards & Local Streets

Two primary street types organize the street network.

Boulevards, including Lacey Boulevard, Grangeville Boulevard, Florinda Avenue, and Loop Road; carry higher volumes of people and activity, with wider rights-of-way, protected bike lanes, and a robust tree canopy that make long-distance travel between neighborhoods and the station comfortable in Hanford's hot climate.

Local Streets weave through residential blocks, providing slow-speed, shaded, walkable routes that connect homes to parks, schools, and neighborhood amenities, and purposely place trees on sunnier street edges to create a comfortable pedestrian experience as well as provide shade for adjacent buildings.

Together, these street types create a legible multimodal network that supports daily life, future transit, and development growth.

- Legend
- Existing Boulevards
 - Proposed Boulevards
 - Green Alleys

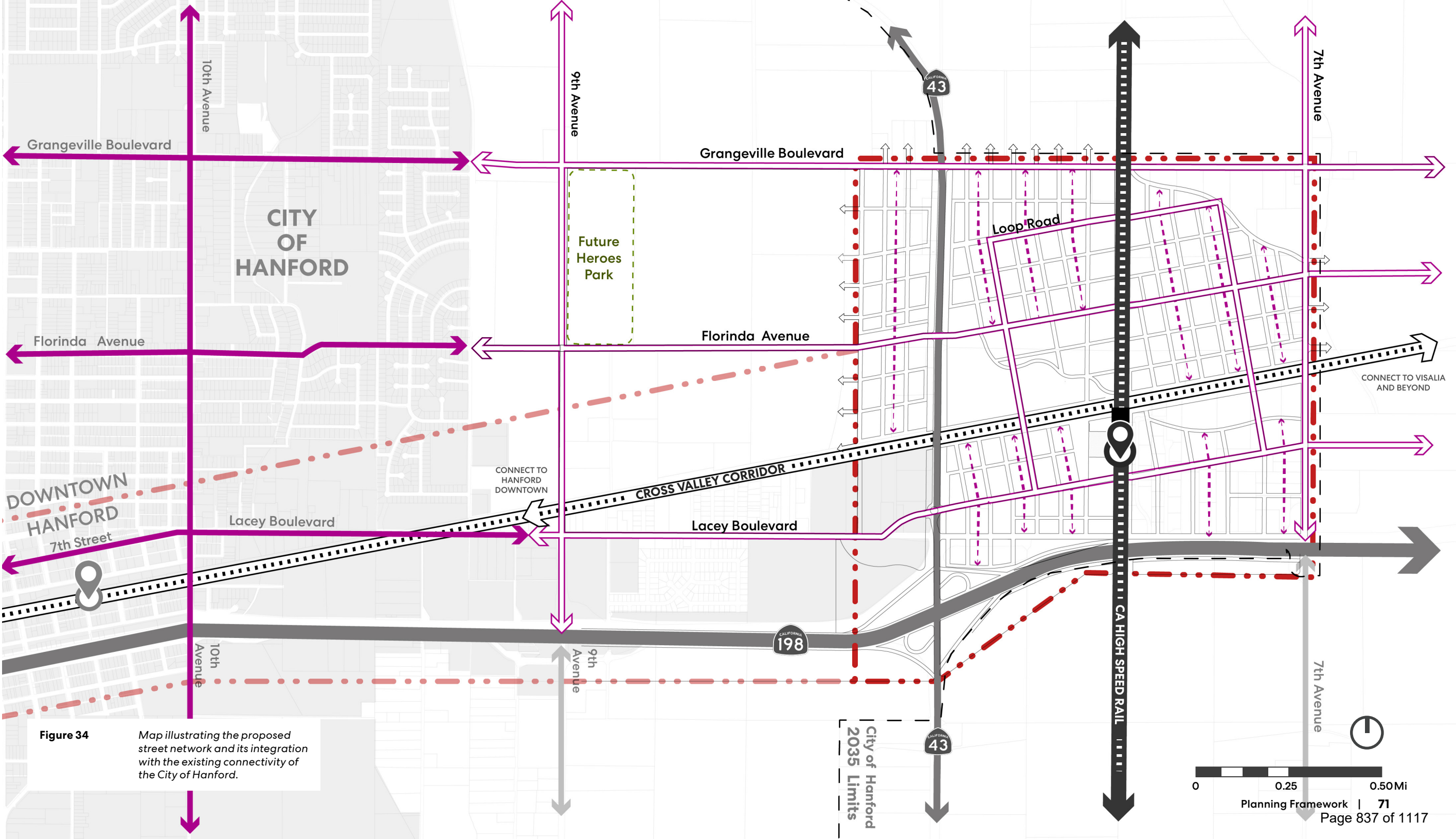


Figure 34 Map illustrating the proposed street network and its integration with the existing connectivity of the City of Hanford.

Bike Network

Aligned with Hanford’s Active Transportation Plan, the bike network provides continuous, protected, and intuitive routes for everyday biking.

Prioritizing Active Transportation

Building on Hanford’s Active Transportation Plan, the TOD bike network provides shaded, low-stress routes connecting neighborhoods to the High-Speed Rail station, Downtown, parks, and key destinations. At-grade crossings along the CVC corridor ensure safe, legible north–south movement (see Chapter 07 - Implementation for details).

Class I - Shared Use Path

Fully separated, high-comfort paths for walking, rolling, and biking along the CVC corridor, Highway 43*, and major open-space hubs, offering shaded, car-free connections.

*The Highway 43 shared-use path will require continued coordination with Caltrans.



Figure 35 Class I Shared Use Path

Class III - Bike Route

Low-speed local streets forming continuous, easy-to-navigate neighborhood connections, enhanced with shade for riders of all ages and abilities. These bikeways share right of way with slow vehicular traffic.



Figure 36 Class III Bike Route

Class IV - Separated Bikeway

Fully separated, high-comfort lanes on major boulevards (Lacey, Florinda, Grangeville, Loop Road), supporting higher-volume travel, direct transit connections, and wide planted zones for shade, safety, and visibility.



Figure 37 Class IV Separated Bikeway

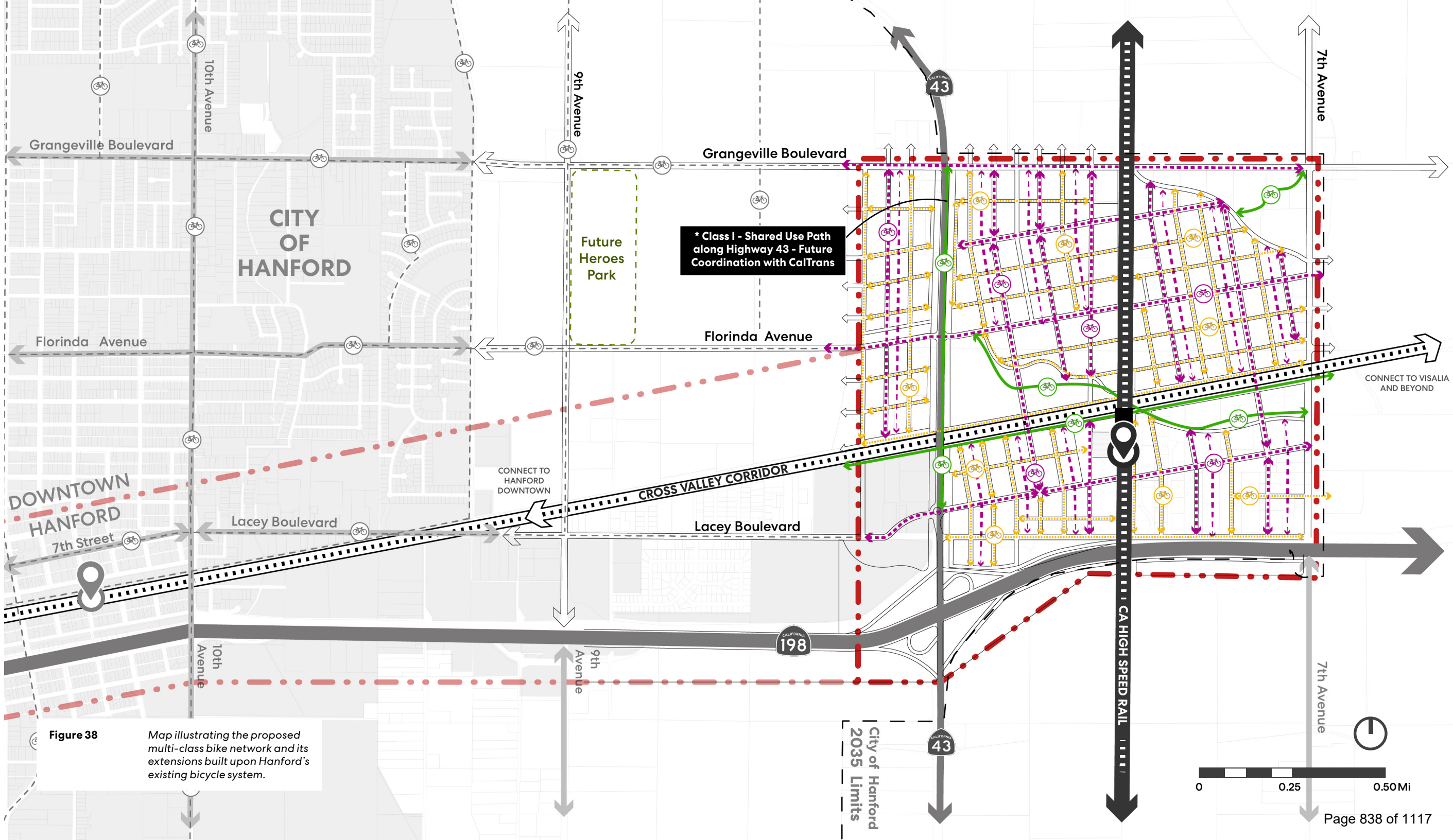


Figure 38 Map illustrating the proposed multi-class bike network and its extensions built upon Hanford’s existing bicycle system.

Boulevards

Lacey Boulevard & Loop Road

These boulevards function as the TOD’s major multimodal connectors, shaping the arrival experience from the High-Speed Rail station and linking seamlessly to Downtown Hanford and neighborhoods throughout the TOD.

Lacey Boulevard

Lacey Boulevard defines the **primary east–west spine** of the TOD, setting the tone for Hanford’s identity as a walkable, shaded, climate-responsive Central Valley city. Its generous **80-foot** right-of-way accommodates wide clear walkways, protected bike lanes, planted medians, and transit-supportive travel lanes.

The boulevard’s canopy trees and landscape buffers are designed to continuous shade that makes walking and rolling comfortable throughout the day and doubles as stormwater infrastructure.

As the main boulevard to the High-Speed Rail station, Lacey Boulevard acts as an inviting gateway, providing a dignified arrival sequence framed by greenery, active frontages, and safe multimodal access. Lacey Boulevard moves visitors and residents reliably while offering a comfortable, legible and distinctive experience.



Figure 39 Class I Shared Use Path with planted pathway along street edge.

Loop Road

This boulevard functions as an **80-foot community boulevard** that connects the different neighborhoods and districts throughout the TOD. Its design emphasizes slow, comfortable circulation with shaded pathways, continuous planting, and access to parks, housing, and key TOD amenities.

Loop Road reinforces the neighborhood’s pedestrian-first character, offering a welcoming edge condition that buffers homes from traffic while providing safe connections to the local street network and other major boulevards.

It is both an organizing armature and a soft, green threshold that introduces the tone of the district: shaded, accessible, and easy to navigate for all modes.



Figure 40 A lively street with shade, seating and dedicated bike lanes.

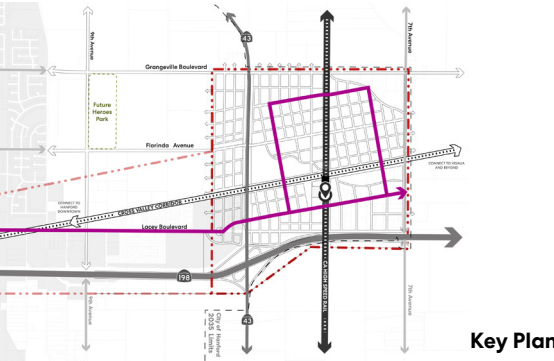


Figure 41 Conceptual Section of Lacey Boulevard and Loop Road

Boulevards

Florinda Avenue

Imagined as a neighborhood boulevard that doubles as a continuous native oak habitat corridor.

Florinda Avenue

Florinda Avenue is designed as a shaded, walkable neighborhood boulevard that also serves as a key **80-foot ecological spine** within the TOD. Its right-of-way accommodates wide walkways, protected bike lanes, and generous planting zones, with a North street side zone dedicated to native oaks, to create large areas of shade and habitat.

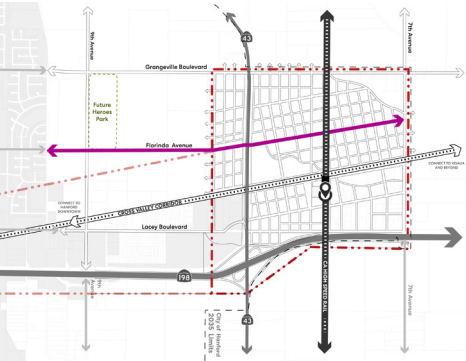
Acting both as a mobility and habitat connector, Florinda strengthens neighborhood identity while linking residents to Heroes Park, nearby patches, the TOD and the broader street network. The corridor’s native oak plantings recall the region’s historical landscapes, cools the TOD, filters air, supports groundwater recharge, and local biodiversity. These qualities establish Florinda as a green, climate-resilient backbone for the surrounding neighborhoods.



Figure 42 Shared Use Path with stormwater infrastructure adjacent.



Figure 43 Oak canopy showing extensive shading.



Key Plan

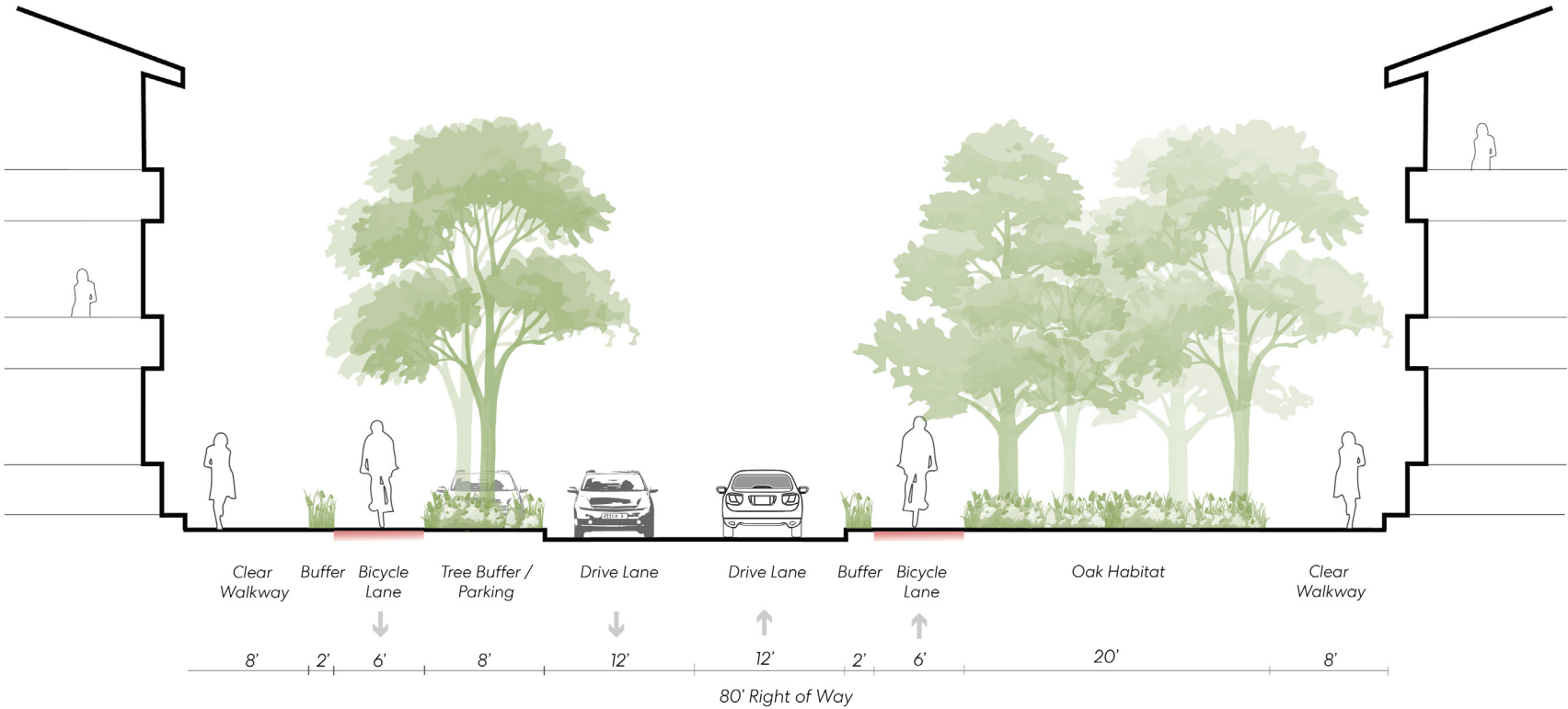


Figure 44 Conceptual Section of Florinda Avenue

Boulevards

Grangeville Boulevard

Serving as a regional boulevard that supports high-capacity transit, commercial uses, and safe active mobility.

An East-West Boulevard

Grangeville Boulevard functions as **secondary regional connector, an east-west mobility spine** designed to serve residents, commuters, and future transit riders. Its **80-foot right-of-way** balances high-capacity travel with a safe, comfortable public realm, featuring separated bicycle lanes, wide pedestrian zones, and generous planting that prioritizes stormwater medians due to its prime location in the aquifer recharge zone.

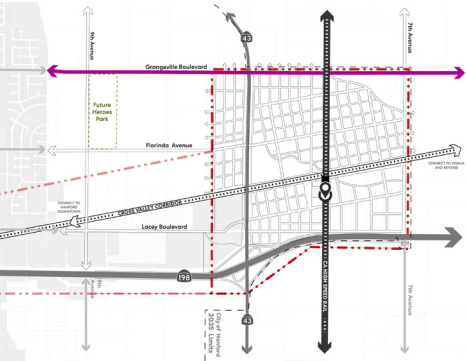
As a key secondary link between the High-Speed Rail station and the northern part of the existing city fabric. Grangeville supports transit-ready development for future potential growth and commercial activity along its edge. Creating a cooler, more comfortable environment for walking and biking while visually stitching the TOD into the broader city - establishing Grangeville as an essential, future-ready boulevard.



Figure 45 Multi-modal street with robust planting for groundwater recharge.



Figure 46 Commercial businesses with generous pedestrian walkways.



Key Plan

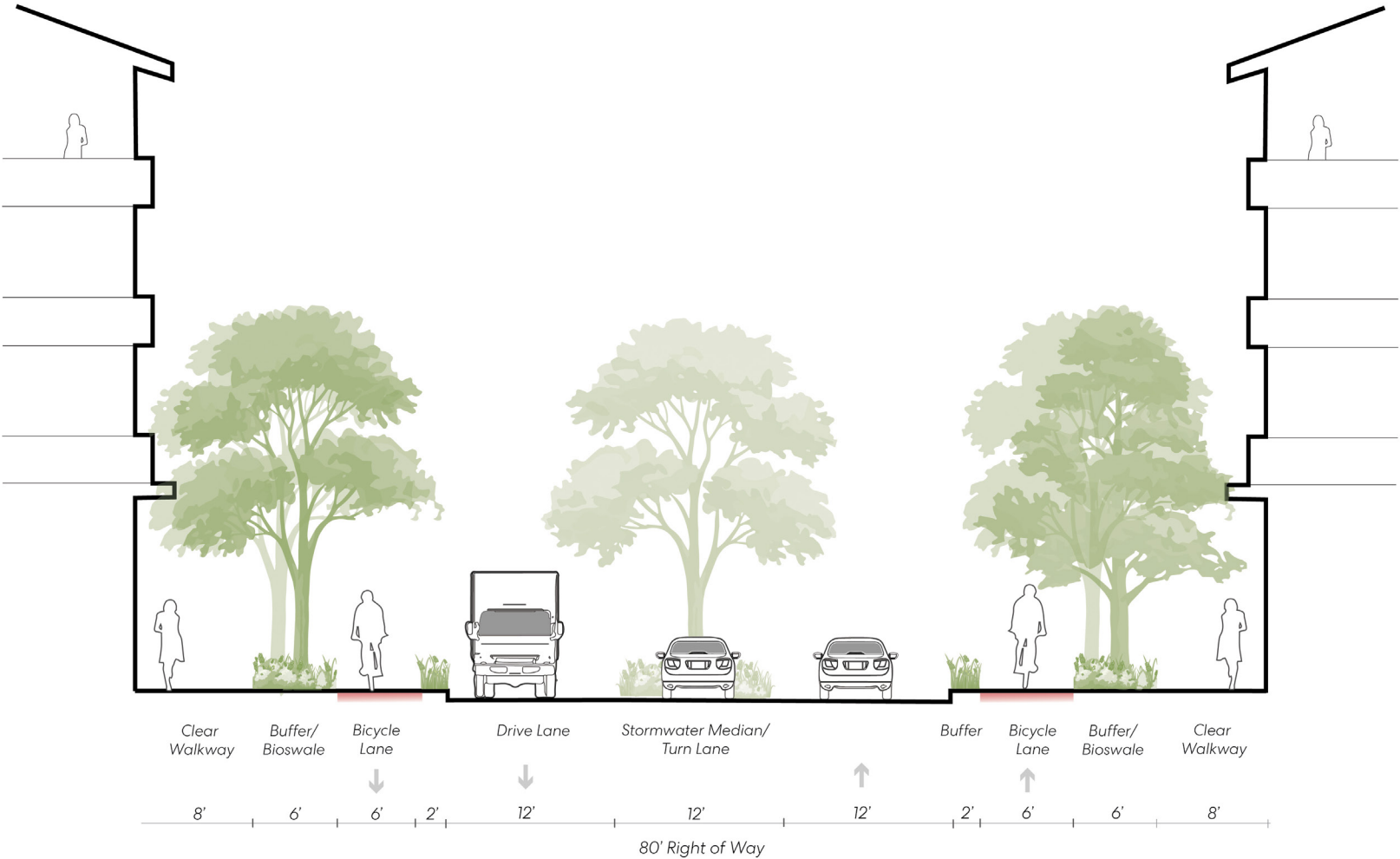


Figure 47 Conceptual Section of Grangeville Boulevard

Boulevards

7th Avenue

Serving as a major north–south connector that provides controlled truck access from Highway 198 and establishes a strong buffered edge for future development.

A North-South Boulevard

7th Avenue functions as a north-south boulevard located at the TOD’s most eastern edge. Designed to safely manage truck movements while establishing a clear transition between Production and Innovation uses, current existing farmland, and future development sites. Its wide right-of-way and turn-lane capacity support freight access from the highway, reducing truck circulation within the TOD’s residential and mixed-use districts.

Generous planting buffers create a green, more comfortable edge condition that softens adjacency from the street and the future Production and Innovation parcels delineated in the ‘Neighborhoods & Districts’ chapter, while also working with prevailing winds to disperse dust and particulate pollution, improving air quality for nearby homes.

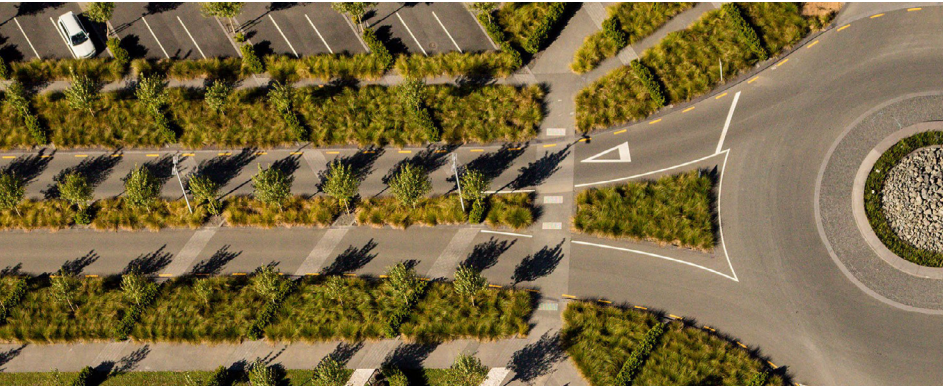
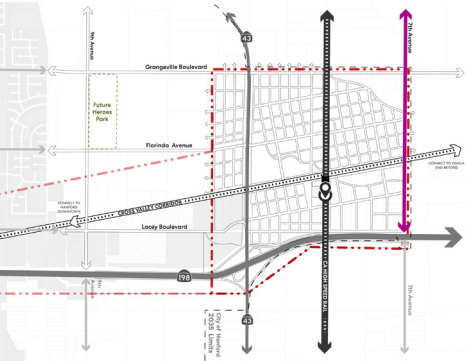


Figure 48 Generous green buffer with travel lanes in an industrial zone.



Figure 49 Clear pathways alongside a truck traffic street.



Key Plan

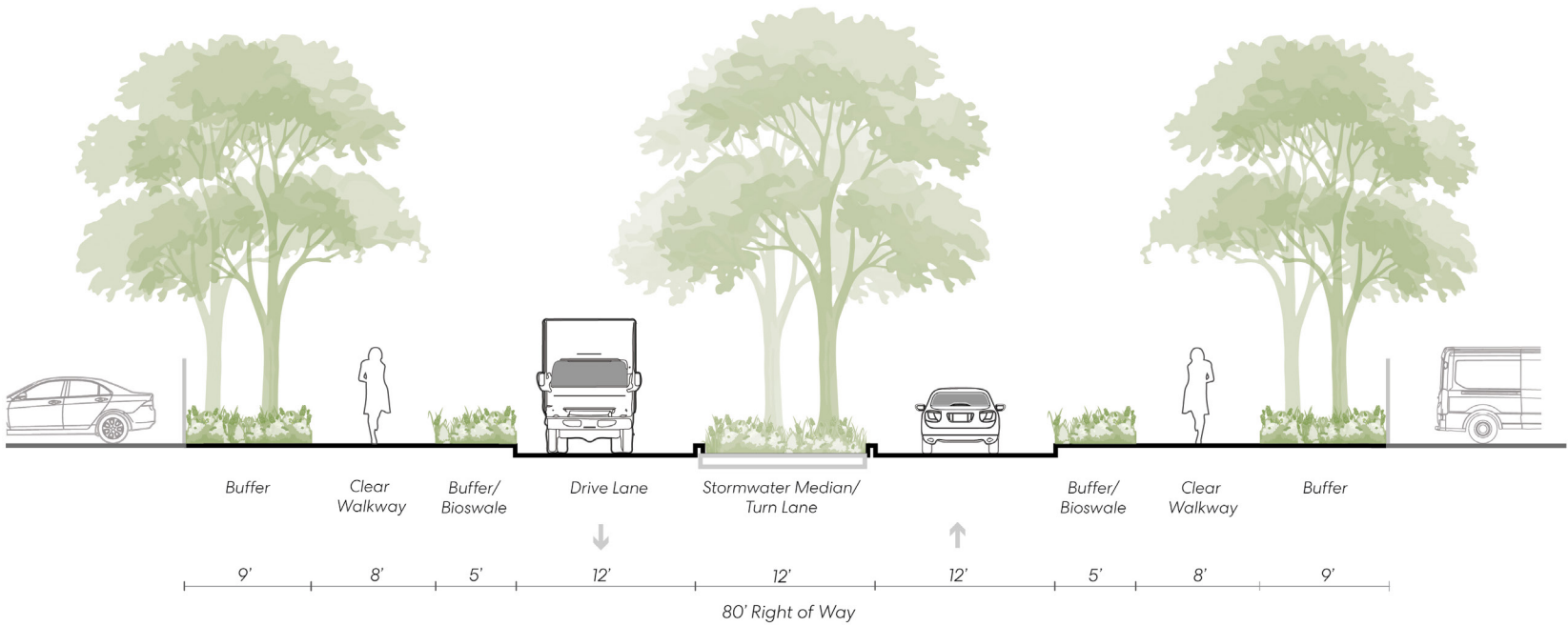


Figure 50 Conceptual Section of 7th Avenue

Boulevards

9th Avenue

A new north–south connector that manages highway traffic while extending a shaded linear park linking neighborhoods to Heroes Park.

9th Avenue

Envisioned as a new, **110-foot high-functioning connector** created in tandem with the planned Highway 198 interchange. Its extended alignment provides a direct route for vehicles entering and exiting the highway, easing pressure on neighborhood streets. Despite its regional role, the boulevard is designed with a strong ecological and community character; a continuous linear park runs along its length, creating a green thread that ties neighborhoods to Heroes Park.

Shaded walkways, protected two way bike facilities, and native planting support comfortable, climate-responsive travel, while generous buffers soften the impact of increased traffic. As both a major movement corridor and a habitat-supporting green edge, 9th Avenue balances city wide access needs with a distinctive identity.



Figure 51 Linear Park alongside a road edge.

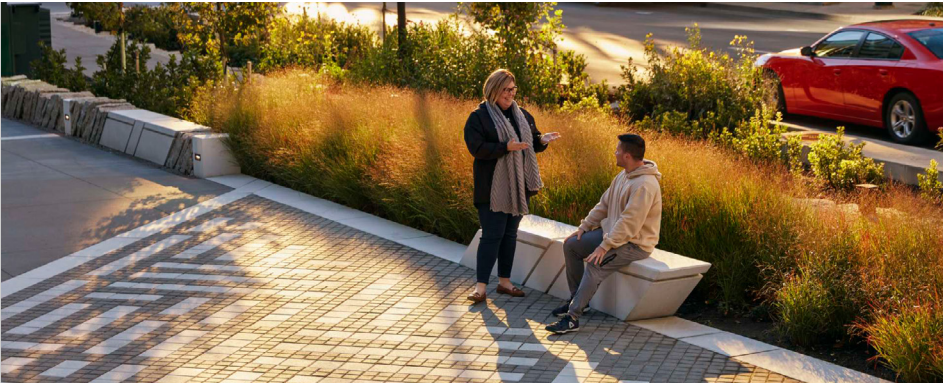
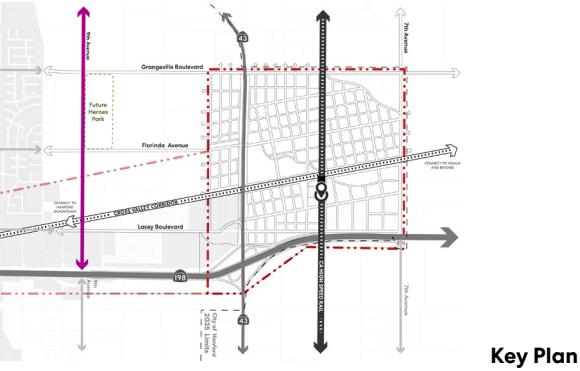


Figure 52 Generous walkway and planted buffer along a busy road.



Key Plan

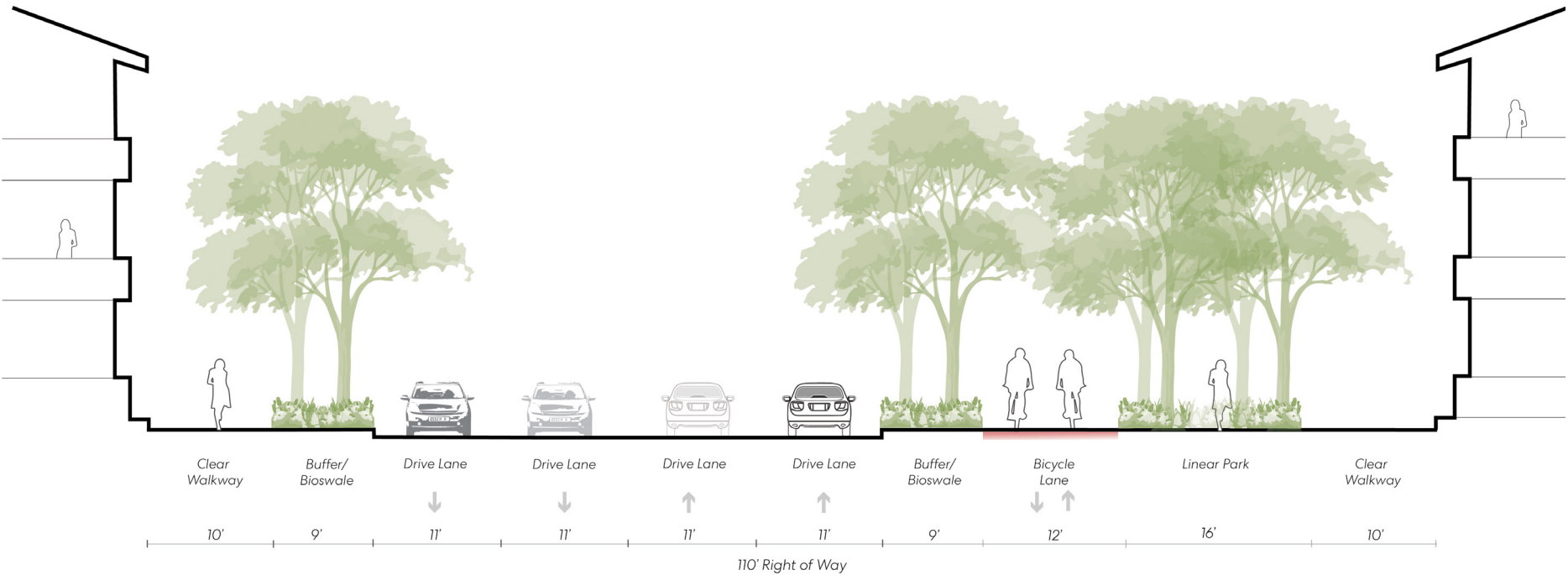


Figure 53 Conceptual Section of 9th Avenue

Local Streets

Within the TOD, local streets form the fine-grain network that supports everyday movement, short walking trips, and neighborhood-scale comfort. Designed to complement the broader boulevard system, they reinforce Hanford’s climate-responsive urban character with shade, planting, and safe active mobility on every block.

Local North-South Streets

The **60-foot North-south local streets** reinforce the TOD’s passive cooling strategy by planting trees on **both sides of the street**, creating a continuous canopy that shades sidewalks and filters prevailing breezes helping draw cooler air through the neighborhood.

As calm, slow-speed streets that connect homes to parks, schools, and key east-west boulevards, these corridors deliver a comfortable walking and biking experience while maintaining the TOD’s green, pedestrian-first character.



Figure 54 Green and drought tolerant native planting.

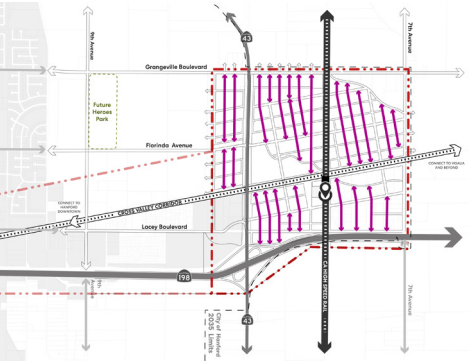
Local East- West Streets

The **46-foot East-west local streets** despite compact right-of-ways use strategic, **north-side tree placement** to maximize shade during the hottest hours and provide solar protection for adjacent buildings. The narrower width also affords opportunity for passive shading through building form.

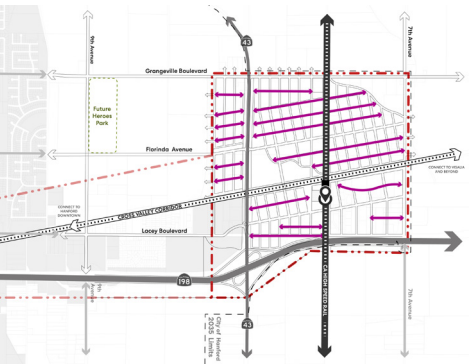
These streets extend the TOD’s ecological and passive-cooling systems at the micro scale, linking homes, plazas, and mixed-use areas with shaded routes that support active mobility. Their integrated planting and green infrastructure make them climate-smart connectors that complete the neighborhood network.



Figure 55 A local street with community farming.



Key Plan



Key Plan

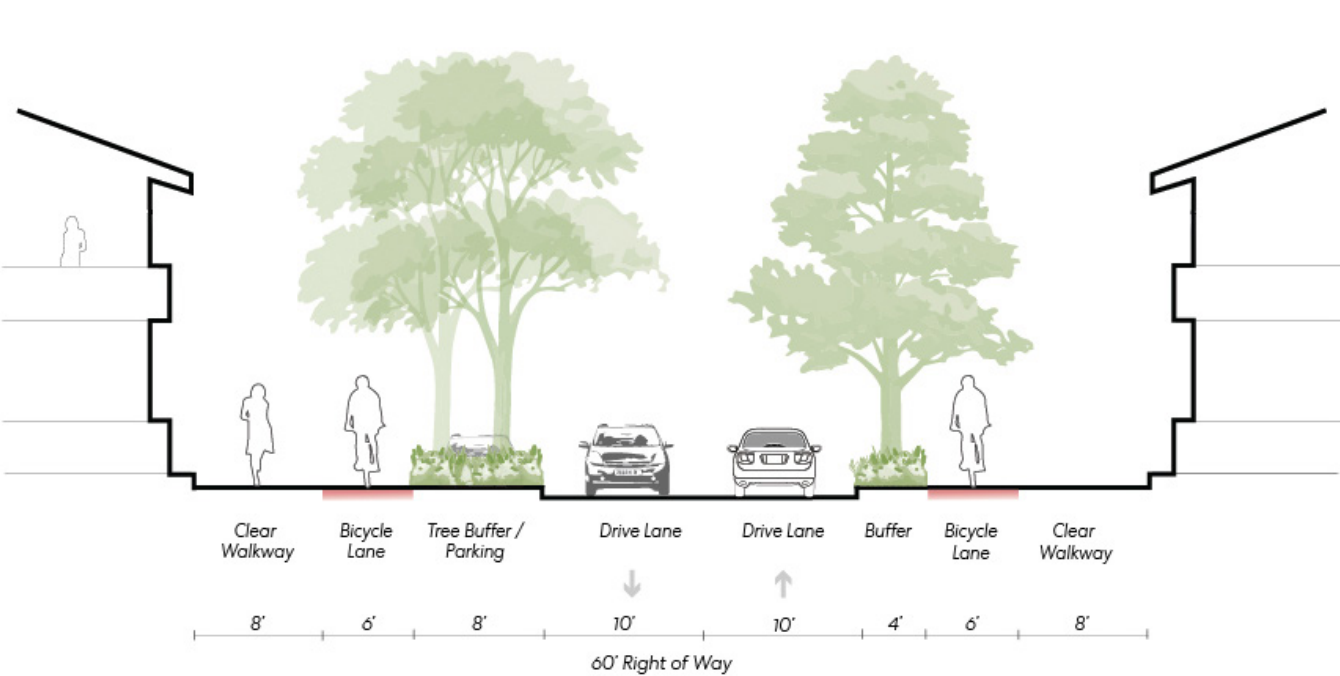


Figure 56 Conceptual Section of Local North-South Streets

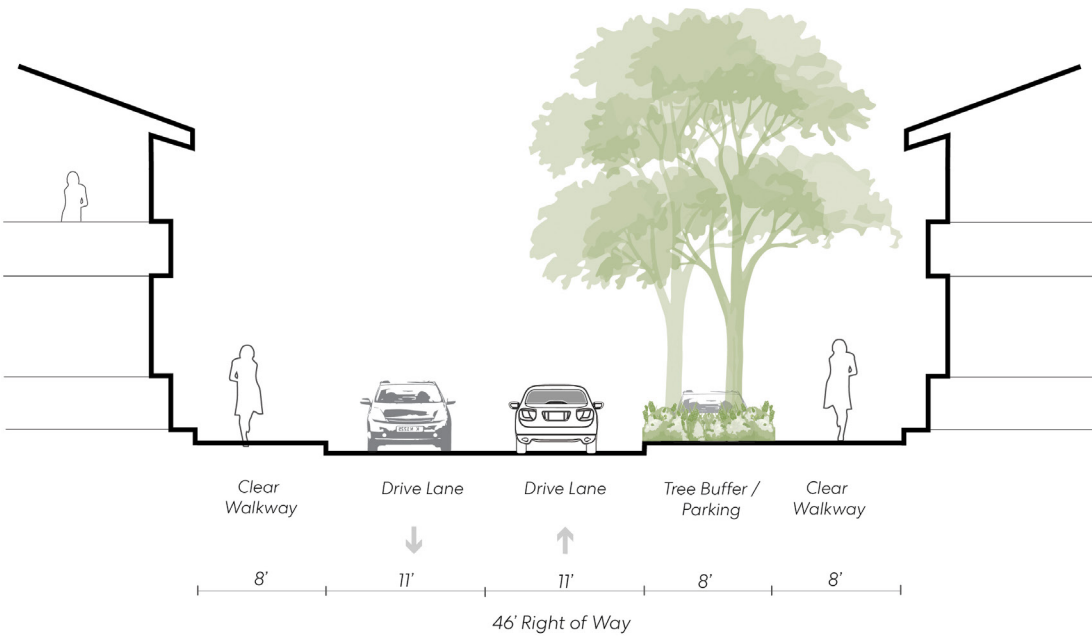
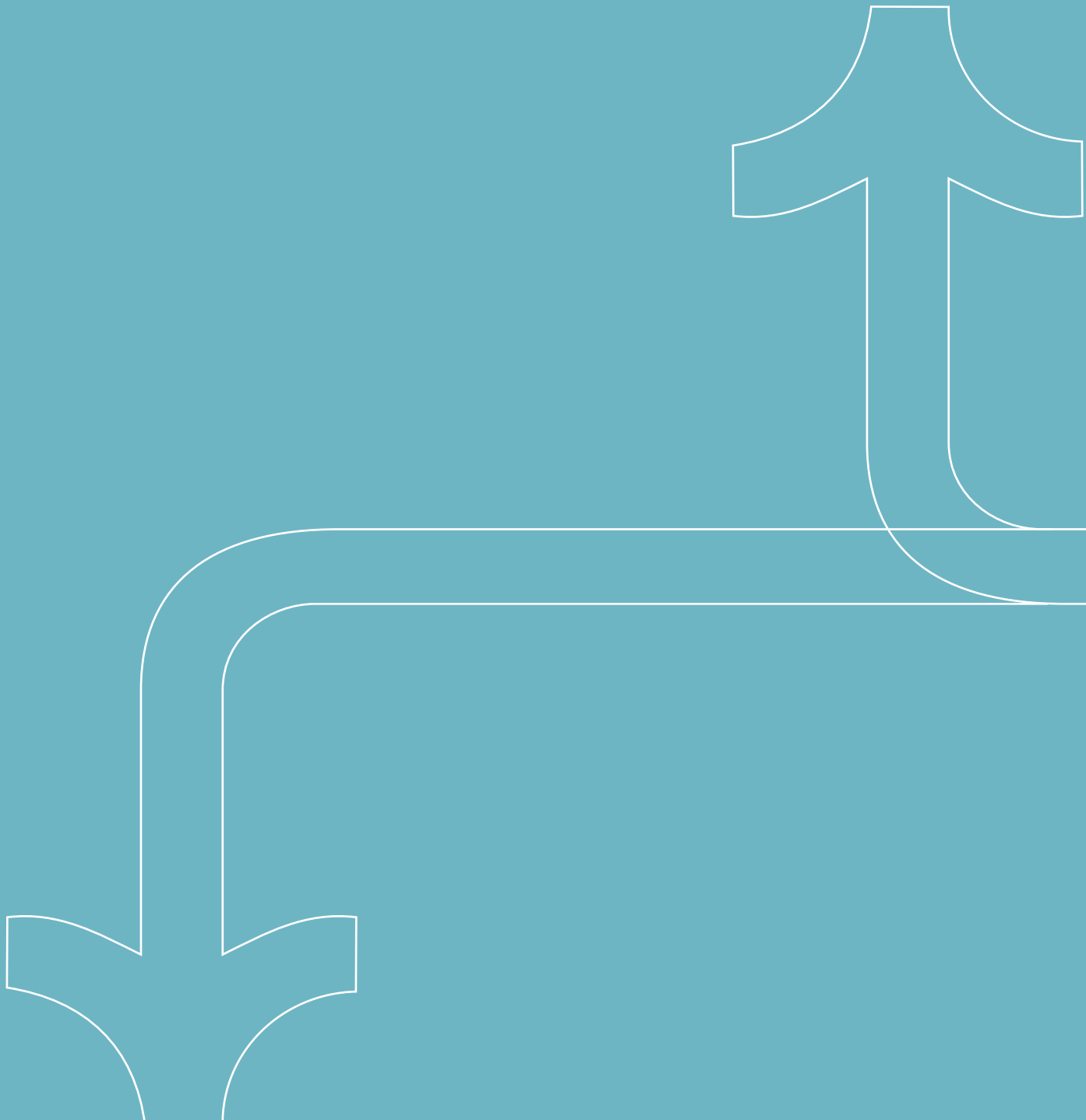


Figure 57 Conceptual Section of Local East-West Streets



06 **Neighborhoods & Districts**

This chapter outlines how housing, jobs, social spaces, and open space shape a complete, walkable community around the future station. A mix of residential neighborhoods, an employment district, and an institutional anchor aims to strengthen Hanford's economy, and create a vibrant place to live, work, and gather.

Land Use

This land use framework is a calibrated mix of uses - homes, jobs, open space, and community facilities balanced into a framework that supports walkability around the future station and grows in harmony with Hanford's existing neighborhoods.

Land Use Framework

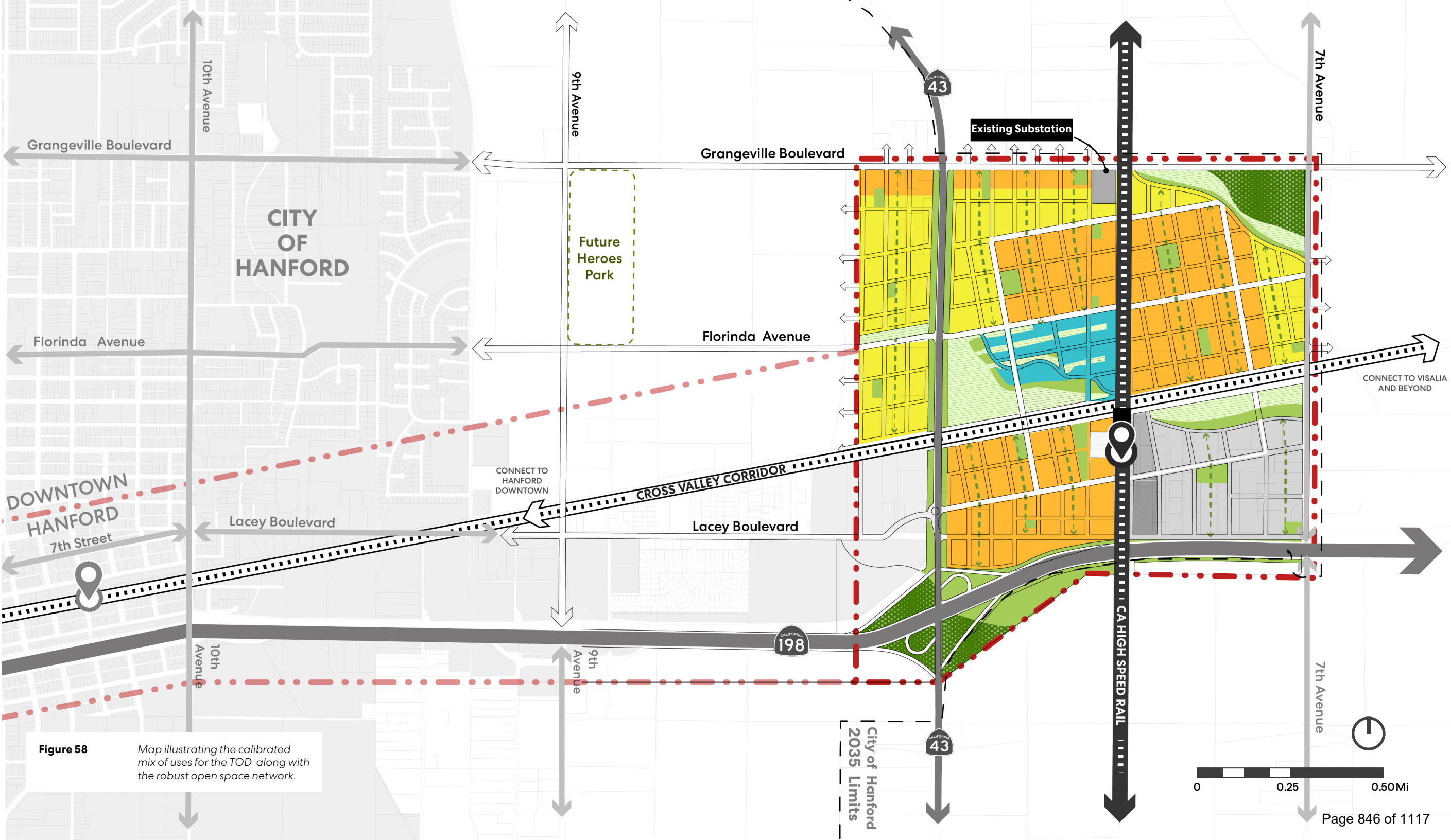
Organized around four complementary components: Mixed Use Neighborhood concentrated near the future Kings-Tulare High-Speed Rail Station, Residential Neighborhood that transition toward existing Hanford's residential community, a Production and Innovation district that supports local employment and ag-adjacent industries, and an institutional anchor that reflects the region's strengths in education, healthcare, and ag-tech. This arrangement creates a walkable, transit-integrated TOD where daily needs are close by and where new growth strengthens Hanford's established urban fabric.

Integration with Open Space & Agriculture

These land uses are shaped by, and integrated with, the site's open space network. Residential areas sit alongside the ecological matrix of hubs, patches, and corridors—giving residents direct access to shaded recreation and everyday nature. Regenerative agricultural bands not only follow the site's natural drainage contours, but support the Production and Innovation district, frame the institutional anchor, and create a community-oriented growing zone near a major regional transit hub, giving it a distinct identity and positioning it as a catalyst for complementary food and culinary enterprises to co-locate.

Together, the land-use and open space network creates a cohesive neighborhood where open space, agriculture, and development reinforce one another.

Legend			
	Label	du/ac	Size (acres)
	Mixed Use Neighborhood	>40 du/ac	191 acres
	Residential Neighborhood	<40 du/ac	130 acres
	Production and Innovation District		60 acres
	Institutional District		32 acres
	Parking		11 acres
	Hubs/Patches/Highway Buffers		294 acres
	Agricultural Bands		58 acres



Mixed Use Neighborhood

This plan concentrates intensity of uses and vibrancy around High-Speed Rail Station.

Housing

Mixed use neighborhoods form the most active areas of the TOD—positioned closest to the future Kings–Tulare High-Speed Rail Station, adjacent to the Loop Road, and along key east–west corridors. Housing types typologies promote a mix of diverse housing choices for people of all incomes, age-groups, and household sizes. This supports transit ridership and offer attainable homes for Hanford’s growing workforce and young families. Buildings are oriented to capture prevailing northwest winds and are arranged to frame shaded paseos and neighborhood green areas.

Commercial & Neighborhood Services

Major boulevards in the TOD offer opportunities for farm-to-table restaurants, small businesses, childcare, schools and neighborhood-serving retail, uses that bring daily life closer to the station and support both residents and commuters. An integrated open space network provides park frontages and spaces to host community events and farmers-market pop-ups.

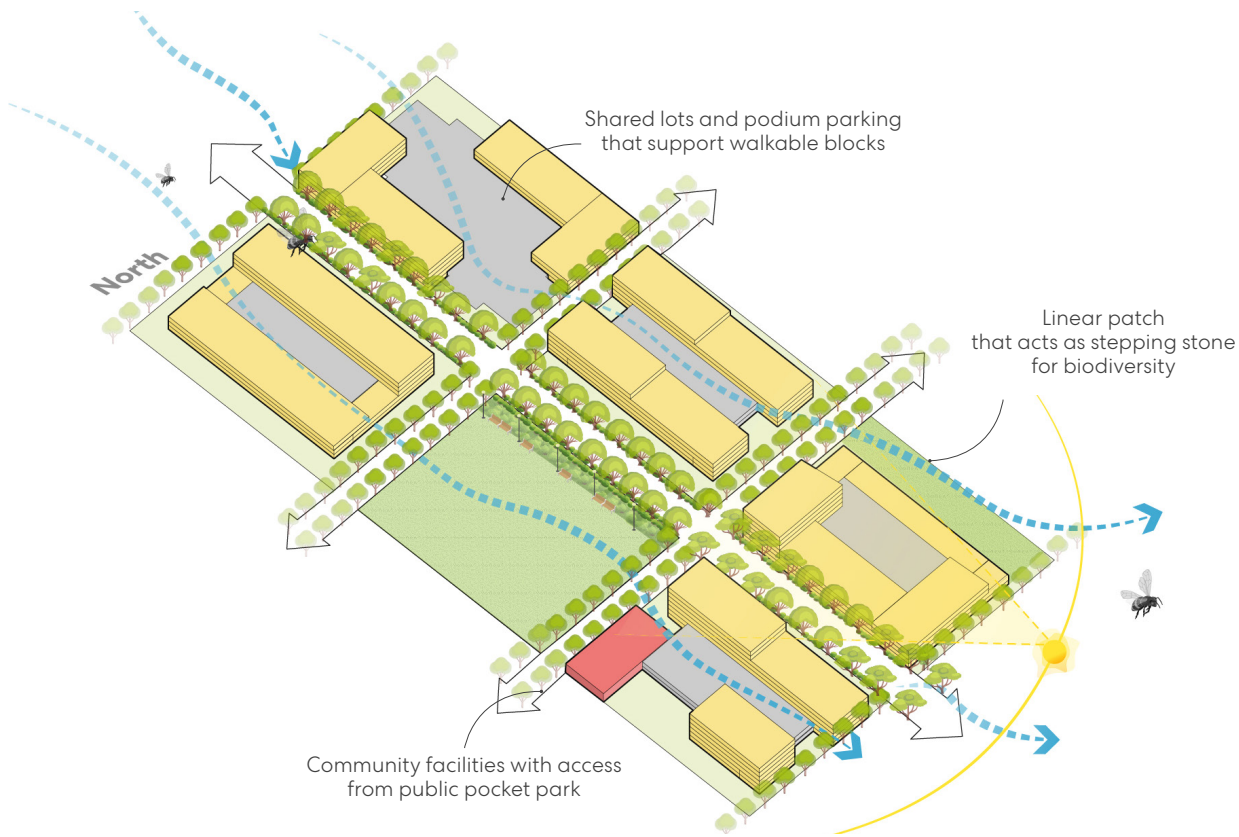


Figure 59 Illustrating an exemplar mixed-use block featuring housing, parking, community amenities, and integrated open spaces.



Figure 60 Flourishing community gardens within living communities in Mariposa IV, DHA in Denver, CO



Figure 61 Multifamily housing with active ground floor spaces in San Luis Obispo

Residential Neighborhood

This plan creates communities.

Housing

Residential neighborhoods line the quieter edges of the TOD, transitioning toward existing residential community west of 10th Avenue and north of Lacey Boulevard. These blocks include townhomes, duplexes, and triplexes that offer more private outdoor space while still maintaining quick connections to parks, green streets, and transit. Green north–south alleys improve airflow, heat mitigation, while preserving Hanford’s familiar residential scale.

Open Space

Neighborhood patches, community gardens, and green alleys are woven throughout, linking households directly to the broader ecological matrix. These spaces provide shade, native planting, biodiversity pockets, and social opportunities—supporting health and comfort in Hanford’s hot-dry climate. Several residential neighborhood blocks connect directly to the major open space hubs and the residential-focused agricultural band—offering hands-on learning, local food production, a stroll through the seed bank forest, and recreational activities, such as trails, sports and wildlife spotting.

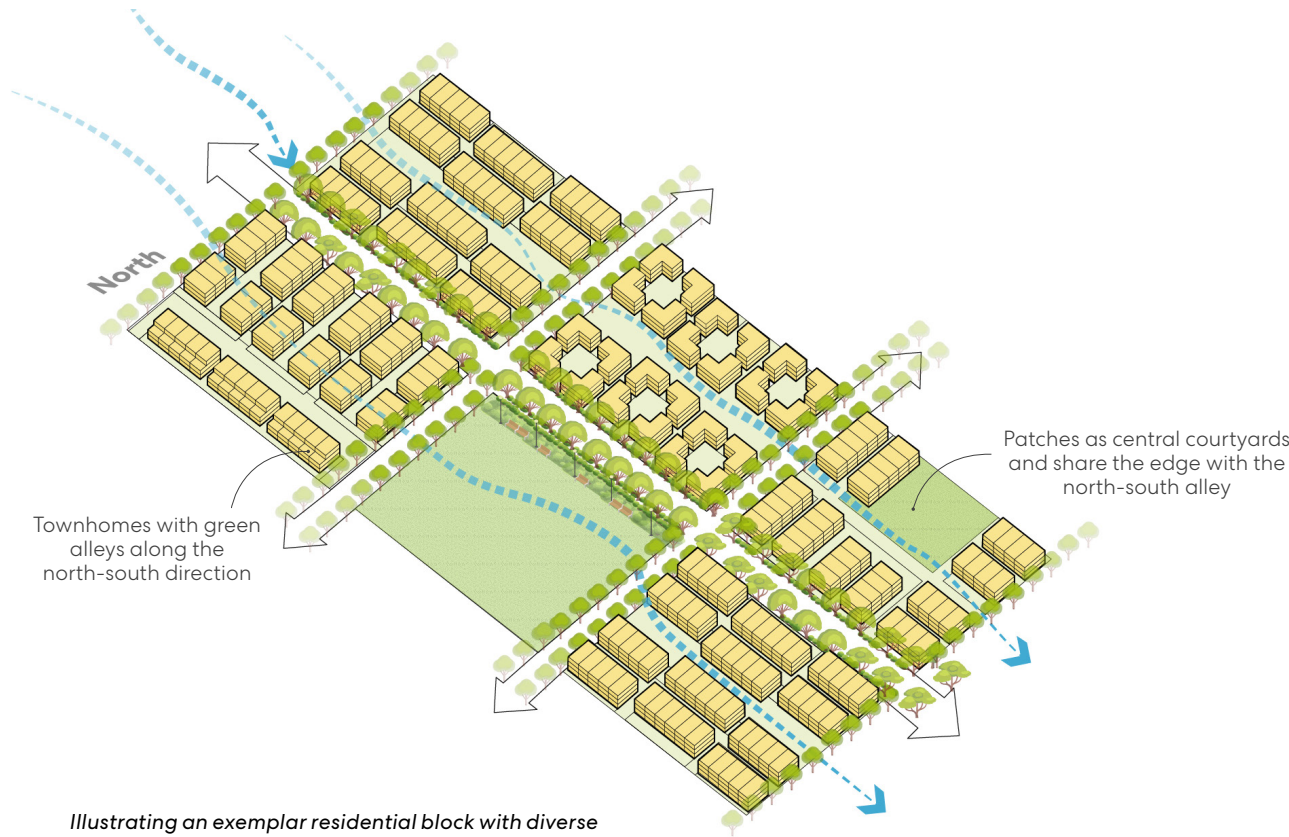


Figure 62 Illustrating an exemplar residential block with diverse townhome typologies opening onto north–south green alleys and courtyards designed to enhance natural wind flow.



Figure 63 Townhomes opening into central courtyard in San Luis Obispo



Figure 64 Townhomes in San Luis Obispo

Production and Innovation District

This plan fosters innovation and economic opportunity.

Uses

The Production and Innovation district creates a dedicated employment zone on the southeastern side of the TOD, positioned between the High-Speed Rail station, Lacey Boulevard, and the Cross Valley Corridor. It supports ag-tech, light industrial, food processing, research, fabrication, and small logistics businesses that build on Hanford’s agricultural strengths. Flexible block sizes accommodate a range of business sizes, with walkable streets linking employees to transit, open space, nearby neighborhoods, and the institutional district.

Open Space

Green pocket parks, shaded breaks, and linear patches weave through the district—improving comfort and connecting workplaces to the broader ecological matrix. These spaces add shade, native planting, and places for rest for workers. Adjacent agricultural bands reinforce the district’s identity with areas for demonstration crops, regenerative farming, and hands-on learning tied to local industry.

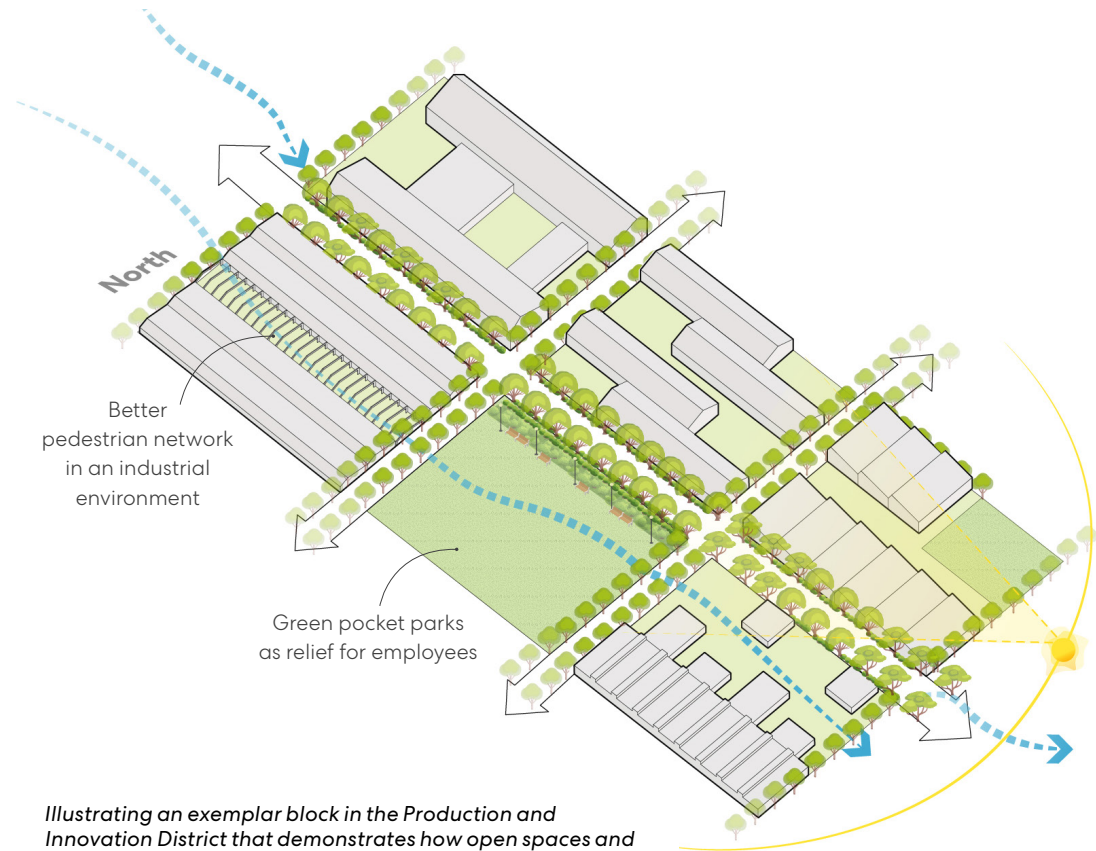


Figure 65 *Illustrating an exemplar block in the Production and Innovation District that demonstrates how open spaces and green alleys can break down large block sizes and enhance walkability.*



Figure 66 *Showing how wide sidewalks and green infrastructure improve walkability in industrial parcels.*



Figure 67 *Depicting dedicated, segregated active mobility lanes in industrial districts.*



Figure 68 *Demonstration farms within institutions showcasing regenerative agriculture.*

Institutional District

Anchored beside the future station, this institutional district becomes Hanford’s new center for learning, innovation, and regenerative agriculture demonstration—advancing a complementary future for the city of Hanford.

Uses

The institutional anchor sits at the heart of the TOD beside the future Kings–Tulare High-Speed Rail Station—becoming a civic landmark for Hanford. Framed as a hub for learning, innovation, and agriculture; it builds on the Valley’s agricultural heritage while preparing residents for the future. Whether realized as an ag-tech campus, medical or educational facility, training center, or hybrid innovation hub, it combines vocational training, applied research tied to local crops and soils, greenhouse and demonstration plots, and year-round community programming. Surrounding agricultural bands extend its mission through teaching orchards, regenerative farming zones, and hands-on demonstration areas.

Jobs

It enables partnerships with local employers and educational institutions, strengthening Hanford’s workforce pipeline in agriculture, ag-tech, health, and

related industries, and supports long-term job creation. By combining training, innovation, public amenities, and community events, the anchor becomes a destination that reinforces local identity while helping residents access new economic opportunities connected to the region’s future.

Placemaking Opportunity

Anchored by the catalytic anchor, the TOD becomes Hanford’s vibrant center for learning, innovation, and sustainable agriculture, while also emerging as a regional culinary destination. Farmers’ markets, demonstration farms, and hands-on culinary experiences would showcase local produce and sustainable practices, connecting residents and visitors to the region’s agriculture and food.



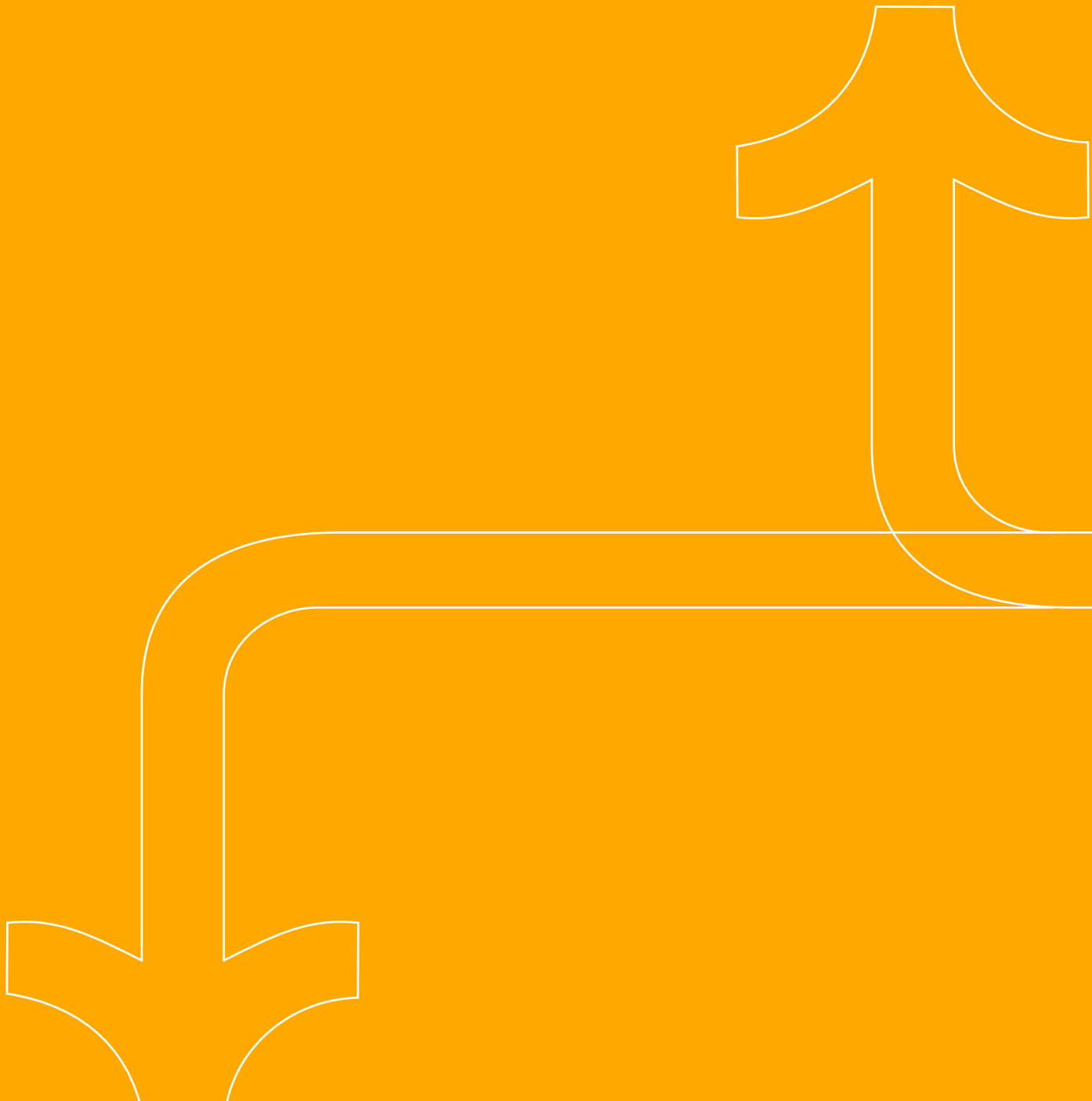
Figure 69 Institution with drought tolerant planting.



Figure 70 Agricultural demonstration farms, and educational communal gardens.



Figure 71 Depicting the potential for an institution that promotes regenerative farming while fostering community through markets and events, celebrating Hanford’s agricultural identity.



07 **Implementation**

This chapter outlines public financing strategies to support long-term growth and infrastructure around the station. Identifies priority capital projects such as a separated multi-use path along the CVC rail corridor and intersection improvements.

Public Facilities Financing Plan

A conceptual Public Facilities Financing Plan is intended to test the potential for project feasibility based on the infrastructure requirements to support the proposed densities outlined in Chapters 4.

Overview

The purpose of this concept financing plan is to support the City and the California High Speed Rail Authority (CHSRA) in the future when they are developing a consistent, defensible, and equitable framework for funding the backbone infrastructure and public facilities for the HSR Station Area.

This document includes methods and assumptions used as industry standards in EPS’s work and in comparable jurisdictions. The findings and recommendations contained herein are intended to be used to guide infrastructure and public facilities funding for capital facilities in the Project.

Data Limitations

Please note the following limitations to this Conceptual Financing Plan:

- Many of the infrastructure cost estimates used in this analysis are planning level estimates and were NOT developed by engineers for the Design Package analyzed herein. The actual costs of infrastructure improvements may vary significantly from what is shown in this document.
- The feasibility of this development has not been analyzed; whether the market demand will be able to support the proposed development. If adequate residential and commercial demand is not sufficient at the time of development, the value that would incentivize a developer to build is not there.
- Detailed phasing analysis will be needed to refine financial planning, given the scale of development and infrastructure needed.

Approach

To inform this study, EPS conducted a detailed review of the conceptual Station Area Plan land uses developed by Perkins & Will in their Design Package Land Use Plan, developed planning-level costs using data gleaned from prior work and partial information provided by the City’s Public Works Department, and estimated values of the land use shown in the Design Package.

The research summarized in this study focuses on several key areas, including:

- Estimating the total Backbone Infrastructure and Public Facilities costs of the Station Area Plan conceptual land use plan.
- Estimating potential Project Value.
- Estimating the potential funding based on existing development impact fees and other City, County, and other agency fees.
- Funding applicable through the formation of an Infrastructure Community Facilities District (CFD).
- Funding applicable from the creation of a future Station Area Impact Fee.

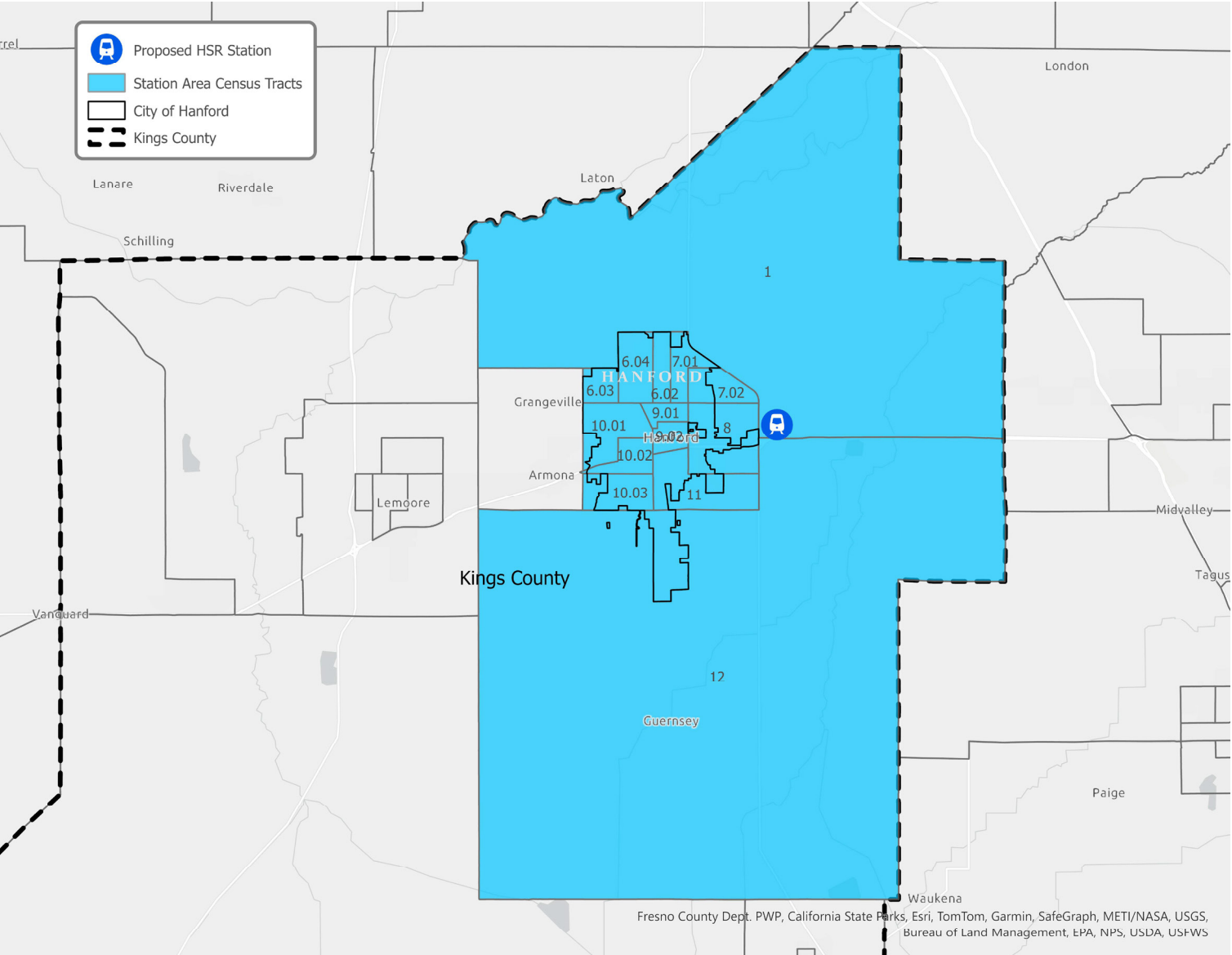


Figure 72 Kings-Tulare HSR Station Area Context Map by Census Tracts

Development Program

According to the Project Design Package, a mix of residential densities, nonresidential land uses, open space, and agriculture development is planned for the Project. The Design Package describes the land use designations and the maximum allowable development program as shown in Appendix A Table A-1. To estimate the Project value, EPS assumes a buildout of 95 percent of the Design Package as follows:

- 9,263 dwelling units.
- 1.87 million square feet of nonresidential space.
- 305 acres of parks and open space.
- 11 acres of parking.

This Finance Plan assumes the above Project development across approximately 790 acres of the 1,000 total acreage of the station area. The remainder of the acreage will be dedicated for public rights-of-way. Figure 1-1 summarizes the proposed land uses evaluated for the purpose of this Finance Plan.

Land Use Designation		Density Assumptions
Residential (95% Buildout)		
Low Density		130 Acres, 1,853 Units (15 Dwelling Units/Acre)
Medium Density (Mixed Use)		195 Acres, 7,410 Units (40 Dwelling Units/Acre)
Total Residential		325 Acres, 9,263 Units
Non-Residential (95% Buildout)		
Production & Innovation		60 Acres, 596,000 Square Feet at 0.30 FAR
Institutional		32 Acres, 318,000 Square Feet at 0.30 FAR
Commercial (Mixed Use)		58 Acres, 960,000 Square Feet at 0.50 FAR
Total Non-Residential		150 Acres, 1,870,000 Square Feet
Open Space		
Hubs/Open Space/Buffers		260 Acres
Agriculture		45 Acres
Total Open Space		305 Acres
Other		
Parking		11 Acres
HSR Station and Track		n/a
Cross Valley Corridor		n/a
Internal Roads/Bike Lanes		n/a
Existing Power Station		n/a
Total Identified		791 Acres (of 1,000 Acres Total)

Nonresidential building area estimated based on Floor Area Ratios applied to net acreage for each land use. Acreages shown above are gross acreages. Net acreages estimated as 80% of gross acres to account for internal roadways, sidewalks, and utilities.

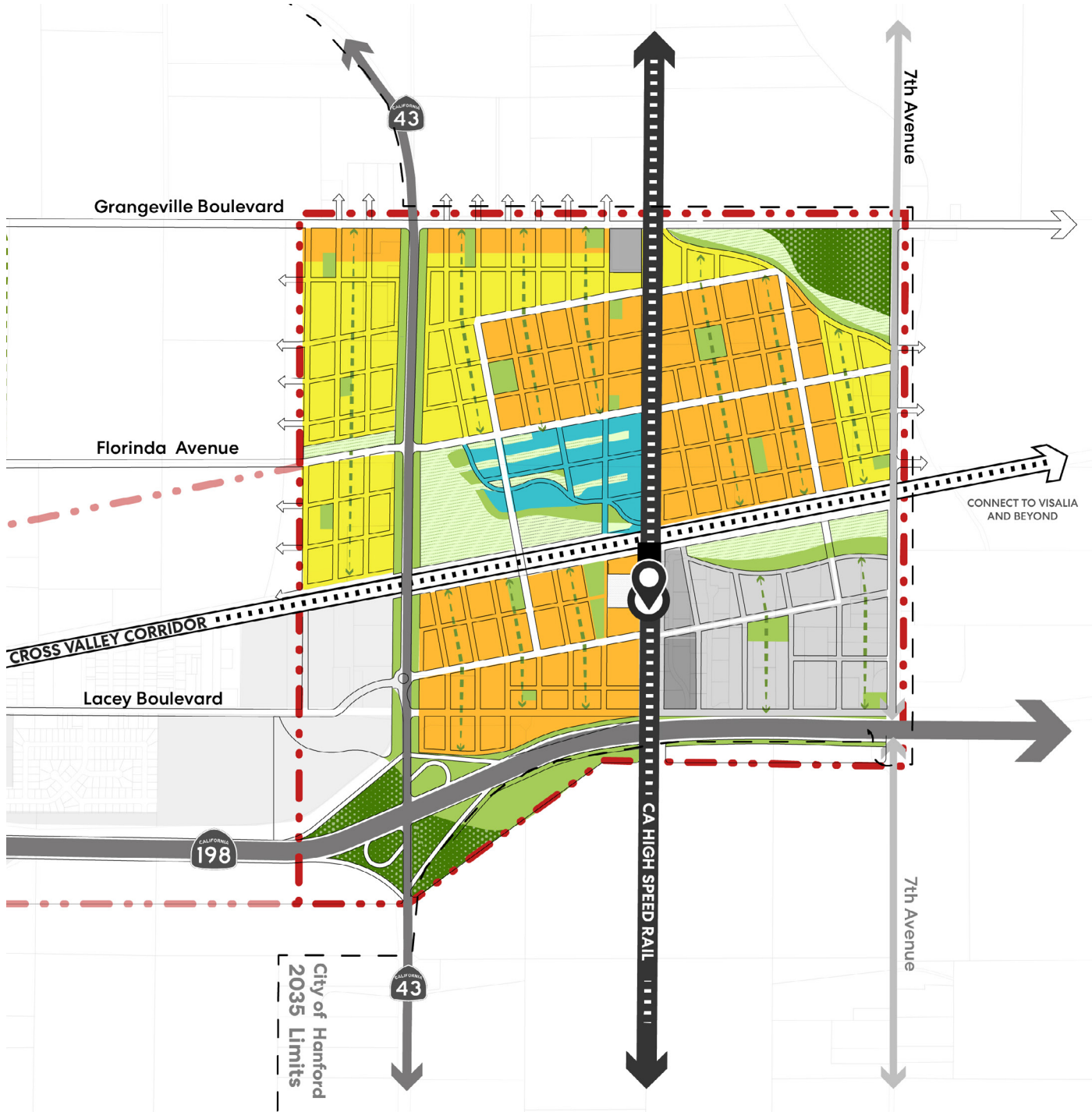


Figure 73 Kings-Tulare HSR Station Area Land Use Designation Map

Backbone Infrastructure and Public Facilities Costs

Currently the Project is in the conceptual stages of planning. Actual land uses, phasing, approval, construction, and buildout of the Project will take many years, and for it to be fully realized, a multitude of phases of development will occur.

Buildout of the Project is assumed to require the following Facilities:

- Roads
- Bike Lanes
- Intersections
- Dry Utilities
- Sewer and Wastewater Treatment Plant (WWTP)
- Water
- Storm Drainage
- Open Space
- Fire Facilities
- Sheriff/Law Enforcement
- Schools
- Other Public Facilities

Where available and noted, the cost estimates for the required Backbone Infrastructure and Public Facilities were estimated by the City’s Public Works department based on the City utility master plans. The remaining estimates are high-level planning level estimates developed by EPS based on previous work. Future development phasing for the Station Area must be based on a marketdriven approach coordinated with a phased infrastructure program. It is too early in the Project’s planning to provide estimated phasing, as the Project is still in its conceptual stages; any estimated phasing would be too speculative at this time.

Estimated Costs

As specified above, the estimated backbone infrastructure and public facilities program for the Station Area includes roads, standalone bike lanes, intersections, dry utilities, onsite sewer, water, storm drainage, open space, fire facilities, Sherrif/ law enforcement, school, and other public facilities improvements. The total identified cost of these improvements is approximately \$684.0 million, as is shown in **Figure 72**.

Item	Source Table	Estimate Basis [1]	Estimated Cost [3]	
			Total	% of Total
Backbone Infrastructure				
Roads [2]	Table B-1	Linear Feet	\$182.4 M	26.7%
Bike Lanes	Table B-1	Linear Feet	\$144.5 M	21.1%
Intersections	Table B-2	Assumes 20 intersections, 13 signalized	\$21.4 M	3.1%
Dry Utilities	Table B-3	Linear Feet	\$26.9 M	3.9%
Sewer and WWTP	Table B-4	Linear Feet; Costs from City Sewer Master Plan	\$99.9 M	14.6%
Water	Table B-5	Linear Feet	\$62.1 M	9.1%
Storm Drainage	Table B-6	Linear Feet	\$48.1 M	7.0%
Estimated Total Backbone Infrastructure			\$585.2 M	85.6%
Public Facilities				
Open Space	Table B-7	Per Acre	\$39.5 M	5.8%
Fire Facilities	N/A	Visalia Station 56 Cost	\$7.7 M	1.1%
Sheriff/Law Enforcement	Table B-8	City DIF Revenue	\$15.4 M	2.3%
School	Table B-8	City DIF Revenue	\$32.2 M	4.7%
Other Public Facilities	Table B-8	County DIF Revenue	\$4.0 M	0.6%
Total Public Facilities			\$98.8 M	14.4%
Estimated Total Cost			\$684.0 M	100.0%

Source: High-level cost estimates by EPS based on planning-level estimates for infrastructure in other jurisdictions, applied to land use plan.

- [1] Estimates based on linear feet use the total LF of roadways included in Perkins & Will's land use plan and apply planning-level unit costs for infrastructure in other jurisdictions. Includes 20% contingency and 10% soft costs.
- [2] Includes landscaped median and sidewalks; excludes Right of Way acquisition.
- [3] Cost estimates are planning level estimates. Numbers shows above are for estimation purposes only and were not provided or validated by a professional engineer.

Figure 74 Backbone Infrastructure and Public Facilities Cost Estimates Summary (2025 Dollars)

Conceptual Financing Strategy and Funding Sources

A wide variety of financing techniques are currently and may be available in the future to fund the Station Area Plan, including:

- Project-Based Developer Funding. Funding sources originating from developer payments could include the following subcategories:
 - Developer Funding via Payment of Existing and Proposed Fees:
 - Existing Fee Programs: Project development will be subject to several existing City, County, and other agency development impact fee programs. Other agency fee programs include fees for the school district and the California Farmland Trust Mitigation Fee.
 - Proposed Fee Programs: Project development would also be subject to a new HSR Station Area Impact Fee Program.
 - Private Developer Funding. Capital provided by the private developer through debt, equity, or combination of both.
 - Kings-Tulare HSR Station Area Special Financing District (SFD). Certain facilities could be funded via formation of a Kings-Tulare HSR Station Area SFD, which may take the form of a Mello-Roos CFD. Facilities funded through a CFD or other land-secured financing mechanism may directly overlap with facilities included in the proposed Station Area Impact Fee Program. California High Speed Rail Authority (CHSRA). Funding such as capital, grants or loans, from the CHSRA.

- Other Potential Outside Sources of Funding (Regional, State, and federal). Funding sources, such as grants or loans, from State, federal, or other agencies or institutions for which the City may have to apply.

There is significant uncertainty concerning development of the Project, including the ultimate amount of development that will occur, the sequencing of development, the ultimate Improvements that will be constructed, and the availability of many of the funding sources. As a result, the Finance Plan should be updated on an as-needed basis based on updated infrastructure cost estimates, funding, and development information.

Preliminary Estimated Project Requirements and Funding

Figure 33 shows the proposed funding sources, by Backbone Infrastructure and Public Facilities category, for the full buildout of the conceptual Project. At buildout under the conceptual funding strategy, approximately \$292.6 million is estimated to be funded though land-secured financing (CFD); \$194.6 million is estimated to be funded by existing City, County, and Other Agency fees; \$32.6 million estimated to be contributed by the CHSRA; and \$170.0 million through a new Station Area Plan Impact Fee (including fee program administration).

Item	Estimated Total Cost [1]	Estimated Amount by Funding Source					CFD Eligible
		Land-Secured Financing [2]	Existing City/ County Fee Programs	California HSRA (Est. 5% Contribution) [3]	(Proposed) Station Area Impact Fee	Total Funding	
Backbone Infrastructure							
All figures rounded. Totals may not sum due to rounding							
Roads, Intersections, and Bike Lanes	\$348.3 M	\$174.1 M	\$48.1 M	\$17.4 M	\$108.6 M	\$348.2 M	X
Dry Utilities	\$26.9 M	\$13.4 M	-	\$1.3 M	\$12.1 M	\$26.9 M	X
Sewer	\$99.9 M	\$50.0 M	\$21.3 M	\$5.0 M	\$23.7 M	\$99.9 M	X
Water	\$62.1 M	\$31.0 M	\$20.3 M	\$3.1 M	\$7.6 M	\$62.1 M	X
Storm Drainage	\$48.1 M	\$24.0 M	\$21.6 M	\$2.4 M	-	\$48.1 M	X
Subtotal Backbone Infrastructure	\$585.2 M	\$292.6 M	\$111.3 M	\$29.3 M	\$152.0 M	\$585.2 M	
Public Facilities							
Parks and Open Space	\$39.5 M	-	\$27.5 M	\$2.0 M	\$10.0 M	\$39.5 M	
Fire Facilities	\$7.7 M	-	\$4.5 M	\$0.4 M	\$2.8 M	\$7.7 M	X
Sheriff/Law Enforcement	\$15.4 M	-	\$15.4 M	\$0.8 M	-	\$16.1 M	X
Schools	\$32.2 M	-	\$32.2 M	-	-	\$32.2 M	X
Other Public Facilities	\$4.0 M		\$3.6 M	\$0.2 M	\$0.2 M	\$4.0 M	X
Total Public Facilities	\$98.8 M	-	\$83.2 M	\$3.3 M	\$13.0 M	\$99.6 M	
Subtotal Public Improvements	\$684.0 M	\$292.6 M	\$194.6 M	\$32.6 M	\$165.0 M	\$684.7 M	
Station Area Fee Program Administration [4]	\$4.9 M	-	-	-	\$4.9 M	\$4.9 M	
Total	\$688.8 M	\$292.6 M	\$194.6 M	\$32.6 M	\$169.9 M	\$689.6 M	

Source: EPS.

- [1] Not engineer's estimates. Numbers shows above are for estimation purposes only and are not validated by a professional engineer. Costs exclude Right of Way acquisition.
- [2] Assumes 50% funding for CFD-funded improvements.
- [3] Assumes 5% of total funding from HSRA for all improvements except for schools.
- [4] Assumes that fee program administration is assessed as 3% of the portion of the planned Backbone Infrastructure and Public Facilities Improvements funded by the proposed Station Area Fee.

Figure 75 Estimated Sources and Uses of Funding (2025 Dollars)

Maintenance Funding

Various existing City/County development impact fee programs may provide more revenue than is needed to fund construction of the Project's Backbone Infrastructure and Public Facilities. If there is a surplus in fee revenue, the City may elect to reserve the surplus to fund ongoing maintenance and repairs of the Project's infrastructure.

Infrastructure Burden

A high level infrastructure burden test was prepared to examine the potential feasibility of the magnitude of required Backbone Infrastructure and Public Facilities included in the Project in comparison to the estimated value of the Project.¹

The infrastructure cost burden indicates that the estimated infrastructure costs are approximately 15 percent of the Project's value. For a project to potentially have value to a developer, a typical threshold test for the infrastructure costs ranges between 10 percent and 15 percent of the Project's value. As such, the conceptual Station Area Plan, while considered feasible under this test, is approaching a cost burden that could be considered financially infeasible. Please note that this feasibility threshold may differ depending on a developer's financial criterion, a developer with an interest in seeing the HSR developed may consider a threshold above 15 percent. See Figure 34.

Conclusion

Myriad other factors will affect the financial feasibility of the Station Area Project development, including: timing; market positioning; valuation; and absorption of all factors into the viability of vertical development; as well as competitive advantages or disadvantages relative to other development projects in the region. This preliminary and high-level infrastructure cost burden comparison offers one metric by which the competitive position and financial feasibility of the Project may be evaluated. A more detailed Public Facilities Financing Plan should be conducted once a concrete land use plan has been reached, utilizing cost estimates developed by professional engineers.

¹ The market feasibility of this development has not been analyzed; whether the market demand will be able to support the proposed development. If the demand is not there, the value that would incentivize a developer to build is not there.

Land Use	Estimation Basis	Estimated Value	Total Units / Bldg. Sq/ Ft.	Total Estimated Value (Rounded)
Residential	[1]	per Dwelling Unit	95% buildout	
Low Density Residential	Recent Sales	\$480,000	1,853	\$889.0 M
Medium Density Residential (Mixed Use)	Recent Sales	\$390,000	7,410	\$2,890.0 M
Subtotal Residential			9,263	\$3,779.0 M
Nonresidential	[2]	per Bldg. Sq. Ft.	95% buildout	
Production and Innovation	Recent Builds	\$300	595,901	\$179.0 M
Institutional	Recent Builds	\$600	317,814	\$191.0 M
Commercial (Mixed Use)	Current Rents	\$390	960,062	\$374.0 M
Subtotal Nonresidential			1,873,777	\$744.0 M
Estimated Total Development Value				\$4,523.0 M
Estimated Total Infrastructure Value [3]				\$684.0 M
Estimated Infrastructure Costs as % of Development Value				15.1%

Source: The Gregory Group; CoStar; Nonresidential Developers; EPS.

- [1] Estimated value for LDR and MDR units based on recent sales in Hanford. Sales data from the Gregory Group. HDR unit values are based on current rents for newly-constructed multifamily projects in Hanford (assumes no vacancy or OPEX). Rent and capitalized value rate from CoStar. Accounting for maturation of the market and significant amenity value in the design package proposed by Perkins & Will, actual unit values may be higher.
- [2] Values for Production and Innovation and Institutional uses are based on construction costs of recent projects in Sacramento region. Production and Innovation is valued based on R&D uses, Institutional is valued based on Bio/Life Science uses. Commercial space is valued based on recent retail projects in Bakersfield, as the Bakersfield retail market is more mature than Hanford's and commands higher rents that may be reflective of those achievable once the HSR station is operational in Hanford.
- [3] Not engineer's estimates. Numbers shows above are for estimation purposes only and are not validated by a professional engineer. Costs exclude Right of Way acquisition.

Figure 76 Summary of Estimated Infrastructure Burden (2025 Dollars)

Conceptual Intersection Crossings and CVC Rail Corridor

In coordination with Caltrans District 6 and the San Joaquin Regional Rail Corridor (SJRRC), the Plan presents planning-level conceptual designs for two major intersections along Highway 43, as well as a conceptual plan for the CVC Corridor.

Overview

The Plan recognizes that Highway 43 will remain an auto-oriented arterial with fast-moving traffic for the foreseeable future, creating difficult and potentially unsafe crossing conditions for streets designated as active transportation corridors.

To mitigate these challenges, the Plan introduces conceptual designs for two priority intersections—at Florinda Avenue and at the junction with the CVC Bus Rapid Transit and Multi-Use Trail.

These locations are expected to see increased pedestrian and bicycle activity, and the proposed improvements are designed to enhance safety, accessibility, and overall comfort for all users, ensuring that active transportation can coexist with the corridor’s vehicular function.

Action Items

In coordination with Caltrans, the following implementation action items were identified and should be considered during a future design phase of this project. They are categorized by facilities shown in the conceptual designs.

General

- Refer to Caltrans Complete Streets element toolbox for general use as conceptual designs are refined and for other intersections in the future street grid, especially near the station.
- Incorporate ADA compliant infrastructure into designs, including but not limited to curb ramps, warning features, high-visibility crosswalk markings, and appropriate crossing times.
- Coordinate with Kings Area Regional Transit, which provides local services and commuter connections. If new or modified bus routes are planned in the future, modify concept designs to incorporate transit stop improvements such as seating, shelters, and additional crossing improvements as needed.
- Coordinate with Tulare County Association of Governments and Tulare County Rural Transit Agency for the Cross Valley Express.
- Prepare a traffic study that evaluates operations, safety, and queueing (including interactions with CVC crossings and the roundabout at Highway 43 and Lacey Boulevard); documents warrant evaluation; and further evaluates pedestrian hybrid beacon versus traffic signal alternatives.

Rectangular Rapid Flash Beacons (RRFB) at Crossings and Bus Stops (General)

- Implement adequate warning signing, striping, additional advanced flashing beacons, and other devices to ensure safe driver compliance with RRFBs.
- Complete a traffic analysis to ensure that there is adequate storage between closely spaced stop controls under heavy pedestrian demand.
- Because leading pedestrian intervals are not possible on for RRFBs, evaluate an alternative approach of installing pedestrian countdowns and a rapid yellow/red onset.

Fully Signalized Crossings (General)

- Implement adequate warning signing, striping, additional advanced flashing beacons, and other devices to ensure safe driver compliance to traffic signals.
- Complete a traffic analysis to ensure that there is adequate storage between closely spaced stop controls under heavy pedestrian demand.
- Incorporate leading pedestrian intervals into traffic signals to give pedestrians a head start, especially at wider intersections and locations with heavy foot traffic.

Highway 43 & Florinda Avenue (Pedestrian Hybrid Beacon)

- At the north end of the intersection, consider relocating the landscaped buffer south of the bike lane.
- Assess additional first and last-mile connections to this intersection, particularly to the east as new streets and the station area get built out.
- Consider repaving the entire intersection when Florinda Avenue is paved.
- Implement adequate warning signing, striping, additional advanced flashing beacons, and other devices to the north and south on Highway 43 to ensure safe driver compliance to the pedestrian hybrid beacon.
- Complete a traffic analysis to ensure that there is adequate storage between closely spaced stop controls under potential heavy pedestrian demand.
- Because leading pedestrian intervals are not possible on for a pedestrian hybrid beacon, evaluate an alternative approach of installing pedestrian countdowns and a rapid yellow/red onset.

Highway 43 & Cross Valley Corridor (Fully Signalized Crossing)

- In future design phases, the City will be required to evaluate the intersection using the Intersection and Signal Operations Analysis Procedure (ISOAP) to ensure consistency with Caltrans policies.
- Implement pre-emption phasing and intersection design features to prevent queueing and landing in “trap zone” between the railroad tracks and stop bar placement.
- When creating a phasing sequence for the intersection and signal timing, consider avoiding scenarios that could lead to conflicts between pedestrians, vehicles, and rail gate lowering.
- Coordinate traffic signal and rail crossing flashers to reduce driver confusion.
- Add “CLEAR” signing and markings between traffic signals and railroad warning devices.
- Implement a railroad pre-emption design to ensure coordination between traffic signals, pedestrian phases, and Bus Rapid Transit during rail pre-emption events.

Highway 43 and Florinda Avenue Intersection

- PROJECT CHARACTERISTICS
- Highway 43 is classified as a minor arterial road despite the Highway moniker.
 - Highway 43 is a two lane highway with a speed limit of 55 MPH.
 - Florinda Ave is a major collector street with associated levels of traffic and a wide right-of-way of 80'-110'. There are no current bike or pedestrian facilities.
 - According to the Hanford Active Transportation Plan, Florinda Ave is a prime candidate for a separated bikeway.
 - The Hanford Active Transportation Plan also notes that the current Florinda Ave is a Bicycle Level of Stress of 3 out of a possible 4 points; "Involves interaction with moderate speed or multilane traffic, or close proximity to higher speed traffic. A level of traffic stress acceptable to those classified as "enthused and confident."



- RECOMMENDED IMPROVEMENTS
- 1

HIGH VISIBILITY CROSSWALK

A safe crossing begins with a high visibility crosswalk. Easy to spot by pedestrians and drivers alike, the crosswalk lets users know where the safest place to cross is.
- 2

PEDESTRIAN HYBRID BEACON

Pedestrian hybrid beacons are designed to allow safe pedestrian and bicyclist movement across higher-speed roadways. Just a step below a complete signalization, this signal assigns right-of-way and provides positive stop control.
- 3

ADVANCE STOP

On a high-speed road like Highway 43, leveraging more distance before a vehicle has to stop is key for a safe crossing. Moving the stop bar back at a minimum of 40 feet from the signal head and 4' minimum from the crosswalk can help drivers slow down when necessary and avoid cars stopping too close to the crosswalk.
- 4

CROSSING SIGNAGE

Additional crossing signage at this location further reinforces safety as it lets drivers know this is a sensitive area. Retroreflective paint, or tape, can help in a darker condition such as this part of the highway at night.

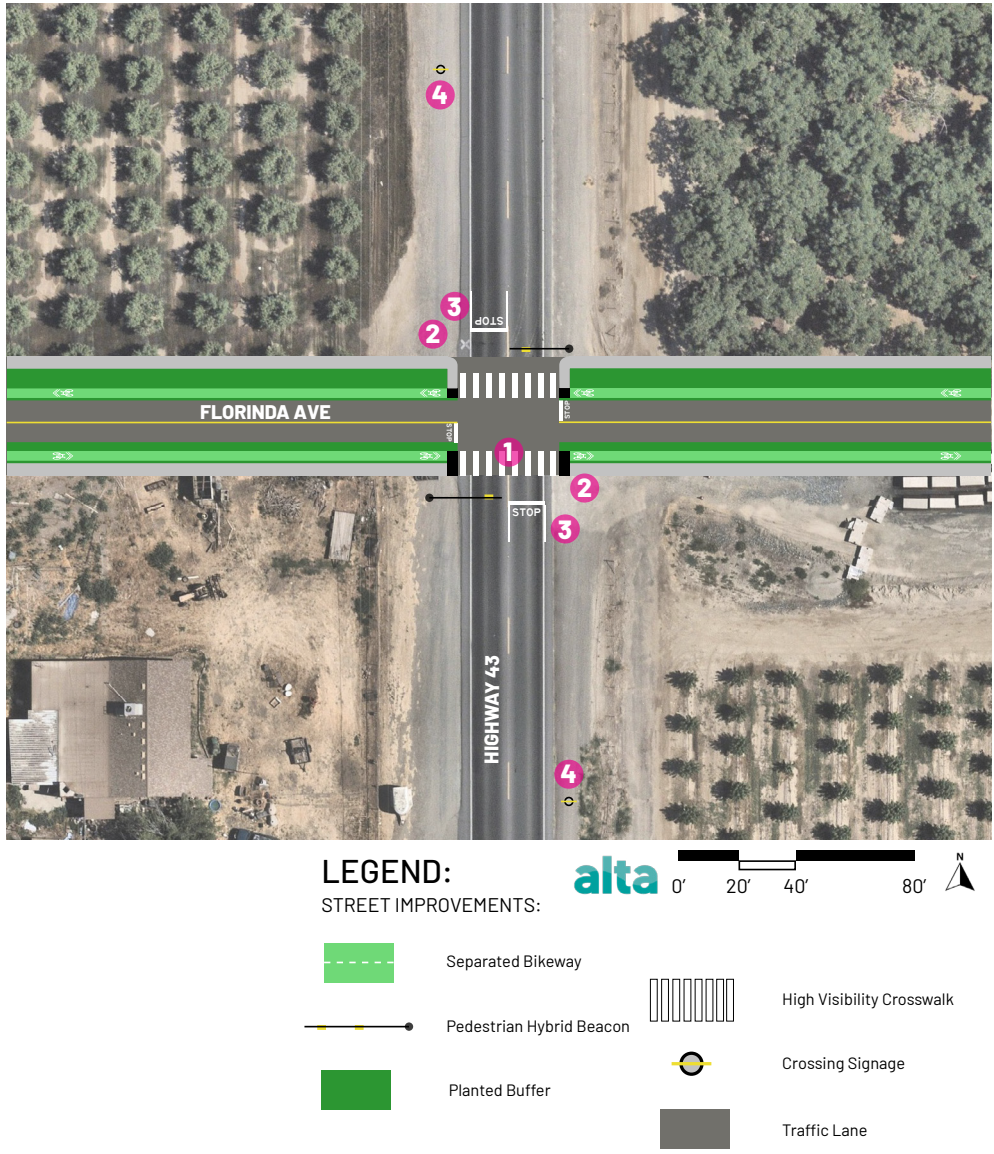


Figure 77 Conceptual design for the intersection of Highway 43 and Florinda Avenue

Highway 43 and CVC BRT Intersection

- PROJECT CHARACTERISTICS
- Highway 43 is classified as a minor arterial road despite the Highway moniker.
 - Highway 43 is a two lane highway with a speed limit of 55 MPH.
 - The Hanford Active Transportation Plan places a Class I Shared-Use trail along the Cross Valley Corridor.
 - The Hanford Active Transportation Plan also notes that the Bicycle Level of Stress at this location is a High 4 out of 4 points: "Involves interaction with higher speed traffic or close proximity to high speed traffic. A level of stress acceptable only to those classified as "strong and fearless."
 - The available right-of-way along the Cross Valley Corridor is a variable 40'-100' wide, with plenty of room for a shared-use path.
 - Introducing a planted buffer along the rail will help distance the trail from the rail, and using fencing along the agricultural land protects the users while other vehicles continue on the maintenance paths.



- RECOMMENDED IMPROVEMENTS
- 1

HIGH VISIBILITY CROSSWALK

A high visibility crosswalk is an important component of this crossing. Using an advance stop line is necessary to move the vehicular stop before the rail back a few feet to ensure pedestrian traffic while the rail arms stop vehicular traffic.
- 2

SIGNALIZED CROSSING

Introducing a traffic signal to our rail crossings will ensure that vehicular traffic can come to a stop regardless of pedestrian or train movement. Using a leading pedestrian interval can help direct pedestrians across earlier in the phase.
- 3

ADVANCE STOP

On a high-speed road like Highway 43, leveraging more distance before a vehicle has to stop is key for a safe crossing. Moving the stop bar back at a minimum of 40 feet from the signal head and 4' minimum from the crosswalk can help drivers slow down when necessary and avoid cars stopping too close to the crosswalk.
- 4

BUS RAPID TRANSIT

A BRT system comprised of fully prioritized bus lanes that travel on a set corridor from point to point benefits local transit in a big way. Combining the reliability of a light rail system with the simplicity and lower cost of buses, a BRT is a great choice for local travel.

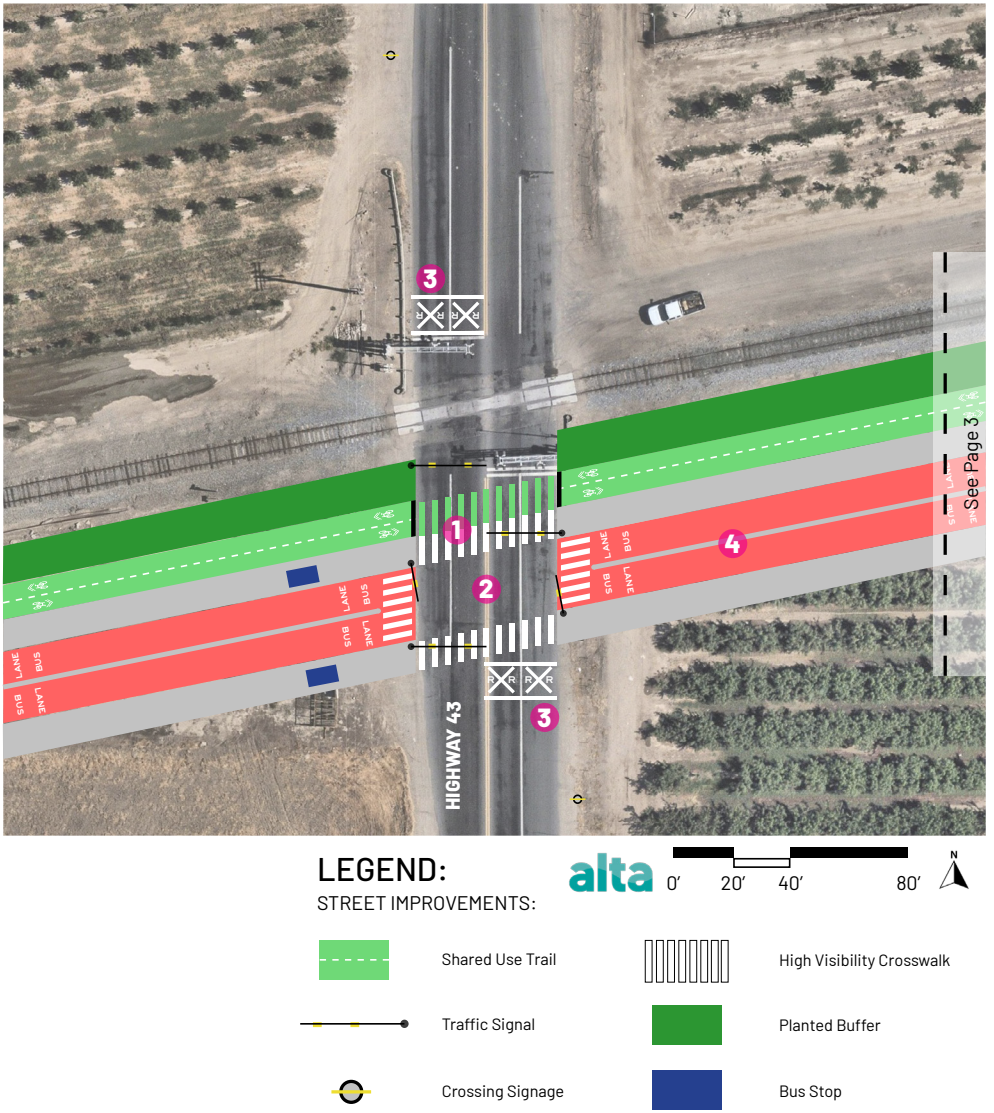


Figure 78 Conceptual design for the intersection of Highway 43 and CVC BRT Intersection

CVC Bus Rapid Transit and Multi-Use Path



Figure 79 Conceptual design for the CVC Bus Rapid Transit and Multi-Use Path (Segment 1)

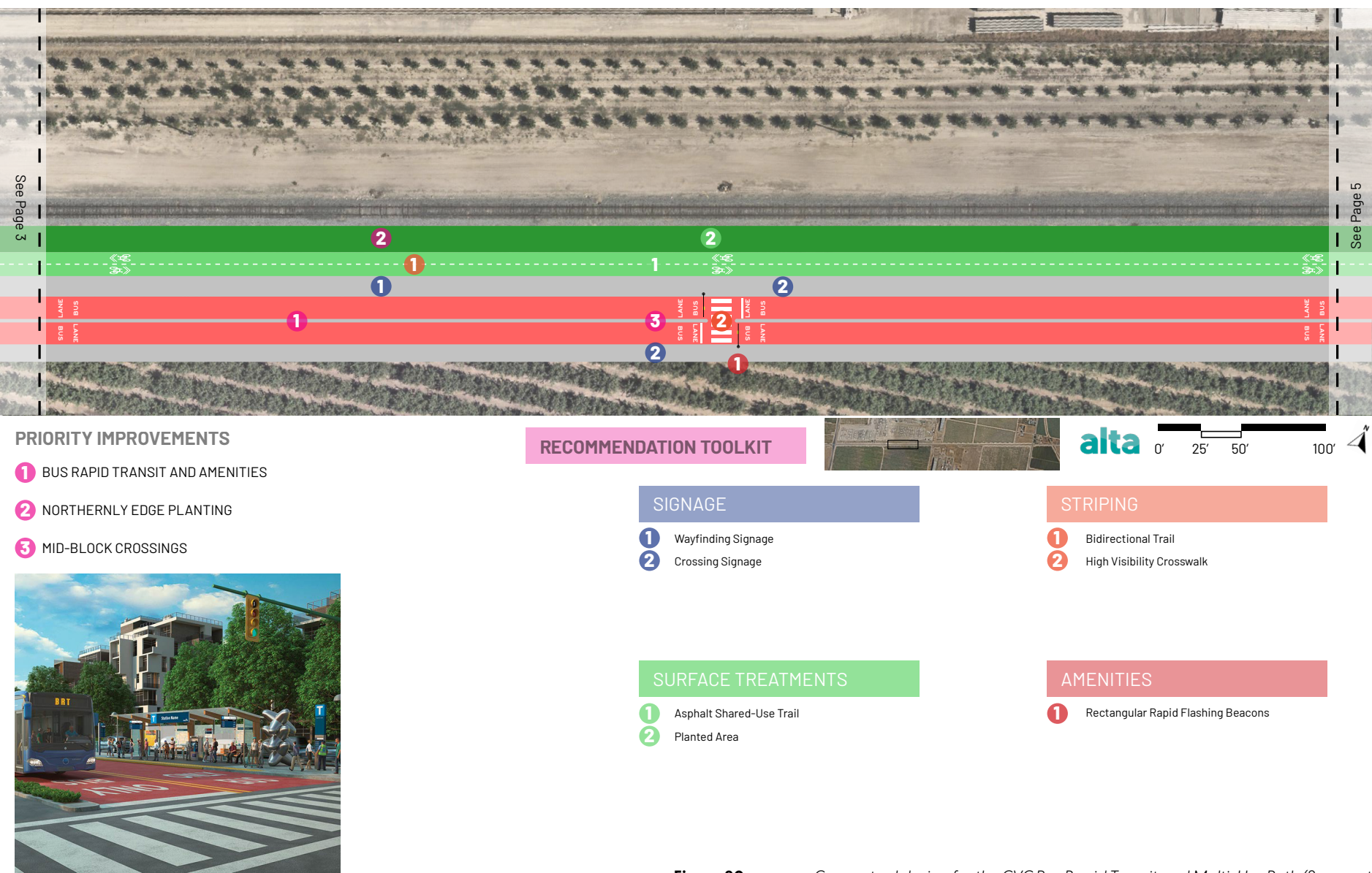
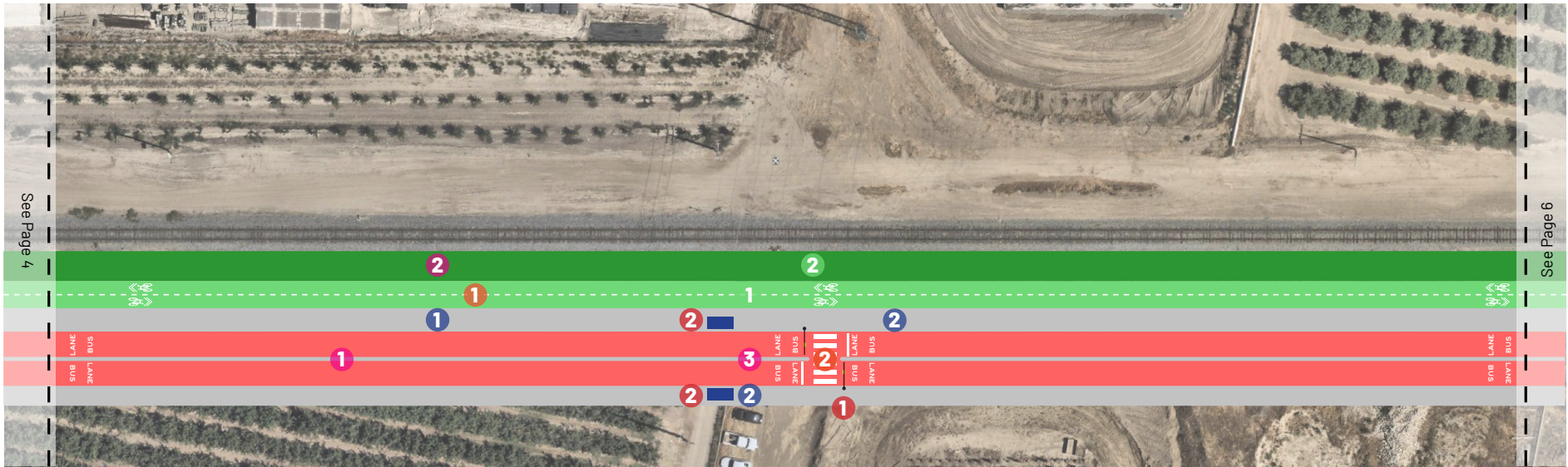


Figure 80 Conceptual design for the CVC Bus Rapid Transit and Multi-Use Path (Segment 2)



PRIORITY IMPROVEMENTS

- 1 BUS RAPID TRANSIT AND AMENITIES
- 2 NORTHERNLY EDGE PLANTING
- 3 MID-BLOCK CROSSINGS



RECOMMENDATION TOOLKIT

SIGNAGE

- 1 Wayfinding Signage
- 2 Crossing Signage

SURFACE TREATMENTS

- 1 Asphalt Shared-Use Trail
- 2 Planted Area

STRIPING

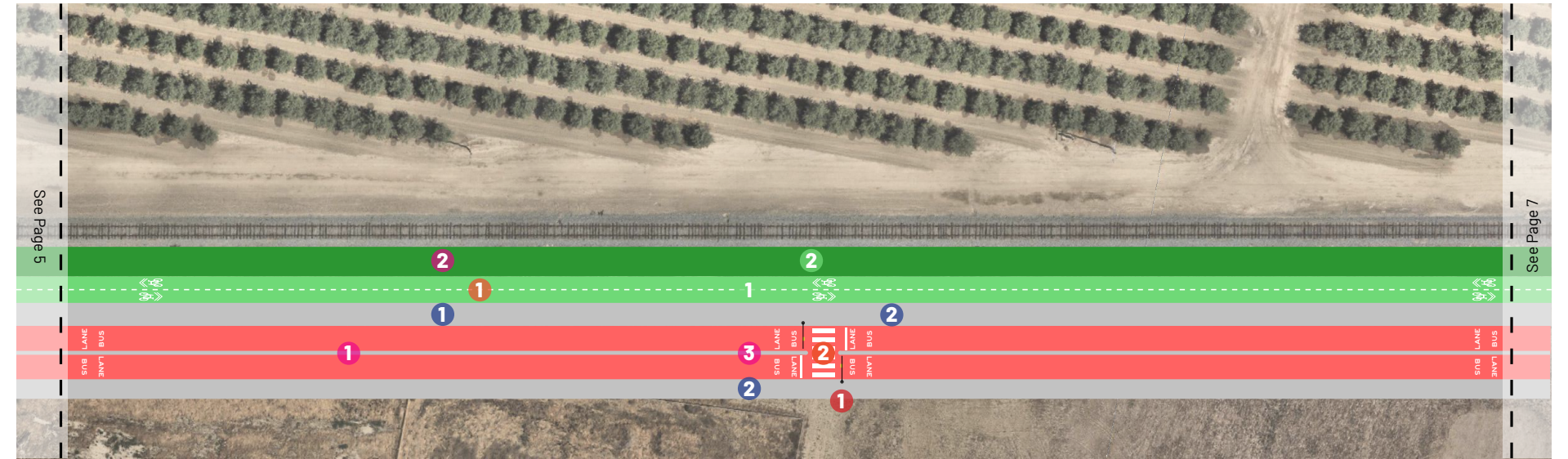
- 1 Bidirectional Trail
- 2 High Visibility Crosswalk

AMENITIES

- 1 Rectangular Rapid Flashing Beacons
- 2 Bus Stop

Figure 81

Conceptual design for the CVC Bus Rapid Transit and Multi-Use Path (Segment 3)



PRIORITY IMPROVEMENTS

- 1 BUS RAPID TRANSIT AND AMENITIES
- 2 NORTHERNLY EDGE PLANTING
- 3 MID-BLOCK CROSSINGS



RECOMMENDATION TOOLKIT

SIGNAGE

- 1 Wayfinding Signage
- 2 Crossing Signage

SURFACE TREATMENTS

- 1 Asphalt Shared-Use Trail
- 2 Planted Area

STRIPING

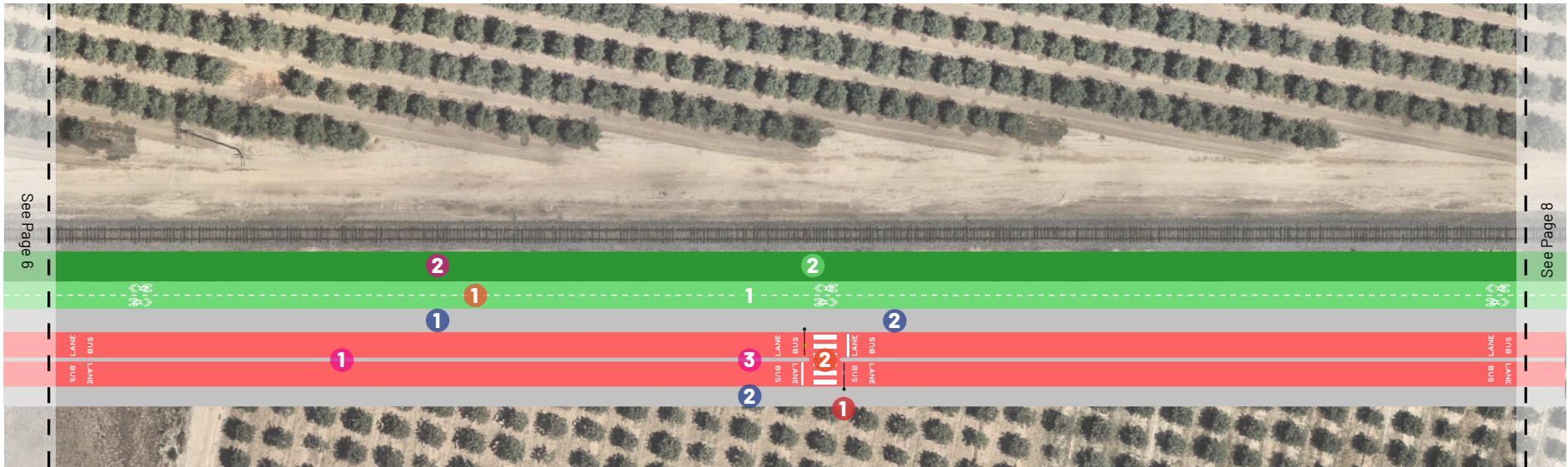
- 1 Bidirectional Trail
- 2 High Visibility Crosswalk

AMENITIES

- 1 Rectangular Rapid Flashing Beacons

Figure 82

Conceptual design for the CVC Bus Rapid Transit and Multi-Use Path (Segment 4)



PRIORITY IMPROVEMENTS

- 1 BUS RAPID TRANSIT AND AMENITIES
- 2 NORTHERNLY EDGE PLANTING
- 3 MID-BLOCK CROSSINGS



RECOMMENDATION TOOLKIT

SIGNAGE

- 1 Wayfinding Signage
- 2 Crossing Signage

SURFACE TREATMENTS

- 1 Asphalt Shared-Use Trail
- 2 Planted Area

STRIPING

- 1 Bidirectional Trail
- 2 High Visibility Crosswalk

AMENITIES

- 1 Rectangular Rapid Flashing Beacons

Figure 83

Conceptual design for the CVC Bus Rapid Transit and Multi-Use Path (Segment 5)



PRIORITY IMPROVEMENTS

- 1 BUS RAPID TRANSIT AND AMENITIES
- 2 NORTHERNLY EDGE PLANTING
- 3 MID-BLOCK CROSSINGS



RECOMMENDATION TOOLKIT

SIGNAGE

- 1 Wayfinding Signage
- 2 Crossing Signage

SURFACE TREATMENTS

- 1 Asphalt Shared-Use Trail
- 2 Planted Area

STRIPING

- 1 Bidirectional Trail
- 2 High Visibility Crosswalk
- 3 Advance Stop/Yield Striping

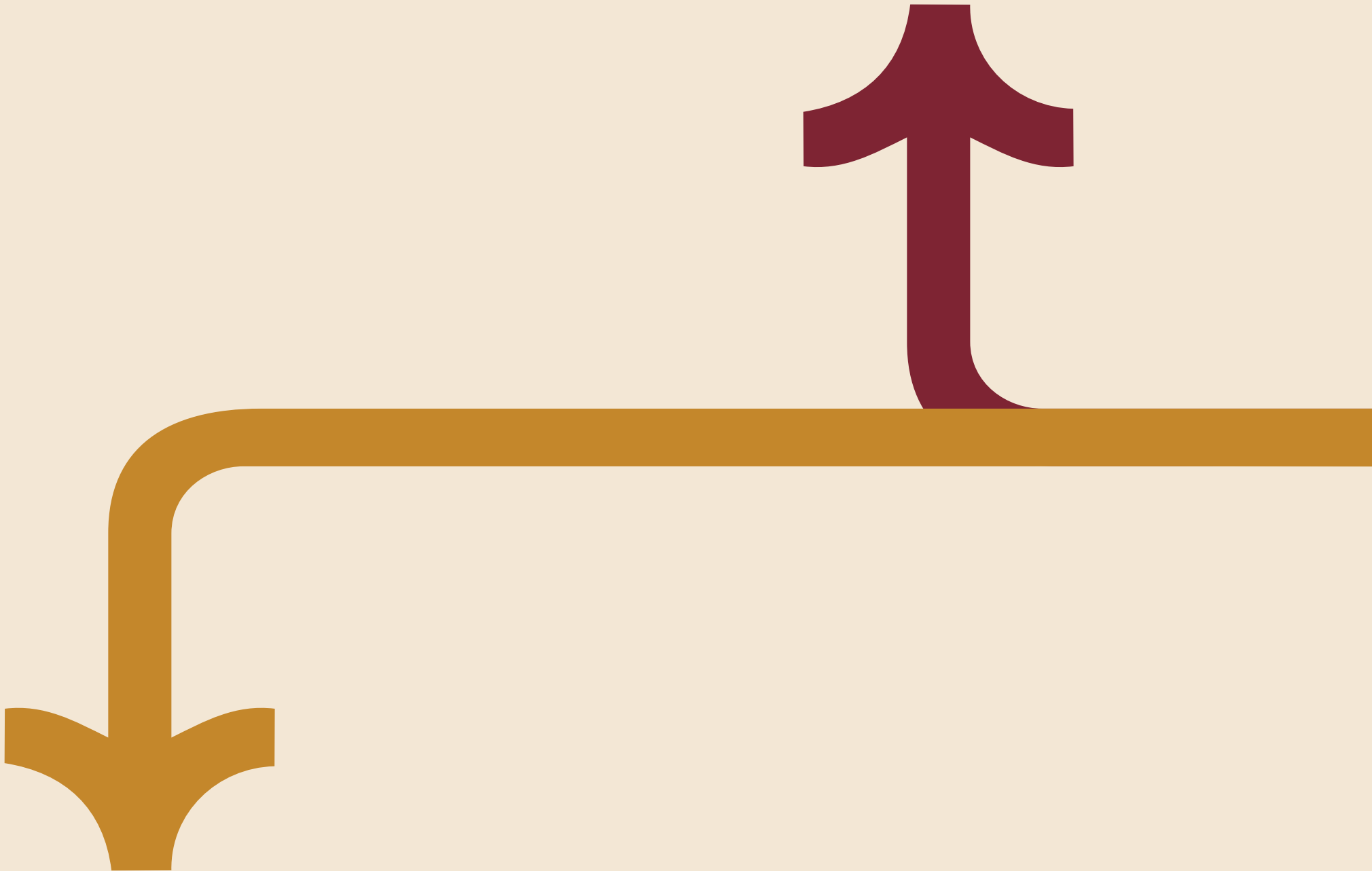
AMENITIES

- 1 Signalized Crossing with Leading Ped Signal

Figure 84

Conceptual design for the CVC Bus Rapid Transit and Multi-Use Path (Segment 6)

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Hanford to its future
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planning today**





HANFORD

CONNECTED

**Kings-Tulare High-Speed Rail Station
Transit Oriented Development Plan -
Appendix**

December 2025



**Economic & Planning
Systems, Inc.**
The Economics of Land Use

KINGS-TULARE HIGH SPEED RAIL STATION AREA PLAN CONCEPTUAL PUBLIC FACILITIES FINANCING PLAN

DRAFT REPORT

Prepared for:
City of Hanford

Prepared by:
Economic & Planning Systems, Inc.

November 12, 2025

EPS #241045

Table of Contents

1. Introduction and Summary of Findings	1
Data Limitations.....	1
Approach	2
Summary of Findings	3
Conclusion.....	9
2. Land Use Plan	10
Residential.....	10
Nonresidential	12
Parks and Open Space	12
Parking.....	12
3. Backbone Infrastructure and Public Facilities Costs	13
Definitions of Backbone Infrastructure, Public Facilities, and Other Developer Obligations.....	14
Estimated Costs and Phasing	14
4. Conceptual Financing Strategy and Funding Sources	16
Project-Based Developer Funding.....	17
CHSRA Contribution.....	20
Other Potential Outside Sources of Funding	20
Funding Summary.....	20
5. Infrastructure Burden	22
Conclusion.....	22

Appendix

Appendix A: Land Use Summary

Appendix B: Cost Summaries & Development Impact Fees

Appendix C: Cost Allocations

List of Tables

Table 1-1. Backbone Infrastructure and Public Facilities Cost Estimates Summary (2025\$)	6
Table 1-2. Estimated Sources and Uses of Funding (2025\$).....	8
Table 1-3. Summary of Estimated Infrastructure Burden (2025\$).....	9
Table 3-1. Backbone Infrastructure and Public Facilities Cost Estimates Summary (2025\$)	15
Table 4-1. Estimated Sources and Uses of Funding (2025\$).....	18
Table 5-1. Summary of Estimated Infrastructure Burden (2025\$).....	23

List of Figures

Figure 1-1. Conceptual Station Area Land Use Plan	4
Figure 2-1. Design Package Conceptual Land Use Plan	11
Figure 5-1. Illustrative Project Value by Development Phase	24

List of Maps

Map 1-1. Kings-Tulare HSR Station Area Context Map	2
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1. Introduction and Summary of Findings

As part of a multi-disciplinary team led by Perkins & Will and retained by the City of Hanford (City) preparing the Kings-Tulare High-Speed Rail Station (HSR) TOD and Connectivity Plan and Cross Valley Corridor Rail Service Planning (Station Area Plan and Project), Economic & Planning Systems, Inc. (EPS) developed a conceptual Public Facilities Financing Plan to test the potential for Project feasibility based on the infrastructure requirements to support Perkins & Will's Design Package Land Use Plan.

The proposed Kings-Tulare HSR Station is located east of the current City boundaries in Census Tract 1 in Kings County, as shown in **Map 1-1**. The proposed Project site and surrounding areas are currently composed of predominantly agricultural land uses and are expected to be annexed into the City.

The purpose of this report is to support the City and the California High Speed Rail Authority (CHSRA) in the future when they are developing a consistent, defensible, and equitable framework for funding the backbone infrastructure and public facilities for the HSR Station Area.

This document includes methods and assumptions used as industry standards in EPS's work and in comparable jurisdictions.

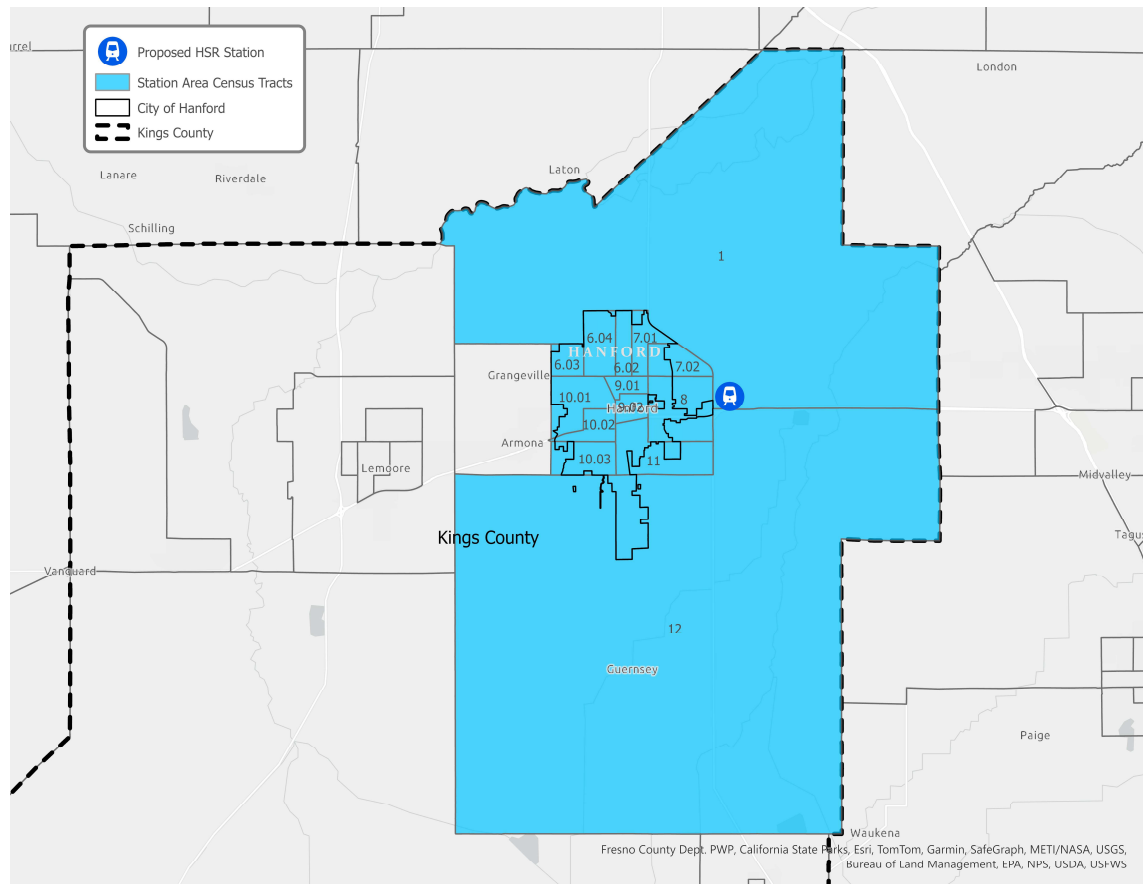
The findings and recommendations contained herein are intended to be used to guide infrastructure and public facilities funding for capital facilities in the Project.

Data Limitations

Please note the following limitations to this Conceptual Financing Plan:

- Many of the infrastructure cost estimates used in this analysis are planning level estimates and were *NOT* developed by engineers for the Design Package analyzed herein. The actual costs of infrastructure improvements may vary significantly from what is shown in this document.
- The feasibility of this development has not been analyzed; whether the market demand will be able to support the proposed development. If adequate residential and commercial demand is not sufficient at the time of development, the value that would incentivize a developer to build is not there.
- Detailed phasing analysis will be needed to refine financial planning, given the scale of development and infrastructure needed.

Map 1-1. Kings-Tulare HSR Station Area Context Map



Approach

To inform this study, EPS conducted a detailed review of the conceptual Station Area Plan land uses developed by Perkins & Will in their Design Package Land Use Plan, developed planning-level costs using data gleaned from prior work and partial information provided by the City's Public Works Department, and estimated values of the land use shown in the Design Package.

The research summarized in this study focuses on several key areas, including:

- Estimating the **total Backbone Infrastructure and Public Facilities** costs of the Station Area Plan conceptual land use plan.
- Estimating potential **Project Value**.
- Estimating the **potential funding** based on **existing development impact fees and other City, County, and other agency fees**.
- Funding applicable through the **formation of an Infrastructure Community Facilities District (CFD)**.
- Funding applicable from the creation of a future **Station Area Impact Fee**.

Summary of Findings

Development Program

According to the Project Design Package, a mix of residential densities, nonresidential land uses, open space, and agriculture development is planned for the Project. The Design Package describes the land use designations and the maximum allowable development program as shown in **Appendix A Table A-1**. To estimate the Project value, EPS assumes a buildout of 95 percent of the Design Package as follows:

- 9,263 dwelling units.
- 1.87 million square feet of nonresidential space.
- 305 acres of parks and open space.
- 11 acres of parking.

This Finance Plan assumes the above Project development across approximately 790 acres of the 1,000 total acreage of the station area. The remainder of the acreage will be dedicated for public rights-of-way. **Figure 1-1** summarizes the proposed land uses evaluated for the purpose of this Finance Plan.

Figure 1-1. Design Package Conceptual Station Area Land Use Plan

LAND USE PLAN

RESIDENTIAL (95% Buildout)

Low Density	130 acres, 1,853 units (11.8 DU/acre)
Medium Density (Mixed Use)	195 acres, 7,410 units (31.6 DU/acre)
TOTAL RESIDENTIAL:	325 acres, 9,263 units

NONRESIDENTIAL (95% Buildout)

Production & Innovation	60 acres, 596k sq. ft. @ 0.30 FAR
Institutional	32 acres, 318k sq. ft. @ 0.30 FAR
TOTAL NONRES. :	92 acres, 1.7M sq. ft.

OPEN SPACE

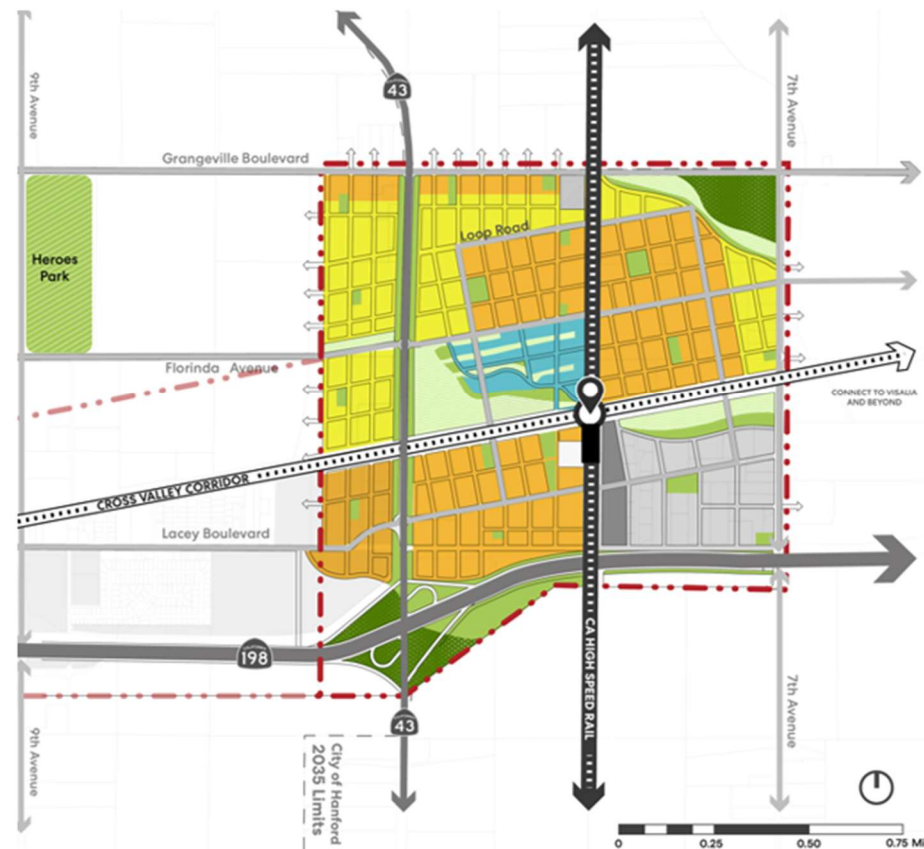
Hub/Open Space/Buffers	294 acres
Agriculture	58 acres
TOTAL OPEN SPACE:	352 acres

OTHER

Parking	11 acres
HSR Station and Track	---
Cross Valley Corridor	---
Internal Roads/Bike Lanes	---
Existing Power Station	---

TOTAL IDENTIFIED: 791 acres (of 1,000 total)

Economic & Planning Systems, Inc.



Source: Perkins & Will; EPS.

[1] Nonresidential building area estimated based on Floor Area Ratios applied to net acreage for each land use. Acreages shown above are gross acreages. Net acreages estimated as 80% of gross acres to account for internal roadways, sidewalks, and utilities.

Backbone Infrastructure and Public Facilities Costs

Currently the Project is in the conceptual stages of planning. Actual land uses, phasing, approval, construction, and buildout of the Project will take many years, and for it to be fully realized, a multitude of phases of development will occur.

Buildout of the Project is assumed to require the following Facilities:

- Roads
- Bike Lanes
- Intersections
- Dry Utilities
- Sewer and Wastewater Treatment Plant (WWTP)
- Water
- Storm Drainage
- Open Space
- Fire Facilities
- Sheriff/Law Enforcement
- Schools
- Other Public Facilities

Where available and noted, the cost estimates for the required Backbone Infrastructure and Public Facilities were estimated by the City's Public Works department based on the City utility master plans. The remaining estimates are high-level planning level estimates developed by EPS based on previous work.

Future development phasing for the Station Area must be based on a market-driven approach coordinated with a phased infrastructure program. It is too early in the Project's planning to provide estimated phasing, as the Project is still in its conceptual stages; any estimated phasing would be too speculative at this time.

Estimated Costs

As specified above, the estimated backbone infrastructure and public facilities program for the Station Area includes roads, standalone bike lanes, intersections, dry utilities, onsite sewer, water, storm drainage, open space, fire facilities, Sheriff/law enforcement, school, and other public facilities improvements. The total identified cost of these improvements is approximately \$684.0 million, as is shown in **Table 1-1**.

Table 1-1. Backbone Infrastructure and Public Facilities Cost Estimates Summary (2025\$)

Item	Source Table	Estimate Basis [1]	Estimated Cost [3]	
			Total	% of Total
Backbone Infrastructure				
Roads [2]	Table B-1	Linear Feet	\$182.4 M	26.7%
Bike Lanes	Table B-1	Linear Feet	\$144.5 M	21.1%
Intersections	Table B-2	Assumes 20 intersections, 13 signalized	\$21.4 M	3.1%
Dry Utilities	Table B-3	Linear Feet	\$26.9 M	3.9%
Sewer and WWTP	Table B-4	Linear Feet; Costs from City Sewer Master Plan	\$99.9 M	14.6%
Water	Table B-5	Linear Feet	\$62.1 M	9.1%
Storm Drainage	Table B-6	Linear Feet	\$48.1 M	7.0%
Estimated Total Backbone Infrastructure			\$585.2 M	85.6%
Public Facilities				
Open Space	Table B-7	Per Acre	\$39.5 M	5.8%
Fire Facilities	N/A	Visalia Station 56 Cost	\$7.7 M	1.1%
Sheriff/Law Enforcement	Table B-8	City DIF Revenue	\$15.4 M	2.3%
School	Table B-8	City DIF Revenue	\$32.2 M	4.7%
Other Public Facilities	Table B-8	County DIF Revenue	\$4.0 M	0.6%
Total Public Facilities			\$98.8 M	14.4%
Estimated Total Cost			\$684.0 M	100.0%

Source: High-level cost estimates by EPS based on planning-level estimates for infrastructure in other jurisdictions, applied to land use plan.

[1] Estimates based on linear feet use the total LF of roadways included in Perkins & Will's land use plan and apply planning-level unit costs for infrastructure in other jurisdictions. Includes 20% contingency and 10% soft costs.

[2] Includes landscaped median and sidewalks; excludes Right of Way acquisition.

[3] Cost estimates are planning level estimates. Numbers shows above are for estimation purposes only and were not provided or validated by a professional engineer.

Conceptual Financing Strategy and Funding Sources

A wide variety of financing techniques are currently and may be available in the future to fund the Station Area Plan, including:

- **Project-Based Developer Funding.** Funding sources originating from developer payments could include the following subcategories:
 - Developer Funding via Payment of Existing and Proposed Fees:
 - Existing Fee Programs: Project development will be subject to several existing City, County, and other agency development impact fee programs. Other agency fee programs include fees for the school district and the California Farmland Trust Mitigation Fee.
 - Proposed Fee Programs: Project development would also be subject to a new HSR Station Area Impact Fee Program.
- **Kings-Tulare HSR Station Area Special Financing District (SFD).** Certain facilities could be funded via formation of a Kings-Tulare HSR Station Area SFD, which may take the form of a Mello-Roos CFD. Facilities funded through a CFD or other land-secured financing mechanism may directly overlap with facilities included in the proposed Station Area Impact Fee Program.
- **Private Developer Funding.** Capital provided by the private developer through debt, equity, or combination of both.

- **California High Speed Rail Authority (CHSRA).** Funding such as capital, grants or loans, from the CHSRA.
- **Other Potential Outside Sources of Funding (Regional, State, and federal).** Funding sources, such as grants or loans, from State, federal, or other agencies or institutions for which the City may have to apply.

There is significant uncertainty concerning development of the Project, including the ultimate amount of development that will occur, the sequencing of development, the ultimate Improvements that will be constructed, and the availability of many of the funding sources. As a result, the Finance Plan should be updated on an as-needed basis based on updated infrastructure cost estimates, funding, and development information.

Preliminary Estimated Project Requirements and Funding

Table 1-2 shows the proposed funding sources, by Backbone Infrastructure and Public Facilities category, for the full buildout of the conceptual Project. At buildout under the conceptual funding strategy, approximately \$292.6 million is estimated to be funded through land-secured financing (CFD); \$194.6 million is estimated to be funded by existing City, County, and Other Agency fees; \$32.6 million estimated to be contributed by the CHSRA; and \$170.0 million through a new Station Area Plan Impact Fee (including fee program administration).

Table 1-2. Estimated Sources and Uses of Funding (2025\$)

Item	Estimated Total Cost [1]	Estimated Amount by Funding Source				Total Funding	CFD Eligible
		Land-Secured Financing [2]	Existing City/ County Fee Programs	California HSRA (Est. 5% Contribution) [3]	(Proposed) Station Area Impact Fee		
Backbone Infrastructure							
All figures rounded. Totals may not sum due to rounding							
Roads, Intersections, and Bike Lanes	\$348.3 M	\$174.1 M	\$48.1 M	\$17.4 M	\$108.6 M	\$348.2 M	X
Dry Utilities	\$26.9 M	\$13.4 M	-	\$1.3 M	\$12.1 M	\$26.9 M	X
Sewer	\$99.9 M	\$50.0 M	\$21.3 M	\$5.0 M	\$23.7 M	\$99.9 M	X
Water	\$62.1 M	\$31.0 M	\$20.3 M	\$3.1 M	\$7.6 M	\$62.1 M	X
Storm Drainage	\$48.1 M	\$24.0 M	\$21.6 M	\$2.4 M	-	\$48.1 M	X
Subtotal Backbone Infrastructure	\$585.2 M	\$292.6 M	\$111.3 M	\$29.3 M	\$152.0 M	\$585.2 M	
Public Facilities							
Parks and Open Space	\$39.5 M	-	\$27.5 M	\$2.0 M	\$10.0 M	\$39.5 M	
Fire Facilities	\$7.7 M	-	\$4.5 M	\$0.4 M	\$2.8 M	\$7.7 M	X
Sheriff/Law Enforcement	\$15.4 M	-	\$15.4 M	\$0.8 M	-	\$16.1 M	X
Schools	\$32.2 M	-	\$32.2 M	-	-	\$32.2 M	X
Other Public Facilities	\$4.0 M	-	\$3.6 M	\$0.2 M	\$0.2 M	\$4.0 M	X
Total Public Facilities	\$98.8 M	-	\$83.2 M	\$3.3 M	\$13.0 M	\$99.6 M	
Subtotal Public Improvements	\$684.0 M	\$292.6 M	\$194.6 M	\$32.6 M	\$165.0 M	\$684.7 M	
Station Area Fee Program Administration [4]	\$4.9 M	-	-	-	\$4.9 M	\$4.9 M	
Total	\$688.8 M	\$292.6 M	\$194.6 M	\$32.6 M	\$169.9 M	\$689.6 M	

Source: EPS.

[1] Not engineer's estimates. Numbers shown above are for estimation purposes only and are not validated by a professional engineer. Costs exclude Right of Way acquisition.

[2] Assumes 50% funding for CFD-funded improvements.

[3] Assumes 5% of total funding from HSRA for all improvements except for schools.

[4] Assumes that fee program administration is assessed as 3% of the portion of the planned Backbone Infrastructure and Public Facilities Improvements funded by the proposed Station Area Fee.

Maintenance Funding

Various existing City/County development impact fee programs may provide more revenue than is needed to fund construction of the Project's Backbone Infrastructure and Public Facilities. If there is a surplus in fee revenue, the City may elect to reserve the surplus to fund ongoing maintenance and repairs of the Project's infrastructure. Infrastructure Burden

A high level infrastructure burden test was prepared to examine the potential feasibility of the magnitude of required Backbone Infrastructure and Public Facilities included in the Project in comparison to the estimated value of the Project.¹

The infrastructure cost burden indicates that the estimated infrastructure costs are approximately 15 percent of the Project's value. For a project to potentially have value to a developer, a typical threshold test for the infrastructure costs ranges between 10 percent and 15 percent of the Project's value. As such, the conceptual Station Area Plan, while considered feasible under this test, is approaching a cost burden that could be considered financially infeasible. Please note that this feasibility threshold may differ depending on a developer's financial criterion, a

¹ The market feasibility of this development has not been analyzed; whether the market demand will be able to support the proposed development. If the demand is not there, the value that would incentivize a developer to build is not there.

developer with an interest in seeing the HSR developed may consider a threshold above 15 percent. See **Table 1-3**.

Conclusion

Myriad other factors will affect the financial feasibility of the Station Area Project development, including: timing; market positioning; valuation; and absorption of all factors into the viability of vertical development; as well as competitive advantages or disadvantages relative to other development projects in the region. This preliminary and high-level infrastructure cost burden comparison offers one metric by which the competitive position and financial feasibility of the Project may be evaluated. A more detailed Public Facilities Financing Plan should be conducted once a concrete land use plan has been reached, utilizing cost estimates developed by professional engineers.

Table 1-3. Summary of Estimated Infrastructure Burden (2025\$)

Land Use	Estimation Basis	Estimated Value	Total Units / Bldg. Sq/ Ft.	Total Estimated Value (Rounded)
Residential	[1]	per Dwelling Unit	95% buildout	
Low Density Residential	Recent Sales	\$480,000	1,853	\$889.0 M
Medium Density Residential (Mixed Use)	Recent Sales	\$390,000	7,410	\$2,890.0 M
Subtotal Residential			9,263	\$3,779.0 M
Nonresidential	[2]	per Bldg. Sq. Ft.	95% buildout	
Production and Innovation	Recent Builds	\$300	595,901	\$179.0 M
Institutional	Recent Builds	\$600	317,814	\$191.0 M
Commercial (Mixed Use)	Current Rents	\$390	960,062	\$374.0 M
Subtotal Nonresidential			1,873,777	\$744.0 M
Estimated Total Development Value				\$4,523.0 M
Estimated Total Infrastructure Value [3]				\$684.0 M
Estimated Infrastructure Costs as % of Development Value				15.1%

Source: The Gregory Group; CoStar; Nonresidential Developers; EPS.

- [1] Estimated value for LDR and MDR units based on recent sales in Hanford. Sales data from the Gregory Group. HDR unit values are based on current rents for newly-constructed multifamily projects in Hanford (assumes no vacancy or OPEX). Rent and capitalized value rate from CoStar. Accounting for maturation of the market and significant amenity value in the design package proposed by Perkins & Will, actual unit values may be higher.
- [2] Values for Production and Innovation and Institutional uses are based on construction costs of recent projects in Sacramento region. Production and Innovation is valued based on R&D uses, Institutional is valued based on Bio/Life Science uses. Commercial space is valued based on recent retail projects in Bakersfield, as the Bakersfield retail market is more mature than Hanford's and commands higher rents that may be reflective of those achievable once the HSR station is operational in Hanford.
- [3] Not engineer's estimates. Numbers shown above are for estimation purposes only and are not validated by a professional engineer. Costs exclude Right of Way acquisition.

2. Land Use Plan

The Kings-Tulare HSR Connectivity Plan Design Package Land Use Plan developed by Perkins & Will establishes potential planning and development standards for the development of the Station Area. The proposed development focuses on connectivity between the Station Area and Downtown Hanford, regional employment opportunities, open space and agriculture, and residential neighborhoods.

According to the Project Design Package, a mix of residential densities, nonresidential land uses, open space, and agriculture development is planned for the Project. The Design Package includes the land use designations listed below and the maximum allowable development program as shown in **Appendix A Table A-1**. To estimate the project value EPS assumes a buildout of 95 percent of the maximum allowable development as follows:

- 9,263 dwelling units.
- 1.87 million square feet of nonresidential space.
- 305 acres of parks and open space.
- 11 acres of parking.

This Finance Plan assumes the above Project development across approximately 790 acres of the 1,000 total acreage of the station area. The remainder of the acreage will be dedicated for public rights-of-way. **Figure 2-1** summarizes the proposed land uses evaluated for the purpose of this Finance Plan.

EPS, in consultation with the Project Team, has made the following assumptions regarding the anticipated land uses that will be developed in each land use designation.

Residential

According to the Plan Design Package, residential development in the Project comprises 1,853 low density single family units and 7,410 medium density single family units. This Finance Plan analyzes a total of 9,263 residential units. For purposes of this Finance Plan, it is assumed the units are market-rate and distributed between renter-occupied and owner-occupied.²

² The City of Hanford currently (October 2025) does NOT have any inclusionary or affordable housing requirements.

Figure 2-1. Design Package Conceptual Station Area Land Use Plan

LAND USE PLAN

RESIDENTIAL (95% Buildout)

Low Density	130 acres, 1,853 units (11.8 DU/acre)
Medium Density (Mixed Use)	195 acres, 7,410 units (31.6 DU/acre)
TOTAL RESIDENTIAL:	325 acres, 9,263 units

NONRESIDENTIAL (95% Buildout)

Production & Innovation	60 acres, 596k sq. ft. @ 0.30 FAR
Institutional	32 acres, 318k sq. ft. @ 0.30 FAR
TOTAL NONRES. :	92 acres, 1.7M sq. ft.

OPEN SPACE

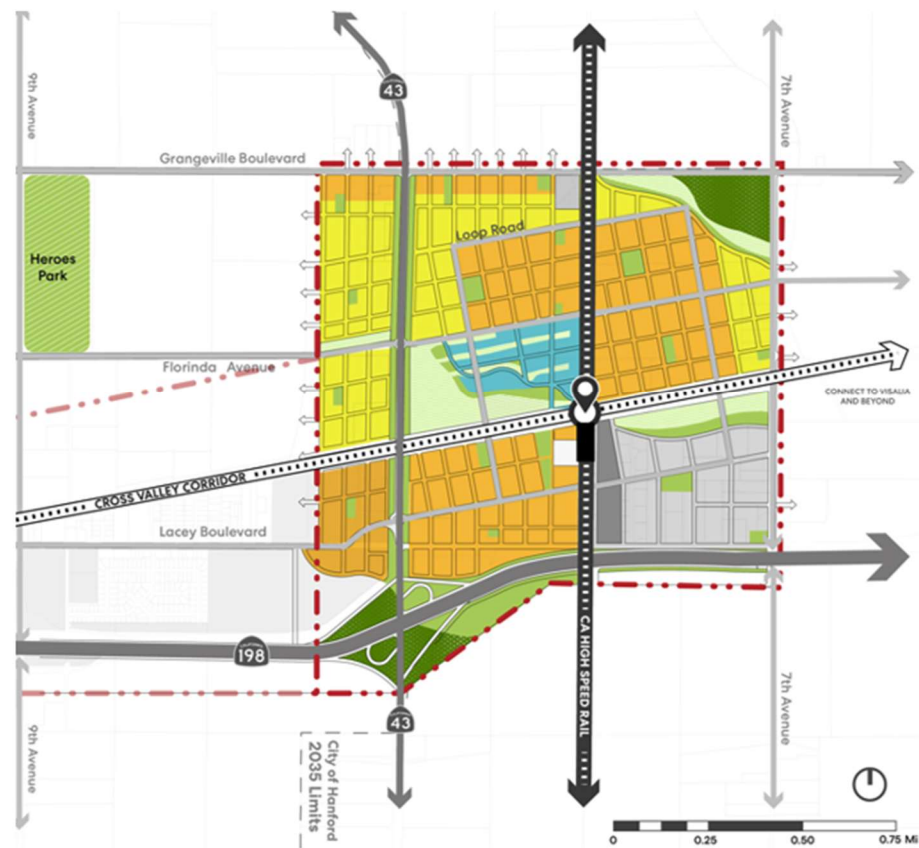
Hub/Open Space/Buffers	294 acres
Agriculture	58 acres
TOTAL OPEN SPACE:	352 acres

OTHER

Parking	11 acres
HSR Station and Track	---
Cross Valley Corridor	---
Internal Roads/Bike Lanes	---
Existing Power Station	---

TOTAL IDENTIFIED: 791 acres (of 1,000 total)

Economic & Planning Systems, Inc.



Source: Perkins & Will; EPS.

[1] Nonresidential building area estimated based on Floor Area Ratios applied to net acreage for each land use. Acreages shown above are gross acreages. Net acreages estimated as 80% of gross acres to account for internal roadways, sidewalks, and utilities.

Nonresidential

This Finance Plan assumes approximately 1.87 million square feet of nonresidential space comprising approximately 595,900 square feet of Production and innovation space, 317,800 square feet of Institutional space, and 960,100 square feet of commercial mixed use space.

Parks and Open Space

The Project Design Package includes 56 acres of Hubs, 20 acres of Patches, 45 acres of Agriculture, 56 acres of Buffer, and 128 acres of Other Open Space.

Parking

In this Finance Plan, Parking comprises 11 acres of the Project space.

3. Backbone Infrastructure and Public Facilities Costs

Transformation of the Station Area from mainly agricultural land into a mixed-use development, as envisioned in the Project Design Package, will generate new residents and nonresidential users that will require public infrastructure and facilities such as roads, water, storm drainage utilities, and public safety facilities.

Buildout of the Project will likely require the following Facilities:

- Roads
- Bike Lanes
- Intersections
- Dry Utilities
- Sewer and WWTP
- Water
- Storm Drainage
- Open Space
- Fire Facilities
- Sheriff/Law Enforcement
- Schools
- Other Public Facilities

Currently the Project is in the conceptual stages of planning; actual land uses, phasing, approval, construction, and buildout of the Project will take many years, and for it to be fully realized, a multitude of phases of development will occur. The success of the development hinges in great part on the orderly phasing of Project development in manageable and fundable increments.

Depending on market conditions and available funding, the sequence of public improvements and private development could vary significantly. For example, should funding become available earlier for major infrastructure components planned for a later phase of the Project development, its implementation could be accelerated, thereby affecting other components of the development program. Conversely, if funding is not available for key infrastructure, the pace of development will be limited.

It is important to recognize that the development process will be a continuum. Project development can be lengthened, shortened, or developed in a different sequence, depending on the availability of funding for infrastructure improvements and general market conditions.

Cost estimates for the required Backbone Infrastructure and Public Facilities were estimated by the City's Public Works department based on the City utility master plans used when available and high-level planning level estimates developed by EPS based on previous work. Please refer to **Appendices A and B** for detail regarding Backbone Infrastructure and Public Facilities costs discussed herein.

The resulting Backbone Infrastructure and Public Facilities costs estimates included in the Finance Plan are summarized in **Table 3-1**.

Definitions of Backbone Infrastructure, Public Facilities, and Other Developer Obligations

The term "Backbone Infrastructure" is often used to describe all publicly owned facilities. This Finance Plan will use the following definitions to more precisely define these items:

Backbone Infrastructure: This term includes most of the essential public service-based infrastructure, including roadways and facilities underneath roadways. These items include major roadways (including frontage improvements), storm drainage, sanitary sewer, and water facilities.

Public Facilities: This term can include the following items:

- Public Transit (Light Rail Stations, Bus Rapid Transit, and other transit facilities)
- Community Center/Library facilities
- Parks and Open Space
- Public parking (surface and structures)
- Schools
- Public Safety Facilities (Sherrif and Fire)

This group of items provides amenities to the Project (e.g., park facilities and libraries) or houses employees providing services to the area (e.g., fire station).

Estimated Costs and Phasing

The development phasing for the Station Area must be based on a market-driven approach coordinated with a phased infrastructure program. It is too early in the Project's planning to provide estimated phasing as the Project is still in the conceptual stages; any estimated phasing would be too speculative. Development will respond to market demand and the installation of Backbone Infrastructure and Public Facility improvements will be phased to correspond with the pace of development and the requirements of the City. The infrastructure phasing strategy will be adjusted to make sure adequate traffic/transit, sewer, water, storm drainage, and community facility capacity is in place to serve each increment of development.

As specified above, the estimated backbone infrastructure and public facilities program for the Station Area includes roads, standalone bike lanes, intersections, dry utilities, onsite sewer, water, storm drainage, open space, fire facilities, Sheriff/law enforcement, school, and other public facilities improvements. The total identified cost of these improvements is approximately \$684.0 million, as is shown in **Table 3-1**. Roadway improvements account for approximately \$182.4 million of the total cost, or nearly 27 percent of the total facilities program.

Table 3-1. Backbone Infrastructure and Public Facilities Cost Estimates Summary (2025\$)

Item	Source Table	Estimate Basis [1]	Estimated Cost [3]	
			Total	% of Total
Backbone Infrastructure				
Roads [2]	Table B-1	Linear Feet	\$182.4 M	26.7%
Bike Lanes	Table B-1	Linear Feet	\$144.5 M	21.1%
Intersections	Table B-2	Assumes 20 intersections, 13 signalized	\$21.4 M	3.1%
Dry Utilities	Table B-3	Linear Feet	\$26.9 M	3.9%
Sewer and WWTP	Table B-4	Linear Feet; Costs from City Sewer Master Plan	\$99.9 M	14.6%
Water	Table B-5	Linear Feet	\$62.1 M	9.1%
Storm Drainage	Table B-6	Linear Feet	\$48.1 M	7.0%
Estimated Total Backbone Infrastructure			\$585.2 M	85.6%
Public Facilities				
Open Space	Table B-7	Per Acre	\$39.5 M	5.8%
Fire Facilities	N/A	Visalia Station 56 Cost	\$7.7 M	1.1%
Sheriff/Law Enforcement	Table B-8	City DIF Revenue	\$15.4 M	2.3%
School	Table B-8	City DIF Revenue	\$32.2 M	4.7%
Other Public Facilities	Table B-8	County DIF Revenue	\$4.0 M	0.6%
Total Public Facilities			\$98.8 M	14.4%
Estimated Total Cost			\$684.0 M	100.0%

Source: High-level cost estimates by EPS based on planning-level estimates for infrastructure in other jurisdictions, applied to land use plan.

[1] Estimates based on linear feet use the total LF of roadways included in Perkins & Will's land use plan and apply planning-level unit costs for infrastructure in other jurisdictions. Includes 20% contingency and 10% soft costs.

[2] Includes landscaped median and sidewalks; excludes Right of Way acquisition.

[3] Cost estimates are planning level estimates. Numbers shown above are for estimation purposes only and were not provided or validated by a professional engineer.

The City should establish methodology, timing, and linkage requirements to ensure private development and development of infrastructure, parks, and community facilities progress as necessary to carry out the Project objectives and meet service standards for the new development.

4. Conceptual Financing Strategy and Funding Sources

A wide variety of financing techniques are and may be available to fund the Station Area Plan. This chapter provides an inventory of mechanisms available to fund the construction of Project Improvements—some of these sources represent an ultimate funding source for Facilities improvements, while others are financing mechanisms that provide an approach to mitigate the need for large capital outlays. Because of the uncertain development period of the Project, it is possible that some of the funding and financing sources described below will no longer exist when some of the Improvements are constructed. It is also possible, however, that some new funding and financing sources will be created through new State and federal legislation and can be used to fund Facilities.

The following sections discuss the currently available sources identified to fund or finance facilities required for Project development:

- **Project-Based Developer Funding.** Funding sources originating from developer payments could include the following subcategories:
 - Developer Funding via Payment of Existing and Proposed Fees:
 - Existing Fee Programs: Project development will be subject to several existing City, County, and other agency development impact fee programs. Other agency fee programs include fees for the school district and the California Farmland Trust Mitigation Fee.
 - Proposed Fee Programs: Project development would also be subject to a new HSR Station Area Impact Fee Program.
- **Kings-Tulare HSR Station Area SFD.** Certain facilities could be funded via formation of a Kings-Tulare HSR Station Area SFD, which may take the form of a Mello-Roos CFD. Facilities funded through a CFD or other land-secured financing mechanism may directly overlap with facilities included in the proposed Station Area Impact Fee Program.
- **Private Developer Funding.** Capital provided by the private developer through debt, equity, or combination of both.
- **California High Speed Rail Authority (CHSRA).** Funding such as capital, grants or loans, from the CHSRA.
- **Other Potential Outside Sources of Funding (Regional, State, and federal).** Funding sources, such as grants or loans, from State, federal, or other agencies or institutions for which the City may have to apply.

Project-Based Developer Funding

Project-based developer funding will be generated by new vertical development projects within the Project. Each of these Project-based developer funding sources is described in more detail below.

Existing and Proposed Development Impact Fees

Each building project will be subject to all applicable City, County, and other agency development impact fees in place at the time of acceptance of the building permit application, based on specific land uses. Revenues generated by each fee component will be available to directly fund applicable Backbone Infrastructure and Public Facilities identified in the Finance Plan. Fee program revenues generated by the following fee programs may be available to partially fund facilities required for Project development and therefore are included in the Finance Plan and estimated in **Appendix B**:

- Existing Development Impact Fee Programs:
 - City Fire Fee.
 - City Police Fee.
 - City Water Fee.
 - City Wastewater Fee
 - City Parks Fee
 - City Storm Drain Fee
 - City Refuse Fee
 - City Circulation Fee
 - City Sanitary Sewer Fee
 - County Public Protection Fee
 - County Library Fee
 - County Public Facilities Compliance Fee
 - Hanford ESD & JUHSD Fee
 - California Farmland Trust Mitigation Fee
- Proposed New and Updated Development Impact Fee Program:
 - New Station Area Impact Fee Program.

Appendix B Table B-8 and Table B-9 of the Finance Plan identifies and details the estimated fee amounts for each City, County, and Public Agency fee program.

Proposed Development Impact Fee Programs

New Station Area Impact Fee Program

This conceptual Finance Plan proposes implementation of an impact fee levied on Station Area development for purposes of funding Station Area improvements that are not fully funded by existing or proposed fee programs or other sources of funding (such as a future Kings-Tulare HSR Station Area CFD). **Table 4-1** indicates the funding needed from the Station Area Impact Fee, holding all other assumptions constant. If this fee were to be included as a funding source at a later stage in the Project's planning process with established land uses and costs estimated by engineers, the fee must be imposed by the appropriate proportional cost allocation by land use for the Improvements that can be charged to new development in the Project. Note that the column below representing California HSRA's contribution can also be considered to represent funding from other public sources, such as State and federal grants, and that the amount of funding from these sources may vary greatly in either direction.

Table 4-1. Estimated Sources and Uses of Funding (2025\$)

Item	Estimated Total Cost [1]	Estimated Amount by Funding Source				Total Funding	CFD Eligible
		Land-Secured Financing [2]	Existing City/County Fee Programs	California HSRA (Est. 5% Contribution) [3]	(Proposed) Station Area Impact Fee		
Backbone Infrastructure							
All figures rounded. Totals may not sum due to rounding							
Roads, Intersections, and Bike Lanes	\$348.3 M	\$174.1 M	\$48.1 M	\$17.4 M	\$108.6 M	\$348.2 M	X
Dry Utilities	\$26.9 M	\$13.4 M	-	\$1.3 M	\$12.1 M	\$26.9 M	X
Sewer	\$99.9 M	\$50.0 M	\$21.3 M	\$5.0 M	\$23.7 M	\$99.9 M	X
Water	\$62.1 M	\$31.0 M	\$20.3 M	\$3.1 M	\$7.6 M	\$62.1 M	X
Storm Drainage	\$48.1 M	\$24.0 M	\$21.6 M	\$2.4 M	-	\$48.1 M	X
Subtotal Backbone Infrastructure	\$585.2 M	\$292.6 M	\$111.3 M	\$29.3 M	\$152.0 M	\$585.2 M	
Public Facilities							
Parks and Open Space	\$39.5 M	-	\$27.5 M	\$2.0 M	\$10.0 M	\$39.5 M	
Fire Facilities	\$7.7 M	-	\$4.5 M	\$0.4 M	\$2.8 M	\$7.7 M	X
Sheriff/Law Enforcement	\$15.4 M	-	\$15.4 M	\$0.8 M	-	\$16.1 M	X
Schools	\$32.2 M	-	\$32.2 M	-	-	\$32.2 M	X
Other Public Facilities	\$4.0 M	-	\$3.6 M	\$0.2 M	\$0.2 M	\$4.0 M	X
Total Public Facilities	\$98.8 M	-	\$83.2 M	\$3.3 M	\$13.0 M	\$99.6 M	
Subtotal Public Improvements	\$684.0 M	\$292.6 M	\$194.6 M	\$32.6 M	\$165.0 M	\$684.7 M	
Station Area Fee Program Administration [4]	\$4.9 M	-	-	-	\$4.9 M	\$4.9 M	
Total	\$688.8 M	\$292.6 M	\$194.6 M	\$32.6 M	\$169.9 M	\$689.6 M	

Source: EPS.

[1] Not engineer's estimates. Numbers shown above are for estimation purposes only and are not validated by a professional engineer. Costs exclude Right of Way acquisition.

[2] Assumes 50% funding for CFD-funded improvements.

[3] Assumes 5% of total funding from HSRA for all improvements except for schools.

[4] Assumes that fee program administration is assessed as 3% of the portion of the planned Backbone Infrastructure and Public Facilities Improvements funded by the proposed Station Area Fee.

Proposed Kings-Tulare Station Area SFD

This Finance Plan includes the potential use of land-secured financing for a portion of Backbone Infrastructure and Public Facilities costs. Although this Finance Plan establishes the Station Area Impact Fee program to fund Backbone Infrastructure and Public Facilities not funded by other sources, various major infrastructure improvements will be required to be constructed at the onset of development, before they are fully funded by the proposed Station Area Impact Fee, which will be collected as development progresses. These improvements may include but are not limited to roads, dry utilities (joint trench), and wet utilities (sewer, water, storm drainage).

Land-secured financing, in the form of either a Mello-Roos CFD or an Assessment District may be used to provide debt financing for some of these early facilities:

- **Mello-Roos CFD.** The Mello-Roos Community Facilities Act of 1982 enables public agencies to form CFDs and levy a special tax on property owners in those CFDs. These special taxes may be used to pay debt service on CFD bonds or to finance public improvements directly on a pay-as-you-go basis.
- **Assessment Districts.** California statutes give local governments the authority to levy several special assessments for specific public improvements such as streets, storm drains, sewers, streetlights, curbs, gutters, and sidewalks. Local agencies must create a special Assessment District that defines both the area to benefit from the improvements and the properties that will pay for the improvements.

Mello-Roos CFDs tend to be favored over Assessment Districts, because Assessment Districts need to establish special benefit to those being assessed. Establishing special benefit to form an Assessment District can be more challenging than the Mello-Roos requirement of establishing general benefit of facilities.

Participation and Use of Land-Secured Financing Proceeds

Participation in a Mello-Roos CFD to fund all or a portion of the Project's infrastructure is voluntary for each property owner within the Project. Certain existing or future property owners may wish to finance construction of Backbone Infrastructure and Public Facilities through cash, equity, or other forms of debt rather than through land-secured financing mechanisms established in concert with the City.

Generally speaking, CFD bond proceeds would be used to fund the Backbone Infrastructure and Public Facilities that are completed first or for which the original payment to the contractor has been outstanding the longest. As such, the financing sources and uses schedules in this Finance Plan (such as **Table 4-1**) are estimates of where CFD financing could be used for specific Facilities. The City and the property owners in the Project should maintain flexibility to use CFD bond proceeds for the most critical Facilities that need to be constructed at the onset of development.

Once a CFD is formed, CFD bond sales may occur when availability of bond proceeds aligns with the need to fund or reimburse Backbone Infrastructure investments. Subsequently, the developer may request the City consider one or more subsequent CFDs over all or a portion of the Project.

CHSRA Contribution

It is assumed that the CHSRA would be contributing a certain percentage of the Backbone Infrastructure Costs because of the potential overlap of required infrastructure needs. This funding may be provided as capital, grants or loans.

Other Potential Outside Sources of Funding

Regional, State, and Federal Funding

Future federal transportation funding sources are likely to be available, although precise funding sources are uncertain. Numerous State funding sources are currently available, including funding for transportation and infrastructure projects through the State Transportation Improvement Program and Regional Transportation Improvement Program process. Another potential source of funding is the Kings County Association of Governments (KCAG).

Private Capital

Private capital could be used for improvements that serve only specific development projects in the Station Area such as on-site private roadways, landscaping and open space, local water distribution lines, sewer laterals, and local storm drains. These infrastructure costs are not included in the Finance Plan.

The developer may have to privately fund facilities necessary to serve the Project and then receive reimbursement when other funding becomes available. To the extent impact fee revenues are available, the developers would receive fee credits or reimbursements for advance-funding eligible projects included in fee programs, based on the City's and County's reimbursement policies.

Funding Summary

The funding of Improvements could be obtained through a wide array of sources as previously discussed in the prior section and shown in **Table 4-1**.

As mentioned earlier in the Finance Plan, there is significant uncertainty concerning development of the Project, including the ultimate amount of development that will occur, the sequencing of development, the ultimate Improvements that will be constructed, and the availability of many of the funding sources. As a result, the Finance Plan should be updated on an as-needed basis based on updated infrastructure cost estimates, funding, and development information.

Preliminary Estimated Project Requirements and Funding

Table 4-1, above, shows the proposed funding sources for Backbone Infrastructure and Public Facilities for the full conceptual buildout of the Project. At buildout, under the conceptual funding strategy described herein, approximately \$292.6 million is estimated to be funded through land-secured financing (a CFD); \$194.6 million is estimated to be funded by existing City, County, and Other Agency fees; \$32.6 million is estimated to be contributed by the CHSRA; and the remaining \$170.0 million through a new Station Area Plan Impact Fee.

Maintenance Funding

Various existing City/County development impact fee programs may provide more revenue than is needed to fund construction of the Project's Backbone Infrastructure and Public Facilities. The City may elect to reserve this surplus fee revenue to fund ongoing maintenance and repairs of the Project's infrastructure.

5. Infrastructure Burden

A high level infrastructure burden test was prepared to evaluate the potential feasibility of the required Backbone Infrastructure and Public Facilities cost to develop the Project in comparison to the estimated value of the Project.³

The total infrastructure cost burden consists of all Backbone Infrastructure and Public Facilities costs allocated to the development. The cost burden test includes all costs funded by all potential funding sources, including land-secured financing, City/County/other agency development impact fees, CHSRA's contribution, and a new Station Area Impact Fee, and compares this total infrastructure cost to the estimated value of the Project's residential and nonresidential development at buildout. The estimated values by the different land use types are based on recent sales, current rents, and recent builds from sources including The Gregory Group, CoStar, and discussions with nonresidential developers as shown in **Table 5-1**.

The infrastructure cost burden test indicates that the estimated infrastructure costs are approximately 15 percent of the Project's value. For a project to potentially have value to a developer, a threshold test for the infrastructure costs ranges between 10 percent and 15 percent, indicating that the conceptual Station Area Plan, while considered financially feasible under these estimates, is approaching a cost burden that may be considered infeasible. Please note that this feasibility threshold may differ depending on a developer's financial criterion, a developer with an interest in seeing the HSR developed may consider a threshold above 15 percent.

See **Figure 5-1** for more on the factors contributing to a project's feasibility. The infrastructure evaluated in **Table 5-1** would be encapsulated under the second category shown in **Figure 5-1**, "Improved Land."

Conclusion

As mentioned previously, myriad other factors will affect the financial feasibility of the Project's development, including timing, market positioning, valuation, and absorption of all factors into the viability of vertical development and the Project's competitive advantages or disadvantages relative to other development projects in the region. This preliminary and high-level infrastructure cost burden comparison offers one metric by which the competitive position and financial feasibility of the Project may be evaluated. A more detailed Public Facilities Financing Plan should

³ The feasibility of this development has not been analyzed; whether the market demand will be able to support the proposed development. If the demand is not there, the value that would incentivize a developer to build is not there.

be conducted with a more concrete land use plan and costs developed by professional engineers.

Table 5-1. Summary of Estimated Infrastructure Burden (2025\$)

Land Use	Estimation Basis	Estimated Value	Total Units / Bldg. Sq/ Ft.	Total Estimated Value (Rounded)
Residential	[1]	per Dwelling Unit	95% buildout	
Low Density Residential	Recent Sales	\$480,000	1,853	\$889.0 M
Medium Density Residential (Mixed Use)	Recent Sales	\$390,000	7,410	\$2,890.0 M
Subtotal Residential			9,263	\$3,779.0 M
Nonresidential	[2]	per Bldg. Sq. Ft.	95% buildout	
Production and Innovation	Recent Builds	\$300	595,901	\$179.0 M
Institutional	Recent Builds	\$600	317,814	\$191.0 M
Commercial (Mixed Use)	Current Rents	\$390	960,062	\$374.0 M
Subtotal Nonresidential			1,873,777	\$744.0 M
Estimated Total Development Value				\$4,523.0 M
Estimated Total Infrastructure Value [3]				\$684.0 M
Estimated Infrastructure Costs as % of Development Value				15.1%

Source: The Gregory Group; CoStar; Nonresidential Developers; EPS.

- [1] Estimated value for LDR and MDR units based on recent sales in Hanford. Sales data from the Gregory Group. HDR unit values are based on current rents for newly-constructed multifamily projects in Hanford (assumes no vacancy or OPEX). Rent and capitalized value rate from CoStar. Accounting for maturation of the market and significant amenity value in the design package proposed by Perkins & Will, actual unit values may be higher.
- [2] Values for Production and Innovation and Institutional uses are based on construction costs of recent projects in Sacramento region. Production and Innovation is valued based on R&D uses, Institutional is valued based on Bio/Life Science uses. Commercial space is valued based on recent retail projects in Bakersfield, as the Bakersfield retail market is more mature than Hanford's and commands higher rents that may be reflective of those achievable once the HSR station is operational in Hanford.
- [3] Not engineer's estimates. Numbers shows above are for estimation purposes only and are not validated by a professional engineer. Costs exclude Right of Way acquisition.

Figure 5-1. Illustrative Project Value by Development Phase



Source: EPS.

Appendix

Appendix A: Land Use Summary

Table A-1 Land Use SummaryA-1

Table A-1
Hanford HSR Station Area Plan Public Facilities Financing Plan
Land Use Summary

Land Use	Average Unit Square Feet [1]	Density [2]	Buildout				Adjusted Buildout [4]		
			Gross Acres [2]	Net Acres [3]	Dwelling Units	Building Square Feet [3]	Gross Acres	Dwelling Units	Building Square Feet [3]
Land use adjustment factor [4]									
95%									
Residential		units per acre							
Low Density Residential	1,800	15.0	130.0	-	1,950	-	130.0	1,853	-
Medium Density Residential (Mixed Use) [4]	1,400	40.0	195.0	-	7,800	-	195.0	7,410	-
Subtotal Residential			325.0	-	9,750	-	325.0	9,263	-
Nonresidential		FAR [6]							
Production and Innovation		0.30	60.0	48.0	-	627,264	60.0	-	595,901
Institutional		0.30	32.0	25.6	-	334,541	32.0	-	317,814
Commercial (Mixed Use) [5]		0.50	58.0	46.4	-	1,010,592	58.0	-	960,062
Subtotal Nonresidential			150.0	73.6	-	1,972,397	150.0	-	1,873,777
Parks and Open Space									
Hubs		-	56.0	-	-	-	56.0	-	-
Patches		-	20.0	-	-	-	20.0	-	-
Agriculture		-	45.0	-	-	-	45.0	-	-
Buffers		-	56.0	-	-	-	56.0	-	-
Other Open Space		-	128.0	-	-	-	128.0	-	-
Subtotal Parks and Open Space			-	305.0	-	-	305.0	-	-
Onsite Backbone Infrastructure and Public Facilities									
High-Speed Rail/ Cross-Valley Corridor Station		-	-	-	-	-	-	-	-
Onsite Roadways		-	-	-	-	-	-	-	-
Parking		-	11.0	-	-	-	11.0	-	-
Existing Power Station		-	-	-	-	-	-	-	-
Subtotal Other			-	11.0	-	-	11.0	-	-
Total Station Area			791.0		9,750	1,972,397	791.0	9,263	1,873,777
Offsite Backbone Infrastructure and Public Facilities									
Offsite Roadways		-	-	-	-	-	-	-	-
Wastewater Treatment Plant		-	-	-	-	-	-	-	-
Total Other			-	-	-	-	-	-	-

Source: Perkins&Will; EPS.

[1] Average unit sizes by residential land use assumed by EPS based on development density.

[2] From Perkins&Will's November 6, 2025 Refined Design Package.

[3] Assumes 80% gross-to-net factor to account for internal roadways, sidewalks, and utilities. Nonresidential building area is estimated based on net acreage.

[4] Units and building square feet adjusted to account for buildout less than that shown in the Design Package. Land use adjustment factor applied to residential units and nonresidential building square feet.

[5] Of the 195 acres of Medium Density Residential development, 58 acres are planned for Mixed-Use development, with the remaining 137 acres planned to include residential uses only.

[6] Floor-Area Ratios (FAR) shown above applied to commercial acres to estimate adjusted building square feet based on net acreage. The specific FARs by land use are assumed by EPS based on typical development density of each use.

Appendix B: Cost Summaries & Development Impact Fees

Cost Summaries

Table B-1	Cost Summary - Onsite Roadway Improvements.....	B-1
Table B-2	Cost Summary - Major Intersection Improvements.....	B-2
Table B-3	Cost Summary - Dry Utilities (Street Lights/Joint Trench).....	B-3
Table B-4	Cost Summary - Sewer Improvements.....	B-4
Table B-5	Cost Summary - Water Improvements	B-5
Table B-6	Cost Summary - Storm Drain Improvements	B-6
Table B-7	Cost Summary - Parks and Open Space	B-7

Development Impact Fees

Table B-8	Estimated Hanford HSR Station Area Development Fee Revenue (2025\$).....	B-8
Table B-9	Estimated Hanford HSR Station Area Development Fees (2025\$).....	B-9

Table B-1
Hanford HSR Station Area Plan Public Facilities Financing Plan
Cost Summary - Onsite Roadway Improvements

Item	LF	Cost Per LF	Total Cost
Roadway Improvements			
Grangeville Boulevard	6,464	\$1,100	\$7,110,400
Florinda Avenue	6,538	\$1,100	\$7,191,800
Lacey Boulevard	11,688	\$1,100	\$12,856,800
7th Avenue	5,279	\$1,100	\$5,806,900
9th Avenue	3,106	\$1,100	\$3,416,600
Loop Road/Ambient Loop	10,673	\$1,100	\$11,740,300
Internal Roads	124,190	\$725	\$90,037,750
Construction Subtotal			\$138,160,550
Contingency (20%)			\$27,632,110
Construction Total			\$165,792,660
Soft Costs (10%)			\$16,579,266
Total Cost (Rounded)			\$182,372,000
Bike Lane Improvements (Includes Signage)			
Class 1	13,242	\$250	\$3,310,500
Class 3 (Pavement Markings Only) [1]	83,560	\$25	\$2,089,000
Class 4	678,413	\$205	\$139,074,665
Total Cost (Rounded)			\$144,474,000

Source: Planning-level unit costs for infrastructure in other jurisdictions applied to Perkins & Will land use plan by EPS.

[1] Assumes pavement markings on internal roadways. Cost per LF include soft costs (10%) and contingency (20%). Estimates made in 2015, escalated to 2025\$ with ENR CCI. Class 3 bike lane costs per LF are based on INCOG's cost estimates for Tulsa, OK, Appendix D: Cost Estimate Details. See: https://www.incog.org/Transportation/Documents/GO%20PLAN%20FINAL%20DOCUMENTS/AppendixD_cost_estimates.pdf

Table B-2
Hanford HSR Station Area Plan Public Facilities Financing Plan
Cost Summary - Major Intersection Improvements

Item	Intersection Type [1]	Cost per Intersection	Total Cost
Intersection Improvements			
Grangeville / 9th	Signalized	\$1,000,000	\$1,000,000
Grangeville / Hwy 43	Signalized	\$1,000,000	\$1,000,000
Grangeville / 7th	Signalized	\$1,000,000	\$1,000,000
Florinda / 9th	Signalized	\$1,000,000	\$1,000,000
Florinda / Hwy 43	Signalized	\$1,000,000	\$1,000,000
Florinda / Loop Rd East	Signalized	\$1,000,000	\$1,000,000
Florinda / Loop Rd West	Signalized	\$1,000,000	\$1,000,000
Florinda / 7th	Signalized	\$1,000,000	\$1,000,000
Lacey / 9th	Signalized	\$1,000,000	\$1,000,000
Lacey / Hwy 43	Roundabout	\$300,000	\$300,000
Lacey / Loop Rd East	Signalized	\$300,000	\$1,000,000
Lacey / Loop Rd West	Signalized	\$300,000	\$1,000,000
9th / Hwy 43	Signalized	\$300,000	\$1,000,000
7th / Hwy 43	Signalized	\$300,000	\$1,000,000
4-Way Internal Intersections (x45)	4-Way Stop/Roundabout	\$50,000	\$2,250,000
3-Way Internal Intersections (x25)	1-Way Stop	\$25,000	\$625,000
Construction Subtotal			\$16,175,000
Contingency (20%)			\$3,235,000
Construction Total			\$19,410,000
Soft Costs (10%)			\$1,941,000
Total Cost (Rounded)			\$21,351,000

Estimates by EPS based on Perkins & Will land use plan.

[1] EPS assumed intersection types based on land use plan.

Table B-3
Hanford HSR Station Area Plan Public Facilities Financing Plan
Cost Summary - Dry Utilities (Street Lights/Joint Trench)

Item	LF	Cost Per LF	Total Cost [1]
Dry Utilities Improvements			
Grangeville Boulevard	6,464	\$160	\$1,034,240
Florinda Avenue	6,538	\$160	\$1,046,080
Lacey Boulevard	11,688	\$160	\$1,870,080
7th Avenue	5,279	\$160	\$844,640
9th Avenue	3,106	\$160	\$496,960
Loop Road/Ambient Loop	10,673	\$160	\$1,707,680
Internal Roads	124,190	\$160	\$19,870,400
Total Cost (Rounded, Includes Soft Costs and Contingency)			\$26,870,000

Source: Planning-level unit costs for infrastructure in other jurisdictions applied to Perkins & Will land use plan by EPS.

[1] Includes soft costs and contingencies. Estimates include trench, design costs, pads, vaults, and boxes, the electric system, and streetlights.

Table B-4
Hanford HSR Station Area Plan Public Facilities Financing Plan
Cost Summary - Sewer Improvements

Segment	Item	LF/Units	Cost per LF/Unit	Total Cost
Sewer Lines				
		<u>LF</u>		
Grangeville Blvd, Hwy 43 to 9th Ave	12" Gravity Pipe	5,300	\$444	\$2,353,200
9th Ave, Grangeville Blvd to Florinda St	18" Gravity Pipe	2,650	\$558	\$1,478,700
Florinda St, 7th Ave to Hwy 43	12" Gravity Pipe	5,200	\$444	\$2,308,800
Florinda St, Hwy 43 to 9th Ave	18" Gravity Pipe	5,350	\$558	\$2,985,300
9th Ave, Florinda St to Lacey Blvd	24" Gravity Pipe	2,700	\$744	\$2,008,800
Lacey Blvd, 7th Ave to Vidauri Ln	12" Gravity Pipe	7,100	\$444	\$3,152,400
Lacey Blvd, Sierra Dr to 9th Ave [1]	12" Gravity Pipe	2,550	\$444	\$1,007,658
Internal Roads	12" Gravity Pipe	124,190	\$444	\$55,140,360
Sewer Manholes	Every 350 LF	443	\$7,350	\$3,255,840
Subtotal				\$73,691,058
Contingency (20%)				\$14,738,212
Construction Subtotal				\$88,429,270
Soft Costs (10%)				\$8,842,927
Total Sewer				\$97,272,197
Offsite Wastewater Treatment Plant				
WWTP Construction				\$2,000,000
Subtotal				\$2,000,000
Contingency (20%)				\$400,000
Construction Subtotal				\$2,400,000
Soft Costs (10%)				\$240,000
Total Offsite WWTF				\$2,640,000
Total Cost (Rounded)				\$99,912,000

Source: Cost of sewer lines from City of Hanford Sanitary Sewer Master Plan, Table 9.2: Capital Improvement Program; Wastewater treatment plant cost is a general estimate by EPS.

[1] 11 percent of the Lacey Boulevard portion of the trunk line will be allocated to existing development, per the City's Sanitary Sewer Master Plan. The total cost shown above is the 89 percent of the cost which will be allocated to new development.

Table B-5
Hanford HSR Station Area Plan Public Facilities Financing Plan
Cost Summary - Water Improvements

Segment	Item	LF	Cost Per LF	Total Cost
Water Improvements				
Grangeville Boulevard	12" Water Pipe, Trench and Patch	6,464	\$280	\$1,809,920
Florinda Avenue	12" Water Pipe, Trench and Patch	6,538	\$280	\$1,830,640
Lacey Boulevard	12" Water Pipe, Trench and Patch	11,688	\$280	\$3,272,640
7th Avenue	12" Water Pipe, Trench and Patch	5,279	\$280	\$1,478,120
9th Avenue	12" Water Pipe, Trench and Patch	3,106	\$280	\$869,680
Loop Road/Ambient Loop	12" Water Pipe, Trench and Patch	10,673	\$280	\$2,988,440
Internal Roads	12" Water Pipe, Trench and Patch	124,190	\$280	\$34,773,200
Construction Subtotal				\$47,022,640
Contingency (20%)				\$9,404,528
Construction Total				\$56,427,168
Soft Costs (10%)				\$5,642,717
Total Cost (Rounded)				\$62,070,000

Source: Planning-level unit costs for infrastructure in other jurisdictions applied to Perkins & Will land use plan by EPS.
 Linear feet based on roadway improvements, assumes water lines under roads.

Table B-6
Hanford HSR Station Area Plan Public Facilities Financing Plan
Cost Summary - Storm Drain Improvements

Item	Item	LF/Units	Cost per LF/Unit	Total Cost
Storm Drainage Improvements				
Drainage Basins (integrated within open space)				\$5,000,000
Grangeville Boulevard	24" Gravity Line	6,464	\$160	\$1,034,240
Florinda Avenue	24" Gravity Line	6,538	\$160	\$1,046,080
Lacey Boulevard	24" Gravity Line	11,688	\$160	\$1,870,080
7th Avenue	24" Gravity Line	5,279	\$160	\$844,640
9th Avenue	24" Gravity Line	3,106	\$160	\$496,960
Loop Road/Ambient Loop	24" Gravity Line	10,673	\$160	\$1,707,680
Internal Roads	24" Gravity Line	124,190	\$160	\$19,870,400
Drainage Manholes	Every 310 LF	542	\$8,400	\$4,550,578
Construction Subtotal				\$36,420,658
Contingency (20%)				\$7,284,132
Construction Total				\$43,704,790
Soft Costs (10%)				\$4,370,479
Total Cost (Rounded)				\$48,075,000

Source: Planning-level unit costs for infrastructure in other jurisdictions applied to Perkins & Will land use plan by EPS.

Table B-7
Hanford HSR Station Area Plan Public Facilities Financing Plan
Cost Summary - Parks and Open Space

Item	Acres	Cost per Acre	Total Cost
Parks Improvements			
Hubs	56.0	\$150,000	\$8,400,000
Patches	20.0	\$150,000	\$3,000,000
Agriculture	45.0	\$100,000	\$4,500,000
Buffer	56.0	\$250,000	\$14,000,000
Construction Subtotal			\$29,900,000
Contingency (20%)			\$5,980,000
Construction Total			\$35,880,000
Soft Costs (10%)			\$3,588,000
Total Cost (Rounded)			\$39,468,000

Source: Planning-level unit costs for infrastructure in other jurisdictions applied to Perkins & Will land use plan by EPS. Additional estimates made as needed.

Table B-8
Hanford HSR Station Area Plan Public Facilities Financing Plan
Estimated Hanford HSR Station Area Development Fee Revenue (2025\$)

Item	Residential		Nonresidential			Total Fee Revenue	Notes
	LDR	MDR	Production and Innovation	Institutional	Commercial (Mixed Use)		
Assumptions							
Unit Size/Bldg. Sq. Ft.	1,800	1,400	595,901	317,814	960,062		
Units/Acres [1]	1,853	7,410	60.0	32.0	58.0		
Garage Sq. Ft.	450	350					
Valuation	\$334,152	\$259,896	\$57,129,029	\$65,774,785	\$126,123,345		Residential: \$169.09/sf SFR (R-3 VB), 153.58/sq MFR (R-2 VB) \$66.20/sf garage(U) Nonresidential: \$95.87 /sf Production/Innovation (Low Hazard Factory/Industrial); \$206.96 /sf Institutional (Business); \$131.37 / sf (Mercantile)
Processing Fees							
			Nonresidential Processing Fees not Estimated				
Building Permit	\$5,219,829	\$17,104,559	-	-	-	\$22,324,388	\$1,213.02 + \$6.85 for each additional \$1,000 above \$100,000 valuation
Building Permit Review	\$179,741	\$718,770	-	-	-	\$898,511	\$97 per unit
Plan Check and Inspection Fee	\$2,237,498	\$8,373,300	-	-	-	\$10,610,798	Based on R-1/R-2 Occupancy: \$989 for first 800 sq. ft. + \$0.235 per sq. ft. from 800-1,600 sq. ft.; \$1,177 for first 1,600 sq. ft. + \$0.1525 per sq. ft. from 1,600-4,000 sq. ft.
Building Inspection	\$4,271,167	\$13,998,732	-	-	-	\$18,269,899	Based on valuation: \$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000
Plan Review Fee	\$2,776,259	\$9,099,176	-	-	-	\$11,875,434	65% of Building Inspection Fee
Major Subdivision Plan Review	\$1,340	\$5,360	-	-	-	\$6,700	\$3,350 per initial major or subdivision/parcel map; assumes 2 map reviews
Tentative Subdivision Map	\$1,510	\$6,040	-	-	-	\$7,550	\$7,500 + \$50 recording fee
Document Archiving Fee	\$13,434	\$53,723	-	-	-	\$67,157	\$7.25 per residential permit
Strong Motion Instrumentation Fee	\$80,494	\$250,358	-	-	-	\$330,852	\$13 per \$100,000 valuation
SB 1473 Building Standards Fee (Green Fee)	\$24,767	\$77,033	-	-	-	\$101,801	\$4 per \$100,000 valuation
Fire Plan Review (residential < 5,000 sq. ft.)	\$350,217	\$1,400,490	-	-	-	\$1,750,707	\$189 per unit
Water Meter Inspection	\$164,917	\$659,490	-	-	-	\$824,407	\$89 per meter
Backflow Prevention Assembly Inspection Fee	\$148,240	\$592,800	-	-	-	\$741,040	\$80 per land use / dwelling unit
Installation of Meter for New Water Service	\$231,625	\$926,250	-	-	-	\$1,157,875	\$125 per meter, assumes 1 meter per 2 nonresidential acres
Grading Plan Review	\$880	\$3,520	-	-	-	\$4,400	\$4,400 for 8+ units
Plumbing Inspection	\$92,650	\$370,500	-	-	-	\$463,150	\$50 per unit
Mechanical Inspection	\$92,650	\$370,500	-	-	-	\$463,150	\$50 per unit
Subtotal Processing Fees	\$15,887,219	\$54,010,600	-	-	-	\$69,897,818	
City/County Development Impact Fees							
City Fire Fee	\$1,198,409	\$2,693,906	\$95,344	\$19,069	\$518,433	\$4,525,161	Light Industrial: \$0.16 per sq. ft.; Public Facilities: \$0.06 per sq. ft.;Commercial: \$0.54 per sq. ft.
City Police Fee	\$650,310	\$3,845,345	\$5,959	\$28,603	\$691,245	\$5,221,463	Light Industrial: \$0.01 per sq. ft.; Public Facilities: \$0.09 per sq. ft.;Commercial: \$0.72 per sq. ft.
City Water Fee	\$5,444,281	\$12,170,480	\$1,048,786	\$479,899	\$1,200,078	\$20,343,524	Light Industrial: \$1.76 per sq. ft.; Public Facilities: \$1.51 per sq. ft.;Commercial: \$1.25 per sq. ft.
City Wastewater Fee	\$4,662,519	\$14,925,370	\$583,983	\$273,320	\$816,053	\$21,261,245	Light Industrial: \$0.98 per sq. ft.; Public Facilities: \$0.86 per sq. ft.;Commercial: \$0.85 per sq. ft.
City Parks Fee	\$6,010,298	\$21,524,864	-	-	-	\$27,535,163	Nonresidential development not charged parks fee.
City Storm Drain Fee	\$5,298,950	\$23,309,044	\$274,526	\$128,112	\$298,548	\$29,309,181	Light Industrial: \$4,575 per acre; Public Facilities: \$4,004 per acre; Commercial: \$5,147 per acre
City Refuse Fee	\$1,084,820	\$4,338,110	\$420,067	\$224,036	\$406,065	\$6,473,099	Nonres. fee based on dumpster volume. Fee shown = 4 x 4 cu. yd. bins per acre
City Circulation Fee	\$7,522,531	\$30,082,007	\$1,208,088	\$696,143	\$8,579,844	\$48,088,613	ft.
City Sanitary Sewer Fee	\$383,947	\$575,764	\$186,240	\$99,328	\$180,032	\$1,425,311	Based on 9th Ave Area of Benefit District (10th Ave to Hwy 43); \$3,104 per acre
County Public Protection Fee	\$2,301,426	\$7,158,060	\$166,864	\$148,327	\$358,458	\$10,133,136	\$0.69 / sq ft Residential. Nonres / 1,000 sq. ft.: \$280.02 Industrial; \$466.71 Office; \$373.37 Retail
County Library Fee	\$800,496	\$2,489,760	-	-	-	\$3,290,256	\$0.24 / sq ft Residential; Nonresidential development not charged Library Fee
County Public Facilities Compliance Fee	\$66,708	\$207,480	\$4,171	\$3,709	\$8,525	\$290,594	\$0.02 / sq ft Residential. Nonres / 1,000 sq. ft.: \$7 Industrial; \$11.67 Office; \$8.88 Retail
Subtotal City/County Development Impact Fees	\$35,424,695	\$123,320,191	\$3,994,029	\$2,100,546	\$13,057,281	\$177,896,743	
Other Agency Fees							
Hanford ESD & JUHSD Fee	\$17,244,018	\$13,412,014	\$500,557	\$266,964	\$806,452	\$32,230,005	\$5.17 / sq ft Residential, \$0.84 / sq ft Commercial
California Farmland Trust Mitigation Fee	\$1,463,005	\$548,627	\$710,580	\$378,976	\$686,894	\$3,788,082	\$11,843 per acre.
Subtotal Other Agency Fees	\$18,707,023	\$13,960,641	\$1,211,137	\$645,940	\$1,493,346	\$36,018,087	
Estimated Plan Area Fees							
Roadways, Intersections, Bike Lanes	\$23,139,761	\$20,652,487	\$2,948,604	\$3,145,177	\$12,571,773	\$62,457,802	
Dry Utilities	\$4,840,000	\$4,840,000	\$2,233,845	\$1,191,385	\$2,159,385	\$15,264,614	
Sewer	\$5,925,777	\$4,032,821	\$955,970	\$691,323	\$1,002,418	\$12,608,309	
Water	\$2,219,464	\$1,151,843	\$223,106	\$317,956	\$233,347	\$4,145,716	
Storm Drain	-	-	-	-	-	-	
Parks	\$2,609,785	\$1,848,052	-	-	-	\$4,457,837	
Administration	\$1,162,044	\$975,756	\$191,000	\$160,000	\$479,000	\$2,967,800	
Subtotal Plan Area Fees	\$39,896,831	\$33,500,958	\$6,552,525	\$5,505,842	\$16,445,922	\$101,902,078	
Total Fees	\$109,915,768	\$224,792,390	\$11,757,691	\$8,252,328	\$30,996,549	\$385,714,726	

Source: City of Hanford; Kings County; EPS.

[1] Units and building square feet are based on adjusted buildout to 95% of Community Plan land uses.

Table B-9
Hanford HSR Station Area Plan Public Facilities Financing Plan
Estimated Hanford HSR Station Area Development Fees (2025\$)

Item	Residential		Nonresidential			Notes
	LDR	MDR	Production and Innovation	Institutional	Commercial (Mixed Use)	
Assumptions						
Unit Size/Bldg. Sq. Ft. [1]	1,800	1,400	595,901	317,814	960,062	
Units/Acres	1,853	7,410	60.0	32.0	58.0	
Garage Sq. Ft.	450	350				
Valuation (February 2025 ICC) [2]	\$334,152	\$259,896	\$57,129,029	\$65,774,785	\$126,123,345	Residential: \$169.09/sf SFR (R-3 VB), 153.58/sq MFR (R-2 VB) \$66.20/sf garage(U) Nonresidential: \$95.87 /sf Production/Innovation (Low Hazard Factory/Industrial); \$206.96 /sf Institutional (Business); \$131.37 / sf Commercial (Mercantile)
Units Per Subdivision						
	Fee per Unit [2]		Nonresidential Processing Fees not Estimated			
Processing Fees						
Building Permit	\$2,817	\$2,308	-	-	-	\$1,213.02 + \$6.85 for each additional \$1,000 above \$100,000 valuation
Building Permit Review	\$97	\$97	-	-	-	\$97 per unit
Plan Check and Inspection Fee	\$1,208	\$1,130	-	-	-	Based on R-1/R-2 Occupancy: \$989 for first 800 sq. ft. + \$0.235 per sq. ft. from 800-1,600 sq. ft.; \$1,177 for first 1,600 sq. ft. + \$0.1525 per sq. ft. from 1,600-4,000 sq. ft.
Building Inspection	\$2,305	\$1,889	-	-	-	Based on valuation: \$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000
Plan Review Fee	\$1,498	\$1,228	-	-	-	65% of Building Inspection Fee
Major Subdivision Plan Review	\$1	\$1	-	-	-	\$3,350 per initial major or subdivision/parcel map; assumes 2 map reviews
Tentative Subdivision Map	\$1	\$1	-	-	-	\$7,500 + \$50 recording fee
Document Archiving Fee	\$7	\$7	-	-	-	\$7.25 per residential permit
Strong Motion Instrumentation Fee	\$43	\$34	-	-	-	\$13 per \$100,000 valuation
SB 1473 Building Standards Fee (Green Fee)	\$13	\$10	-	-	-	\$4 per \$100,000 valuation
Fire Plan Review (residential < 5,000 sq. ft.)	\$189	\$189	-	-	-	\$189 per unit
Water Meter Inspection	\$89	\$89	-	-	-	\$89 per meter
Backflow Prevention Assembly Inspection Fee	\$80	\$80	-	-	-	\$80 per land use / dwelling unit
Installation of Meter for New Water Service	\$125	\$125	-	-	-	\$125 per meter, assumes 1 meter per 2 nonresidential acres
Grading Plan Review	\$0.48	\$0.48	-	-	-	\$4,400 for 8+ units
Plumbing Inspection	\$50	\$50	-	-	-	\$50 per unit
Mechanical Inspection	\$50	\$50	-	-	-	\$50 per unit
Subtotal Processing Fees	\$8,574	\$7,289	-	-	-	
	Fee per Unit		Fee per 1,000 Building Sq. Ft.			
City/County Development Impact Fees						
City Fire Fee	\$647	\$364	\$160	\$60	\$540	Light Industrial: \$0.16 per sq. ft.; Public Facilities: \$0.06 per sq. ft.;Commercial: \$0.54 per sq. ft.
City Police Fee	\$351	\$519	\$10	\$90	\$720	Light Industrial: \$0.01 per sq. ft.; Public Facilities: \$0.09 per sq. ft.;Commercial: \$0.72 per sq. ft.
City Water Fee	\$2,938	\$1,642	\$1,760	\$1,510	\$1,250	Light Industrial: \$1.76 per sq. ft.; Public Facilities: \$1.51 per sq. ft.;Commercial: \$1.25 per sq. ft.
City Wastewater Fee	\$2,516	\$2,014	\$980	\$860	\$850	Light Industrial: \$0.98 per sq. ft.; Public Facilities: \$0.86 per sq. ft.;Commercial: \$0.85 per sq. ft.
City Parks Fee	\$3,244	\$2,905	-	-	-	Nonresidential development not charged parks fee.
City Storm Drain Fee	\$2,860	\$3,146	\$461	\$403	\$311	Light Industrial: \$4,575 per acre; Public Facilities: \$4,004 per acre; Commercial: \$5,147 per acre
City Refuse Fee	\$585	\$585	\$705	\$705	\$423	Nonres. fee based on dumpster volume. Fee shown = 4 x 4 cu. yd. bins per acre
City Circulation Fee	\$4,060	\$4,060	\$2,027	\$2,190	\$8,937	Light Industrial: \$2,027 per 1,000 sq. ft.; Public Facilities: \$2,190 per 1,000 sq. ft. Retail >100k sq ft: \$8,937 per 1,000 sq. ft.
City Sanitary Sewer Fee	\$207	\$78	\$313	\$313	\$188	Based on 9th Ave Area of Benefit District (10th Ave to Hwy 43); \$3,104 per acre
County Public Protection Fee	\$1,242	\$966	\$280	\$467	\$373	\$0.69 / sq ft Residential. Nonres / 1,000 sq. ft.: \$280.02 Industrial; \$466.71 Office; \$373.37 Retail
County Library Fee	\$432	\$336	-	-	-	\$0.24 / sq ft Residential; Nonresidential development not charged Library Fee
County Public Facilities Compliance Fee	\$36	\$28	\$7	\$12	\$9	\$0.02 / sq ft Residential. Nonres / 1,000 sq. ft.: \$7 Industrial; \$11.67 Office; \$8.88 Retail
Subtotal City/County Development Impact Fees	\$19,117	\$16,642	\$6,703	\$6,609	\$13,600	
Other Agency Fees						
Hanford ESD & JUHSD Fee	\$9,306	\$7,238	\$840	\$840	\$840	\$5.17 / sq ft Residential, \$0.84 / sq ft Commercial
California Farmland Trust Mitigation Fee	\$790	\$296	\$1,192	\$1,192	\$715	\$11,843 per acre.
Subtotal Other Agency Fees	\$10,096	\$7,534	\$2,032	\$2,032	\$1,555	
Estimated Plan Area Fees						
Roadways, Intersections, Bike Lanes	\$12,488	\$11,145	\$4,948	\$9,896	\$13,095	
Dry Utilities	\$2,612	\$2,612	\$3,749	\$3,749	\$2,249	
Sewer	\$3,198	\$2,176	\$1,604	\$2,175	\$1,044	
Water	\$1,198	\$622	\$374	\$1,000	\$243	
Storm Drain	-	-	-	-	-	
Parks	\$1,408	\$997	-	-	-	
Administration	\$627	\$527	\$320	\$505	\$499	
Subtotal Plan Area Fees	\$21,531	\$18,079	\$10,996	\$17,325	\$17,130	
Total Fees	\$59,318	\$49,545	\$19,731	\$25,967	\$32,286	

Source: City of Hanford; Kings County; EPS.

[2] Land use designations from Perkins & Will design package, dated August 26, 2025, applied to residential uses. Fees based on residential sq. ft. are based on estimated typical unit sizes.

Appendix C: Cost Allocations

Table C-1	Dwelling Unit Equivalent Factors - Road Intersection, and Bike Lane Improvements.....	C-1
Table C-2	National Single Family Persons per Household and Trips per Household - Detached Units.....	C-2
Table C-3	Infrastructure Cost Allocation - Roads, Intersections, and Bike Lanes.....	C-3
Table C-4	Dwelling Unit Equivalent Factors - Dry Utilities.....	C-4
Table C-5	Infrastructure Cost Allocation - Dry Utilities and Soundwall.....	C-5
Table C-6	Dwelling Unit Equivalent Factors - Sewer Improvements.....	C-6
Table C-7	Infrastructure Cost Allocation - Sewer Improvements.....	C-7
Table C-8	Dwelling Unit Equivalent Factors - Water Improvements	C-8
Table C-9	Infrastructure Cost Allocation - Water Improvements	C-9
Table C-10	Dwelling Unit Equivalent Factors - Storm Drainage Improvements.....	C-10
Table C-11	Infrastructure Cost Allocation - Storm Drainage Improvements.....	C-11
Table C-12	Dwelling Unit Equivalent Factors - Parks and Open Space Improvements.....	C-12
Table C-13	Infrastructure Cost Allocation - Parks and Open Space Improvements.....	C-13
Table C-14	Estimated Persons per Household by Square Foot Range.....	C-14

Table C-1
Hanford HSR Station Area Plan Public Facilities Financing Plan
Dwelling Unit Equivalent Factors - Road Intersection, and Bike Lane Improvements

Land Use Category	Average Daily Trips Generated					DUE Factor
	Average Daily Trips [1]	Percentage of New Trips [2]	Per Unit / 1,000 Bldg. Sq. Ft.	Residential Trip Adjustment Factor [3]	Average Daily New Trips per Unit/1,000 Bldg Sq. Ft.	
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=A*B</i>	<i>D</i>	<i>E=C*D</i>	<i>F=E/E for SF 1,500-1,999 sq. ft.</i>
Residential						
Single Family Residential	<i>per unit</i>					
< 1,000 sq. ft.	7.15	100%	7.15	0.85	6.07	0.72
1,000 to 1,499 sq. ft.	7.97	100%	7.97	0.94	7.53	0.89
1,500 to 1,999 sq. ft.	8.43	100%	8.43	1.00	8.43	1.00
> 2,000 sq. ft.	9.24	100%	9.24	1.10	10.11	1.20
Commercial	<i>per 1,000 bldg. sq. ft.</i>					
Production and Innovation	5.06	66%	3.34	-	3.34	0.40
Institutional	10.13	66%	6.68	-	6.68	0.79
Commercial (Mixed Use)	16.75	66%	11.05	-	11.05	1.31
Total						

Source: American Housing Survey; EPS.

[1] Estimated by EPS using American Housing Survey and traffic demand data.

[2] Average percent new trips from ITE Trip Generation Manual, 11th Edition, ITE, 2021.

[3] See Table C-2.

Table C-2
Hanford HSR Station Area Plan Public Facilities Financing Plan
National Single Family Persons per Household and Trips per Household - Detached Units

		Single Family Unit Size				
	Trips per Household	<1,000 sq. ft.	1,000-1,499 sq. ft.	1,500-1,999 sq. ft.	>2,000 sq. ft.	Total
Units (in thousands)						
1 person	3.82	1,998	4,854	4,017	4,266	15,135
2 persons	6.88	1,879	6,315	7,451	12,551	28,196
3 persons	9.44	722	2,825	3,241	5,643	12,431
4 persons	12.61	476	2,182	2,906	6,240	11,804
5 persons	14.72	224	957	1,314	2,999	5,494
6 persons	15.28	75	436	445	1,153	2,109
7 persons or more	21.03	45	234	270	598	1,147
Total Units		5,419	17,803	19,644	33,450	76,316
Persons (in thousands) [1]		11,711	43,726	51,396	97,356	204,189
Average PPH [1]		2.16	2.46	2.62	2.91	2.68
PPH Factor [2]		0.83	0.94	1.00	1.11	
Trips (in Thousands) [1]		38,768	141,843	165,667	308,942	655,220
Average Trips per Unit		7.15	7.97	8.43	9.24	8.59
Trip Factor [3]		0.85	0.94	1.00	1.10	

Source: US Census American Housing Survey 2021 - National.

[1] Assumes 7 persons in a "7 persons or more household."

[2] PPH as compared to PPH for a 1,500-1,999 sq. ft. unit.

[2] TPH as compared to TPH for a 1,500-1,999 sq. ft. unit.

Table C-3
Hanford HSR Station Area Plan Public Facilities Financing Plan
Infrastructure Cost Allocation - Roads, Intersections, and Bike Lanes

Item	Dwelling Units/ Bldg. Sq. Ft.	DUE Factor [1]	Total DUEs	Percentage Allocation	Roadways Cost Allocation	Intersections Cost Allocation	Road/Bikeway Cost per Unit or 1,000 Bldg Sq. Ft	Intersections Cost per Unit or 1,000 Bldg Sq. Ft	Total Cost per Unit or 1,000 Bldg. Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=A*B</i>	<i>D=C/Total C</i>	<i>E=D*Total E</i>	<i>F=D*Total F</i>	<i>B*\$10,436</i>	<i>B*\$2,052</i>	
Single Family Residential	<u>units</u>	<u>per unit</u>							<u>per unit</u>
< 1,000 sq. ft.	0	0.72	0	0.0%	\$0	\$0	\$7,510	\$1,476	\$8,986
1,000 to 1,499 sq. ft.	7,800	0.89	6,962	66.9%	\$72,651,024	\$14,283,352	\$9,314	\$1,831	\$11,145
1,500 to 1,999 sq. ft.	1,950	1.00	1,950	18.7%	\$20,350,180	\$4,000,890	\$10,436	\$2,052	\$12,488
> 2,000 sq. ft.	0	1.20	0	0.0%	\$0	\$0	\$12,516	\$2,461	\$14,977
Subtotal Residential	9,750		8,912	85.6%	\$93,001,204	\$18,284,242			
Commercial	<u>bldg. sq. ft.</u>	<u>per 1,000 sq. ft.</u>							<u>per 1,000 sq. ft.</u>
Production and Innovation	595,901	0.40	236	2.3%	\$2,464,147	\$484,457	\$4,135	\$813	\$4,948
Institutional	317,814	0.79	252	2.4%	\$2,628,423	\$516,754	\$8,270	\$1,626	\$9,896
Commercial	960,062	1.05	1,007	9.7%	\$10,506,226	\$2,065,547	\$10,943	\$2,151	\$13,095
Subtotal Commercial	1,873,777		1,495	14.4%	\$15,598,796	\$3,066,758			
Total			10,406	100.0%	\$108,600,000	\$21,351,000			
Cost per DUE					\$10,436	\$2,052			\$12,488

Source: City of Hanford Public Works Department; Perkins&Will; EPS.

[1] See Table C-1.

Table C-4
Hanford HSR Station Area Plan Public Facilities Financing Plan
Dwelling Unit Equivalent Factors - Dry Utilities

Land Use	Land Uses		DUEs		
	Acres	Dwelling Units/ Bldg. Sq. Ft.	Acres per Unit/ 1,000 Bldg. Sq. Ft.	DUE Factor per Unit/ 1,000 Bldg. Sq. Ft.	Total DUEs
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=A/B</i>	<i>D=C/C for LDR</i>	<i>D*B</i>
Residential					
Low Density Residential	130.0	1,853	0.07	1.00	1,853
Medium Density Residential	195.0	7,410	0.03	0.38	2,780
Subtotal	325.0	9,263			4,633
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=A/B*1,000</i>	<i>D=C/C for LDR</i>	<i>D*B/1,000</i>
Noresidential					
Production and Innovation	60.0	595,901	0.10	1.44	855
Institutional	32.0	317,814	0.10	1.44	456
Commercial	58.0	960,062	0.06	0.86	827
Subtotal Noresidential	92.0	1,873,777			2,138
Total	417.0				6,771

Source: EPS.

Table C-5
Hanford HSR Station Area Plan Public Facilities Financing Plan
Infrastructure Cost Allocation - Dry Utilities and Soundwall

Item	Land Use Category	DUE Factor [1]	Amount
Cost per DUE			
Total Cost			\$12,100,000
Total DUEs [1]			4,633
Cost per DUE			\$2,612
<i>Formula</i>			
		A	A*\$2,612
Single Family Residential		<i>per unit</i>	
< 1,000 sq. ft.	HDR	0.38	\$980
1,000 to 1,499 sq. ft.	MDR	0.38	\$980
1,500 to 1,999 sq. ft	LDR	1.00	\$2,612
> 2,000 sq. ft.	LDR	1.00	\$2,612
Commercial		<i>per 1,000 sq. ft.</i>	
Production and Innovation		1.44	\$3,749
Institutional		1.44	\$3,749
Commercial		0.86	\$2,249

Source: EPS.

[1] See Table C-4.

Table C-6
Hanford HSR Station Area Plan Public Facilities Financing Plan
Dwelling Unit Equivalent Factors - Sewer Improvements

Land Use Category	Density/ FAR	Gallons per Day per Acre [1]	Gallons per Day per Unit / 1,000 sq. ft.	DUE Factor
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=B/A</i>	<i>D=C/C for SF-LD</i>
Residential	<u><i>DU/ac</i></u>		<u><i>per unit</i></u>	
Low Density Residential	15.0	1,350	90	1.00
Medium Density Residential	40.0	2,450	61	0.68
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=B/(A*43,560)*1,000</i>	<i>D=C/C for SF-LD</i>
Commercial	<u><i>FAR</i></u>		<u><i>per 1,000 bldg. sq. ft.</i></u>	
Production and Innovation	0.30	590	45.1	0.50
Institutional	0.30	800	61.2	0.68
Commercial	0.50	640	29.4	0.33

Source: City of Hanford Public Works Department; Perkins&Will; EPS.

[1] Based on the City of Hanford Sewer System Master Plan (2017) Table ES-1. Densities proposed in Station Area Design Package as assumed to be higher than those assumed in the SSMP, and flows are assigned accordingly.

Table C-7
Hanford HSR Station Area Plan Public Facilities Financing Plan
Infrastructure Cost Allocation - Sewer Improvements

Land Use Category	Dwelling Units/ Bldg. Sq. Ft.	DUE Factor [1]	Total DUEs	Percentage Allocation	Cost Allocation	Cost per Unit or 1,000 Bldg. Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=A*B</i>	<i>D=C/Total C</i>	<i>E=D*Total E</i>	<i>E/A</i>
Residential	<u>units</u>	<u>per unit</u>				<u>per unit</u>
Low Density Residential	1,853	1.00	1,853	25.0%	\$5,925,777	\$3,198
Medium Density Residential	7,410	0.68	5,043	68.0%	\$16,126,929	\$2,176
Subtotal Residential	9,263		6,896	93.0%	\$22,052,706	
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=A*C/1,000</i>	<i>D=C/Total C</i>	<i>E=D*Total E</i>	<i>E/A*1,000</i>
Nonresidential	<u>bldg. sq. ft.</u>	<u>per 1,000 sq. ft.</u>				<u>per 1,000 sq. ft.</u>
Production and Innovation	595,901	0.50	299	4.0%	\$955,970	\$1,604
Institutional	317,814	0.68	216	2.9%	\$691,323	\$2,175
Commercial	960,062	0.33	313	4.2%	\$1,002,418	\$1,044
Subtotal Commercial	1,873,777		515	7.0%	\$1,647,294	
Total			7,411	100.0%	\$23,700,000	

Source: City of Hanford Public Works Department; Perkins&Will; EPS.

[1] See Table C-6.

Table C-8
Hanford HSR Station Area Plan Public Facilities Financing Plan
Dwelling Unit Equivalent Factors - Water Improvements

Land Use Category	Density/ FAR	Gallons per Day per Acre [1]	Gallons per Day per Unit / 1,000 sq. ft.	DUE Factor
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=B/A</i>	<i>D=C/C for SF-LD</i>
Residential	<u><i>DU/ac</i></u>		<u><i>per unit</i></u>	
Low Density Residential	15.0	2,240	149	1.00
Medium Density Residential	40.0	3,100	78	0.52
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=B/(A*43,560)*1,000</i>	<i>D=C/C for SF-LD</i>
Commercial	<u><i>FAR</i></u>		<u><i>per 1,000 bldg. sq. ft.</i></u>	
Production and Innovation	0.30	610	46.7	0.31
Institutional	0.30	1,630	124.7	0.84
Commercial	0.50	660	30.3	0.20

Source: City of Hanford Public Works Department; Perkins&Will; EPS.

[1] Based on the City of Hanford Water System Master Plan (2016) Table ES-2. Densities proposed in Station Area Design Package as assumed to be higher than those assumed in the WSMP, and flows are assigned accordingly.

Table C-9
Hanford HSR Station Area Plan Public Facilities Financing Plan
Infrastructure Cost Allocation - Water Improvements

Land Use Category	Dwelling Units/ Bldg. Sq. Ft.	DUE Factor [1]	Total DUEs	Percentage Allocation	Cost Allocation	Cost per Unit or 1,000 Bldg. Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=A*B</i>	<i>D=C/Total C</i>	<i>E=D*Total E</i>	<i>E/A</i>
Residential	<u>units</u>	<u>per unit</u>				<u>per unit</u>
Low Density Residential	1,853	1.00	1,853	29.2%	\$2,219,464	\$1,198
Medium Density Residential	7,410	0.52	3,846	60.6%	\$4,606,127	\$622
Subtotal Residential	9,263		5,699	89.8%	\$6,825,591	
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=A*B/1,000</i>	<i>D=C/Total C</i>	<i>E=D*Total E</i>	<i>E/A*1,000</i>
Nonresidential	<u>bldg. sq. ft.</u>	<u>per 1,000 sq. ft.</u>				<u>per 1,000 sq. ft.</u>
Production and Innovation	595,901	0.31	186	2.9%	\$223,106	\$374
Institutional	317,814	0.84	265	4.2%	\$317,956	\$1,000
Commercial	960,062	0.20	195	3.1%	\$233,347	\$243
Subtotal Nonresidential	1,873,777		647	10.2%	\$774,409	
Total			6,345	100.0%	\$ 7,600,000	

Source: City of Hanford Public Works Department; Perkins&Will; EPS.

[1] See Table C-8.

Table C-10
Hanford HSR Station Area Plan Public Facilities Financing Plan
Dwelling Unit Equivalent Factors - Storm Drainage Improvements

Land Use Category	Impervious Area Coefficient per Acre [1]	Density	Runoff Coefficient per Unit/1,000 Bldg. Sq. Ft. [1]	DUE Factor
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=A/B</i>	<i>D=C/C for SF-LD</i>
Residential		<u>units per acre</u>	<u>per unit</u>	
Low Density Residential	0.55	15.0	0.04	1.00
Medium Density Residential	0.60	40.0	0.02	0.41
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=A/(43,560*B)*1,000</i>	<i>D=C/C for SF-LD</i>
Commercial		<u>FAR</u>	<u>per 1,000 bldg. sq. ft.</u>	
Production and Innovation	0.80	0.30	0.06	1.67
Institutional	0.70	0.30	0.05	1.46
Commercial	0.70	0.50	0.03	0.88

Source: EPS.

[1] Based on the City of Hanford Storm Drainage System Master Plan (2017) Table 3-3. Densities proposed in the Station Area Design Package as assumed to be higher than those assumed in the SDMP, and impervious area coefficients are assigned accordingly.

Table C-11
Hanford HSR Station Area Plan Public Facilities Financing Plan
Infrastructure Cost Allocation - Storm Drainage Improvements

Land Use Category	Dwelling Units/ Bldg. Sq. Ft.	DUE Factor [1]	Total DUEs	Percentage Allocation	Cost Allocation	Cost per Unit or 1,000 Bldg. Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=A*B</i>	<i>D=C/Total C</i>	<i>E=D*Total E</i>	<i>E/A</i>
Residential	<u>units</u>	<u>per unit</u>				<u>per unit</u>
Low Density Residential	1,853	1.00	1,853	25.8%	\$0	\$0
Medium Density Residential (Mixed Us	7,410	0.41	3,031	42.2%	\$0	\$0
Subtotal Residential	9,263		4,884	68.0%	\$0	
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=A*B/1,000</i>	<i>D=C/Total C</i>	<i>E=D*Total E</i>	<i>E/A*1,000</i>
Nonresidential	<u>bldg. sq. ft.</u>	<u>per 1,000 sq. ft.</u>				<u>per 1,000 sq. ft.</u>
Production and Innovation	595,901	1.67	995	13.8%	\$0	\$0
Institutional	317,814	1.46	464	6.5%	\$0	\$0
Commercial	960,062	0.88	842	11.7%	\$0	\$0
Subtotal Nonresidential	1,873,777		2,301	32.0%	\$0	
Total			7,185	100.0%	\$0	

Source: City of Hanford Public Works Department; Perkins&Will; EPS.

[1] See Table C-10.

Table C-12
Hanford HSR Station Area Plan Public Facilities Financing Plan
Dwelling Unit Equivalent Factors - Parks and Open Space Improvements

Land Use Category	Residential Unit Category	Units	Persons per Household [1]	DUE Factor	Total DUEs
Formula		A	B	C = B / B for 1,500 to 1,999 sq. ft.	
Single Family Residential					
< 1,000 sq. ft.	HDR	0	1.81	0.71	0
1,000 to 1,499 sq. ft.	MDR	7,410	1.81	0.71	5,247
1,500 to 1,999 sq. ft	LDR	1,853	2.56	1.00	1,853
> 2,000 sq. ft.	LDR	0	2.56	1.00	0
Total		9,263			7,100
Commercial [2]					
Production and Innovation			N/A	N/A	
Institutional			N/A	N/A	
Commercial			N/A	N/A	

Source: EPS.

[1] See Table C-14.

[2] Commercial development not charged park fee.

Table C-13
Hanford HSR Station Area Plan Public Facilities Financing Plan
Infrastructure Cost Allocation - Parks and Open Space Improvements

Item	DUE Factor [1]	Amount
Cost per DUE		
Total Cost		\$10,000,000
Total DUEs [1]		7,100
Cost per DUE		\$1,408
Formula		
	A	A*\$1,408
Cost per Unit		
Single Family Residential		
< 1,000 sq. ft.	0.71	\$997
1,000 to 1,499 sq. ft.	0.71	\$997
1,500 to 1,999 sq. ft	1.00	\$1,408
> 2,000 sq. ft.	1.00	\$1,408

Source: EPS.

[1] See Table C-12.

Table C-14
Hanford HSR Station Area Plan Public Facilities Financing Plan
Estimated Persons per Household by Square Foot Range

Sq. Ft. Range	Estimated PPH [1]	Estimated Units [3]	Total Population
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>A*B</i>
Single Family Residential			
< 1,000	1.81	-	-
1,000 to 1,499	1.81	7,410	13,414
1,500 to 1,999	2.56	1,853	4,737
> 2,000	2.56	-	-
Average/Total	2.18	9,263	18,151

Source: EPS; U.S. Census Bureau American Housing Survey;
National Household Travel Survey.

[1] Based on Perkins&Will's population estimates by residential land use.

[2] PPH Factor * PPH for average size LDR unit. See Table 2-2.

Calculated for each land use category so that the sum of the residents across categories equal the total population shown below.

Units	9,263
PPH	2.18
Population	20,224

[3] Estimates that all LDR units are 1,500 to 1,999 sq. ft., all MDR units are 1,000 to 1,499 sq. ft.

MEMORANDUM

To: City of Hanford

From: Jason Moody, Kate O’Beirne, and Nate Jakobs

Subject: Kings-Tulare High Speed Rail Station Equity and Displacement Analysis; EPS #241045

Date: October 11, 2024

The Economics of Land Use



This memorandum presents an Equity and Displacement Analysis to support actionable strategies for the Hanford Kings-Tulare High speed Rail station Transit Oriented Development Plan. Economic & Planning Systems, Inc. (EPS) conducted this analysis as part of a multi-disciplinary team led by Perkins & Will and retained by the City of Hanford. The work relies on Sustainable Transportation Planning Grant funding from the California Department of Transportation (Caltrans).

The proposed HSR Station is located east of the current City boundaries in Census Tract 1 in Kings County. The proposed site and surrounding areas are currently composed of predominantly agricultural land uses and is expected to be annexed into the City. This analysis uses Census Tracts to represent the Station Area as shown in **Map 1** and listed in **Table A—1** in **Appendix A**.

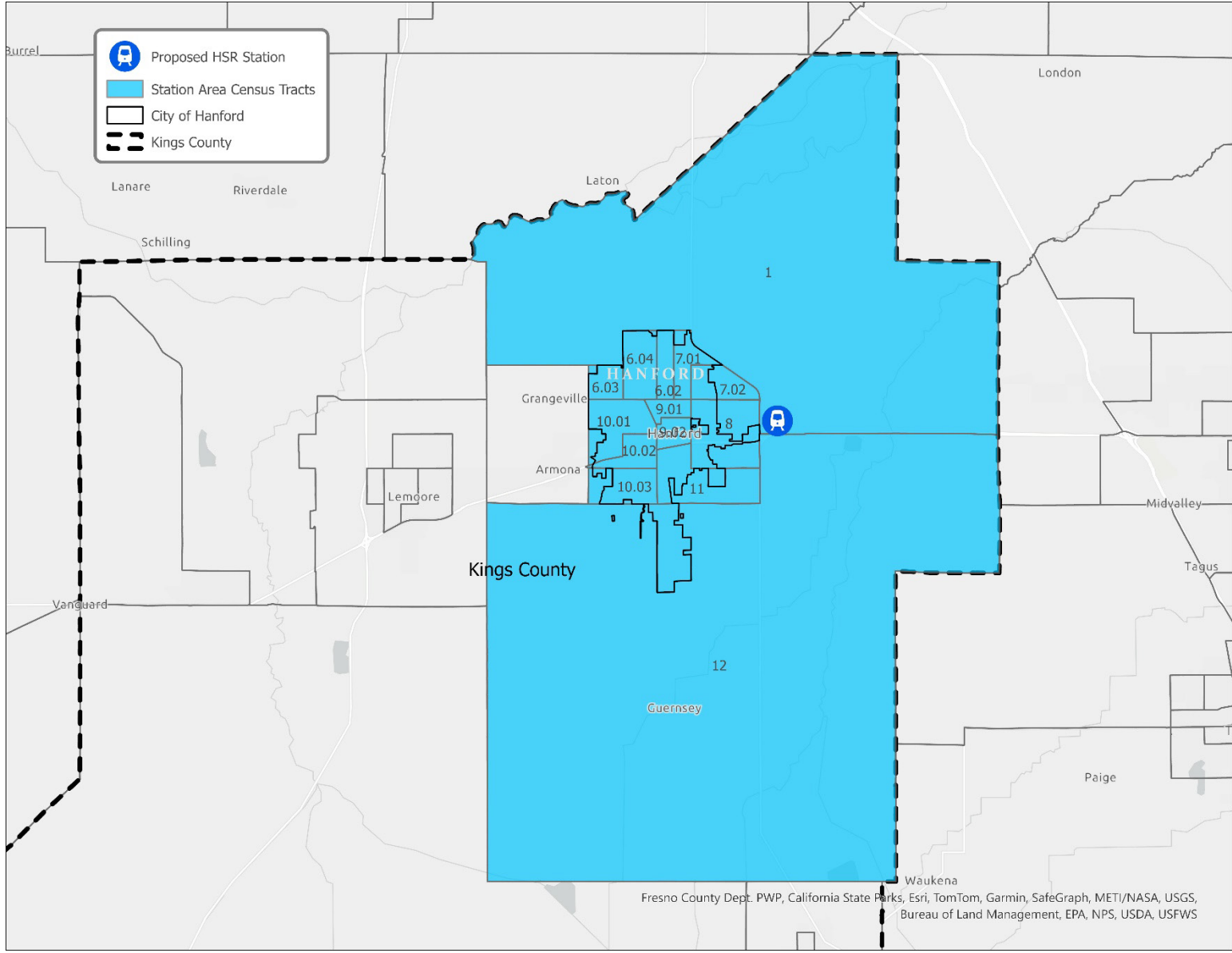
An important goal of the planning process is to help minimize gentrification-related displacement and provide equitable access, opportunities, and outcomes to the existing community in parallel to the development of the HSR Station. To address this issue, the EPS analysis considers not only the area immediately adjacent to the proposed HSR station location, but the surrounding Census Tracts, the City, and Kings County, including Federal- and State Disadvantaged Communities therein. The high-level assessment on the potential for displacement is based on historical socioeconomic and real estate trends as well as emerging displacement methodologies pioneered by third-party researchers.

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Map 1. Kings-Tulare HSR Station Area, City of Hanford, and Kings County



Key Findings and Recommendations

Key Findings

With the significant forthcoming public infrastructure investment in the Kings-Tulare High Speed Rail Station and an objective of supporting inclusive economic development, it is important to understand the extent to which displacement pressures may worsen. The Station Area, City of Hanford, and Kings County are in a rural area with many Census Tracts that have been characterized as disadvantaged by both Federal and State government agencies. **While considered disadvantaged, the current conditions of the community do not reflect socioeconomic characteristics that point to any existing gentrification or displacement risk.** A very high-level examination of residential gentrification and displacement in the Station Area, City, and County found the following between 2012 and 2022, as summarized in **Table 1**:

- income levels remained static
- rental housing costs decreased
- high levels of renter-occupied cost burdened households
- increases in college-educated residents
- increases in homeowner residents
- decreases in the proportion of White residents

However, it is also worth noting the difference between the overall Station Area and the Census Tracts¹ located in the center of the City and surrounding Lacey Blvd areas, both of which will be closely impacted by the development of the HSR. These census tracts reflect the following downward trends over the 2012 to 2022 period:

- very-low and low-income households
- decreases in rental housing costs
- declines the proportion of college-educated residents
- decreases in the proportion of homeowner residents

While existing conditions indicate that displacement from gentrification is unlikely given current conditions, the purpose of this Analysis is to help prevent future displacement.

¹ Census Tracts 8, 9 (split to 9.01 and 9.02), and 10.02.

Recommendations and Future Benefits

The findings from this assessment are intended to be used, in part, to help EPS establish actionable strategies that can be applied in the City and Station Plan Area to help minimize the potential for gentrification-related displacement due to the development of the Tulare-Kings HSR Station. The process will encompass stakeholder involvement and technical analyses and will culminate in targeted strategies to guide development, prioritize funding, and facilitate investment in equitable social, financial, and health outcomes for existing residents and businesses.

Potential actional strategies include:

- Conducting stakeholder outreach to supplement the high-level quantitative gentrification and displacement assessment.
- Supplement existing City strategies that mitigate gentrification and displacement with additional policies to stabilize the Station Area:
 - Facilitate production of both market-rate and affordable housing.
 - Preserve affordable rental housing.
 - Strengthen and supplement neighborhood stabilization policies.

Table 1. Gentrification and Displacement Assessment Summary

Item	Income Level		Avg. Annual % Change in Rental Housing Costs	Proportion College-Educated Residents		Proportion of White Residents		Proportion of Homeowner Residents	
	2012	2022		2012	2022	2012	2022	2012	2022
Proposed Kings-Tulare Station Area Census Tracts [1] [2] [3]									
1	Low Income	Median Income	2.3%	28.4%	29.1%	59.1%	52.5%	59.5%	44.7%
6.02	Moderate Income	Moderate Income	0.5%	42.7%	48.4%	70.5%	58.7%	63.0%	70.1%
6.01	Moderate Income	-	NA	43.5%	NA	49.7%	NA	70.0%	NA
6.03	-	Moderate Income	(0.1%)	NA	45.2%	NA	37.8%	NA	81.5%
6.04	-	Moderate Income	(2.3%)	NA	45.2%	NA	44.7%	NA	75.9%
7.02	Median Income	Median Income	1.1%	24.0%	27.1%	54.8%	41.1%	64.3%	67.7%
8	Low Income	Low Income	(0.9%)	15.1%	14.7%	36.7%	29.2%	48.5%	62.3%
9	Very Low Income	-	N/A	25.6%	NA	35.8%	NA	39.4%	NA
9.01	-	Very Low Income	(1.1%)	NA	17.2%	NA	27.2%	NA	38.7%
9.02	-	Very Low Income	(2.1%)	NA	17.2%	NA	27.5%	NA	24.0%
10.01	Moderate Income	Moderate Income	1.7%	26.0%	46.5%	50.3%	42.1%	69.0%	67.1%
10.02	Very Low Income	Very Low Income	0.4%	7.0%	11.3%	22.4%	14.2%	33.5%	32.1%
10.03	Median Income	Low Income	(0.3%)	15.7%	18.8%	26.8%	21.3%	64.1%	82.0%
11	Very Low Income	Very Low Income	(0.8%)	9.5%	12.7%	14.7%	5.7%	42.6%	36.7%
12	Median Income	Low Income	1.9%	23.8%	28.6%	53.4%	47.8%	56.7%	43.2%
Total Station Area	Median Income	Median Income	(0.4%)	26.3%	29.6%	43.1%	35.6%	57.3%	60.4%
City of Hanford Total	Median Income	Median Income	(0.3%)	27.1%	31.4%	42.6%	35.5%	57.0%	61.9%
Kings County Total	Low Income	Low Income	0.3%	20.2%	23.8%	35.5%	30.1%	52.8%	54.9%

Source: United States Department of Housing and Urban Development FY 2022 Income Limits; State of California Department of Housing and Community Development, "State Income Limits for 2022"; ACS; EPS.

Federal- and State-Defined Disadvantaged Communities

There are a variety of California and federal geographically based programs and designations that are pertinent to geographically disadvantaged communities and relevant to addressing equity and displacement issues. The primary programs and designations relevant to the Hanford Kings-Tulare High Speed Rail planning effort are described below.

CalEnviroScreen 4.0

CalEnviroScreen 4.0 is a mapping tool developed by the California Office of Environmental Health Hazard Assessment (OEHHA) at the request of the California Environmental Protection Agency (CalEPA). It evaluates the impact of pollution on communities from an environmental justice perspective, quantifying the cumulative effects of pollution and identifying populations especially vulnerable to these impacts. This is achieved using environmental, health, and socioeconomic data to produce scores for every census tract in the state, identifying SB 535 Disadvantaged Communities (DACs).

Communities can be designated as DACs not only due to pollution burden but also if they have high concentrations of low-income residents, high unemployment rates, low home ownership, high rent burden, sensitive populations (those with high rates of asthma, low birthweight, and/or cardiovascular disease), or low educational attainment. The DAC designation is used to allocate Cap-and-Trade funding and direct climate investments to communities overburdened by pollution and the impacts of climate change.

Map 2 below reflects the CalEnviroScreen assessment of Kings County and the surrounding areas. The map assigns one of the following 4 definitions to each Census Tract:

- **Version 3.0 DACs:** Tracts receiving the top 25% of CalEnviroScreen 3.0 scores qualify as DACs. Additionally, the top 5% of pollution-burdened tracts are identified as DACs if their socioeconomic or health data is too unreliable to produce an overall CalEnviroScreen score.
- **Version 4.0 High Pollution:** Version 4.0 (released October 2021) includes more sources of pollution to make more comprehensive evaluations of air and drinking water contamination, as well as evaluating risks to children from lead-based paint in older homes.² Tracts receiving the highest 5% of

² Summary of Changes in CalEnviroScreen Version 4.0, by OEHHA.

CalEnviroScreen 4.0 cumulative pollution scores are designated as DACs under this category.

- **Version 4.0 Top 25%:** Defined by CalEPA as those in the top 25% of CalEnviroScreen scores as listed by Version 3.0 with the addition of the 4.0 factors.
- **Tribal Lands:** Lands under the control of federally recognized Tribes are designated as DACs.

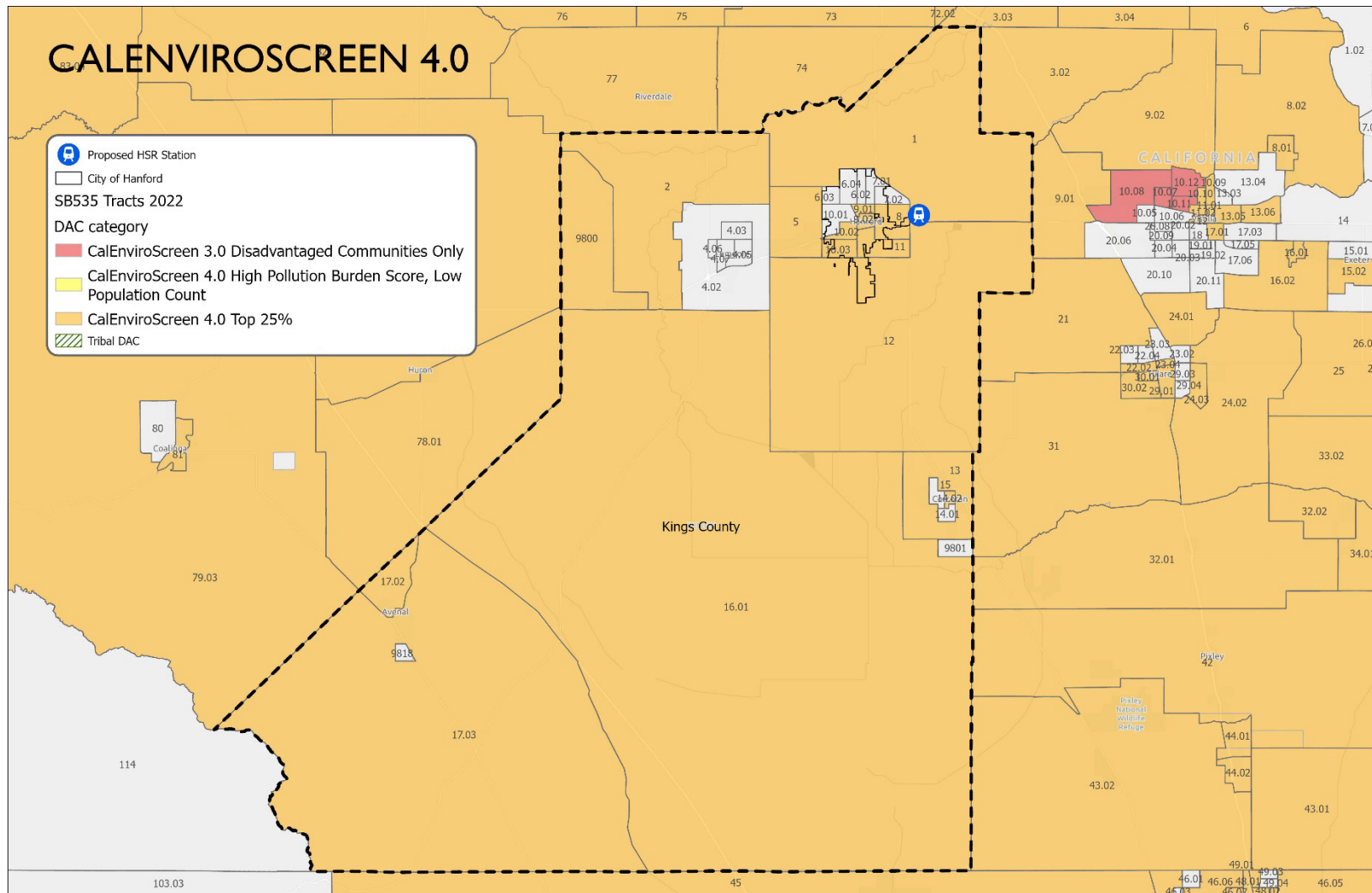
Transit And Intercity Rail Capital Program (TIRCP)

The TIRCP funds capital improvements to intercity or commuter railways (as well as urban rail transit, bus, or ferry services) to reduce greenhouse gas (GHG) emissions and vehicle miles traveled as well as congestion within existing transit programs. Public agencies that operate or have planning responsibility for the aforementioned transit services are eligible for funding. At least 25% of TIRCP funds must go to projects that “provide direct, meaningful and assured benefits to disadvantaged communities.” In 2023, \$20,262,000 of TIRCP funding was allocated to the Tulare Cross Valley Corridor Zero Emission Bus Expansion and \$387 million was allocated to the Peninsula Corridor Electrification Project to fully fund Caltrain rail electrification and new train acquisition.

Low Carbon Transit Operations Program (LCTOP)

The LCTOP provides “operating and capital assistance for transit agencies to reduce greenhouse gas emission and improve mobility, with a priority on serving disadvantaged communities.” The LCTOP supports new or expanded rail services, among other projects, that serve to reduce GHG emissions. At least 50% of the funding goes to projects that benefit DACs. Example projects include the BART expansion from South Fremont to Milpitas and San Jose (\$5.4 million from the LCTOP) and \$51.3 million in operating expenses for the Los Angeles County Metro E line light rail line.

Map 2. CalEnviroScreen 4.0: Kings County by Census Tract



Climate and Economic Justice Screening Tool (CEJST)

In response to Executive Order 14008, the Council on Environmental Quality (CEQ) developed the Climate and Environmental Justice Screening Tool to identify overburdened and underserved communities across the nation based on the following eight indicators: climate change, energy, health, housing, legacy pollution, transportation, water and wastewater, and workforce development. The tool includes “interactive maps with indicators to assist agencies in defining and identifying disadvantaged communities,” as described in the Justice40 Interim Guidance.³

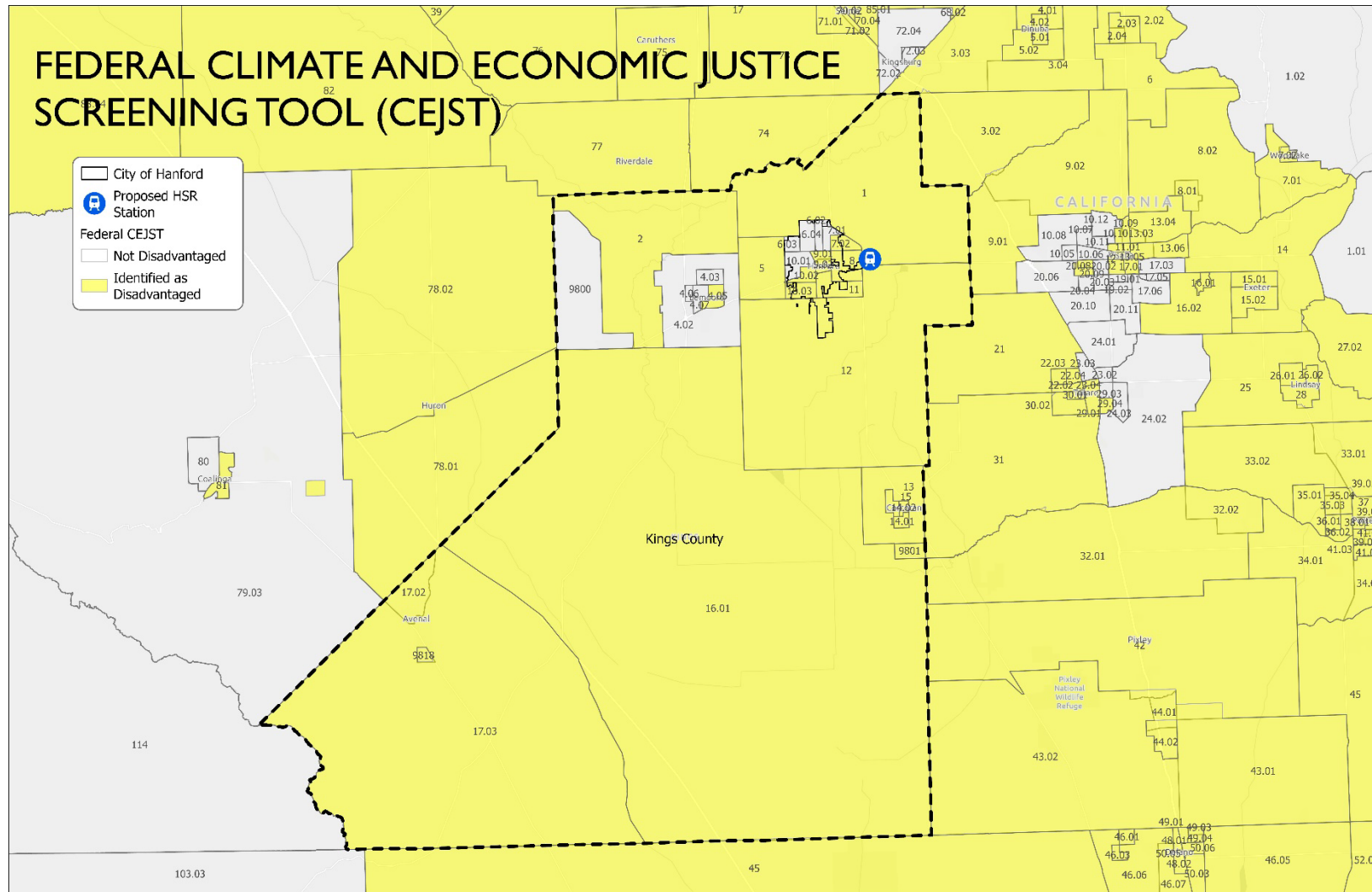
Through the Federal DOT Justice40 program, DACs are eligible for grant funding towards projects that generate benefits in one or more of the following areas: clean transit, affordable and sustainable housing, remediation and reduction of legacy pollution, training and workforce development, climate change, clean energy and energy efficiency, and clean water and wastewater infrastructure. Potential grant funding sources include:

- Federal-State Partnership for Intercity Passenger Rail Program (FSP-National)
- Rebuilding American Infrastructure with Sustainability and Equity (RAISE)
 - Next round begins October 14th - applications open for 90 days.

See **Map 3** for the CEJST area map for Kings County and surrounding areas.

³ [M-21-28 \(whitehouse.gov\)](https://www.whitehouse.gov/policies/eo14008/)

Map 3. Federal Climate and Economic Justice Screening Tool: Kings County by Census Tract



Residential Gentrification and Displacement Assessment

Given the objective of supporting inclusive economic development, it is important to understand the extent to which gentrification pressures exist and/or may be accelerated by the significant forthcoming public infrastructure investment in the Kings-Tulare High Speed Rail Station. To address this issue, this analysis draws from an extensive body of research and well-documented gentrification evaluation methodologies developed by the UC Berkeley Urban Displacement Project and the University of Texas at Austin's The Uprooted Project. EPS prepared a similar but simplified, very high-level, quantitative-based methodology for the purpose of assessing current conditions in the Station Area, City, and County.^{4 5}

Residential Gentrification Methodological Approach

The methodology used in this analysis relies on socioeconomic data obtained from the U.S. Census American Community Survey (ACS) to measure gentrification conditions and estimate the potential for low-income household displacement as of 2022 in the Station Area, City, and County.⁶ The methodology is a very high-level version based on metrics that are theorized to contribute to gentrification and displacement conditions as described further below.

- 1. Household income.** This criterion categorizes the income-level of the households in each Census Tract in the Station Area based on the notion that tracts with a concentration of existing low-income households are susceptible to gentrification and displacement whereas tracts with a concentration of moderate and above households are susceptible to increasing exclusivity (exclusion of low-income households). A Census Tract's household income category was assigned based on where the median household income fell within income categories defined by the California Department of Housing and Community Development (HCD) Income Limits for Kings County (i.e., low-income, moderate-income, high-income).
- 2. Change in household income category.** This criterion reflects the change in the number of low-income households in each Census Tract from 2012 to 2022. An incline in income category signals the potential displacement as well

⁴ For more information on the UC Berkeley Urban Displacement Project research and methodology, refer to the following publications on their Web site: <https://www.urbandisplacement.org/publications>.

⁵ For more information on University of Texas at Austin's The Uprooted Project, refer to their Web site: <https://sites.utexas.edu/gentrificationproject/>.

⁶ The most recent year of data provided by the ACS.

as susceptibility to gentrification when coupled with other factors present in that tract.

- 3. Rental housing costs.** This criterion measures the average annual change in median gross rent in the Census Tract, as high rent burdens (and significant changes in rental rates) are strongly associated with both gentrification and displacement. In combination with the low-income category status and other metrics, moderate to significant increases in rental housing costs in or near a Census Tract can signify early-to-advanced gentrification status.
- 4. The proportion of college-educated residents.** This criterion measures the percentage of residents with an Associate's degree or higher compared to the County as a whole in both 2012 and 2022. In combination with the household income category status and other metrics, a higher percentage of college-educated residents is strongly associated with susceptibility to gentrification and displacement of low-income households.
- 5. The proportion of White residents.** This criterion measures the percentage of residents that identify as White compared to the County as a whole in both 2012 and 2022. In combination with the household income category status and other metrics, a higher percentage of White residents may be associated with susceptibility to gentrification and displacement of low-income households.
- 6. The proportion of Homeowner-residents.** This criterion measures the percentage of residents that own their home compared to the County as a whole in both 2012 and 2022. In combination with the household income category status and other metrics, a higher percentage of homeowners may be associated with exclusivity of low-income households.

Gentrification and Displacement Existing Conditions

Similar to the Urban Displacement Project approach, the analysis defined household income profiles for each Census Tract using ACS data as the basis for determining whether an area would be considered along the spectrum of either gentrification or exclusivity (i.e., higher-income and higher housing cost areas that likely provide limited housing opportunities for low-income households). Thus, each Census Tract was assigned a very low, low-, median, or moderate-income profile designation based on HCD Income Limits which reflect estimated vulnerability to gentrification and displacement pressures (i.e., predominantly very low- and low-income household Census Tracts are more vulnerable than median- to moderate-income Census Tracts).

Once an income profile was defined, EPS examined the combination of the income profile with the remaining 5 categories listed above related to determining potential risk for displacement or gentrification or exclusivity. Although difficult to measure, the demographic gentrification criteria—including increases in college educated and white residents—can be used as a proxy.

The majority of households in the Station Area are categorized as moderate- or above-income levels compared to County households, which are on average defined as low income. Approximately 45 percent of Station Area households live in areas that have Moderate-to-High income levels reflecting the potential to become exclusive to low-income households. The average households located in the Census Tract in the northern portion of the Station Area within the City boundaries are at moderate-or-above income levels. The Census Tracts located in the center of the City, along Lacey Blvd reflect a greater proportion of very-low- and low-income households. See **Table 2** below for HCD's Income Limits for 2012 and 2022 and **Appendix A Table A-5** and **Figure 1** for area incomes.

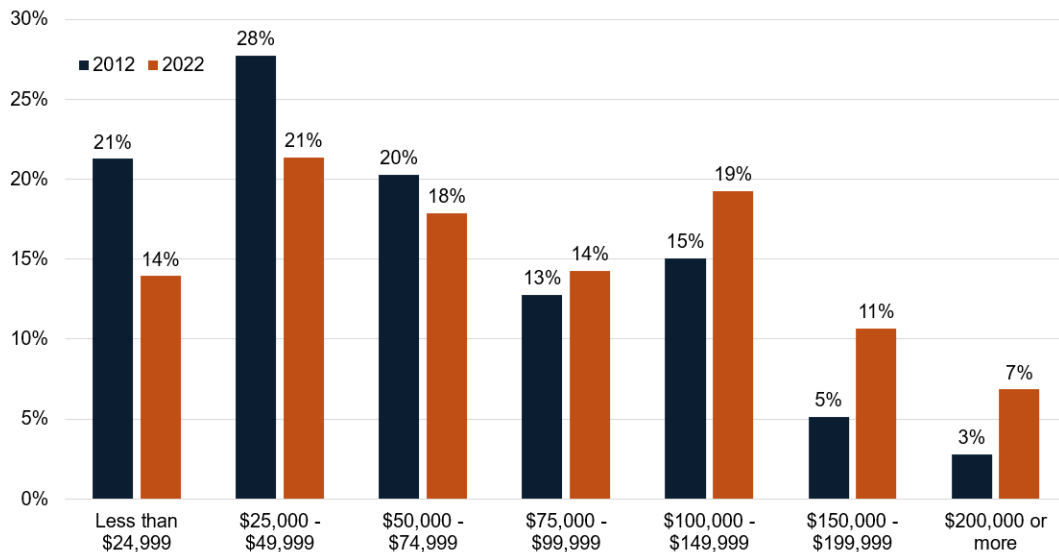
Table 2. Income Limits for Kings County (2012\$ and 2022\$)

		Kings County Income Limits Based on 3 Persons per Household [1]	
Income Level	% of AMI		
2012 in 2012\$			
Very Low Income	>30% to ≤50% AMI	50%	\$26,100
Low Income	>50% to ≤80% AMI	80%	\$41,700
Median Income	>80% to ≤100% AMI	100%	\$52,100
Moderate Income	>100% AMI to ≤120% AMI	120%	\$62,550
2022 in 2022\$			
Very Low Income	>30% to ≤50% AMI	50%	\$35,100
Low Income	>50% to ≤80% AMI	80%	\$56,100
Median Income	>80% to ≤100% AMI	100%	\$72,250
Moderate Income	>100% AMI to ≤120% AMI	120%	\$86,700

Source: United States Department of Housing and Urban Development FY 2022 Income Limits; State of California Department of Housing and Community Development, "State Income Limits for 2022"; EPS.

[1] The average persons per household for the City of Hanford is 3.13 per the ACS.

Figure 1. Income Distribution: Station Area (2012 and 2022)



Source: American Community Survey Table S1901.

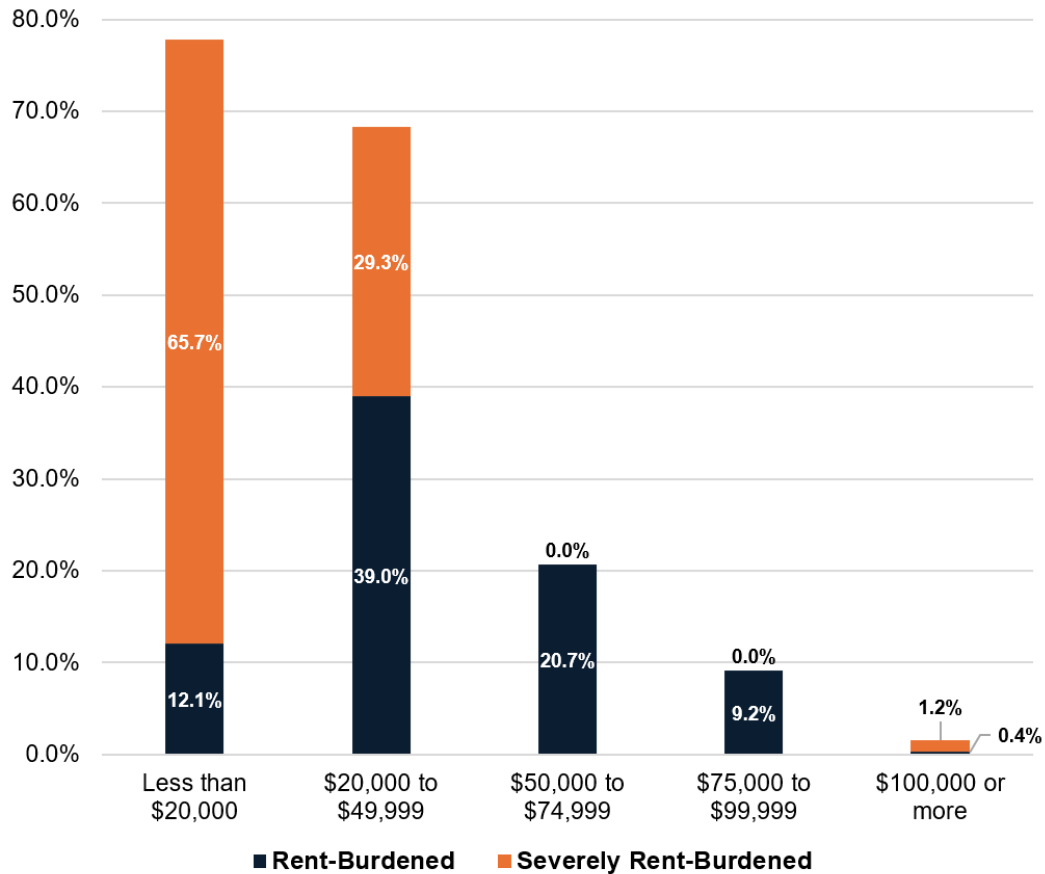
Over the past decade household income levels in the Station Area have shifted to reflect a larger divide between disadvantaged and well-off, with an overall increase in households categorized as very low- or low-income countered by an increase in moderate- or above-income households. The proportion of households defined as very low-income as well as median-income both decreased from 28 percent to 25 percent, and 19 percent down to 13 percent, reflectively. Conversely the number of low-income households increased from 13 percent up to 18 percent as well as moderate income households from 40 percent up to 45 percent.⁷ See **Appendix A Table A-5**.

While rental housing costs in the Station Area and City have decreased slightly over the past decade more than half of renter-occupied households in these areas have been and are still considered housing cost burdened during this time. After adjusting for inflation, the weighted average of median rents (based on the number of households) in the Station Area and the City decreased by an average annual rate of less than 1 percent and increased by less than 1 percent in the County. The decrease in housing costs is good in terms of mitigating displacement. Average median rents as of 2022 are similar in the Station Area, City, and County. While rents have not increased between 2012 and 2022 once adjusted for inflation, during this same period more than half of renters have been and are considered housing cost burdened in all three areas, paying more than 30 percent of their household income on housing

⁷ Income level categories based on HCD's income limits for 2012 and 2022.

costs. Additionally, more than 20 percent in all 3 areas are considered severely housing cost burdened, spending more than half of their household income on rent. See **Figure 2**.

Figure 2. Rent Burden by Income: Station Area (2022)

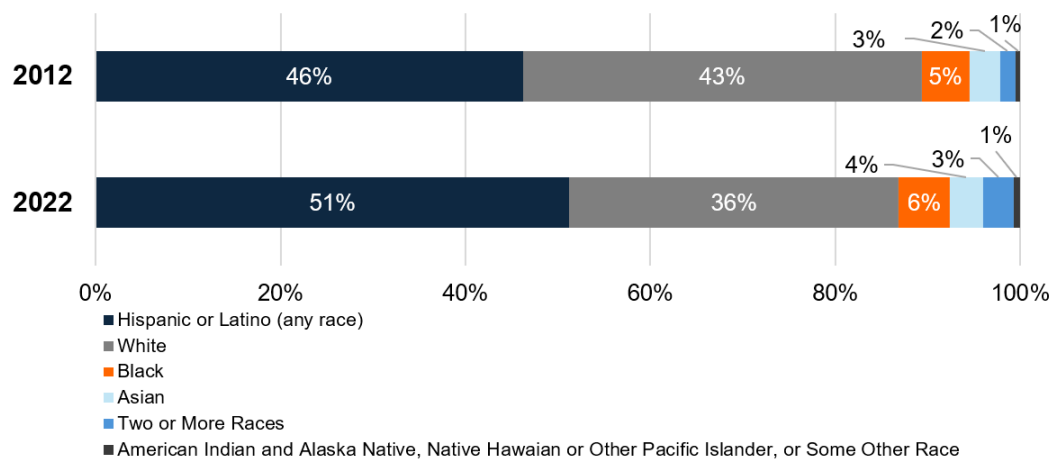


Source: American Community Survey Table 25074; EPS.

The proportion of college-educated residents in all three areas increased slightly over the past decade. Each area had a smaller share of high school dropouts in 2022 compared to 2012. The proportion population attaining an Associate's, Bachelor's, and Graduate/Professional degree rose in each of the three geographies slightly. Overall, no educational attainment category saw dramatic changes during this period.

Despite overall population growth, all three areas saw significant reductions in the proportion of the population that identifies as White. The City's White population dropped by 10 percent, while the Station Area and County's each decreased by nearly 15 percent. From 2012 to 2022, the Station Area, City, and County all shifted to more racially and ethnically diverse communities. The Hispanic/Latino population rose in each of the three areas, with growth ranging from a 10 percent increase Countywide to an almost 18 percent increase in the City. The multiracial population also grew in all three geographies, more than doubling in the Station Area and City, and increasing by one-third in the County.

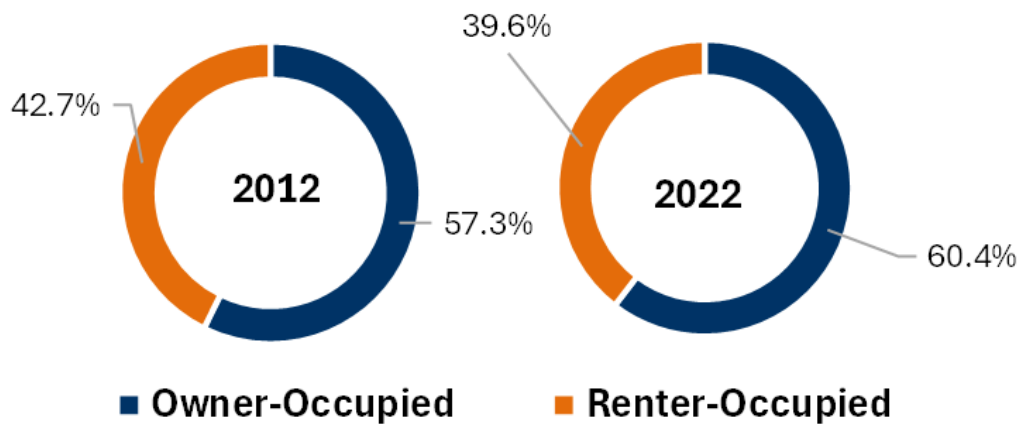
Figure 3. Race and Ethnicity Composition: Station Area (2012 and 2022)



Source: American Community Survey Table DP05; EPS.

The proportion of Homeowner-residents has increased over the past decade. The Average homeownership rate in the Station Area rose from 57 percent to 60 percent, the City's rose from 57 percent to 62 percent, while the County's increased from 53 percent to 55 percent. The increase in home ownership can help reduce displacement risk.

Figure 4. Housing Tenure: Station Area (2012 and 2022)



Source: American Community Survey Table DP04; EPS.

Potential Next Steps and Policy Considerations

While the effect of gentrification has the potential to contribute to prosperity and an enhanced quality of life for residents and businesses in the Station Area, investment in the area can cause real estate prices to rise, displacing existing residents and places of business and potentially changing the community's cultural history and social structure. Programmatic and public policy interventions are necessary to mitigate gentrification and pressures on the most vulnerable populations.

This section identifies ways in which the City could potentially establish actionable strategies to help invest in the City and Station Area to help minimize gentrification-related displacement.

- **Conduct stakeholder outreach to supplement the high-level quantitative gentrification and displacement assessment.** Given the data limitations, quantitative data analysis should be supplemented by qualitative data to confirm or refine conclusions. Changes to the neighborhood's cultural fabric may be challenging to discern through quantitative methods. To supplement the quantitative analyses presented in this memorandum, a stakeholder survey could be used to further understand demographic, cultural, and socioeconomic changes for the purpose of crafting policies or developing programs to mitigate gentrification and displacement.
- **Supplement existing City strategies that mitigate gentrification and displacement with additional policies to stabilize the Station Area.** The City and other non-City organizations currently have a set of policies and programs in place in the City. There are existing programs and initiatives to improve City conditions relating to creating and improving sustainable living environments, housing, inclusive economic development, and access to services and infrastructure improvements. As considerable investment in the Station Area comes online, there are several strategies that have been identified as effective in mitigating displacement in some communities, although these strategies should be vetted with City staff and community stakeholders to determine feasibility within the area.^{8 9}

⁸ Chapple, Karen, and Anastasia Loukaitou-Sideris, 2021. White Paper on Anti-Displacement Strategy Effectiveness. https://www.urbandisplacement.org/sites/default/files/images/carb_anti-displacement_policy_white_paper_3.4.21_final_accessible.pdf [Accessed August 2021].

⁹ Similar to research on the causes and effects of gentrification, research regarding the effectiveness of policies mitigating gentrification and displacement concluded a mix of findings and identified a need for further research to determine the factors or community characteristics that lead to desired outcomes.

- **Facilitate production of both market-rate and affordable housing.** Housing production is an effective mitigating approach in the context of a strong housing market with high demand and limited supply. By increasing the supply of housing, particularly affordable housing, in strong markets, housing costs can be moderated and relieve displacement pressures.¹⁰ Policies that further streamline the entitlement process, and reduce development costs and other risks to developers, should be contemplated. This strategy requires the presence of strong housing market conditions to be effective, and a long timeframe and significant costs to implement
- **Preserve affordable rental housing.** In contrast with housing production strategies, strategies that preserve both subsidized and unsubsidized affordable housing units do not require a strong housing market to be effective since they apply to existing units and can be implemented in the short-term. Preservation strategies found to be the most effective at mitigating gentrification and displacement include preserving naturally occurring affordable housing through rehabilitation programs that subsidize upgrades and other unit improvements in order to maintain steady rental rates. In addition, community land trusts (CLTs) or other policies that allow for collective ownership and tenant control of the land can not only mitigate displacement but provide opportunities for building wealth. Research on CLTs caution that this type of initiative tends to help moderate-income households, rather than the most vulnerable populations.¹¹
- **Strengthen and supplement neighborhood stabilization policies.** The City is an Entitlement Jurisdiction that receives funds from the U.S. Department of Housing and Urban Development that are used to improve and provide housing and economic opportunities. The City develops a Consolidated Plan each year as a part of the Community Development Block Grant program. The City could consider implementing additional strategies such as a foreclosure assistance and tenant right to counsel program. Neighborhood stabilization strategies were found to have a direct and immediate impact to mitigating gentrification and displacement in particular when multiple programs are implemented simultaneously.¹²

¹⁰ Chapple, Karen, and Anastasia Loukaitou-Sideris, 2021. White Paper on Anti-Displacement Strategy Effectiveness. https://www.urbandisplacement.org/sites/default/files/images/carb_anti-displacement_policy_white_paper_3.4.21_final_accessible.pdf [Accessed August 2021].

¹¹ Ibid.

¹² Ibid.



APPENDIX A: Existing Conditions

Table A-1	Population & Household Growth.....	A-6
Table A-2	Race/Ethnicity Demographics (5 pages).....	A-7
Table A-3	Age Demographics (4 pages)	A-12
Table A-4	Educational Demographics (4 pages).....	A-16
Table A-5	Median Household Income	A-20
Table A-6	Percentage Change in Homeownership and Renters.....	A-21
Table A-7	Housing Units by Period Built	A-22
Table A-8	Households by Tenure (4 pages)	A-23
Table A-9	Housing Value	A-27
Table A-10	Owner's Costs as a Percentage of Household Income by Household Income	A-28
Table A-11	Rent as a Percentage of Household Income by Household Income	A-29
Table A-12	Employed Residents by Industry.....	A-30
Table A-13	Jobs by Industry	A-31

Appendix A: Existing Conditions

Socioeconomic Trends

Population and Households

The City's population grew significantly from 2012 to 2022, increasing by nearly 8 percent from approximately 53,700 to almost 58,000 residents, as shown in **Table A-1**. The Station Area and Kings County experienced marginal population growth, with increases of 3 percent and about one-third of a percent, respectively. Household growth outpaced population growth across the three geographies, ranging from 5 to 10 percent. This trend led to decreases in persons-per-household (PPH) in each area: the City and Station Area saw minimal decreases, while the County saw a more substantial decrease from 3.73 to 3.50 PPH.

Race & Ethnicity

From 2012 to 2022, the Station Area, City, and County all shifted to more racially and ethnically diverse communities (see **Table A-2**). Despite overall population growth, all three regions saw significant reductions in their White populations: the City's White population dropped by 10 percent, while the Station Area and County's each decreased by nearly 15 percent. The County's Black population decreased by nearly 9 percent though the Station Area and City both saw increases of 10.5 and 18 percent, respectively. The Hispanic/Latino population rose in each of the three regions, with growth ranging from a 10 percent increase Countywide to an almost 18 percent increase in the City. The multiracial population also grew in all three geographies, more than doubling in the Station Area and City, and increasing by one-third in the County.

Though they make up a small portion of the total population, the number of Native Americans and Alaska Natives has grown in the Station Area and City by nearly 80 and 70 percent, respectively, despite a Countywide decrease of nearly 8 percent. The Asian population has increased in all three areas, with growth ranging from 5 percent to nearly 20 percent, alongside a decline in the population of Native Hawaiian and Other Pacific Islanders.

Age

As shown in **Table A-3**, similar to nationwide trends populations across the board in the Station Area, City, and County shifted to higher percentages of residents aged 65 or older from 2012 to 2022, with median ages increasing by a little over a year in the Station Area, City, and County. The most significant change came from the age-65+ population, which grew by 26 percent in the Station Area and almost 32 percent in both the City and the County. The age-55-64 population also increased in each area, with growth ranging from 6 percent to 13 percent in the

Station Area, City, and County. However, most age groups saw marginal changes in population share. The only notable change that was not at the upper end of the age range was in the under-5 years population, which decreased in all three geographies, by 7 to 13 percent.

Educational Attainment

Educational attainment improved marginally but consistently from 2012 to 2022 across all three geographies, as shown in **Table A-4**. Each area had a smaller share of high school dropouts in 2022 compared to 2012. High school graduation rates remained similar over the period studied. Rates of Associate's, Bachelor's, and Graduate/Professional degree attainment all rose in each of the three geographies from 2012 to 2022, with the biggest change seen in Associate's degrees (up 1 to 3 percent). Overall, no educational attainment category saw dramatic changes during this period.

Median Household Income

Median incomes (adjusted for inflation) rose slightly in all three geographies from 2012 to 2022 with the largest increase countywide. In the Station Area, median income increased by less than one percent, remaining slightly above \$75,000. In the City, it rose almost 1 percent to approximately \$74,000, and Countywide it increased 5 percent to \$68,500 (see **Table A-5**).

Employment Trends

The most prominent industries for City resident workers in 2022 were Public Administration, Health Care and Social Assistance, and Retail Trade, followed by Manufacturing, Educational Services, and Agriculture, Forestry, Fishing, and Hunting (see **Table A-12**). In the County, the most prominent industries in 2022 for residents were Agriculture, Forestry, Fishing, and Hunting, Health Care and Social Assistance, Public Administration, and Retail Trade, followed by Manufacturing and Educational Services.

The industry that provides the most jobs in the City is, by far, Health Care and Social Assistance, which employs nearly double the number of people who work in the next-largest sector, Retail Trade (see **Table A-13**). Significant employment is also seen in Public Administration¹³, Accommodation and Food Service, and Educational Services. In the County, Health Care and Social Assistance also leads in employment but by a smaller margin than in the City. Other significant employers in the County are Agriculture, Forestry, Fishing, and Hunting, Public Administration, Manufacturing, Retail Trade, and Accommodation and Food Services.

¹³ OnTheMap shows NAICS Industry Sector 9A/9B as 'Administrative Government,' which is shown in the ACS as Public Administration.

When comparing total employment of City and County residents (**Table A-12**) to total employment within the two jurisdictions (**Table A-13**), it is apparent that there is a net outflow of jobs to other regions, as more residents are employed than there are jobs in both jurisdictions.

Housing Tenure

A larger portion of Station Area, City, and County residents owned their homes within increases in ownership between 2012 and 2022, as shown in **Table A-6**. The average homeownership rate in the Station Area rose from 57 percent to 60 percent, the City's rose from 57 percent to 62 percent, while the County's increased from 53 percent to 55 percent.

Residential Real Estate Trends

Housing Inventory

The most prolific homebuilding period in the region was from 1980 to 1999 (see **Table A-7**). Almost 35 percent of homes in the Station Area were built during that timeframe, as were 36 percent of the City's homes and 33 percent of the County's homes. Many homes were also built between 1960 and 1979 as well, encompassing 23 to 25 percent of homes in the three geographies. Homes built before 1960 make up 15 to 17 percent of housing units in the three geographies, just under the share of homes built between 2000 and 2013, which total 22 percent of Station Area homes and about 18 percent in both the City and the County.

Nearly 80 percent of occupied dwelling units in the region are single-family (both attached and detached) homes, with similar shares across the three geographies (see **Table A-8**). In the Station Area, 7 percent of households live in 2–4-unit structures, similar to the City and County, where both shares are 8 percent. Approximately 10 percent of residents in each geography live in 5+ unit structures. In the Station Area, 4 percent of households live in mobile homes or RVs. This rate is comparable in the County (5 percent), and slightly lower in the City (2 percent).

Almost all multi-unit structures were renter-occupied in both years studied (see **Table A-8**). In both the City and Station Area, 96 percent of households in multi-unit structures were renters in 2022. Similarly, 97 percent of the County's households living in multi-unit structures rented in 2022. The same trends were observed in 2012.

Housing Costs

Median home values increased significantly in the three geographies studied, adjusted for inflation (see **Table A-9**). The average of median home values in the Station Area Census Tracts increased by 9 percent, while the City's median rose 12 percent and the County's median rose 10 percent.

The weighted average median rent in the Station Area actually decreased slightly after adjusting for inflation by about 4 percent and by an average of 3 percent in the City. Average median rents in the County rose slightly at about 3 percent.

Housing Cost Burden

Homeowner-Occupied

Out of all owner-occupied households living in the City, 83 percent of those earning under \$50,000 are considered to be burdened by housing costs, spending more than 30 percent of their income on housing (see **Table A-10**). Just over half of City households earning between \$50,000 and \$74,999 are cost burdened. Of those earning over \$75,000, about 10 percent are cost burdened, this group makes up the vast majority of homeowners in the region. The County and Station Area have similar rates across the board, except a higher share of County residents who earn under \$50,000 that are cost burdened: about 88 percent.

Renter-Occupied

Approximately half of households in the Station Area, City, and County are considered housing cost burdened, meaning they spend 30 percent or more of their annual household income on housing costs (see **Table A-11**).

Low-earning households in the region face significant rent burden. Of both City and Station Area households earning less than \$20,000 annually, approximately 66 percent of renters are considered severely rent burdened meaning they spend over 50% of their income on housing costs.¹⁴ In the County, that figure is over 70 percent. households in that income bracket are considered rent burdened (over 30% of income to rent), with just 7 percent of City and Station Area Households and 4 percent of County Households who earning under \$20,000 that are not rent burdened.

Rent burden is less significant for higher-earning households. In each of the three geographies, approximately one quarter of households who earn between \$20,000 and \$49,999 are not burdened by rental costs. About 30 percent of households in the Station Area and City in this income bracket face severe rent burdens, while 25 percent of County households are severely rent burdened.

¹⁴ In each income bracket, some renters' cost burdens are not computed. This share is most significant in the under-\$20,000 income bracket. See Table A-11.

Considering households with incomes ranging from \$50,000 to \$74,999, 21 percent (Station Area) to 27 percent (County) face a rent burden. According to ACS estimates, no Station Area or City households in this income bracket face a severe rent burden, while under one third of one percent of County households earning \$50,000 to \$74,999 do. From 70 to 75 percent of like households are not burdened by rent. Of households earning over \$75,000, just 3 to 4 percent face rent burdens. Under 1 percent of such households in each geography face a severe rent burden.

Table A-1
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Population & Household Growth (2012-2022)

Geography	City/County	Population			Households			PPH		
		2012	2022	Growth Rate	2012	2022	Growth Rate	2012	2022	Difference
Proposed Kings-Tulare Station Area Census Tracts [1] [2] [3]										
1	County	3,610	3,078	(14.7%)	1,206	1,111	(7.9%)	2.99	2.77	(0.22)
6.02	City	5,988	5,915	(1.2%)	2,156	2,096	(2.8%)	2.78	2.82	0.04
6.01	City	9,812	N/A	16.4%	2,878	N/A	21.7%	3.41	N/A	0.15
6.03	City	N/A	3,249	N/A	N/A	885	N/A	N/A	3.67	N/A
6.04	City	N/A	8,174	N/A	N/A	2,618	N/A	N/A	3.12	N/A
7.01	City	5,398	5,817	7.8%	1,865	2,188	17.3%	2.89	2.66	(0.24)
7.02	Overlap/Both	4,226	4,575	8.3%	1,519	1,641	8.0%	2.78	2.79	0.01
8	Overlap/Both	5,173	5,284	2.1%	1,586	1,500	(5.4%)	3.26	3.52	0.26
9	City	7,883	N/A	(6.8%)	2,789	N/A	(7.9%)	2.83	N/A	(0.03)
9.01	City	N/A	3,647	N/A	N/A	1,381	N/A	N/A	2.64	N/A
9.02	City	N/A	3,697	N/A	N/A	1,189	N/A	N/A	3.11	N/A
10.01	Overlap/Both	4,362	5,558	27.4%	1,382	1,961	41.9%	3.16	2.83	(0.32)
10.02	City	5,108	4,189	(18.0%)	1,259	1,054	(16.3%)	4.06	3.97	(0.08)
10.03	Overlap/Both	5,727	6,792	18.6%	1,501	1,834	22.2%	3.82	3.70	(0.11)
11	Overlap/Both	6,395	6,373	(0.3%)	1,748	1,773	1.4%	3.66	3.59	(0.06)
12	Overlap/Both	2,743	2,364	(13.8%)	898	664	(26.1%)	3.05	3.56	0.51
Total Station Area		66,425	68,712	3.4%	20,787	21,895	5.3%	3.22	3.20	(0.03)
City of Hanford Total		53,695	57,920	7.9%	16,955	18,495	9.1%	3.17	3.13	(0.04)
Kings County Total		151,982	152,515	0.4%	40,767	43,594	6.9%	3.73	3.50	(0.23)

Source: ACS Tables DP05 and S1101 5-Year Estimates 2012 and 2022; EPS

- [1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.
 [2] Tract 6.01 in 2010 became Tracts 6.03 and 6.04 in 2020.
 [3] Tract 9 in 2010 became Tracts 9.01 and 9.02 in 2020.

Table A-2
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Race/Ethnicity Demographics (2012-2022)

Geography	City/County	White				Black or African American			
		2012	2022	% Change	Total Change	2012	2022	% Change	Total Change
Proposed Kings-Tulare Station Area									
Census Tracts [1] [2] [3]									
1	County	2,135	1,616	(24.3%)	(519)	83	23	(72.3%)	(60)
6.02	City	4,222	3,472	(17.8%)	(750)	416	729	75.2%	313
6.01	City	4,877	N/A	0.0%	1	594	N/A	2.9%	17
6.03	City	N/A	1,228	N/A	N/A	N/A	419	N/A	N/A
6.04	City	N/A	3,650	N/A	N/A	N/A	192	N/A	N/A
7.01	City	3,081	3,217	4.4%	136	247	281	13.8%	34
7.02	Overlap/Both	2,314	1,882	(18.7%)	(432)	5	321	6,320.0%	316
8	Overlap/Both	1,901	1,543	(18.8%)	(358)	250	85	(66.0%)	(165)
9	City	2,824	N/A	(28.8%)	(814)	483	N/A	41.0%	198
9.01	City	N/A	992	N/A	N/A	N/A	48	N/A	N/A
9.02	City	N/A	1,018	N/A	N/A	N/A	633	N/A	N/A
10.01	Overlap/Both	2,194	2,340	6.7%	146	204	263	28.9%	59
10.02	City	1,144	594	(48.1%)	(550)	90	117	30.0%	27
10.03	Overlap/Both	1,533	1,447	(5.6%)	(86)	262	330	26.0%	68
11	Overlap/Both	940	362	(61.5%)	(578)	783	330	(57.9%)	(453)
12	Overlap/Both	1,466	1,130	(22.9%)	(336)	22	29	31.8%	7
Total Station Area		28,631	24,491	(14.5%)	(4,140)	3,439	3,800	10.5%	361
City of Hanford Total		22,851	20,549	(10.1%)	(2,302)	3,043	3,588	17.9%	545
Kings County Total		53,890	45,886	(14.9%)	(8,004)	9,978	9,091	(8.9%)	(887)

Source: ACS Table DP05 5-Year Estimates 2012 and 2022; EPS.

[1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.

[2] Between 2012 and 2022, Census Tract 6.01 was split into Census Tracts 6.03 and 6.04.

[3] Between 2012 and 2022, Census Tract 9 split into Census Tracts 9.01 and 9.02.

Table A-2
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Race/Ethnicity Demographics (2012-2022)

Geography	City/County	Native American and Alaska Native				Asian			
		2012	2022	% Change	Total Change	2012	2022	% Change	Total Change
Proposed Kings-Tulare Station Area									
Census Tracts [1] [2] [3]									
1	County	-	-	-	-	88	28	(68.2%)	(60)
6.02	City	-	14	-	14	58	58	-	0
6.01	City	41	N/A	(100.0%)	(41)	839	N/A	2.1%	18
6.03	City	N/A	-	N/A	N/A	N/A	458	N/A	N/A
6.04	City	N/A	-	N/A	N/A	N/A	399	N/A	N/A
7.01	City	16	48	200.0%	32	315	231	(26.7%)	(84)
7.02	Overlap/Both	18	88	388.9%	70	90	113	25.6%	23
8	Overlap/Both	11	51	363.6%	40	14	69	392.9%	55
9	City	41	N/A	36.6%	15	86	N/A	(73.3%)	(63)
9.01	City	N/A	56	N/A	N/A	N/A	19	N/A	N/A
9.02	City	N/A	-	N/A	N/A	N/A	4	N/A	N/A
10.01	Overlap/Both	9	19	111.1%	10	316	598	89.2%	282
10.02	City	13	-	(100.0%)	(13)	140	109	(22.1%)	(31)
10.03	Overlap/Both	19	-	(100.0%)	(19)	94	241	156.4%	147
11	Overlap/Both	7	24	242.9%	17	85	104	22.4%	19
12	Overlap/Both	16	41	156.3%	25	67	13	(80.6%)	(54)
Total Station Area		191	341	78.5%	150	2,192	2,444	11.5%	252
City of Hanford Total		172	288	67.4%	116	1,942	2,316	19.3%	374
Kings County Total		1,229	1,133	(7.8%)	(96)	5,395	5,705	5.7%	310

Source: ACS Table DP05 5-Year Estimates 2012 and 2022; EPS.

[1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.

[2] Between 2012 and 2022, Census Tract 6.01 was split into Census Tracts 6.03 and 6.04.

[3] Between 2012 and 2022, Census Tract 9 split into Census Tracts 9.01 and 9.02.

Table A-2
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Race/Ethnicity Demographics (2012-2022)

Geography	City/County	Native Hawaiian and Other Pacific Islander				Hispanic or Latino (of any race)			
		2012	2022	% Change	Total Change	2012	2022	% Change	Total Change
Proposed Kings-Tulare Station Area									
Census Tracts [1] [2] [3]									
1	County	-	17	-	17	1,213	1,349	11.2%	136
6.02	City	-	-	-	0	1,202	1,550	29.0%	348
6.01	City	-	N/A	-	0	3,254	N/A	36.0%	1,170
6.03	City	N/A	-	N/A	N/A	N/A	1,082	N/A	N/A
6.04	City	N/A	-	N/A	N/A	N/A	3,342	N/A	N/A
7.01	City	-	-	-	0	1,624	1,858	14.4%	234
7.02	Overlap/Both	-	-	-	0	1,670	2,062	23.5%	392
8	Overlap/Both	-	-	-	0	2,949	3,436	16.5%	487
9	City	-	N/A	-	13	4,328	N/A	2.7%	119
9.01	City	N/A	-	N/A	N/A	N/A	2,418	N/A	N/A
9.02	City	N/A	13	N/A	N/A	N/A	2,029	N/A	N/A
10.01	Overlap/Both	13	-	(100.0%)	(13)	1,539	1,983	28.8%	444
10.02	City	-	-	-	0	3,632	3,220	(11.3%)	(412)
10.03	Overlap/Both	78	31	(60.3%)	(47)	3,741	4,604	23.1%	863
11	Overlap/Both	-	-	-	0	4,387	5,163	17.7%	776
12	Overlap/Both	-	-	-	0	1,157	1,084	(6.3%)	(73)
Total Station Area		91	61	(33.0%)	(30)	30,696	35,180	14.6%	4,484
City of Hanford Total		91	44	(51.6%)	(47)	24,631	29,019	17.8%	4,388
Kings County Total		278	255	(8.3%)	(23)	77,382	85,622	10.6%	8,240

Source: ACS Table DP05 5-Year Estimates 2012 and 2022; EPS.

[1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.

[2] Between 2012 and 2022, Census Tract 6.01 was split into Census Tracts 6.03 and 6.04.

[3] Between 2012 and 2022, Census Tract 9 split into Census Tracts 9.01 and 9.02.

Table A-2
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Race/Ethnicity Demographics (2012-2022)

Geography	City/County	Some other race				Two or More Races			
		2012	2022	% Change	Total Change	2012	2022	% Change	Total Change
Proposed Kings-Tulare Station Area									
Census Tracts [1] [2] [3]									
1	County	1	-	(100.0%)	(1)	90	45	(50.0%)	(45)
6.02	City	-	-	-	0	90	92	2.2%	2
6.01	City	35	N/A	N/A	(35)	172	N/A	N/A	481
6.03	City	N/A	-	N/A	N/A	N/A	62	N/A	N/A
6.04	City	N/A	-	N/A	N/A	N/A	591	N/A	N/A
7.01	City	17	-	(100.0%)	(17)	98	182	85.7%	84
7.02	Overlap/Both	-	-	-	0	129	109	(15.5%)	(20)
8	Overlap/Both	-	-	-	0	48	100	108.3%	52
9	City	14	N/A	N/A	(14)	107	N/A	N/A	7
9.01	City	N/A	-	N/A	N/A	N/A	114	N/A	N/A
9.02	City	N/A	-	N/A	N/A	N/A	-	N/A	N/A
10.01	Overlap/Both	-	115	-	115	87	240	175.9%	153
10.02	City	-	-	-	0	89	149	67.4%	60
10.03	Overlap/Both	-	-	-	0	-	139	-	139
11	Overlap/Both	-	-	-	0	193	390	102.1%	197
12	Overlap/Both	-	-	-	0	15	67	346.7%	52
Total Station Area		67	115	71.6%	48	1,118	2,280	103.9%	1,162
City of Hanford Total		66	115	74.2%	49	899	2,001	122.6%	1,102
Kings County Total		380	286	(24.7%)	(94)	3,450	4,537	31.5%	1,087

Source: ACS Table DP05 5-Year Estimates 2012 and 2022; EPS.

[1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.

[2] Between 2012 and 2022, Census Tract 6.01 was split into Census Tracts 6.03 and 6.04.

[3] Between 2012 and 2022, Census Tract 9 split into Census Tracts 9.01 and 9.02.

Table A-2
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Race/Ethnicity Demographics (2012-2022)

Geography	City/County	Total			
		2012	2022	% Change	Total Change
Proposed Kings-Tulare Station Area					
Census Tracts [1] [2] [3]					
1	County	3,610	3,078	(14.7%)	(532)
6.02	City	5,988	5,915	(1.2%)	(73)
6.01	City	9,812	N/A	N/A	1,611
6.03	City	N/A	3,249	N/A	N/A
6.04	City	N/A	8,174	N/A	N/A
7.01	City	5,398	5,817	7.8%	419
7.02	Overlap/Both	4,226	4,575	8.3%	349
8	Overlap/Both	5,173	5,284	2.1%	111
9	City	7,883	N/A	N/A	(539)
9.01	City	N/A	3,647	N/A	N/A
9.02	City	N/A	3,697	N/A	N/A
10.01	Overlap/Both	4,362	5,558	27.4%	1,196
10.02	City	5,108	4,189	(18.0%)	(919)
10.03	Overlap/Both	5,727	6,792	18.6%	1,065
11	Overlap/Both	6,395	6,373	(0.3%)	(22)
12	Overlap/Both	2,743	2,364	(13.8%)	(379)
Total Station Area		66,425	68,712	3.4%	2,287
City of Hanford Total		53,695	57,920	7.9%	4,225
Kings County Total		151,982	152,515	0.4%	533

Source: ACS Table DP05 5-Year Estimates 2012 and 2022; EPS.

[1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.

[2] Between 2012 and 2022, Census Tract 6.01 was split into Census Tracts 6.03 and 6.04.

[3] Between 2012 and 2022, Census Tract 9 split into Census Tracts 9.01 and 9.02.

Table A-3
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Age Demographics (2012-2022)

Geography	City/County	Total Population			Median Age		
		2012	2022	% Change	2012	2022	% Change
Proposed Kings-Tulare Station Area							
Census Tracts [1] [2] [3]							
1	County	3,610	3,078	(14.7%)	36.7	42.9	16.9%
6.02	City	5,988	5,915	(1.2%)	34.3	33.3	(2.9%)
6.01	City	9,812	N/A	N/A	30.6	N/A	N/A
6.03	City	N/A	3,249	N/A	N/A	35.1	N/A
6.04	City	N/A	8,174	N/A	N/A	31.1	N/A
7.01	City	5,398	5,817	7.8%	38.9	38.3	(1.5%)
7.02	Overlap/Both	4,226	4,575	8.3%	35.4	36.8	4.0%
8	Overlap/Both	5,173	5,284	2.1%	31.7	33.0	4.1%
9	City	7,883	N/A	N/A	29.2	N/A	N/A
9.01	City	N/A	3,647	N/A	N/A	33.2	N/A
9.02	City	N/A	3,697	N/A	N/A	29.5	N/A
10.01	Overlap/Both	4,362	5,558	27.4%	34.8	36.9	6.0%
10.02	City	5,108	4,189	(18.0%)	25.9	32.0	23.6%
10.03	Overlap/Both	5,727	6,792	18.6%	30.6	31.2	2.0%
11	Overlap/Both	6,395	6,373	(0.3%)	26.3	27.7	5.3%
12	Overlap/Both	2,743	2,364	(13.8%)	37.4	30.2	(19.3%)
Total/Weighted Average Station Area		66,425	68,712	3.4%	31.9	33.4	4.4%
City of Hanford Total		53,695	57,920	7.9%	31.5	32.7	3.8%
Kings County Total		151,982	152,515	0.4%	31.2	32.1	2.9%

Source: ACS Table DP05 5-Year Estimates 2012 and 2022; EPS.

[1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.

[2] Between 2012 and 2022, Census Tract 6.01 was split into Census Tracts 6.03 and 6.04.

[3] Between 2012 and 2022, Census Tract 9 split into Census Tracts 9.01 and 9.02.

Table A-3
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Age Demographics (2012-2022)

Geography	City/County	Under 5 years			5-19 years		
		2012	2022	% Change	2012	2022	% Change
Proposed Kings-Tulare Station Area							
Census Tracts [1] [2] [3]							
1	County	181	177	(2.2%)	903	535	(40.8%)
6.02	City	389	433	11.3%	1,360	1,473	8.3%
6.01	City	977	N/A	N/A	2,589	N/A	N/A
6.03	City	N/A	239	N/A	N/A	972	N/A
6.04	City	N/A	708	N/A	N/A	2,237	N/A
7.01	City	328	288	(12.2%)	1,052	908	(13.7%)
7.02	Overlap/Both	359	399	11.1%	778	736	(5.4%)
8	Overlap/Both	417	245	(41.2%)	1,273	1,478	16.1%
9	City	579	N/A	N/A	2,183	N/A	N/A
9.01	City	N/A	156	N/A	N/A	1,010	N/A
9.02	City	N/A	306	N/A	N/A	967	N/A
10.01	Overlap/Both	271	312	15.1%	890	1,054	18.4%
10.02	City	596	331	(44.5%)	1,289	989	(23.3%)
10.03	Overlap/Both	488	503	3.1%	1,510	1,597	5.8%
11	Overlap/Both	612	642	4.9%	1,719	1,853	7.8%
12	Overlap/Both	182	95	(47.8%)	684	683	(0.1%)
Total/Weighted Average Station Area		5,379	4,834	(10.1%)	16,230	16,492	1.6%
City of Hanford Total		4,456	4,134	(7.2%)	12,993	14,055	8.2%
Kings County Total		12,819	11,152	(13.0%)	34,029	34,115	0.3%

Source: ACS Table DP05 5-Year Estimates 2012 and 2022; EPS.

[1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.

[2] Between 2012 and 2022, Census Tract 6.01 was split into Census Tracts 6.03 and 6.04.

[3] Between 2012 and 2022, Census Tract 9 split into Census Tracts 9.01 and 9.02.

Table A-3
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Age Demographics (2012-2022)

Geography	City/County	20-34 years			35-54 years		
		2012	2022	% Change	2012	2022	% Change
Proposed Kings-Tulare Station Area							
Census Tracts [1] [2] [3]							
1	County	672	494	(26.5%)	1,113	843	(24.3%)
6.02	City	1,298	1,083	(16.6%)	1,382	1,390	0.6%
6.01	City	2,213	N/A	N/A	2,460	N/A	N/A
6.03	City	N/A	401	N/A	N/A	1,154	N/A
6.04	City	N/A	1,663	N/A	N/A	2,311	N/A
7.01	City	1,113	1,332	19.7%	1,483	1,585	6.9%
7.02	Overlap/Both	936	998	6.6%	1,143	1,255	9.8%
8	Overlap/Both	1,215	1,114	(8.3%)	1,305	1,401	7.4%
9	City	1,675	N/A	N/A	1,936	N/A	N/A
9.01	City	N/A	734	N/A	N/A	854	N/A
9.02	City	N/A	1,033	N/A	N/A	666	N/A
10.01	Overlap/Both	1,039	1,264	21.7%	1,169	1,394	19.2%
10.02	City	1,368	1,018	(25.6%)	1,099	996	(9.4%)
10.03	Overlap/Both	1,325	1,564	18.0%	1,534	2,008	30.9%
11	Overlap/Both	1,486	1,280	(13.9%)	1,496	1,119	(25.2%)
12	Overlap/Both	449	533	18.7%	710	510	(28.2%)
Total/Weighted Average Station Area		14,789	14,511	(1.9%)	16,830	17,486	3.9%
City of Hanford Total		12,237	12,313	0.6%	13,511	14,902	10.3%
Kings County Total		38,129	37,682	(1.2%)	42,043	39,139	(6.9%)

Source: ACS Table DP05 5-Year Estimates 2012 and 2022; EPS.

[1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.

[2] Between 2012 and 2022, Census Tract 6.01 was split into Census Tracts 6.03 and 6.04.

[3] Between 2012 and 2022, Census Tract 9 split into Census Tracts 9.01 and 9.02.

Table A-3
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Age Demographics (2012-2022)

Geography	City/County	55-64 years			65 years and above		
		2012	2022	% Change	2012	2022	% Change
Proposed Kings-Tulare Station Area							
Census Tracts [1] [2] [3]							
1	County	301	529	75.7%	440	500	13.6%
6.02	City	837	655	(21.7%)	722	881	22.0%
6.01	City	961	N/A	N/A	612	N/A	N/A
6.03	City	N/A	263	N/A	N/A	220	N/A
6.04	City	N/A	357	N/A	N/A	898	N/A
7.01	City	626	668	6.7%	796	1,036	30.2%
7.02	Overlap/Both	465	508	9.2%	545	679	24.6%
8	Overlap/Both	360	444	23.3%	603	602	(0.2%)
9	City	694	N/A	N/A	816	N/A	N/A
9.01	City	N/A	401	N/A	N/A	492	N/A
9.02	City	N/A	408	N/A	N/A	317	N/A
10.01	Overlap/Both	452	538	19.0%	541	996	84.1%
10.02	City	319	453	42.0%	437	402	(8.0%)
10.03	Overlap/Both	481	576	19.8%	389	544	39.8%
11	Overlap/Both	534	732	37.1%	548	747	36.3%
12	Overlap/Both	342	267	(21.9%)	376	276	(26.6%)
Total/Weighted Average Station Area		6,372	6,799	6.7%	6,825	8,590	25.9%
City of Hanford Total		5,129	5,432	5.9%	5,369	7,084	31.9%
Kings County Total		12,818	14,456	12.8%	12,144	15,971	31.5%

Source: ACS Table DP05 5-Year Estimates 2012 and 2022; EPS.

[1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.

[2] Between 2012 and 2022, Census Tract 6.01 was split into Census Tracts 6.03 and 6.04.

[3] Between 2012 and 2022, Census Tract 9 split into Census Tracts 9.01 and 9.02.

Table A-4
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Educational Demographics (2012-2022)

Geography	City/County	Population 25 years and over		Less than 9th grade			
				2012		2022	
		2012	2022	Total	%	Total	%
Proposed Kings-Tulare Station Area							
Census Tracts [1] [2] [3]							
1	County	2,370	2,179	275	11.6%	460	21.1%
6.02	City	3,849	3,428	96	2.5%	79	2.3%
6.01	City	5,600	N/A	258	4.6%	N/A	N/A
6.03	City	N/A	1,881	N/A	N/A	56	3.0%
6.04	City	N/A	4,780	N/A	N/A	553	11.6%
7.01	City	3,663	4,171	125	3.4%	115	2.8%
7.02	Overlap/Both	2,806	3,101	177	6.3%	122	3.9%
8	Overlap/Both	2,997	3,090	572	19.1%	290	9.4%
9	City	4,670	N/A	546	11.7%	N/A	N/A
9.01	City	N/A	2,370	N/A	N/A	160	6.8%
9.02	City	N/A	2,285	N/A	N/A	313	13.7%
10.01	Overlap/Both	2,878	4,013	144	5.0%	138	3.4%
10.02	City	2,663	2,488	639	24.0%	563	22.6%
10.03	Overlap/Both	3,398	3,984	578	17.0%	530	13.3%
11	Overlap/Both	3,369	3,488	960	28.5%	1,082	31.0%
12	Overlap/Both	1,739	1,375	315	18.1%	119	8.7%
Total Station Area		40,002	42,633	4,684	11.7%	4,580	10.7%
City of Hanford Total		32,351	35,719	3,429	10.6%	3,396	9.5%
Kings County Total		92,096	95,084	14,275	15.5%	12,591	13.2%

Source: ACS Table S1501 5-Year Estimates 2012 and 2022.

[1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.

[2] Between 2012 and 2022, Census Tract 6.01 was split into Census Tracts 6.03 and 6.04.

[3] Between 2012 and 2022, Census Tract 9 split into Census Tracts 9.01 and 9.02.

Table A-4
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Educational Demographics (2012-2022)

Geography	City/County	9th to 12th grade, no diploma				High school graduate (includes equivalency)			
		2012		2022		2012		2022	
		Total	%	Total	%	Total	%	Total	%
Proposed Kings-Tulare Station Area									
Census Tracts [1] [2] [3]									
1	County	310	13.1%	168	7.7%	521	22.0%	683	31.3%
6.02	City	92	2.4%	-	0.0%	797	20.7%	730	21.3%
6.01	City	286	5.1%	N/A	N/A	1,042	18.6%	N/A	N/A
6.03	City	N/A	N/A	134	7.1%	N/A	N/A	223	11.9%
6.04	City	N/A	N/A	167	3.5%	N/A	N/A	792	16.6%
7.01	City	106	2.9%	259	6.2%	927	25.3%	1,036	24.8%
7.02	Overlap/Both	210	7.5%	175	5.6%	895	31.9%	824	26.6%
8	Overlap/Both	312	10.4%	189	6.1%	1,004	33.5%	1,386	44.9%
9	City	719	15.4%	N/A	N/A	1,116	23.9%	N/A	N/A
9.01	City	N/A	N/A	445	18.8%	N/A	N/A	702	29.6%
9.02	City	N/A	N/A	301	13.2%	N/A	N/A	974	42.6%
10.01	Overlap/Both	279	9.7%	268	6.7%	682	23.7%	621	15.5%
10.02	City	304	11.4%	314	12.6%	887	33.3%	794	31.9%
10.03	Overlap/Both	445	13.1%	645	16.2%	1,060	31.2%	1,075	27.0%
11	Overlap/Both	603	17.9%	517	14.8%	994	29.5%	935	26.8%
12	Overlap/Both	148	8.5%	69	5.0%	438	25.2%	354	25.7%
Total Station Area		3,815	9.5%	3,651	8.6%	10,363	25.9%	11,129	26.1%
City of Hanford Total		2,912	9.0%	3,089	8.6%	8,379	25.9%	8,920	25.0%
Kings County Total		12,157	13.2%	11,669	12.3%	23,945	26.0%	25,683	27.0%

Source: ACS Table S1501 5-Year Estimates 2012 and 2022.

[1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.

[2] Between 2012 and 2022, Census Tract 6.01 was split into Census Tracts 6.03 and 6.04.

[3] Between 2012 and 2022, Census Tract 9 split into Census Tracts 9.01 and 9.02.

Table A-4
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Educational Demographics (2012-2022)

Geography	City/County	Some college, no degree				Associate's degree			
		2012		2022		2012		2022	
		Total	%	Total	%	Total	%	Total	%
Proposed Kings-Tulare Station Area									
Census Tracts [1] [2] [3]									
1	County	590	24.9%	235	10.8%	225	9.5%	138	6.3%
6.02	City	1,220	31.7%	960	28.0%	477	12.4%	393	11.5%
6.01	City	1,579	28.2%	N/A	N/A	790	14.1%	N/A	N/A
6.03	City	N/A	N/A	429	22.8%	N/A	N/A	223	11.9%
6.04	City	N/A	N/A	1,297	27.1%	N/A	N/A	672	14.1%
7.01	City	1,275	34.8%	1,263	30.3%	396	10.8%	660	15.8%
7.02	Overlap/Both	853	30.4%	1,139	36.7%	244	8.7%	377	12.2%
8	Overlap/Both	659	22.0%	770	24.9%	171	5.7%	318	10.3%
9	City	1,088	23.3%	N/A	N/A	523	11.2%	N/A	N/A
9.01	City	N/A	N/A	612	25.8%	N/A	N/A	293	12.4%
9.02	City	N/A	N/A	346	15.1%	N/A	N/A	288	12.6%
10.01	Overlap/Both	1,025	35.6%	1,120	27.9%	271	9.4%	550	13.7%
10.02	City	647	24.3%	535	21.5%	85	3.2%	219	8.8%
10.03	Overlap/Both	782	23.0%	985	24.7%	211	6.2%	362	9.1%
11	Overlap/Both	492	14.6%	511	14.7%	209	6.2%	272	7.8%
12	Overlap/Both	423	24.3%	440	32.0%	231	13.3%	174	12.7%
Total Station Area		10,632	26.6%	10,642	25.0%	3,832	9.6%	4,939	11.6%
City of Hanford Total		8,864	27.4%	9,111	25.5%	3,009	9.3%	4,397	12.3%
Kings County Total		23,116	25.1%	22,540	23.7%	7,183	7.8%	8,600	9.0%

Source: ACS Table S1501 5-Year Estimates 2012 and 2022.

[1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.

[2] Between 2012 and 2022, Census Tract 6.01 was split into Census Tracts 6.03 and 6.04.

[3] Between 2012 and 2022, Census Tract 9 split into Census Tracts 9.01 and 9.02.

Table A-4
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Educational Demographics (2012-2022)

Geography	City/County	Bachelor's degree				Graduate or professional degree			
		2012		2022		2012		2022	
		Total	%	Total	%	Total	%	Total	%
Proposed Kings-Tulare Station Area									
Census Tracts [1] [2] [3]									
1	County	313	13.2%	329	15.1%	135	5.7%	166	7.6%
6.02	City	754	19.6%	805	23.5%	412	10.7%	461	13.4%
6.01	City	1,142	20.4%	N/A	N/A	504	9.0%	N/A	N/A
6.03	City	N/A	N/A	580	30.8%	N/A	N/A	236	12.5%
6.04	City	N/A	N/A	778	16.3%	N/A	N/A	521	10.9%
7.01	City	535	14.6%	648	15.5%	300	8.2%	190	4.6%
7.02	Overlap/Both	362	12.9%	360	11.6%	67	2.4%	104	3.4%
8	Overlap/Both	207	6.9%	132	4.3%	75	2.5%	5	0.2%
9	City	579	12.4%	N/A	N/A	93	2.0%	N/A	N/A
9.01	City	N/A	N/A	132	5.6%	N/A	N/A	26	1.1%
9.02	City	N/A	N/A	49	2.1%	N/A	N/A	14	0.6%
10.01	Overlap/Both	311	10.8%	855	21.3%	167	5.8%	461	11.5%
10.02	City	93	3.5%	37	1.5%	8	0.3%	26	1.0%
10.03	Overlap/Both	268	7.9%	291	7.3%	54	1.6%	96	2.4%
11	Overlap/Both	77	2.3%	143	4.1%	34	1.0%	28	0.8%
12	Overlap/Both	165	9.5%	197	14.3%	17	1.0%	22	1.6%
Total Station Area		4,807	12.0%	5,336	12.5%	1,867	4.7%	2,356	5.5%
City of Hanford Total		4,109	12.7%	4,652	13.0%	1,650	5.1%	2,154	6.0%
Kings County Total		8,473	9.2%	9,541	10.0%	2,947	3.2%	4,460	4.7%

Source: ACS Table S1501 5-Year Estimates 2012 and 2022.

[1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.

[2] Between 2012 and 2022, Census Tract 6.01 was split into Census Tracts 6.03 and 6.04.

[3] Between 2012 and 2022, Census Tract 9 split into Census Tracts 9.01 and 9.02.

Table A-5
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Median Household Income (2012-2022)

Geography	City/County	Median Household Income					% Change
		2012			2022		
		2012\$	HCD Definition [4]	2012 in 2022\$	2022\$	HCD Definition [4]	
Proposed Kings-Tulare Station							
Area Census Tracts [1] [2] [3]							
1	County	\$49,795	Low Income	\$66,538	\$79,449	Median Income	19.4%
6.02	City	\$74,273	Moderate Income	\$99,246	\$101,970	Moderate Income	2.7%
6.01	City	\$89,318	Moderate Income	\$119,350	N/A	-	(12.3%)
6.03	City	N/A	-	N/A	\$138,750	Moderate Income	N/A
6.04	City	N/A	-	N/A	\$93,172	Moderate Income	N/A
7.01	City	\$64,954	Moderate Income	\$86,794	\$88,953	Moderate Income	2.5%
7.02	Overlap/Both	\$54,583	Median Income	\$72,936	\$76,193	Median Income	4.5%
8	Overlap/Both	\$42,235	Low Income	\$56,436	\$66,316	Low Income	17.5%
9	City	\$39,196	Very Low Income	\$52,375	N/A	-	(12.2%)
9.01	City	N/A	-	N/A	\$37,841	Very Low Income	N/A
9.02	City	N/A	-	N/A	\$55,472	Very Low Income	N/A
10.01	Overlap/Both	\$70,611	Moderate Income	\$94,353	\$89,614	Moderate Income	(5.0%)
10.02	City	\$31,645	Very Low Income	\$42,285	\$43,462	Very Low Income	2.8%
10.03	Overlap/Both	\$55,245	Median Income	\$73,820	\$71,972	Low Income	(2.5%)
11	Overlap/Both	\$32,347	Very Low Income	\$43,223	\$37,377	Very Low Income	(13.5%)
12	Overlap/Both	\$55,179	Median Income	\$73,732	\$69,292	Low Income	(6.0%)
Total/Weighted Average Station Area		\$54,948	Median Income	\$76,113	\$76,359	Median Income	0.3%
City of Hanford Total		\$54,767	Median Income	\$73,182	\$73,819	Median Income	0.9%
Kings County Total		\$48,761	Low Income	\$65,156	\$68,540	Low Income	5.2%

Source: ACS Table S1903 5-Year Estimates 2012 and 2022.

[1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.

[2] Between 2012 and 2022, Census Tract 6.01 was split into Census Tracts 6.03 and 6.04.

[3] Between 2012 and 2022, Census Tract 9 split into Census Tracts 9.01 and 9.02.

Table A-6
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Percentage Change in Homeownership and Renters (2012-2022)

Geography	Households by Tenure				2012-2022 % Change
	2012	% of Total	2022	% of Total	
City of Hanford					
Owner-Occupied	9,672	57.0%	11,444	61.9%	18.3%
Renter-Occupied	7,283	43.0%	7,051	38.1%	(3.2%)
All Households	16,955	100.0%	18,495	100.0%	9.1%
Kings County					
Owner-Occupied	21,512	52.8%	23,924	54.9%	11.2%
Renter-Occupied	19,255	47.2%	19,670	45.1%	2.2%
All Households	40,767	100.0%	43,594	100.0%	6.9%

Source: ACS Table B25032 5-Year Estimates 2012 and 2022.

Table A-7
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Housing Units by Period Built (2022)

Geography	City/County	1939 or earlier	1940 to 1959	1960 to 1979	1980 to 1999	2014 or later	Total
Proposed Kings-Tulare Station Area							
Census Tracts [1] [2] [3]							
1	County	10.9%	10.8%	37.1%	24.6%	16.6%	1,249
6.02	City	2.3%	17.5%	17.2%	47.7%	15.3%	2,189
6.03	City	0.0%	0.0%	1.0%	12.0%	87.0%	894
6.04	City	1.5%	0.8%	8.6%	27.8%	61.2%	2,634
7.01	City	0.4%	17.2%	36.7%	39.9%	5.9%	2,236
7.02	Overlap/Both	0.0%	2.3%	18.6%	68.0%	11.2%	1,676
8	Overlap/Both	1.4%	16.2%	41.4%	38.1%	2.8%	1,608
9.01	City	23.5%	33.3%	23.2%	20.1%	0.0%	1,590
9.02	City	24.2%	12.8%	30.4%	32.7%	0.0%	1,274
10.01	Overlap/Both	0.7%	4.6%	19.9%	28.0%	46.8%	2,056
10.02	City	3.7%	18.4%	39.5%	33.4%	5.0%	1,125
10.03	Overlap/Both	0.2%	6.6%	21.8%	30.5%	41.0%	1,979
11	Overlap/Both	3.6%	17.9%	34.3%	38.4%	5.8%	1,853
12	Overlap/Both	10.8%	22.8%	30.3%	26.2%	9.8%	762
Total Station Area		5.0%	12.3%	25.0%	34.8%	22.9%	23,125
City of Hanford Total		4.6%	11.3%	22.7%	36.1%	25.3%	19,374
Kings County Total		5.1%	11.8%	24.8%	32.5%	25.8%	46,500

Source: ACS Table DP04 5-Year Estimates 2015 and 2022.

- [1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.
- [2] Tract 6.01 in 2010 became Tracts 6.03 and 6.04 in 2020.
- [3] Tract 9 in 2010 became Tracts 9.01 and 9.02 in 2020.

Table A-8
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Households by Tenure (2012-2022)

Geography	City/County	2012											
		Owner Occupied						Renter Occupied					
		1 Unit	2-4 Units	5+ Units	Mobile/ RV	Total (Owner Occupied)	% of Total	1 Unit	2-4 Units	5+ Units	Mobile/ RV	Total (Renter Occupied)	% of Total
Proposed Kings-Tulare Station Area													
Census Tracts [1] [2] [3]													
1	County	682	5	-	30	717	59.5%	379	10	-	100	489	0.4%
6.02	City	1,359	-	-	-	1,359	63.0%	178	174	445	-	797	0.0%
6.01	City	2,014	-	-	-	2,014	70.0%	673	72	119	-	864	0.0%
6.03	City	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6.04	City	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7.01	City	1,369	11	-	-	1,380	74.0%	395	24	66	-	485	0.6%
7.02	Overlap/Both	774	-	-	203	977	64.3%	428	88	8	18	542	0.0%
8	Overlap/Both	760	8	-	2	770	48.5%	519	86	192	19	816	0.5%
9	City	1,051	36	-	13	1,100	39.4%	772	405	498	14	1,689	1.3%
9.01	City	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
9.02	City	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10.01	Overlap/Both	849	-	23	82	954	69.0%	203	42	147	36	428	0.0%
10.02	City	422	-	-	-	422	33.5%	353	197	280	7	837	0.0%
10.03	Overlap/Both	962	-	-	-	962	64.1%	518	13	8	-	539	0.0%
11	Overlap/Both	635	-	-	109	744	42.6%	507	285	132	80	1,004	0.0%
12	Overlap/Both	462	8	-	39	509	56.7%	285	8	-	96	389	0.9%
Total Station Area		11,339	68	23	478	11,908	57.3%	5,210	1,404	1,895	370	8,879	42.7%
City of Hanford		9,268	55	23	326	9,672	57.0%	4,041	1,339	1,862	41	7,283	30.6%
Kings County		20,578	121	28	785	21,512	52.8%	11,033	3,171	3,888	1,163	19,255	17.7%

Source: ACS Table B25032 5-Year Estimates 2012 and 2022.

[1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.

[2] Tract 6.01 in 2010 became Tracts 6.03 and 6.04 in 2020.

[3] Tract 9 in 2010 became Tracts 9.01 and 9.02 in 2020.

Table A-8
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Households by Tenure (2012-2022)

		2022											
		Owner Occupied						Renter Occupied					
Geography	City/County	1 Unit	2-4 Units	5+ Units	Mobile/ RV	Total (Owner Occupied)	% of Total	1 Unit	2-4 Units	5+ Units	Mobile/ RV	Total (Renter Occupied)	% of Total
Proposed Kings-Tulare Station Area													
Census Tracts [1] [2] [3]													
1	County	468	9	-	20	497	44.7%	413	28	45	128	614	55.3%
6.02	City	1,406	63	-	-	1,469	70.1%	135	308	184	-	627	29.9%
6.01	City	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6.03	City	721	-	-	-	721	81.5%	158	-	6	-	164	18.5%
6.04	City	1,986	-	-	-	1,986	75.9%	499	114	-	19	632	24.1%
7.01	City	1,590	-	-	-	1,590	72.7%	400	63	135	-	598	27.3%
7.02	Overlap/Both	840	-	-	271	1,111	67.7%	484	31	-	15	530	32.3%
8	Overlap/Both	920	-	-	15	935	62.3%	332	78	137	18	565	37.7%
9	City	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
9.01	City	535	-	-	-	535	38.7%	283	213	350	-	846	61.3%
9.02	City	285	-	-	-	285	24.0%	275	325	291	13	904	76.0%
10.01	Overlap/Both	1,120	77	8	111	1,316	67.1%	218	57	359	11	645	32.9%
10.02	City	338	-	-	20	343	32.1%	321	124	236	30	711	66.5%
10.03	Overlap/Both	1,504	-	-	-	1,504	82.0%	212	40	24	54	330	18.0%
11	Overlap/Both	593	-	-	58	651	36.7%	485	248	328	61	1,122	63.3%
12	Overlap/Both	258	-	-	29	287	43.2%	283	-	-	94	377	56.8%
Total Station Area		12,564	149	8	524	13,230	60.4%	4,498	1,629	2,095	443	8,665	39.5%
City of Hanford		10,979	140	8	317	11,444	61.9%	3,286	1,562	2,023	180	7,051	38.1%
Kings County		22,612	198	34	1,080	23,924	54.9%	11,029	3,480	4,477	684	19,670	45.1%

Source: ACS Table B25032 5-Year Estimates 2012 and 2022.

[1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.

[2] Tract 6.01 in 2010 became Tracts 6.03 and 6.04 in 2020.

[3] Tract 9 in 2010 became Tracts 9.01 and 9.02 in 2020.

Table A-8
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Households by Tenure (2012-2022)

		Total 2012					Total 2022				
Geography	City/County	1 Unit	2-4 Units	5+ Units	Mobile/ RV	Total	1 Unit	2-4 Units	5+ Units	Mobile/ RV	Total
Proposed Kings-Tulare Station Area											
Census Tracts	[1] [2] [3]										
1	County	1,061	15	-	130	1,206	881	37	45	148	1,111
6.02	City	1,537	174	445	-	2,156	1,541	371	184	-	2,096
6.01	City	2,687	72	119	-	2,878	N/A	N/A	N/A	N/A	-
6.03	City	N/A	N/A	N/A	N/A	N/A	879	-	6	-	885
6.04	City	N/A	N/A	N/A	N/A	N/A	2,485	114	-	19	2,618
7.01	City	1,764	35	66	-	1,865	1,990	63	135	-	2,188
7.02	Overlap/Both	1,202	88	8	221	1,519	1,324	31	-	286	1,641
8	Overlap/Both	1,279	94	192	21	1,586	1,252	78	137	33	1,500
9	City	1,823	441	498	27	2,789	N/A	N/A	N/A	N/A	-
9.01	City	N/A	N/A	N/A	N/A	N/A	818	213	350	-	1,381
9.02	City	N/A	N/A	N/A	N/A	N/A	560	325	291	13	1,189
10.01	Overlap/Both	1,052	42	170	118	1,382	1,338	134	367	122	1,961
10.02	City	775	197	280	7	1,259	659	124	236	50	1,069
10.03	Overlap/Both	1,480	13	8	-	1,501	1,716	40	24	54	1,834
11	Overlap/Both	1,142	285	132	189	1,748	1,078	248	328	119	1,773
12	Overlap/Both	747	16	-	135	898	541	-	-	123	664
Total Station Area		16,549	1,472	1,918	848	20,787	17,062	1,778	2,103	967	21,910
City of Hanford		13,309	1,394	1,885	367	16,955	14,265	1,702	2,031	497	18,495
Kings County		31,611	3,292	3,916	1,948	40,767	33,641	3,678	4,511	1,764	43,594

Source: ACS Table B25032 5-Year Estimates 2012 and 2022.

[1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.

[2] Tract 6.01 in 2010 became Tracts 6.03 and 6.04 in 2020.

[3] Tract 9 in 2010 became Tracts 9.01 and 9.02 in 2020.

Table A-8
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Households by Tenure (2012-2022)

		Change (2012-2022)									
		Owner Occupied					Renter Occupied				
Geography	City/County	1 Unit	2-4 Units	5+ Units	Mobile/ RV	Total Change	1 Unit	2-4 Units	5+ Units	Mobile/ RV	Total Change
Proposed Kings-Tulare Station Area											
Census Tracts [1] [2] [3]											
1	County	(31.4%)	80.0%	-	(33.3%)	(30.7%)	9.0%	180.0%	-	28.0%	25.6%
6.02	City	3.5%	-	-	-	8.1%	(24.2%)	77.0%	(58.7%)	-	(21.3%)
6.01	City	-	-	-	-	-	-	-	-	-	-
6.03	City	-	-	-	-	-	-	-	-	-	-
6.04	City	-	-	-	-	-	-	-	-	-	-
7.01	City	16.1%	(100.0%)	-	-	15.2%	1.3%	162.5%	104.5%	-	23.3%
7.02	Overlap/Both	8.5%	-	-	33.5%	13.7%	13.1%	(64.8%)	(100.0%)	(16.7%)	(2.2%)
8	Overlap/Both	21.1%	(100.0%)	-	650.0%	21.4%	(36.0%)	(9.3%)	(28.6%)	(5.3%)	(30.8%)
9	City	-	-	-	-	-	-	-	-	-	-
9.01	City	-	-	-	-	-	-	-	-	-	-
9.02	City	-	-	-	-	-	-	-	-	-	-
10.01	Overlap/Both	31.9%	-	(65.2%)	35.4%	37.9%	7.4%	35.7%	144.2%	(69.4%)	50.7%
10.02	City	(19.9%)	-	-	-	(18.7%)	(9.1%)	(37.1%)	(15.7%)	328.6%	(15.1%)
10.03	Overlap/Both	56.3%	-	-	-	56.3%	(59.1%)	207.7%	200.0%	-	(38.8%)
11	Overlap/Both	(6.6%)	-	-	(46.8%)	(12.5%)	(4.3%)	(13.0%)	148.5%	(23.8%)	11.8%
12	Overlap/Both	(44.2%)	(100.0%)	-	(25.6%)	(43.6%)	(0.7%)	(100.0%)	-	(2.1%)	(3.1%)
Total Station Area		10.8%	119.1%	(65.2%)	9.6%	11.1%	(13.7%)	16.0%	10.6%	19.7%	(2.4%)
City of Hanford		18.5%	154.5%	(65.2%)	(2.8%)	18.3%	(18.7%)	16.7%	8.6%	339.0%	(3.2%)
Kings County		9.9%	63.6%	21.4%	37.6%	11.2%	(0.0%)	9.7%	15.1%	(41.2%)	2.2%

Source: ACS Table B25032 5-Year Estimates 2012 and 2022.

[1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.

[2] Tract 6.01 in 2010 became Tracts 6.03 and 6.04 in 2020.

[3] Tract 9 in 2010 became Tracts 9.01 and 9.02 in 2020.

Table A-9
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Housing Value (in 2012 and 2022 dollars)

		OCCUPIED HOUSING													
Geography	City/County	Owner-Occupied Median Home Value								Renter-Occupied Median Rent					
		2012		2022 (2022\$)		Change		2012		2022 (2022\$)		Change			
		Units	2012\$	2022\$	Units	2022\$	Avg. Annual	Total	Rental Units	2012\$	2022\$	Rental Units	2022\$	Avg. Annual	Total
Proposed Kings-Tulare Station Area															
Census Tracts [1] [2] [3]															
1	County	717	\$352,700	\$468,599	497	\$455,900	(0.3%)	(2.7%)	489	\$732	\$973	614	\$1,216	2.3%	25.0%
6.02	City	1,359	\$262,800	\$349,157	1,469	\$351,800	0.1%	0.8%	797	\$1,074	\$1,427	627	\$1,495	0.5%	4.8%
6.01	City	2,014	\$245,800	\$326,571	N/A	N/A	N/A	11.7%	864	\$1,384	\$1,839	N/A	N/A	N/A	N/A
6.03	City	N/A	N/A	N/A	721	\$376,700	1.4%	N/A	N/A	N/A	N/A	164	\$1,823	(0.1%)	(0.9%)
6.04	City	N/A	N/A	N/A	1,986	\$352,800	0.8%	N/A	N/A	N/A	N/A	632	\$1,452	(2.3%)	(21.0%)
7.01	City	1,380	\$200,000	\$265,721	1,590	\$314,100	1.7%	18.2%	485	\$1,273	\$1,691	598	\$1,296	(2.6%)	(23.4%)
7.02	Overlap/Both	977	\$166,700	\$221,478	1,111	\$257,600	1.5%	16.3%	542	\$1,113	\$1,479	530	\$1,648	1.1%	11.4%
8	Overlap/Both	770	\$161,100	\$214,038	935	\$226,800	0.6%	6.0%	816	\$904	\$1,201	565	\$1,097	(0.9%)	(8.7%)
9	City	1,100	\$157,600	\$209,388	N/A	N/A	N/A	6.2%	1,689	\$833	\$1,107	N/A	N/A	N/A	N/A
9.01	City	N/A	N/A	N/A	535	\$212,800	0.2%	N/A	N/A	N/A	N/A	846	\$986	(1.1%)	(10.9%)
9.02	City	N/A	N/A	N/A	285	\$231,800	1.0%	N/A	N/A	N/A	N/A	904	\$895	(2.1%)	(19.1%)
10.01	Overlap/Both	954	\$204,900	\$272,231	1,316	\$308,600	1.3%	13.4%	428	\$1,047	\$1,391	645	\$1,639	1.7%	17.8%
10.02	City	422	\$122,800	\$163,153	343	\$222,100	3.1%	36.1%	837	\$763	\$1,014	711	\$1,057	0.4%	4.3%
10.03	Overlap/Both	962	\$158,800	\$210,982	1,504	\$257,600	2.0%	22.1%	539	\$1,069	\$1,420	330	\$1,383	(0.3%)	(2.6%)
11	Overlap/Both	744	\$107,300	\$142,559	651	\$187,300	2.8%	31.4%	1,004	\$746	\$991	1,122	\$913	(0.8%)	(7.9%)
12	Overlap/Both	509	\$295,600	\$392,736	287	\$345,100	(1.3%)	(12.1%)	389	\$822	\$1,092	377	\$1,324	1.9%	21.2%
Total/Weighted Avg. Station Area		11,908	\$207,566	\$275,774	13,230	\$301,128	0.9%	9.2%	8,879	\$958	\$1,273	8,665	\$1,223	(0.4%)	(3.9%)
City of Hanford Total		9,672	\$197,600	\$262,532	11,444	\$294,100	1.1%	12.0%	7,283	\$923	\$1,226	7,051	\$1,194	(0.3%)	(2.6%)
Kings County Total		21,512	\$192,000	\$255,092	23,924	\$281,400	1.0%	10.3%	19,255	\$874	\$1,161	19,670	\$1,201	0.3%	3.4%

Source: ACS Table DP04 5-Year Estimates 2012 and 2022.

- [1] As denoted, some Station Area Census Tracts overlap City boundaries and encompass unincorporated portions of the County.
 [2] Tract 6.01 in 2010 became Tracts 6.03 and 6.04 in 2020.
 [3] Tract 9 in 2010 became Tracts 9.01 and 9.02 in 2020.

Table A-10
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Owner's Costs as a Percentage of Household Income by Household Income (2022)

Housing Cost Burden by Income Bracket [1]	City of Hanford			Kings County			Station Area		
	Owner- Occupied Households	Share within Income Bracket	Share with Mortgage	Owner- Occupied Households	Share within Income Bracket	Share with Mortgage	Owner- Occupied Households	Share within Income Bracket	Share with Mortgage
Less than \$20,000									
Less than 30%	-	0.0%		-	0.0%		-	0.0%	
30% or more	350	100.0%		703	100.0%		412	100.0%	
Not Computed		0.0%			0.0%			0.0%	
Total	350	100.0%	4.3%	703	100.0%	4%	412	100.0%	5%
\$20,000 to \$49,999									
Less than 30%	233	22.1%		426	15.6%		272	21.4%	
30% or more	820	77.9%		2,305	84.4%		999	78.6%	
Not Computed		0.0%			0.0%			0.0%	
Total	1,053	100.0%	13.0%	2,731	100.0%	17%	1,271	100.0%	14%
\$50,000 to \$74,999									
Less than 30%	469	48.8%		1,110	47.6%		515	48.3%	
30% or more	493	51.2%		1,221	52.4%		552	51.7%	
Not Computed		0.0%			0.0%			0.0%	
Total	962	100.0%	11.9%	2,331	100.0%	14%	1,067	100.0%	12%
\$75,000 or more									
Less than 30%	5,166	90.3%		9,436	90.8%		5,603	88.7%	
30% or more	558	9.7%		955	9.2%		717	11.3%	
Not Computed		0.0%			0.0%			0.0%	
Total [1]	5,724	100.0%	70.8%	10,391	100.0%	64%	6,320	100.0%	70%

Source: American Community Survey 2022 5-Year Estimates, Table S2506; EPS.

[1] The top income bracket on ACS Table S2506 for share of households with a mortgage by income is \$75,000 or more. The share of households with a mortgage in this row refers to this income bracket, not the \$75,000 to \$99,999 income bracket for the table.

Table A-11
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Rent as a Percentage of Household Income by Household Income (2022)

Rent Burden by Income Bracket [1]	Station Area		City of Hanford		Kings County	
	Total Renter Households	Share within Income Bracket	Total Renter Households	Share within Income Bracket	Total Renter Households	Share within Income Bracket
Less than \$20,000						
Less than 30%	95	6.9%	95	7.4%	118	3.6%
30% to 50%	166	12.1%	166	12.9%	465	14.2%
More than 50%	904	65.7%	848	65.7%	2,312	70.5%
Not computed	210	15.3%	181	14.0%	383	11.7%
Total	1,375	100.0%	1,290	100.0%	3,278	100.0%
\$20,000 to \$49,999						
Less than 30%	711	24.7%	568	24.5%	1,621	25.9%
30% to 50%	1,122	39.0%	930	40.1%	2,748	43.8%
More than 50%	843	29.3%	734	31.7%	1,568	25.0%
Not computed	201	7.0%	85	3.7%	331	5.3%
Total	2,877	100.0%	2,317	100.0%	6,268	100.0%
\$50,000 to \$74,999						
Less than 30%	1,502	75.3%	1,225	74.0%	3,084	69.6%
30% to 50%	412	20.7%	394	23.8%	1,199	27.1%
More than 50%	-	0.0%	-	0.0%	14	0.3%
Not computed	80	4.0%	37	2.2%	133	3.0%
Total	1,994	100.0%	1,656	100.0%	4,430	100.0%
\$75,000 to \$99,999						
Less than 30%	883	87.1%	641	89.2%	2,081	87.9%
30% to 50%	93	9.2%	78	10.8%	172	7.3%
More than 50%	-	0.0%	-	0.0%	25	1.1%
Not computed	38	3.7%	-	0.0%	89	3.8%
Total	1,014	100.0%	719	100.0%	2,367	100.0%
\$100,000 or more						
Less than 30%	1,325	94.3%	1,050	98.2%	3,193	96.0%
30% to 50%	5	0.4%	-	0.0%	5	0.2%
More than 50%	17	1.2%	-	0.0%	17	0.5%
Not computed	58	4.1%	19	1.8%	112	3.4%
Total	1,405	100.0%	1,069	100.0%	3,327	100.0%
Total						
Less than 30%	4,516	52.1%	3,579	50.8%	10,097	51.3%
30% to 50%	1,798	20.8%	1,568	22.2%	4,589	23.3%
More than 50%	1,764	20.4%	1,582	22.4%	3,936	20.0%
Not computed	587	6.8%	322	4.6%	1,048	5.3%
Total	8,665	100.0%	7,051	100.0%	19,670	100.0%

Source: American Community Survey 2022 5-Year Estimates, Table S25074; EPS.

[1] See Table 9 for a definition of rent burden.

[2] Totals do not add to 100% because a subset of households did not have their income-to-rent ratio computed by the American Community Survey, either because they pay no rent or because they reported zero or negative income.

Table A-12
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Employed Residents by Industry (2012-2022)

Employed Residents by Industry
(2012 - 2022)

Item	City of Hanford						Kings County					
	2012		2022		Change		2012		2022		Change	
	Total	Share	Total	Share	Total	%	Total	Share	Total	Share	Total	%
Employment By Industry (NAICS)												
Ag., Forestry, Fishing and Hunting (11)	1,641	7.5%	1,945	8.9%	304	18.5%	8,205	15.8%	8,176	15.7%	(29)	(0.4%)
Mining, Quarrying, Oil & Gas Extr. (21)	7	0.0%	26	0.1%	19	271.4%	101	0.2%	98	0.2%	(3)	(3.0%)
Utilities (22)	161	0.7%	41	0.2%	(120)	(74.5%)	475	0.9%	251	0.5%	(224)	(47.2%)
Construction (23)	585	2.7%	768	3.5%	183	31.3%	1,642	3.2%	1,872	3.6%	230	14.0%
Manufacturing (31-33)	1,867	8.6%	2,117	9.7%	250	13.4%	4,474	8.6%	4,661	9.0%	187	4.2%
Wholesale Trade (42)	561	2.6%	658	3.0%	97	17.3%	1,614	3.1%	1,505	2.9%	(109)	(6.8%)
Retail Trade (44-45)	2,199	10.1%	2,750	12.6%	551	25.1%	4,686	9.0%	5,475	10.5%	789	16.8%
Transportation and Warehousing (48-49)	581	2.7%	771	3.5%	190	32.7%	1,724	3.3%	2,505	4.8%	781	45.3%
Information (51)	247	1.1%	270	1.2%	23	9.3%	395	0.8%	403	0.8%	8	2.0%
Finance and Insurance (52)	458	2.1%	384	1.8%	(74)	(16.2%)	737	1.4%	661	1.3%	(76)	(10.3%)
Real Estate and Rental Leasing (53)	332	1.5%	180	0.8%	(152)	(45.8%)	678	1.3%	415	0.8%	(263)	(38.8%)
Prof., Scientific, and Tech. Services (54)	741	3.4%	539	2.5%	(202)	(27.3%)	1,194	2.3%	1,691	3.3%	497	41.6%
Mgmt of Companies and Enterprises (55)	82	0.4%	31	0.1%	(51)	(62.2%)	82	0.2%	31	0.1%	(51)	(62.2%)
Admin., Support & Waste Mgmt Svcs (56)	872	4.0%	795	3.7%	(77)	(8.8%)	1,792	3.5%	1,733	3.3%	(59)	(3.3%)
Educational Services (61)	2,077	9.6%	1,987	9.1%	(90)	(4.3%)	4,339	8.4%	4,310	8.3%	(29)	(0.7%)
Health Care and Social Assistance (62)	3,317	15.3%	3,259	15.0%	(58)	(1.7%)	6,278	12.1%	6,536	12.6%	258	4.1%
Arts, Entertainment, and Recreation (71)	321	1.5%	387	1.8%	66	20.6%	1,105	2.1%	935	1.8%	(170)	(15.4%)
Accommodation and Food Services (72)	1,506	6.9%	1,671	7.7%	165	11.0%	3,487	6.7%	3,401	6.6%	(86)	(2.5%)
Other Services (except Public Admin.) (81)	1,110	5.1%	996	4.6%	(114)	(10.3%)	2,167	4.2%	1,933	3.7%	(234)	(10.8%)
Public Administration (9A-9B)	3,079	14.2%	3,408	15.7%	329	10.7%	6,745	13.0%	6,323	12.2%	(422)	(6.3%)
Civilian Employed Population 16 Years and Over	21,744	100.0%	22,983	100.0%	1,239	5.7%	51,920	100.0%	52,915	100.0%	995	1.9%

Source: ACS Table S2403 5-Year Estimates 2012 and 2022.

[1] Employment by industry includes jobs which pay wages or salaries, regardless of hours worked, and does not include those who are self-employed, working unpaid for a family business or farm, or private or household workers.

Table A-13
Kings-Tulare High Speed Rail Station TOD
Existing Conditions Analysis
Jobs by Industry (2011-2021)

Area Jobs by Industry (2011-2021)

Item	City of Hanford						Kings County					
	2011		2021		Change		2011		2021		Change	
	Total	% of Total	Total	% of Total	Total	%	Total	% of Total	Total	% of Total	Total	%
Employment By Industry (NAICS)												
Ag., Forestry, Fishing and Hunting (11)	177	1.2%	184	1.2%	7	4.0%	5,929	15.4%	6,236	13.8%	307	5.2%
Mining, Quarrying, Oil & Gas Extr. (21)	-	0.0%	0	0.0%	-	-	4	0.0%	2	0.0%	(2)	(50.0%)
Utilities (22)	92	0.6%	34	0.2%	(58)	(63.0%)	191	0.5%	174	0.4%	(17)	(8.9%)
Construction (23)	319	2.1%	452	2.9%	133	41.7%	941	2.4%	1,260	2.8%	319	33.9%
Manufacturing (31-33)	547	3.6%	591	3.8%	44	8.0%	3,942	10.3%	4,794	10.6%	852	21.6%
Wholesale Trade (42)	219	1.5%	188	1.2%	(31)	(14.2%)	548	1.4%	642	1.4%	94	17.2%
Retail Trade (44-45)	2,272	15.1%	2,224	14.2%	(48)	(2.1%)	3,080	8.0%	4,133	9.1%	1,053	34.2%
Transportation and Warehousing (48-49)	155	1.0%	294	1.9%	139	89.7%	691	1.8%	1,940	4.3%	1,249	180.8%
Information (51)	132	0.9%	58	0.4%	(74)	(56.1%)	168	0.4%	81	0.2%	(87)	(51.8%)
Finance and Insurance (52)	456	3.0%	416	2.7%	(40)	(8.8%)	556	1.4%	471	1.0%	(85)	(15.3%)
Real Estate and Rental Leasing (53)	289	1.9%	202	1.3%	(87)	(30.1%)	384	1.0%	357	0.8%	(27)	(7.0%)
Prof., Scientific, and Tech. Services (54)	338	2.2%	372	2.4%	34	10.1%	669	1.7%	924	2.0%	255	38.1%
Mgmt of Companies and Enterprises (55)	132	0.9%	295	1.9%	163	123.5%	133	0.3%	310	0.7%	177	133.1%
Admin., Support & Waste Mgmt Svcs (56)	323	2.1%	183	1.2%	(140)	(43.3%)	610	1.6%	533	1.2%	(77)	(12.6%)
Educational Services (61)	1,649	10.9%	1,396	8.9%	(253)	(15.3%)	4,581	11.9%	3,880	8.6%	(701)	(15.3%)
Health Care and Social Assistance (62)	3,765	25.0%	4,202	26.8%	437	11.6%	4,273	11.1%	7,918	17.5%	3,645	85.3%
Arts, Entertainment, and Recreation (71)	143	0.9%	79	0.5%	(64)	(44.8%)	1,953	5.1%	1,705	3.8%	(248)	(12.7%)
Accommodation and Food Services (72)	1,440	9.6%	2,060	13.1%	620	43.1%	2,386	6.2%	3,166	7.0%	780	32.7%
Other Services (except Public Admin.) (81)	723	4.8%	325	2.1%	(398)	(55.0%)	1,598	4.2%	692	1.5%	(906)	(56.7%)
Administrative Government (9A & 9B)	1,890	12.5%	2,112	13.5%	222	11.7%	5,806	15.1%	6,014	13.3%	208	3.6%
Total Employment	15,061	100.0%	15,667	100.0%	606	4.0%	38,443	100.0%	45,232	100.0%	6,789	17.7%

Source: U.S. Census OnTheMap 2011, 2021; EPS.

Section 1.0 Hanford High Speed Rail/ Cross Valley Corridor Project Constraints Analysis Overview

The Hanford High Speed Rail (HSR) Transit Oriented Development (TOD)/ Cross Valley Corridor (CVC) Project is a Plan Level design project for 983 acres of land on the eastern boundary of the City of Hanford. This Plan Area would primarily include medium to low density housing project and mixed-use development, focused around the California HSR station planned for the area. The Plan Area also consists of production and innovation areas, open space buffers, and agricultural activation areas to support this new development. This Plan area was identified in the General Plan as an Area of Interest without defined densities

The project would also include improvements to the CVC regional train line which would support multimodal connectivity in Kings County.

This document was prepared to support the planning efforts within the Plan Area by identifying environmental and planning constraints associated with development in the Plan Area. Some of the issues discussed in the following sections include:

- Agricultural Impacts
- Air Quality
- Biological Impacts
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Conditions
- Hydrology and Water Quality
- Noise and Vibration
- Transportation
- Utilities and Public Services

The following sections provide General Plan Policies, an overview of existing conditions, and high-level Plan Area analysis of each of these subject areas. Recommendations for compliance with planning requirements or General Plan mitigation measures are also stated where necessary.

Section 2.0 Agricultural Resources

The land within the Plan Area is predominantly utilized for agricultural purposes and redevelopment of these areas would reduce the availability of agricultural land and impact agricultural resources.

2.1 Relevant City Policies

2.1.1 Agriculture Policies

- Policy E23 Economic Development of Agriculture - Value and support agriculture as an industry and make it a key component of Hanford's economic development strategy.
- Policy E24 Recruit Agriculture-related Businesses - Recruit businesses that are agriculture-related, especially those that create value-added products.
- Policy E25 Support Innovation in Agriculture - Support innovation in the production, processing, and distribution of agricultural products and services.
- Policy E26 Protection of Agricultural Lands from Urban Encroachment - Utilize the Planned Area Boundary to delineate a long term boundary between agricultural and urban land uses, and strongly support long term agricultural operations outside the Planned Area Boundary that can be free from the threat of urban land use encroachment.

2.1.2 Development Boundaries Policies

- Policy L2 2035 Growth Boundary - Designate a 2035 Growth Boundary to serve as the limits of the area to be developed with urban uses during the 2015 to 2035 planning period. Locate the 2035 Growth Boundary along major roadways and other natural or manmade physical features that can serve as a physical boundary between urban and agricultural uses.
- Policy L6 Agriculture and the Urban Fringe - Recognize and protect the right of agricultural uses within the growth boundary to exist and continue to operate in proximity to new development on the fringes of the City.

2.1.3 City Form Policies

- Policy L13 Development Boundary at 13th Avenue - Locate the 2035 Growth Boundary at 13th Avenue to maintain a rural agricultural land use buffer between Hanford and the communities of Grangeville and Armona.

2.1.4 Residential Land Use Policies

- Policy L29 Agriculture - Recognize the right of agriculture to exist and continue to operate in proximity to the new residential development on the fringes of the city. Deed restrictions

may be required which inform future residents of the right of agriculture to continue within the limits of the law without interference or protest from nearby property owners.

2.1.5 Open Space Policies

- Policy L95 Purpose of Open Space Land Use Designation - Establish the Open Space land use designation to protect and enhance existing parks, designated agricultural easement preserves, and drainage courses and identify sites for new parks.
- Policy L96 Types of Uses in Open Space Land Use Designation - Typical uses in the Open Space land use designation include parks, pathways, storm drainage basins and water recharge areas, reservations for future freeway interchanges, areas designated for noise attenuation, and major landscape corridors along entryways into the city. While the Open Space designation is intended primarily for public agency use, private land may be designated Open Space. These would include land with storm drainage or other open space “easements” or private environmental or agricultural preserves.
- Policy L97 Open Space Conversion - Prohibit conversion of land designated as Open Space to developed urban uses unless an overriding public purpose requires such a conversion.

2.1.6 High Speed Rail Policies

- Policy T82 Mitigation of High Speed Rail Impacts - If High Speed Rail becomes a reality in Kings County, ensure that financial, environmental, and agribusiness impacts of the project are mitigated for the citizens of Hanford.

2.2 Existing Conditions

The Plan Area is almost entirely classified as Farmland of Statewide Importance. Additionally, some parcels within the plan area are also under California Land Conservation Act (Williamson Act) contracts. “Farmland of Statewide Importance” is land other than prime farmland with a combination of physical and chemical characteristics advantageous for producing food, feed, forage, and fiber. The Williamson Act commits a parcel to agricultural production for a 10-year period, during which time no conversion out of agricultural use is permitted. In return, the land is taxed at a rate that is based on actual use (i.e., agricultural production), as opposed to its unrestricted market value. These contracts can be canceled consistent with the requirements in the Act.¹

The two areas of the site under Williamson act contracts are a small parcel at the corner of Grangeville Boulevard and 7th Street and a stretch of parcels between Grangeville Boulevard and the Cross Valley Corridor (CVC) track area.

¹ California Department of Conservation. Williamson Act Program. Accessed August 26, 2025. <https://www.conservation.ca.gov/dlrp/lca/>.

Under the General Plan, the Plan Area was classified as an “Area of Interest” which did not have specified land use designations, but was planned for a change of land use from agricultural to other land uses. This was determined to be a Significant Unavoidable Impact on agricultural land resources.

Agricultural Resources in the project area can be seen in Figures 1 and 2 below.

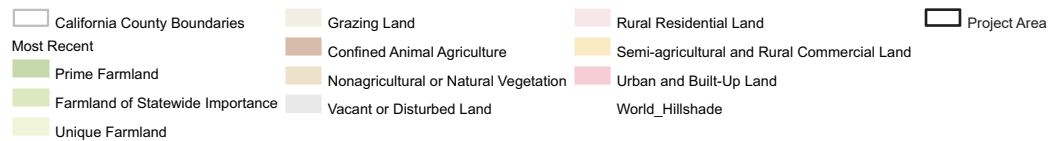
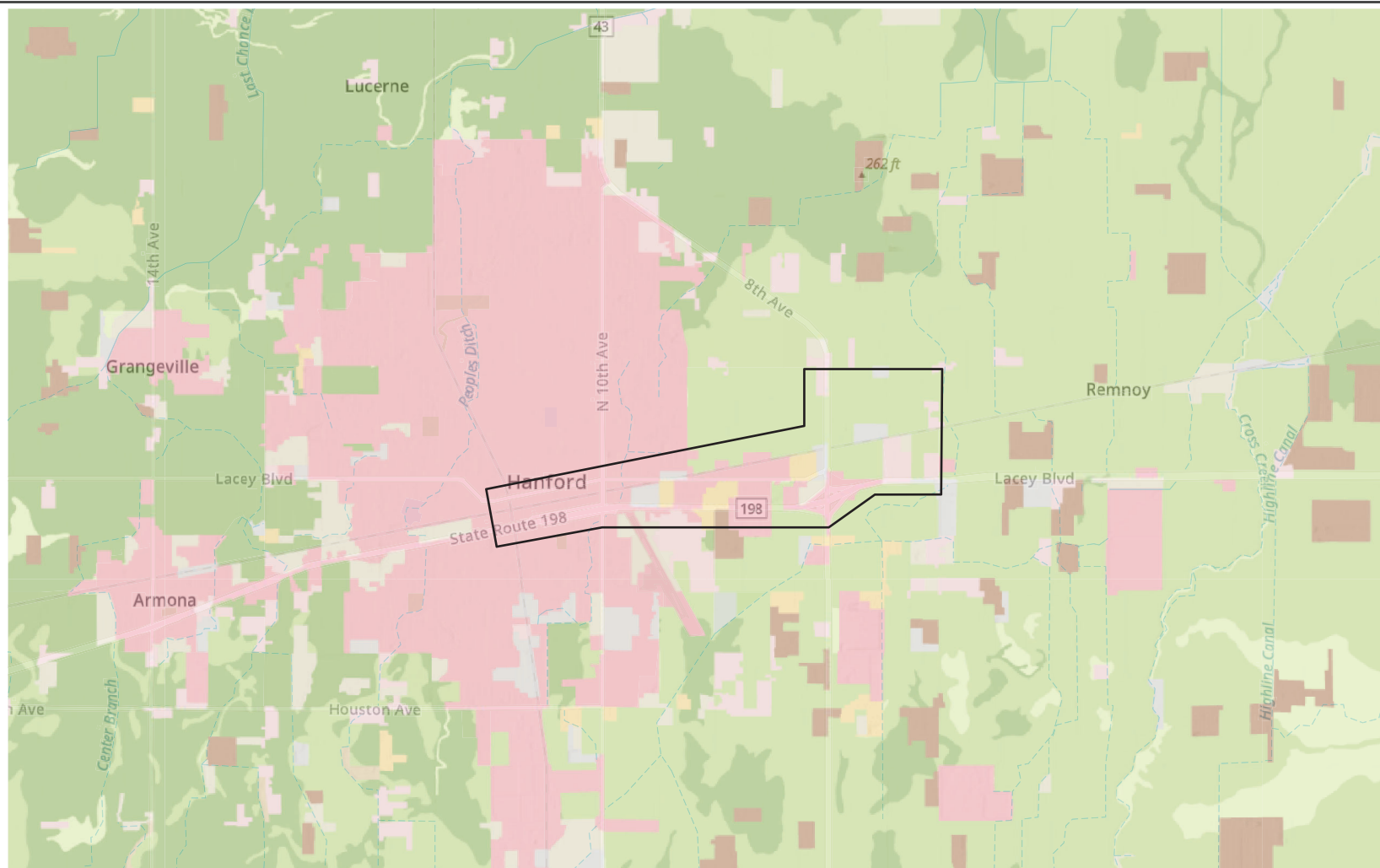
2.3 Potential Agricultural Resource Issues Resulting from Development Within the Plan Area

Environmental impacts for agricultural resources are based on the following thresholds of significance:

- Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use;
- Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract;

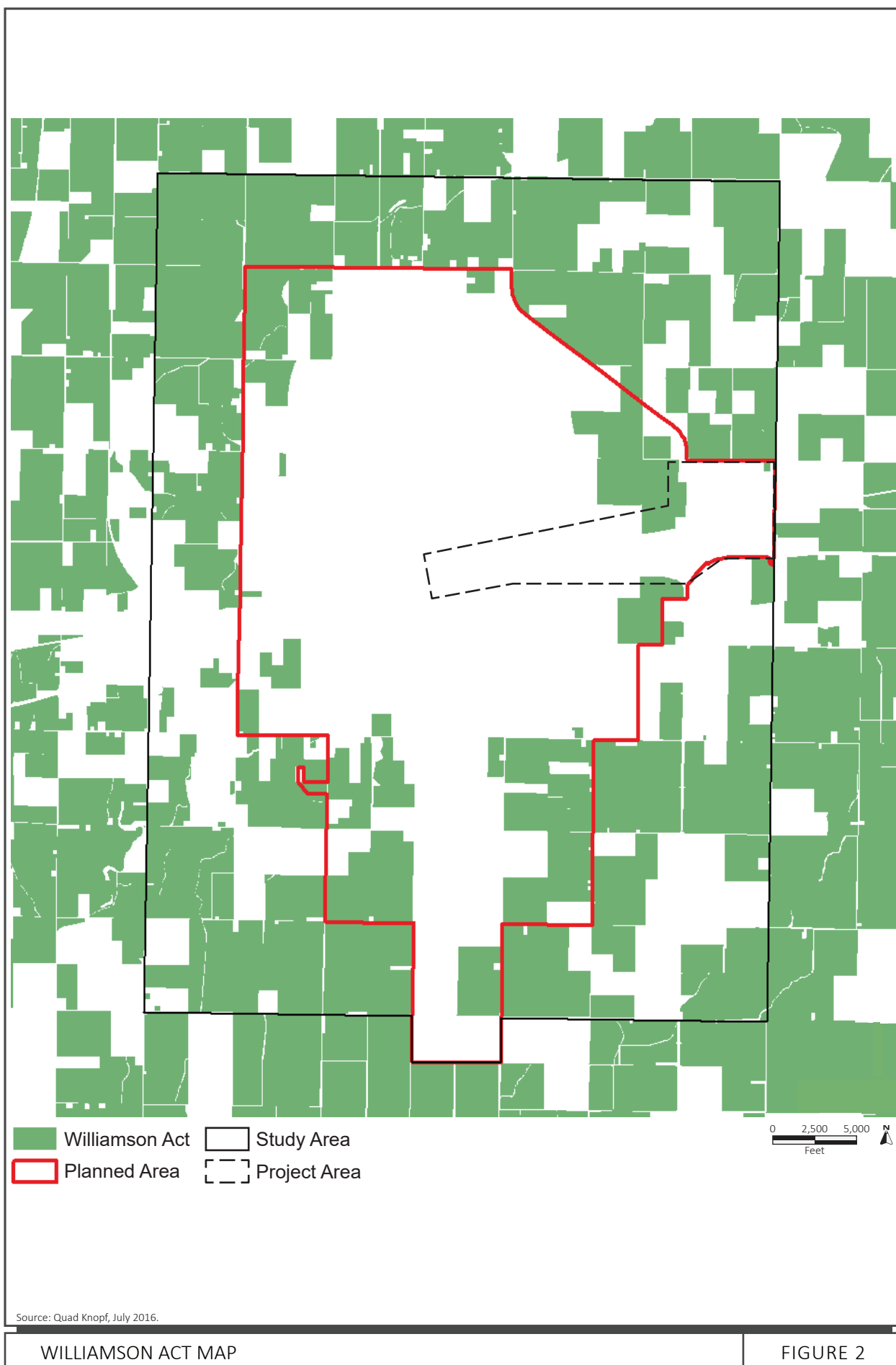
As stated above, the General Plan 2035 EIR determined that development under the plan, including within the Plan Area would result in a Significant and Unavoidable Impact to Farmland of Statewide Importance. All future development in the vicinity of the General Plan and Plan Area would be subject to review in separate environmental documents, where a Land Evaluation and Site Assessment (LESA) Model may be required. This model would provide a numeric threshold for determining significance under the California Environmental Quality Act (CEQA) of impacts on conversion of mapped farmland to non-agricultural uses.

Prior to future development, any land under a Williamson Act land use contract would have to file a notice of non-renewal or cancellation and go through the necessary process. Future development could result in conflicts with Williamson Act land use contracts because proposed urban land uses are not compatible with such contracts and impacts would be significant and unavoidable.



CALIFORNIA IMPORTANT FARMLAND FINDER

FIGURE 1



Prior to development in the Williamson Act controlled parcels, proper cancelation procedures would need to be followed, which could result in some delays in project approvals.

The Plan as proposed would include 55-acres, across several planned areas, of agricultural inclusive uses which would partially replace the land removed that supported agricultural resources. This would not represent a substantive loss of Farmland of Statewide Importance, which may not be mitigatable.

Section 3.0 Air Quality

Development of the Plan Area would require construction activities and would result in new uses that would generate air quality pollutants in the City. These new projects could result in air quality impacts in the air basin.

3.1 Relevant City Policies

3.1.1 Heavy Industrial Policy

- Policy L91 Incompatible Adjacent Land Uses - Prohibit the establishment of Residential and other sensitive land uses near Heavy Industrial land use designations.

3.1.2 Air Quality Management

- Policy AQ 4.1: Assess and mitigate project air quality impacts using analysis methods and significance thresholds recommended by the San Joaquin Valley Air Pollution Control District
- Policy AQ 4.2: Assess and mitigate project greenhouse gas/climate change impacts using analysis methods and significance thresholds as defined or recommended by the San Joaquin Valley Air Pollution Control District.
- Policy AQ 4.3: Ensure that air quality and climate change impacts identified during California Environmental Quality Act review are minimized and consistently and fairly mitigated to the greatest extent feasible.
- Policy AQ 4.7: Work with the San Joaquin Valley Air Pollution Control District to ensure implementation of particulate emission controls required by Regulation VIII – Fugitive PM10 for construction and grading activities.

3.1.3 Hazardous Emissions and Public Health

- Policy AQ 8.1: Locate residential development projects and projects categorized as sensitive receptors an adequate distance from existing and potential sources of hazardous emissions such as major transportation corridors, industrial sites, and hazardous material locations.
- Policy AQ 8.2: Locate new air pollution point sources such as, but not limited to, industrial, manufacturing, and processing facilities an adequate distance from residential areas and other sensitive receptors.
- Policy AQ 9.2: Require all access roads, driveways, and parking areas serving new commercial and industrial development are constructed with materials that minimize particulate emissions and are appropriate to the scale and intensity of use.
- Policy AQ 9.3: Develop a street cleaning and soil track-out cleanup program to reduce PM10 emissions from City maintained roads to the maximum extent feasible.

3.1.4 Relationship of Health to Land Use Patterns and Parks Access Policies

- Policy H68 New Growth Areas - Encourage a land use pattern, density, and mix of uses in new growth areas that minimize the number of vehicle miles traveled and support viable choices for public transit, bicycling, and walking.
- Policy H69 Separation between Incompatible Land Uses and Residential Neighborhoods - Maintain a separation between uses that are incompatible with residential neighborhoods.

3.2 Existing Conditions

The Plan Area is primarily utilized for agricultural activities and industrial uses, with scattered residential uses. The air basin around the Plan Area is controlled by the San Joaquin Valley Air Pollution Control District (SJVAPCD), which has put in place compliance goals to meet state and federal requirements for air quality. The San Joaquin Valley is in Nonattainment for Ozone and Particulate Matter (PM10 and PM2.5), which is predominately from dust blown from open fields or roadways. Local and regional farm operation contribute about 14 percent of PM10 in the Air Basin.²

To reduce issues associated with these contaminants the SJVAPCD has the following rules for development in the City of Hanford:

- Regulation VIII (Fugitive PM10 Prohibitions) – This regulation is comprised of Rules 8011 through 8081 which are made to reduce PM10 emissions such as dust and dirt, generated by human activity. This includes construction and demolition activities, road construction, materials storage, paved and unpaved roads, and dirt carried out by the construction vehicles.
- Rule 8021 (Construction, Demolition, Excavation, and Other Earthmoving Activities) – This Rule requires construction projects to submit a Dust Control Plan if a non-residential project disturbs a surface of more than five acres or more. These plans would be submitted to the SJVAPCD.
- Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving, and Maintenance Operations) – Requires development using asphalt in paving operations to use cutback, slow cure, or emulsified asphalt for paving operations.

The General Plan EIR determined that through compliance with SJVAPCD policies and regulations the short-term construction impacts associated with build-out of the General Plan would be required for development in the City.

² City of Hanford. General Plan 2035 Draft EIR. July 2016.

3.3 Potential Air Quality Issues Resulting from Development Within the Plan Area

3.3.1 Construction Impacts

Projects in the Plan Area would result in the release of construction criteria pollution emissions as well as PM₁₀, PM_{2.5}³, and diesel particulate matter (DPM) which are classified as toxic air contaminants (TACs). This would cumulatively contribute to existing air quality issues in the Air Basin, however impacts would be a temporary condition during each development action. Since the area is in non-attainment with state and federal particulate standards, future projects would be required to comply with Rule 8011, 8021, and 8071 of the SJVAPCD. These rules require measures to capture particulate matter during construction. Additionally, all roadways would need to be watered down and all access roads and parking areas for construction vehicles would require an asphalt-concrete pavement.

Further, the following measures from the Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI) are required for all new development under the General Plan:

- All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.
- All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.
- All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.
- With the demolition of buildings up to six stories in height, all exterior surfaces of the building shall be wetted during demolition.
- When materials are transported offsite, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.
- All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.

³ PM₁₀ and PM_{2.5} are primarily the result of dust generated by construction activities.

- Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.
- Within urban areas, track out shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday.

Through the inclusion of these measures, construction of projects within the Plan Area would comply with City of Hanford air quality policies.

3.3.2 Operational Impacts

Development of the Plan Area could result in development of sites near existing areas that emit TACs. To avoid impacts with these emissions the developments within the Plan Area, the individual developments will have to comply with the following Mitigation Measures. These measures would protect new residents in the Plan Area from existing air quality issues in the area.

MM 4.3-1: Appropriate Siting of Sensitive Receptors

The City of Hanford shall require residential development projects and projects categorized as sensitive receptors to be located an adequate distance from existing and potential sources of toxic emissions such as freeways, major arterials, industrial sites, and hazardous material locations. In addition, the City of Hanford should require new air pollution point sources such as, but not limited to, industrial, manufacturing, and processing facilities to be located an adequate distance from residential areas and other sensitive receptors (Included in the Table on page 4.3-38 of the General Plan Update Draft EIR).

MM 4.3-2 Appropriate Siting of Sensitive Receptors

Future Development and infrastructure projects that are similar in nature to freeways and high-traffic roads, distribution centers, rail yards, refineries, chrome platers, dry cleaners, and gasoline dispensing facilities shall require assessment to determine whether sensitive receptors would be exposed to TACs. The City of Hanford shall require or perform air toxic risk assessments to determine air toxic impacts on an as-needed basis.

3.3.3 Odors

Development of the Plan Area would require some new uses to be located next to existing industrial areas or agricultural uses that are associated with odors that could adversely affect new residents. The development in the Plan Area would be required to comply with the following Mitigation Measure from the General Plan EIR which would analyze and condition projects near high odor areas.

MM 4.3-3 Odors Assessment

The City of Hanford shall require an assessment of new and existing odor sources for future land use development projects to determine whether sensitive receptors would be exposed to objectional odors and apply recommended applicable mitigation measures as defined by the SJVAPCD and best practices. Additionally, the City shall require conditions related to Conditional Use Permit approval associated with odors when necessary and on a case-by-case basis.

3.3.4 Cumulative Impacts

In addition to these project level impacts; a cumulative analysis should be prepared for the Plan Area to consider the increases in emissions from the totality of the development effort. This should be compared to Air District thresholds and policies to determine the extent of increases.

Section 4.0 Biological Resources

The proposed project would redevelop approximately 563 acres within the City of Hanford, predominately occupied by agricultural land. Development of this area would require environmental analysis, under CEQA, including an assessment of biological impacts.

4.1 Relevant City Policies

4.1.1 Natural Habitat Policies

- Policy O30 Provision of Open Space Areas - Preserve and enhance natural open space areas.
- Policy O31 Wetland and Riparian Corridors - Where appropriate and feasible, establish permanent mechanisms to protect wetlands and riparian corridors.
- Policy O32 Vernal Pools: Identify and protect vernal pools that may be located in the Planning Area
- Policy O33 Recreation and Sensitive Habitat - Avoid the potential negative impacts of increased human activity on sensitive habitat areas when establishing new recreational facilities or programs.
- Policy O34 Impacts from Development - Ensure that potential impacts to biological resources and sensitive habitat are carefully evaluated when considering development projects.
- Policy O35 Non-native Invasive Species - Manage or eliminate nonnative invasive species from City-owned property and open space.
- Policy O36 Mature Trees - Promote the preservation of existing mature trees and encourage the planting of appropriate shade trees in new developments.
- Policy O37 Native Tree Species and Drought Tolerant Vegetation - Encourage the planting of native tree species and drought-tolerant vegetation.

4.1.2 Wildlife and Sensitive Species Policies

- Policy O38 Endangered Wildlife and Habitat - Establish programs in connection with environmental review processes to protect endangered wildlife and their habitats.
- Policy O39 Sensitive Wildlife - Work with state, federal, and local agencies on the preservation of sensitive wildlife species in the City.

4.2 Existing Conditions

The core area of the City of Hanford is a low-density urban area surrounded by agricultural uses. The biological resources in the Plan Area were identified in the General Plan EIR, derived from United States Fish and Wildlife Service (USFWS) and California Department of Wildlife (CDFW) databases

for habitat and species distribution. The primary biological resources within the Plan Area are trees which may provide habitat for birds, and open, undeveloped areas which may provide habitat for plant and animal species since they are not developed. A majority of the undeveloped areas in the Plan Area are utilized for agriculture and would be considered disturbed or low-quality habitat for native species.

4.2.1 Protected Plant and Animal Species

The Plan Area does not have designated habitat areas under the USFWS or CDFW jurisdiction. The General Plan EIR identified seven special-status plants and 25 special-status wildlife species within the City of Hanford boundaries. Figure 4.4-2 of the General Plan EIR identified Swainson's Hawk as a potential species of concern within the Plan Area.

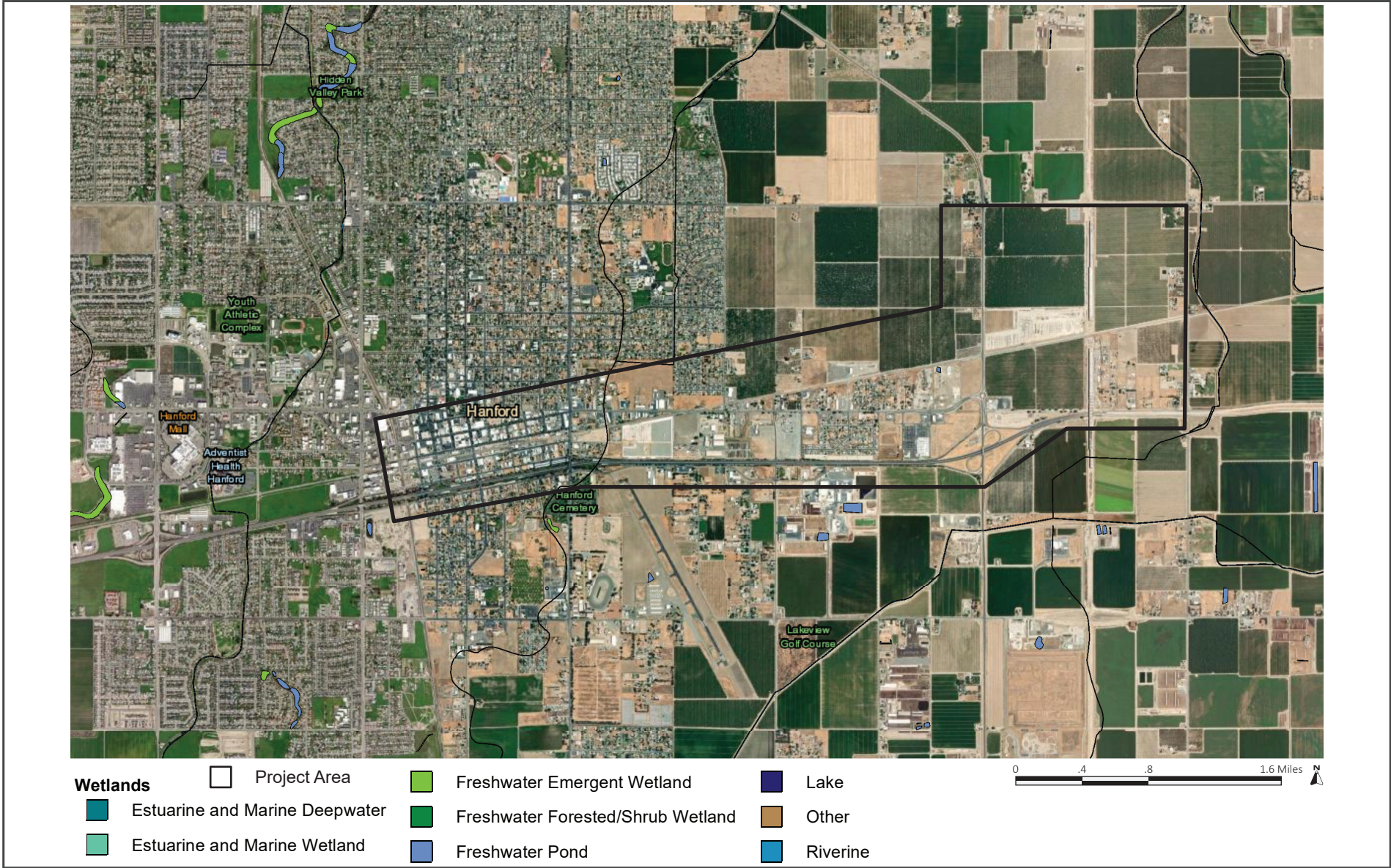
4.2.2 Wetlands

The Plan Area does not have any riparian areas or other undisturbed aquatic habitat areas. Based on a review of the National Wetlands Inventory, the Plan Area contains one freshwater pond wetland, approximately 1,100 feet northwest of the intersection of Lacey Boulevard and Highway 43.⁴ The location of this wetland area can be seen in Figure 3 below.

4.3 Potential Biological Issues Resulting from Development Within the Plan Area

Development of the CVC would require removal of trees which may provide habitat for protected bird species, including Swainson's Hawk. In accordance with the General Plan EIR Mitigation Measure 4.4-1, future development would be required to prepare biological assessments and perform preconstruction surveys to determine if species are present. The mitigation would identify species of bird present in development areas and provide guidance on buffers and avoidance measures to reduce impacts on these species. This would ensure active nests are preserved.

⁴ United States Fish and Wildlife Service. National Wetlands Inventory (NWI) Viewer. Accessed September 5, 2025.



WETLANDS IN PLAN AREA

FIGURE 3

Development in the Plan Area would have the potential to impact one wetland area classified as a freshwater habitat wetland area. In the event that wetlands are encountered, the General Plan EIR includes Mitigation Measure 4.4-2 requiring a biological assessment featuring wetland delineation in areas with these resources. Any mitigation or offsets required for these areas would require coordination with the Army Corps of Engineers and CDFW.

Removal of trees would be required to comply with the tree removal and replacement policies required by the City of Hanford, including Chapter 12.12 Street Trees and Shrubs of the Municipal Code.

Section 5.0 Cultural Resources

The proposed project would redevelop approximately 563 acres within the City of Hanford, predominately occupied by agricultural land. Development of this area would require environmental analysis, under CEQA, including an assessment of cultural and historical impacts.

5.1 Relevant City Policies

5.1.1 Historic Properties Policies

- Policy L9 - Maintain the historic downtown as the physical center of the community.
- Policy L134 - Encourage the conservation and/or restoration of existing structures with recognized historical value.
- Policy O40 - Continue to preserve historic resources by delineating historic preservation districts and requiring design review of proposals affecting historic buildings.
- Policy O41 - Encourage the rehabilitation, restoration, and reconstruction of designated historic structures in the Downtown.
- Policy O43 - Adopt flexible land use and design standards to allow the adaptive reuse of historic buildings with a variety of economically viable uses, while minimizing impacts to the historic value and character of sites and structures.
- Policy O44 - Promote the use of the State Historic Building Code to facilitate the reuse and conversion of historic buildings to alternative uses.
- Policy O47 - Consult with the California Archaeological Inventory Southern San Joaquin Valley at California State University, Bakersfield about potential cultural sites on projects that could have an impact on cultural resources.
- Policy O48 - Halt construction at a development site if cultural resources are encountered unexpectedly during construction.

5.1.2 Archeological Policies

- Policy O45 - Consult with appropriate Native American associations about potential archaeological sites in the beginning stages of the development review process.
- Policy O46 - Require archaeological studies by a certified archeologist in areas of archeological potential significance prior to approval of development projects.
- Policy O47 - Consult with the California Archaeological Inventory Southern San Joaquin Valley at California State University, Bakersfield about potential cultural sites on projects that could have an impact on cultural resources.
- Policy O48 - Halt construction at a development site if cultural resources are encountered unexpectedly during construction.

5.2 Existing Conditions

5.2.1 Archaeological Resources

According to the General Plan 2035 Draft EIR, prior to 1939, few archeological resources were identified in the City of Hanford. Since then, resources have been discovered associated with the Native American tribes that previously occupied the Hanford region. Many of these resources are connected to the sloughs which passed through the region. The most recent of these deposits were found along Grangeville Boulevard and within the Mussel Slough.

During the General Plan process, consultation with the Santa Rosa Rancheria Tachi Yokuts Tribe identified that tribal cultural resources could be present in shallow deposits in areas where historic sloughs were located. Historic slough pathways would represent sensitive areas for these resources.

Other historic archaeological resources associated with prior development in the City of Hanford was discovered in 1993, specifically in the area along the railroad corridor leading to Armona.

5.2.2 Historic Structures

Historic structures in the City of Hanford are primarily focused in the downtown area. These structures include:

- 7040 Lacey Boulevard (1926-27 Craftsman-style residence)
- 832 Grangeville Boulevard (1940 Vernacular style residence with some Craftsman elements)
- 609N N. 10th Avenue (circa 1940 Minimal Traditional residence)
- 625 N. 10th Avenue (circa 1920 Vernacular-style church)
- 8810 12th Avenue (1960 Ranch-style residence)
- 8880 12th Avenue (1942 Ranch-style residence)
- 8951 12th Avenue (1952 No style/Spanish eclectic? Residence)
- 9075 12th Avenue (1962 Dutch Colonial-style First Lutheran Church)
- 9439 12th Avenue (1957 Ranch-style residence)
- 9501 12th Avenue (1957 Ranch-style residence)
- Hill Street Water Tank #3 (1947)

The only identified historic resource within the Plan Area is the house located at 7040 Lacey Boulevard.

5.3 Potential Cultural Issues Resulting from Development Within the Plan Area

Development in the Plan Area would require the demolition of structures and excavation for underground utilities and/or parking. Disturbance of soil within the Plan Area would have the potential to uncover previously unrecorded historic and prehistoric archeological resources. General Plan Policies O45-O48, condition development within the City of Hanford to:

- Consult with appropriate Native American associations about potential archaeological sites in the beginning stages of the development review process.
- Require archaeological studies by a certified archeologist in areas of archeological potential significance prior to approval of development projects.
- Consult with the California Archaeological Inventory Southern San Joaquin Valley at California State University, Bakersfield about potential cultural sites on projects that could have an impact on cultural resources.
- Halt construction at a development site if cultural resources are encountered unexpectedly during construction.

These measures would be required for development within the Plan Area to mitigate impacts on archeological resources.

Demolition of any potentially historic structure (structures greater than or equal to 50 years old) within the Plan Area would require a Department of Parks and Recreation Form (DPR Form) and Historic Resources Evaluation to be prepared by a historic resources professional. This document would classify and identify any structures to determine if they are eligible for listing as a federal, state, or local historic resource. If a structure is identified as eligible for listing as a historic resource, the project would be required to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. If full demolition of a historic resource is proposed, the development would require an Environmental Impact Report as demolition would constitute a Significant Unavoidable Impact.

Section 6.0 Geology and Soils

Development of the Plan Area would construct structures on land currently utilized for agricultural purposes. This would potentially require building techniques to stabilize unstable areas and could place new residents in area where geologic activity may occur.

6.1 Relevant City Policies

6.1.1 Soils Policy

- Policy O11 - Require new development to implement measures to minimize soil erosion related to construction.

6.1.2 Water Pollution Prevention Policy

- Policy O29 - Implement the National Pollution Discharge Elimination System (NPDES) Stormwater Permit and, for those properties exempt from the Permit, require a storm water pollution prevention plan, including use of best management practices, to control erosion and sedimentation during construction.

6.1.3 Health, Safety, and Noise Element

- Goal H3 - Reduced risk to public health and safety and disruption of social, economic, and environmental welfare resulting from natural hazards.

6.1.4 Earthquake Policies

- Policy H15 - Maintain and enforce current buildings codes and standards to reduce the potential for structural failure caused by ground shaking and other geologic hazards.
- Policy H17 - Require geologic and soils studies to identify potential hazards as part of the approval process for all new development prior to grading activities where questionable conditions exist.

6.2 Existing Conditions

There are no geological hazards, such as landslide areas, fault rupture hazards, liquefaction zones, or unstable landforms, or fault areas within or near the City of Hanford. The Plan Area is not within a seismic hazard area.⁵

⁵ USGS. U.S. Geological Survey Quaternary Faults Map. August 26, 2025.

Soils within the Plan Area consist primarily of Kimberlina fine sandy loam, saline-alkali. This soil is a fine sandy loam well suited for agriculture and normally associated with alluvial plains. Liquefaction potential in this area is low and only expected in the unlikely event of seismic activity coupled with a storm that severely saturates soils.⁶

Alluvial soils have the potential to be instable and have a risk of collapse if buildings are constructed on top of them, depending on specific soil composition and structure. Site specific study would be required to identify if these conditions were present on a given site.

6.3 Potential Geology and Soils Issues Resulting from Development Within the Plan Area

Policy O11 of the General Plan requires new development to implement measures to minimize soil erosion related to construction and Policy O29 requires implementation of the NPDES General Permit for Storm Water Discharges Associated with Construction Activities (General Permit). The NPDES requirements apply to any development disturbing more than one acre of soil. For those properties exempt from the General Permit (No. 2012-0006-DWQ), a storm water pollution prevention plan (SWPPP), including use of best management practices (BMPs), to control erosion and sedimentation during construction would be required.

In addition, adherence to the Hanford Municipal Code, particularly Chapter 15.55 (Grading), and the CBC, along with the plan check and development review process would assist in the development of proper erosion control during construction. Compliance with NPDES requirements, applicable City General Plan policies, as well as the Hanford Municipal Code, and the CBC would ensure that future development within the Plan Area would not result in substantial erosion or loss of topsoil during construction.

Development in the Plan Area could be constructed on unstable soils or exposed to seismic shaking from faults around the City of Hanford, more specifically the San Andreas Fault approximately 44 miles west. Future development would be required to adhere to Hanford Municipal Code and CBC requirements as well as future development-specific geotechnical and soil studies to address potential subsidence issues or other ground failures related to seismic ground shaking. Future development plans and technical reports would be reviewed and approved by the City Building Division on a case-by-case basis to ensure that hazards arising from subsidence, ground failure, and seismic activity would be minimized to the extent practicable.

⁶ United States Department of Agriculture. Custom Soil Resource Report for Kings County, California. Web Soil Survey. August 26, 2025

Section 7.0 Hazards and Hazardous Conditions

The development of the Plan Area would disturb soil and potentially expose workers and residents to hazards and hazardous conditions.

7.1 Relevant City Policies

7.1.1 Hazardous Materials and Toxic Waste Policies

- Policy H30 Industrial Hazardous Materials - Require industrial uses that rely extensively on the use of hazardous materials to adopt an acceptable use, storage, disposal, and emergency response program that has been approved by appropriate agencies.
- Policy H31 Adequate Separation from Sensitive Uses - Require adequate separation between industrial areas where hazardous materials are present and sensitive uses such as schools, residential areas, parks, and public facilities.
- Policy H32 Project Review Evaluation - Evaluate the risks involving the disposal, transport, manufacture, storage and handling of hazardous material in Hanford in the project review process.
- Policy H34 Sensitive Receptors - Avoid siting uses with new sensitive receptors near existing industrial facilities that use or produce hazardous material or may emit toxic air contaminants.

7.1.2 Hazardous Waste Transport Policies

- Policy H36 Transport of Hazardous Materials - Promote the safe transport of hazardous materials through Hanford by designating hazardous material carrier routes to direct hazardous materials away from populated and other sensitive areas, and prohibiting vehicles transporting hazardous materials from parking on City streets. Coordinate with the California Highway Patrol to maintain designated travel routes through the Hanford Area for vehicles transporting hazardous materials.

7.1.3 Brownfields Policies

- Policy H37 Property Clean Up - Ensure that hazardous materials are cleaned up before a property is developed or redeveloped.

7.2 Existing Conditions

The Plan Area is located approximately 1.6 miles northeast of the nearest airport, Hanford Municipal Airport. Based on the Hanford Airport Master Plan, the Plan Area would not fall within a noise or safety contours defined for the Airport.

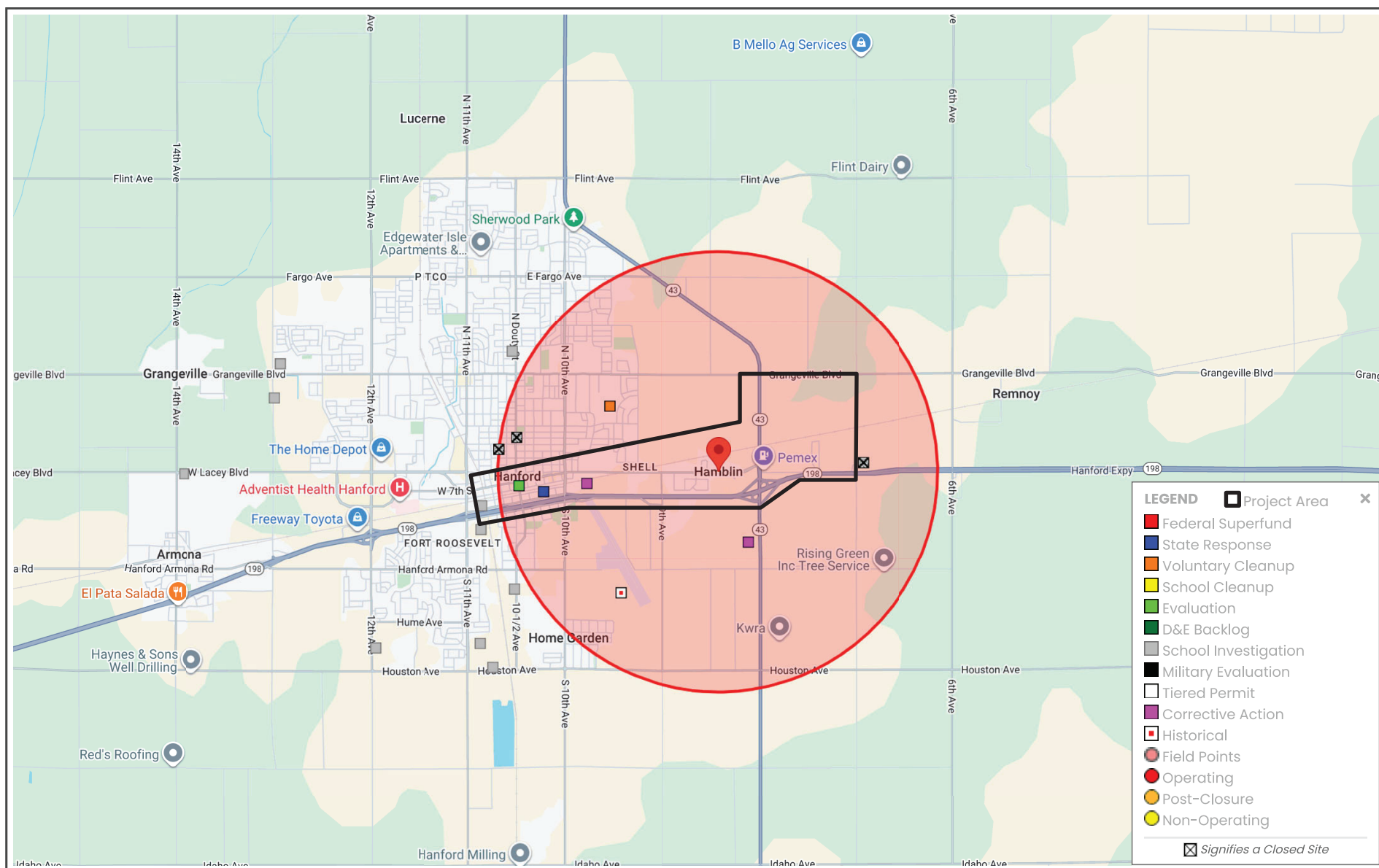
Based on a review of the Cortese List, there is one closed cleanup case on the Envirostor database and two closed cleanup cases on the Geotracker database. Cases may not be reported or may be unknown in the project area in addition to these three known cases. These sites can be seen on Figures 4 and 5 below.

The Plan Area has been used as agriculture land for many years and, as a result, the use of pesticides and other chemicals would have accumulated in the soils on these parcels. Additionally, any parcels with buildings constructed prior to 1980 have the potential to contain asbestos containing materials and lead based paint.

7.3 Potential Hazardous Conditions Issues Resulting from Development Within the Plan Area

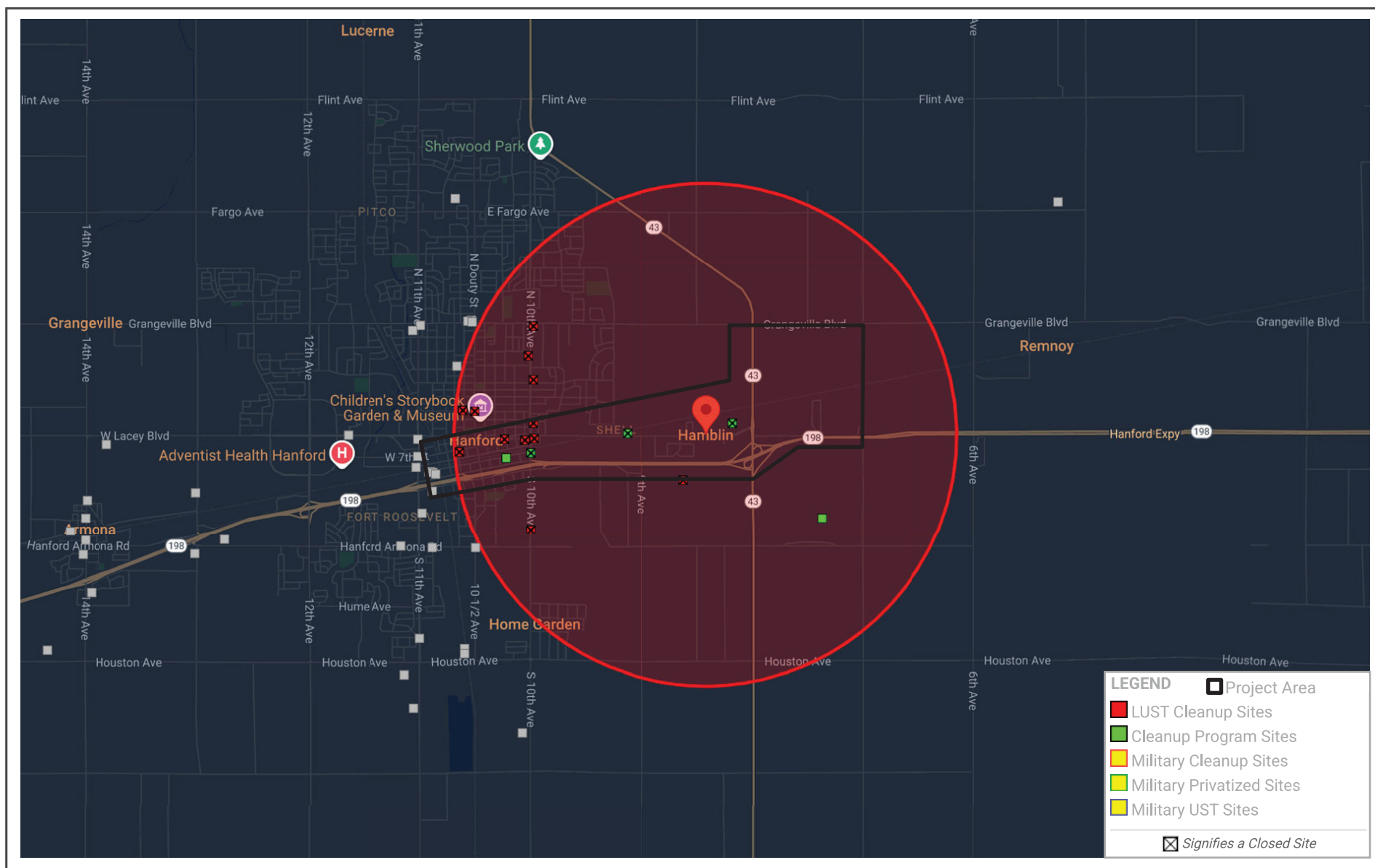
As stated above, the project site is not within an area affected by airport operations, therefore, the airport would not be a constraint for the Plan Area.

All development within the Plan Area would require the preparation of Phase 1 environmental site assessment (ESA) to determine if hazardous conditions (i.e., soil and/or groundwater contamination, soil vapor) exist on the site that would represent hazards to construction workers, nearby receptors, and future residents. Depending on the findings of the Phase 1 ESA, site-specific soil and groundwater testing may also be required.



ENVIROSTOR MAP

FIGURE 4



GEOTRACKER MAP

FIGURE 5

All projects requiring demolition of structures older than 1980 would be required to comply with OSHA regulations for the handling and disposal of materials such as lead and asbestos.

As noted above, if likely contamination is identified in the Phase 1 ESA, site-specific investigations may be necessary for sites within the Plan Area. Mitigation measures for hazardous conditions can include site remediation, vapor barriers, and soil management plans which would remove or reduce the hazards.

Section 8.0 Hydrology and Water Quality

Construction in the Plan Area would disturb soil and could increase pollutants in runoff. Additionally, the new development would increase impervious surfaces, due to the loss of agricultural land, in the Plan Area which would increase runoff and potential flooding during storm events.

8.1 Relevant City Policies

8.1.1 Water Conservation Policies

- Policy O24 Recharge Basins - Protect existing groundwater recharge basins and natural and manmade sloughs and seek the establishment of new basins within and around Hanford.

8.1.2 Water Pollution Prevention Policies

- Policy O29 Storm Water Pollution Prevention - Implement the NPDES Stormwater Permit and for those properties exempt from the Permit, require a storm water pollution prevention plan, including use of best management practices, to control erosion and sedimentation during construction.

8.1.3 Water Supply and Treatment Facilities Policies

- Policy P4 Groundwater Management Program - Work cooperatively with other water management agencies to prepare a groundwater management program as needed to ensure sufficient water supply for new growth identified in the land use element.
- Policy P5 Groundwater Recharge - When necessary and practical, cooperate with other water agencies to acquire water for the recharge, replenishment and/or banking of groundwater for future demand.

8.1.4 Flood Policies

- Policy H20 New Development Requirements for Flood Protection - Require new development to provide onsite drainage or contribute towards their fair share cost of off-site drainage facilities to handle surface runoff.
- Policy H21 Stormwater System Maintenance - Provide ongoing stormwater maintenance activities such as routine inspections, cleaning, and preventive repairs.

8.2 Existing Conditions

The existing Plan Area is relatively pervious due to the primarily rural land uses, and allows for rainwater to naturally infiltrate into the soil and recharge groundwater basins. The Plan Area does

not feature any rivers or natural water bodies experiencing pollution or runoff. The Plan Area is within an area of minimal flood hazard and would not be expected to experience a 100-year storm flood event.⁷

The entire City of Hanford, including the Plan Area, is within the Pine Flat Dam Inundation Area. According to the General Plan, the City's water resources are managed by the Kings County Water District (KCWD). As the Groundwater Sustainability Agency (GSA), Mid-Kings River GSA manages water supplies within the Tulare Lake Subbasin, including the Mid-Kings River Subarea, which is used for City's water supply. Under the proposed General Plan development predictions, the City of Hanford would result in a greater demand for groundwater; however, formation of the GSA was determined to reduce groundwater consumption for the City of Hanford to comply with water conservation policies. The Plan Area does not contain specified groundwater recharge areas such as canals or other drainage features.⁸

8.3 Potential Hydrology and Water Quality Issues Resulting from Development Within the Plan Area

Development of the Plan Area would require disturbance of soil during construction which would release sediment that would be captured by runoff and end up in waterways around the City. All future development would be required to comply with General Permit Order No. 2012-0006-DWQ during construction which includes BMPs to capture sediment before it is released in runoff. This would prevent the release of pollutants into waterways during construction.

New development would also be required to implement appropriate Minimum Control Measures and design standards in compliance with the Phase II General Permit as outlined in the Storm Water Management Plan (SWMP); as well as the City's grading plan and site development requirements. To comply with these requirements, new development would have to incorporate BMPs and adhere to design standards to maximize the reduction of pollutant loading in runoff to the maximum extent practicable. Following standard processes, the City Building Division would review and approve grading plans and site development requirements for each new development on a case-by-case basis.

Development in the Plan Area would place more development within existing floodplains and an area of potential dam inundation. The risk of these flooding events is low so the new development would not be expected to conflict with floodplain or flood hazard conditions. Additionally, runoff from the Plan Area would result in more pollutants entering stormwater so LID measures would be required for development to filter this runoff.

⁷ FEMA. FEMA FIRM Viewer. Accessed September 17, 2025.
<https://msc.fema.gov/portal/search?AddressQuery=hamblin%2C%20CA>.

⁸ City of Hanford. General Plan 2035 Draft EIR. July 2016.

Infiltration of groundwater into the soil would be reduced by future development because the total surface area of impervious surfaces within the Plan Area would be expected to increase. Implementation of drainage basins and low impact design features would, however, facilitate water running off the impervious surfaces to be absorbed into the ground instead of directly entering the storm drain system. Additionally, the KCWD has multiple projects to improve groundwater recharge throughout the City which would provide more infiltration area for the new development I the Plan Area.

Section 9.0 Noise and Vibration

Development of the Plan Area would require construction activities and would result in new sources of noise in the City. These new projects could result in noise impacts resulting from new traffic or stationary noise sources on-site.

9.1 Relevant City Policies

9.1.1 Construction Noise Ordinances

- **Construction or Repair of Buildings, Excavation of Streets and Highways.** The construction, demolition, alteration or repair of any building or the excavation of streets and highways other than between the hours of 7:00 a.m. and 8:00 p.m. In cases of emergency, construction or repair noises are exempt from this provision. In non-emergency situations, the city manager, or designee, may issue a permit, upon application, if the city manager, or designee, determines that the public health and safety, is affected by loud and raucous noise caused by construction or repair of buildings or excavation of streets and highways between the hours of 8:00 p.m. and 7:00 a.m. will not be impaired, and if the city manager, or designee, further determines that loss or inconvenience would otherwise result. The permit shall grant permission in non-emergency cases for a period of not more than three days. The permit may be renewed once for a period of three days or less.
- **Commercial Establishments Adjacent to Residential Property.** Unreasonably loud and raucous noise from the premises of any commercial establishment, including any outdoor area which is part of or under the control of the establishment, between the hours of 10:00 p.m. and 7:00 a.m., which is plainly audible at any residential property or noise sensitive institution and which is not exempt per Section 9.10.070(K).
- **Noises, sounds, commotions, and vibrations at levels normally associated with activities occurring at or in proximity to residences which occur between the hours of 7:00 a.m. to 10:00 p.m. and which are considered by a reasonable person to be ordinary, usual, and/or incidental to residential activity that do not unreasonably disturb the peace and comfort of adjacent properties.**

9.1.2 Major Noise Source Policies

- **Policy H40 Ground Transportation Noise -** Limit the effects of vehicle noise generation by designating truck routes, limiting vehicle speeds, standards relating to vehicle noise emission levels and muffler systems.
- **Policy H41 Interior Noise Exposure -** Adopt State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC) concerning interior noise exposure for new single, multifamily housing, hotels and motels.

- Policy H42 Noise Evaluation for New Development Evaluate proposed development proposals against existing and future noise levels from ground transportation noise sources.

9.1.3 Noise Exposure Policies

- Policy H45 Minimizing Noise for Residences in Mixed-use Developments - Require mixed-use projects to minimize noise exposure within the indoor areas of residential areas through design and construction techniques such as separating residential space from mechanical equipment, loading bays, and parking lots, and through management and operating procedures.
- Policy H48 Noise Mitigation for Construction Activities - Require all development projects to mitigate noise impacts associated with construction activities.

9.1.4 Noise-sensitive Land Use Policies

- Policy H49 Acoustical Analysis - The City shall utilize procedures for project review and issuance of building permits to ensure that noise mitigation measures identified in an acoustical analysis are implemented in the project design.
- Policy H50 Sound Walls - Utilize sound walls at the perimeter of new residential developments to protect from noise generated by transportation corridors.
- Policy H51 Noise from Trains - Limit the effects of excessive train noise to existing and future noise sensitive land uses within proximity to the railroad corridors.

9.2 Existing Conditions

Noise levels in the Plan Area vary substantially depending on how close to roadways and other noise sources structures are located. Noise levels directly adjacent to the roadways in the project area could result in noise levels up to 80 decibels averaged hourly. A majority of the Plan Area experiences noise levels below 60 decibels.⁹

The Plan Area is not within the direct flight path or elevated noise levels resulting from airport operations of the Hanford Municipal Airport.

⁹ City of Hanford. General Plan 2035 Draft EIR. July 2016.

9.3 Potential Noise and Vibration Issues Resulting from Development Within the Plan Area

9.3.1 Construction Noise and Vibration

The development of the Plan Area would result in construction noise and vibration. Future projects would be required to study and mitigate impacts from construction on nearby existing uses consistent with Policy H48 of the General Plan. All construction noise would be a temporary condition and would not result in a permanent increase in ambient noise levels within the Plan Area.

Additionally, consistent with the City Ordinances the construction noise and vibration occurring between 7:00am and 10:00pm are considered acceptable within the City. Therefore, construction between these times would not conflict with City policies.

9.3.2 Operational Noise and Vibration

The General Plan EIR concluded that development consistent with the 2035 General Plan would not result in ambient noise increases exceeding three decibels, which is the Caltrans perceptible noise threshold. Development of the Plan Area would potentially place residential uses in areas that are adjacent to high volume roadways, industrial areas, and railways. Consistent with General Plan policies, new development would be required to include noise insulation to reduce noise from vehicles on roadways, mitigate noise from non-transportation sources (such as mechanical equipment for heating and cooling), and evaluate potential sources of noise impacting new residents. These would represent non-CEQA issues for environmental analysis.

Therefore, new development would require Noise and Vibration studies on a project level to identify and reduce noise impacts within the Plan Area. CEQA documentation would vary depending on the individual projects in the Plan Area, however development near high noise areas may exceed adopted noise standards which would require site specific mitigation.

Section 10.0 Transportation

Development of the Plan Area would result in a dense transit-oriented community in the eastern portion of the City of Hanford. This would include new modes of transportation and denser development than under current conditions.

10.1 Relevant City Policies

10.1.1 Economic Development and Employment Policies

- Policy E6 Transportation Connectivity - Enhance opportunities for economic development by pursuing greater regional transportation connectivity for people and goods through infrastructure improvements to railroads and highways.

10.1.2 Industry Policies

- Policy E22 Transportation Improvements - Aggressively advocate for enhancing transportation infrastructure in support of business growth in the Kings Industrial Park.

10.1.3 City Form Policies

- Policy L11 Infill Development - Support, encourage, and incentivize, to the extent possible, infill development projects that can effectively utilize existing transportation and utility infrastructure.

10.1.4 Residential Land Use Policies

- Policy L26 Residential Parking - Residential developments shall provide adequate on-site parking for the specific use.

10.1.5 Sustainable Development Policies

- Policy L108 Transit-Oriented Development - Support high-density transit oriented development within the City's Downtown, Mixed Use Corridors, and at the intersections of major thoroughfares to improve transit ridership and to reduce automobile use, traffic congestion, and greenhouse gas emissions.

10.1.6 Complete Neighborhood Policies

- Policy L117 Neighborhood Retail Goods and Services - Encourage the development and maintenance of compatible neighborhood retail and services within walking distance of residences as a means to promote the creation of “complete” neighborhoods.

10.1.7 Infill Development Policies

- Policy L135 Infill Development Support - Support, encourage and, to the extent possible, incentivize infill development projects that can effectively utilize existing transportation and utility infrastructure.

10.1.8 East Lacey Boulevard Corridor Area Policies

- Policy L141 East Lacey Boulevard Transformation of Auto-Oriented and Strip Commercial Uses - Support the transformation of auto-oriented and strip commercial uses into attractive pedestrian-oriented developments that frame and enhance the visual character of the East Lacey Boulevard corridor.
- Policy L144 East Lacey Boulevard Development Standards - Discourage new “strip” commercial development along East Lacey Boulevard from an overall community development perspective. Develop design policies and regulations that identify a minimum percentage of street facing building facades and minimize the exposure of parking along the street.
- Policy L145 East Lacey Boulevard Design Policies and Ordinances - Develop design policies and ordinances for mixed use development that provide for pedestrians and bicyclists including features such as street trees, buildings close to the street, de-emphasis of parking lots and garages, limitation of driveway cuts, traffic-calming features, clearly defined street crossings, adequate lighting, and street furnishings.

10.1.9 Hanford-Armona Road Corridor Area Policies

- Policy L149 Hanford-Armona Road Transformation of Auto-Oriented and Strip Commercial Uses - Support the transformation of auto-oriented and strip commercial uses into attractive pedestrian-oriented developments that frame and enhance the visual character of the Hanford-Armona Road Corridor.
- Policy L150 Hanford-Armona Road Boulevard Development Standards - Discourage new “strip” commercial development along Hanford-Armona Road from an overall community development perspective. Develop design policies and regulations that identify a minimum percentage of street facing building facades and minimize the exposure of parking along the street.
- Policy L151 Hanford-Armona Road Design Policies and Ordinances - Develop design policies and ordinances for mixed use development that provide for pedestrians and bicyclists

including features such as street trees, buildings close to the street, de-emphasis of parking lots and garages, limitation of driveway cuts, traffic-calming features, clearly defined street crossings, adequate lighting, and street furnishings.

10.2 Existing Conditions

The Plan Area does not currently feature a significant transportation network. The primary roadways are rural roads without sidewalks and lacking bicycle infrastructure. Transit access is also limited and there are few bus stops.

Based on the VMT Thresholds and Implementation Guidelines prepared for the City of Hanford in November 2022, the Plan Area would likely have a residential VMT per capita of greater than 10.33. This is a high VMT area for the City of Hanford, exceeding the average VMT per capita of 10.33. The employee VMT for the area would be 16.95 which is below the threshold of 19.48.

10.3 Potential Transportation Issues Resulting from Development Within the Plan Area

The proposed Plan would provide development focused around High Speed Rail and the CVC train lines, in addition to providing dense transit-oriented development in eastern Hanford. Although the current VMT for the area would be high under existing conditions, the proposed Plan would provide local serving retail and transit-oriented development which would reduce the average VMT for new development in the Plan Area. Additionally, the proposed Plan would improve different modes of transportation within the Plan Area and expand train and transit services provided in the City. Therefore, the development of the Plan Area would be expected to result in a low VMT and development would not conflict with State VMT reduction policy.

The Plan Area would require new roadways and a grid network to serve the development. These roads would be planned and created in coordination with the City of Hanford Transportation Department to avoid hazardous roadway conditions. These roads would be required to comply with safety regulations and policies already in place in the City of Hanford.

Section 11.0 Utilities and Public Services

Development in the Plan Area would increase the demand for public services and need for utilities to serve the additional residents and businesses.

11.1 Relevant City Policies

11.1.1 Residential Land Use Policies

- Policy L24 Availability of Infrastructure - Ensure that new residential developments have sufficient urban infrastructure and public facilities to accommodate the number and type of development being proposed.

11.1.2 Complete Neighborhood Policies

- Policy L111 Complete Neighborhoods - Promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments.
- Policy L114 Services and Facilities - Include easily accessible services and facilities within each neighborhood to meet the daily needs of neighborhood residents. Most residents should live within a ½ mile walking distance of schools, parks and retail services.

11.1.3 Eastside Planning Area Policies

- Policy L159 Eastside Neighborhood Park - Plan for a new neighborhood park site with a flexible location south of Grangeville Boulevard and within a five- to ten- minute walk of most residents in the East Side Planning Area.
- Policy L160 Eastside Elementary School District Boundaries - Encourage formal discussions to review and potentially revise the elementary school district boundary between Hanford Elementary School District and Kit Carson Union Elementary School District.

11.1.4 Safe Routes to School Policies

- Policy T43 Safe Routes to Schools Programs - Promote Safe Routes to Schools programs for all schools serving the city.

11.1.5 Neighborhood Park Policies

- Policy O56 Neighborhood Parks - Establish neighborhood parks generally between 2 and 5 acres in size at locations easily accessed by residents of the neighborhood.
- Policy O57 Neighborhood Parks Service Area - Neighborhood parks shall have a general service area of approximately 1/2 mile radius, and situated to avoid patrons having to cross arterial streets, railroad lines and major waterways.

11.1.6 Law Enforcement Facility Policies

- Policy P34 Police Station - Provide for additional structures and acquire additional land as needed for an expanded police station with adequate police vehicle parking to maintain acceptable response times to meet new population growth.
- Policy P37 Impact Fees for Police Facilities - Require new development to provide funding to meet the cost of providing vehicles, equipment, and structures, to meet the needs of new population growth.

11.1.7 Crime Prevention Program Policies

- Policy P38 Police Officer Ratio - Provide for adequate law enforcement officers and staffing needs to meet the new population growth.

11.1.8 Fire Protection and Emergency Services Facilities and Equipment Policies

- Policy P49 Emergency Service Response Times - Provide fire stations at locations to achieve and maintain an adequate response time for emergencies within the City.
- Policy P51 Fire Station Locations - Provide for five City fire station locations within the 2035 Growth Boundary on the General Plan Land Use Map.
- Policy P52 Impact Fees for Fire Facilities - Require developers to contribute impact fees to fund the cost of providing fire facilities needed to support new population growth and development.

11.1.9 Elementary and Middle School Policies

- Policy P63 Educational Facilities Locations - Coordinate with school districts for them to locate and acquire school sites in new development areas.
- Policy P64 Neighborhood Focal Points - Encourage elementary and middle schools sites be integrated into neighborhoods to be a focal point in the neighborhood and to encourage access via bicycling and walking.

11.1.10 High School Policies

- Policy P66 Fourth High School Location - Strongly encourage that the future fourth high school site be located south of State Route 198.

11.2 Existing Conditions

11.2.1 Fire Protection Services

The General Plan included the need for two new Fire Stations to meet the demand of new residents created by the General Plan. The location of these stations would provide five-minute response times for the City. The Plan Area does not currently contain a fire station or other fire protection facilities.

11.2.2 Police Protection Services

The General Plan stated that the City of Hanford would require additional police services to meet public safety, including potentially larger facilities. There are no police facilities within the Plan Area.

11.2.3 School Facilities

The Plan Area does not contain school facilities. The General Plan states that development could require new facilities to support students. The Plan Area is currently served by the Hamilton Elementary School District and John F. Kennedy Junior High School. There are three high schools within the City of Hanford that could serve the Plan Area.

11.2.4 Utilities

The City of Hanford provides utilities services to the Plan Area including stormwater drainage, potable water, wastewater treatment, solid waste disposal, and energy.

11.3 Potential Public Services and Utilities Issues Resulting from Development Within the Plan Area

Development of the Plan Area would require additional services for residents and businesses including greater numbers of fire and police staff. All future development under the Plan would be required to pay development fees that would contribute to expanding the availability of public services to future residents. Additionally, as part of the development of new service centers, such as fire stations, services could be sited within the Plan Area to serve the new residents.

Although utilities would require expansion to serve the Plan Area, some densification of development within the Plan Area was assumed in the analysis of the General Plan EIR. The General

Plan EIR found that through planned expansion, development under the General Plan would have a less than significant impact under CEQA. Therefore, compliance with existing City policy in the Plan Area would not result in constraints on existing utilities systems.

Conceptual Cross Valley Corridor Service Plan



November 7, 2025

Contents

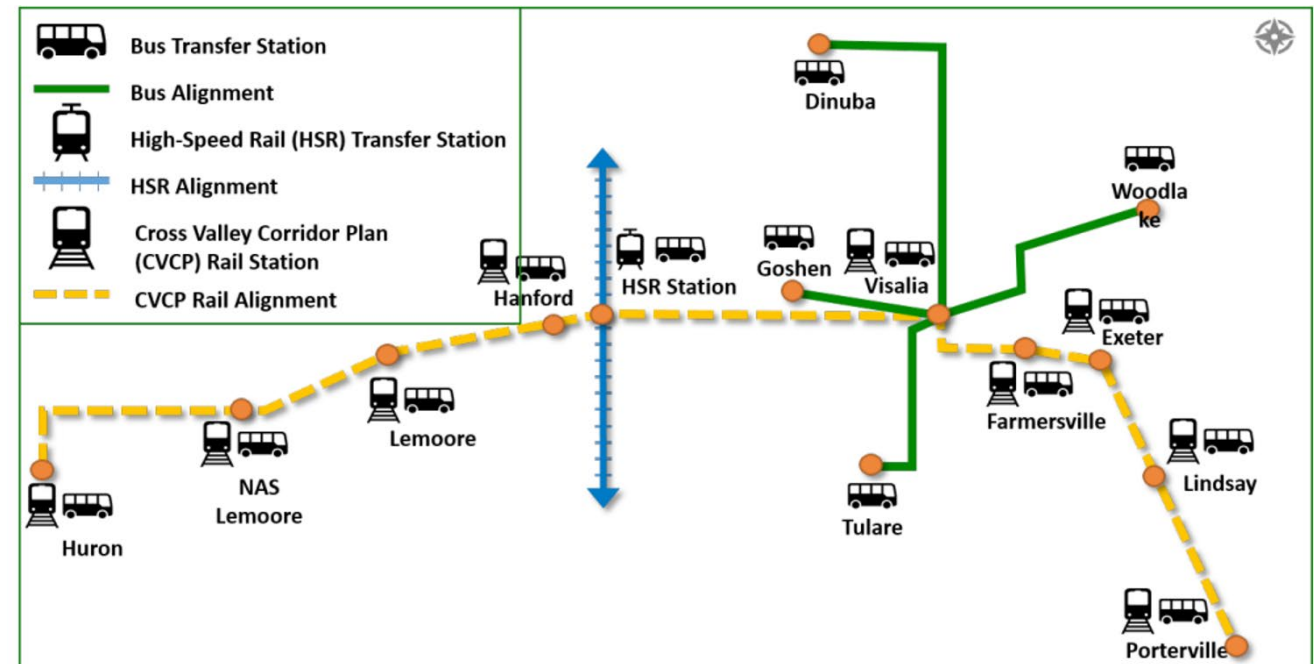
Background & Overview of Route	3
Planning Parameters	6
Conceptual Timetables & Stringlines	10
Potential Infrastructure Requirements	19
Next Steps	24

Contents

 Background & Overview of Route	3
Planning Parameters	6
Conceptual Timetables & Stringlines	10
Potential Infrastructure Requirements	19
Next Steps	24

This conceptual service plan advances the 2018 Cross Valley Corridor Plan

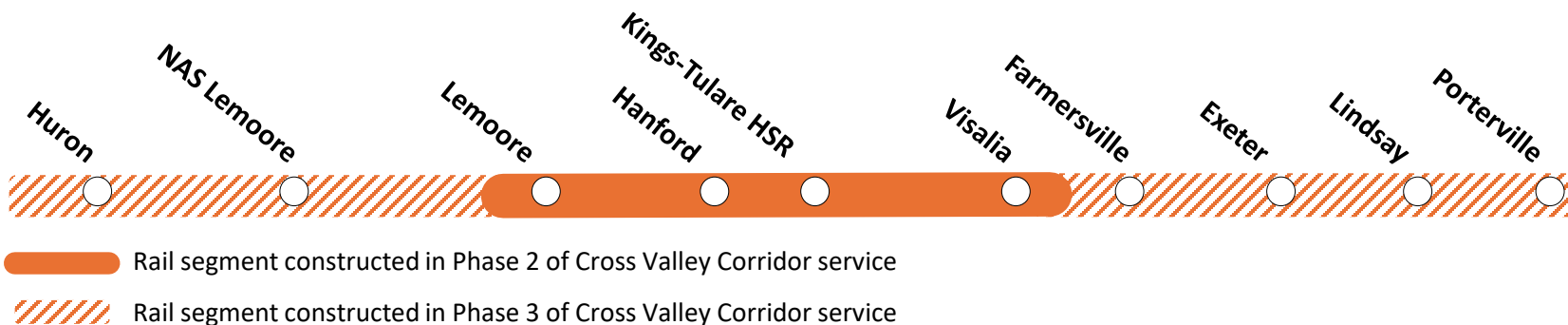
- This document outlines a potential service plan, created in collaboration with Caltrans and the San Joaquin Joint Powers Authority (SJJPA), for the planned Cross Valley Corridor between Huron and Porterville, CA, along existing UPRR rail infrastructure and operated by San Joaquin Valley Railroad.
- This service plan supports further development of the conceptual regional passenger rail service studied in the 2018 Cross Valley Corridor Rail Plan and included in the California State Rail Plan as a long-term service goal.
- Service parameters, a conceptual operating schedule, and updating the list of conceptual infrastructure requirements are included in this service plan.
- The work completed in this task is intended to align with planning being completed by the Fresno Council of Governments in a parallel regional rail study.



Source: 2018 Cross Valley Corridor Plan, Tulare County Association of Governments

The Cross Valley Corridor rail service is envisioned to be built in two phases, and both will provide a key connection to High Speed Rail

- While the full route is envisioned as connecting from Huron to Porterville, the 2018 Plan described three potential phases, described below:
 - Phase 1 would implement bus service on the Corridor.
 - Phase 2 would implement rail service on an initial segment between Lemoore and Visalia.
 - Phase 3 would operate rail service on the full corridor between Huron and Porterville.
- The conceptual service plan described in this document shows timetables for both Phase 2 and Phase 3.
- It also important to note Cross Valley Corridor service is planned to connect with future High Speed Rail trains at Kings–Tulare. A future High Speed Rail schedule was obtained for this project to serve as the basis for connections and showed northbound trains departing Kings-Tulare at :06 and southbound trains departing at :56. If High Speed Rail timetables are revised, the Cross Valley Corridor service plan timetables should be updated to ensure connectivity between the two services.



Contents

Background & Overview of Route	3
 Planning Parameters	6
Conceptual Timetables & Stringlines	10
Potential Infrastructure Requirements	19
Next Steps	24

The project team held a series of meetings to establish service goals and parameters to enable timetable development

Planning Coordination

- SJJPA, Caltrans, and the consulting team held a series of meetings from September to October 2025 to establish service goals and planning parameters to provide a framework while developing conceptual timetables.
- These parameters are detailed on the following pages.

Guiding Service Goals

- Cross Valley Corridor service would prioritize convenient connections at Kings–Tulare to the future High Speed Rail station. A high-level demand analysis identified the strongest travel demand between Tulare County and Fresno County, highlighting the importance of linking the eastern section of Cross Valley Corridor to the north.
- Cross Valley Corridor service is envisioned as an hourly service.
- The initial Phase 2 Cross Valley Corridor service concepts would be compatible with eventual Phase 3 full build.

Types of Planning Parameters

- *Service Parameters* define the intended service characteristics.
- *Technical Parameters* define the operating capabilities of the railroad.

Service parameters define what service levels and characteristics are required to support the service goals

Service Parameters:	Cross Valley Parameter	Description
 Daily start and end of service	 Start time: 5:30 End time: 22:30	This was chosen as an approximate service span to provide robust service coverage, though final span of service will be influenced by equipment cycles and connections to High Speed Rail.
 Scheduled headways	 Hourly with consistent frequencies	The schedule was designed around hourly headways with regular departure times in accordance with best scheduling practices.
 Prioritized Connections	 California HSR	To maximize regional connectivity, Cross Valley Corridor service was designed around the High Speed Rail schedules obtained for this project, aligning with planned departures at Kings–Tulare (:06 northbound, :56 southbound).
 Minimum Connection Time	 10 Minutes	A minimum transfer time of 10 minutes at Kings-Tulare station would allow a comfortable connection between Cross Valley Corridor and High Speed Rail, potentially accommodating a two-level transfer.
 Stopping Patterns	 One stopping pattern for all trips	To provide an easily understandable service, a consistent stopping pattern was employed in the schedule, with all trains making all Cross Valley Corridor stops listed in the 2018 plan.
 Total daily frequencies	 Consistent with the span of service	The number of daily frequencies in the proposed schedule is 18 in both directions, consistent with the service span and High Speed Rail connections.

Technical parameters define the capabilities of the railroad, equipment, and infrastructure to support the service goals

Technical Parameters:	Cross Valley Parameter	Description
 Rolling Stock Assumptions	 Zero-emissions multiple unit	Running times used specifications from a 4-car battery powered zero-emissions multiple unit, supporting compliance with state environmental standards.
 Dwell	 1 minute	Typical of passenger rail, the schedule assumed a 1-minute dwell time at each Cross Valley Corridor station, to account for trains stopping and passenger boarding and alighting.
 Recovery	 10% runtime recovery distributed throughout train run	Consistent with state practices, the runtime incorporated a 10% recovery throughout a train's run to account for typical delays that occur in operation. However, additional runtime was added at key locations to account for specific features of Cross Valley Corridor, which are described later in this document.
 Minimum Turn Time	 15 minutes	15 minutes was assumed to be the minimum turn time for a train, which is the time required for a train to end its run and begin a new run in the opposite direction, aligning with practices on similar services.
 Maximum Authorized Speed	 79 MPH	Both 79MPH and 90MPH speeds were studied for this project, though the project team concurred that a maximum speed of 79MPH would be used for the conceptual schedules due to the marginal travel-time reduction at 90MPH.

Contents

Background & Overview of Route	3
Planning Parameters	6
 Conceptual Timetables & Stringlines	10
Potential Infrastructure Requirements	19
Next Steps	24

The conceptual timetables are presented in phases and allow for transfers to High-Speed Rail at the Kings-Tulare Station

- The timetables and accompanying stringlines on the following pages are shown in two phases of implementation, consistent with the 2018 Cross Valley Corridor Plan.
- The runtimes have been designed consistent with the parameters set in the previous section. However, supplemental runtime was added at the following locations:
 - Between Kings Tulare and Visalia to account for potential speed reductions from curves in the right-of-way and also street running through downtown Visalia
 - Between Visala and Farmersville to account for curves in the right-of-way
 - Between Farmersville and Exeter to account for curves in the right-of-way
 - Between Lindsay and Porterville to account for potential speed reductions running through downtown Porterville
- The Phases were designed to have the consistent directional connection times at Kings-Tulare Station between Cross Valley Corridor Service (CV) and the High-Speed Rail (HSR) schedule obtained for this project. Transfers minutes are described in the table on the right.

Connection	Transfer Minutes
Westbound CV to Northbound HSR	26
Westbound CV to Southbound HSR	16
Eastbound CV to Northbound HSR	44
Eastbound CV to Southbound HSR	34
Southbound HSR to Westbound CV	44
Southbound HSR to Eastbound CV	26
Northbound HSR to Westbound CV	34
Northbound HSR to Eastbound CV	16

Stringlines demonstrate where infrastructure is required to accommodate train meets in this conceptual schedule

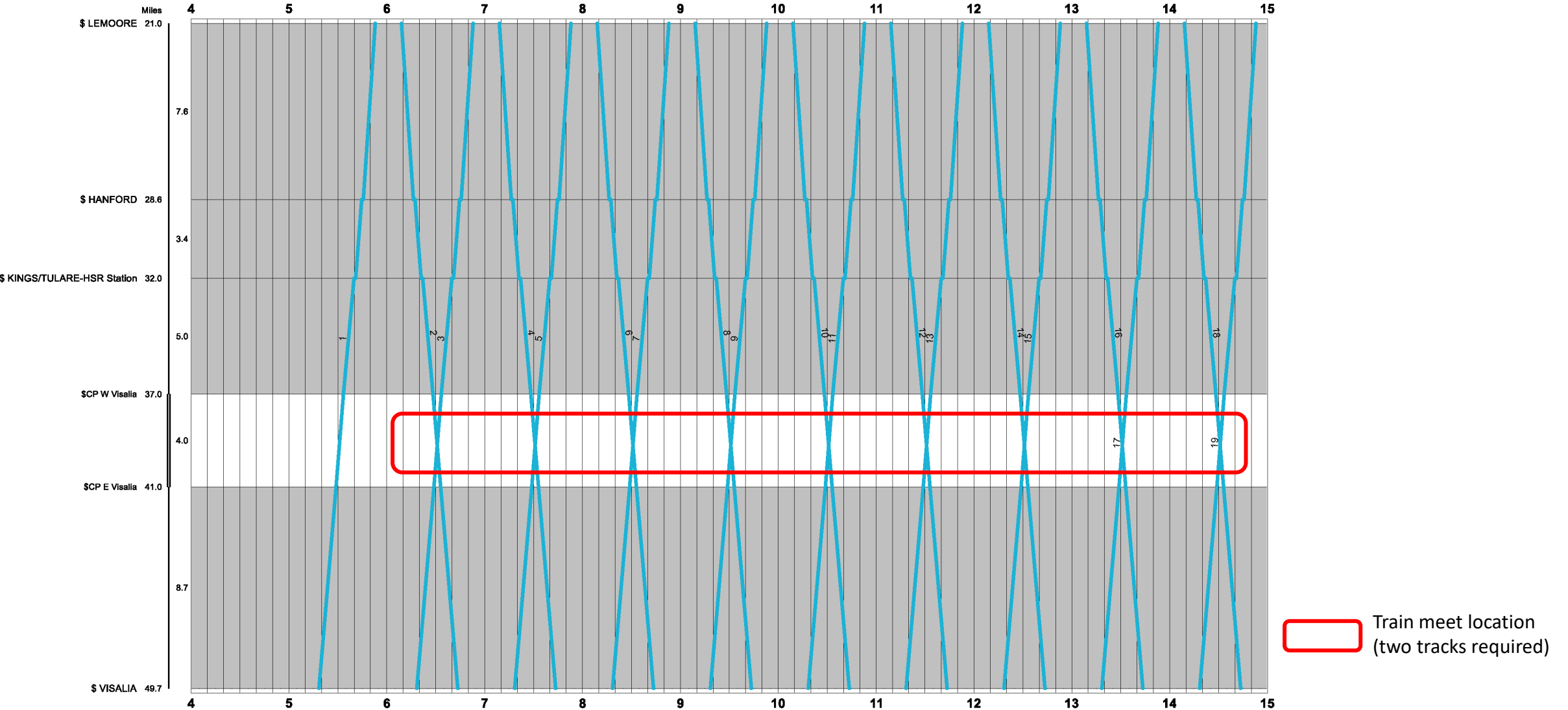
- Stringline charts assist in evaluating infrastructure needs, as they visualize train movements and show “meets”, or locations where trains are scheduled to pass each other going opposite directions, thus requiring two tracks
- The meet locations are highlighted in red on the following stringline charts. The stringlines show that the meet locations are as follows:
 - Between Visalia and Kings-Tulare (Phases 2 & 3)
 - Near NAS Lemoore (Phase 3)
 - Near Exeter (Phase 3)
- It is important to note that the meet locations are specific to these timetables. If the timetables change as the project progresses, the meet locations likely will as well.

Phase 2 (Lemoore – Visalia) Conceptual Timetable

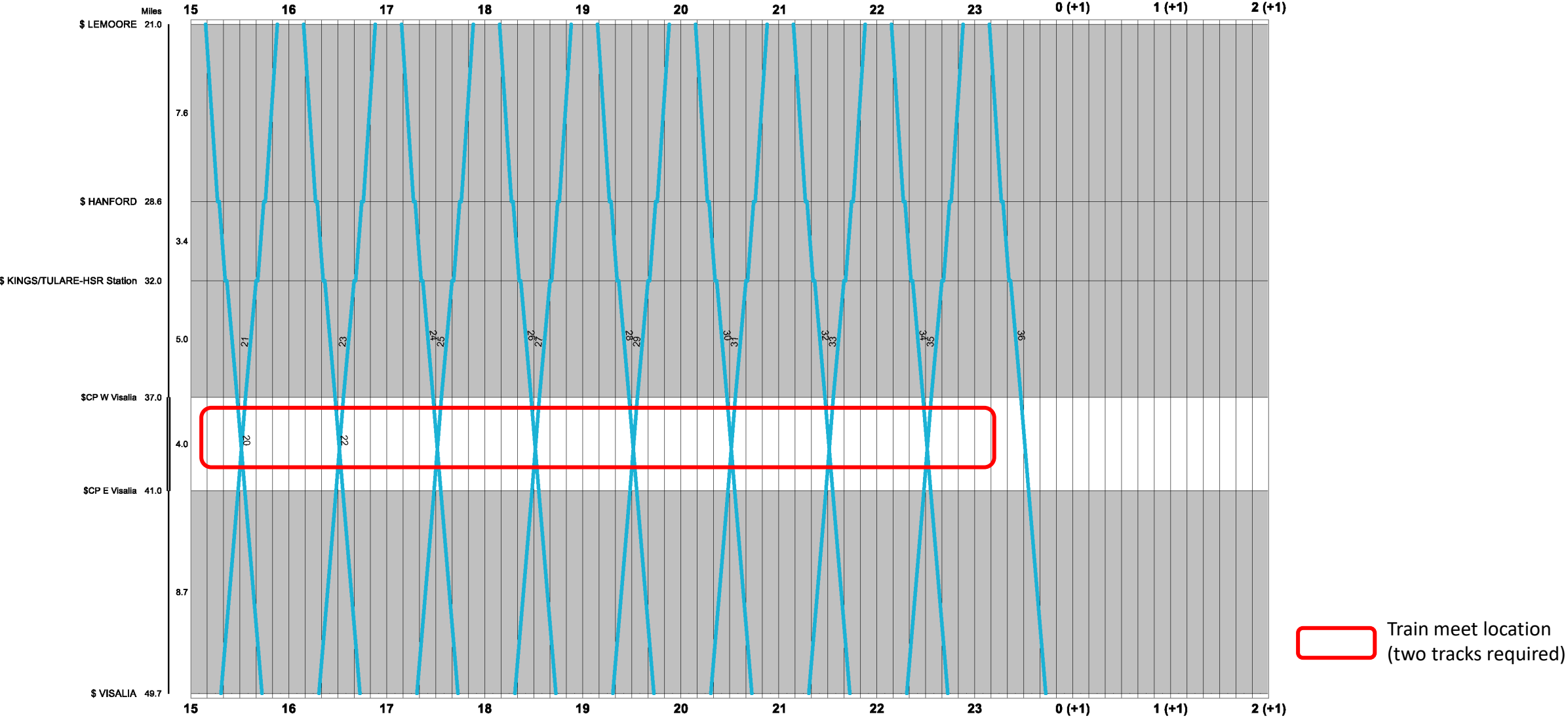
EASTBOUND																		
TRAIN NUMBER	2	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32	34	36
LEMOORE	6:09	7:09	8:09	9:09	10:09	11:09	12:09	13:09	14:09	15:09	16:09	17:09	18:09	19:09	20:09	21:09	22:09	23:09
HANFORD	6:17	7:17	8:17	9:17	10:17	11:17	12:17	13:17	14:17	15:17	16:17	17:17	18:17	19:17	20:17	21:17	22:17	23:17
KINGS/TULARE-HSR	6:22	7:22	8:22	9:22	10:22	11:22	12:22	13:22	14:22	15:22	16:22	17:22	18:22	19:22	20:22	21:22	22:22	23:22
VISALIA	6:44	7:44	8:44	9:44	10:44	11:44	12:44	13:44	14:44	15:44	16:44	17:44	18:44	19:44	20:44	21:44	22:44	23:44

WESTBOUND																		
TRAIN NUMBER	1	3	5	7	9	11	13	15	17	19	21	23	25	27	29	31	33	35
VISALIA	5:18	6:18	7:18	8:18	9:18	10:18	11:18	12:18	13:18	14:18	15:18	16:18	17:18	18:18	19:18	20:18	21:18	22:18
KINGS/TULARE-HSR	5:40	6:40	7:40	8:40	9:40	10:40	11:40	12:40	13:40	14:40	15:40	16:40	17:40	18:40	19:40	20:40	21:40	22:40
HANFORD	5:45	6:45	7:45	8:45	9:45	10:45	11:45	12:45	13:45	14:45	15:45	16:45	17:45	18:45	19:45	20:45	21:45	22:45
LEMOORE	5:53	6:53	7:53	8:53	9:53	10:53	11:53	12:53	13:53	14:53	15:53	16:53	17:53	18:53	19:53	20:53	21:53	22:53

Phase 2 (Lemoore – Visalia) Conceptual Stringline



Phase 2 (Lemoore – Visalia) Conceptual Stringline Continued

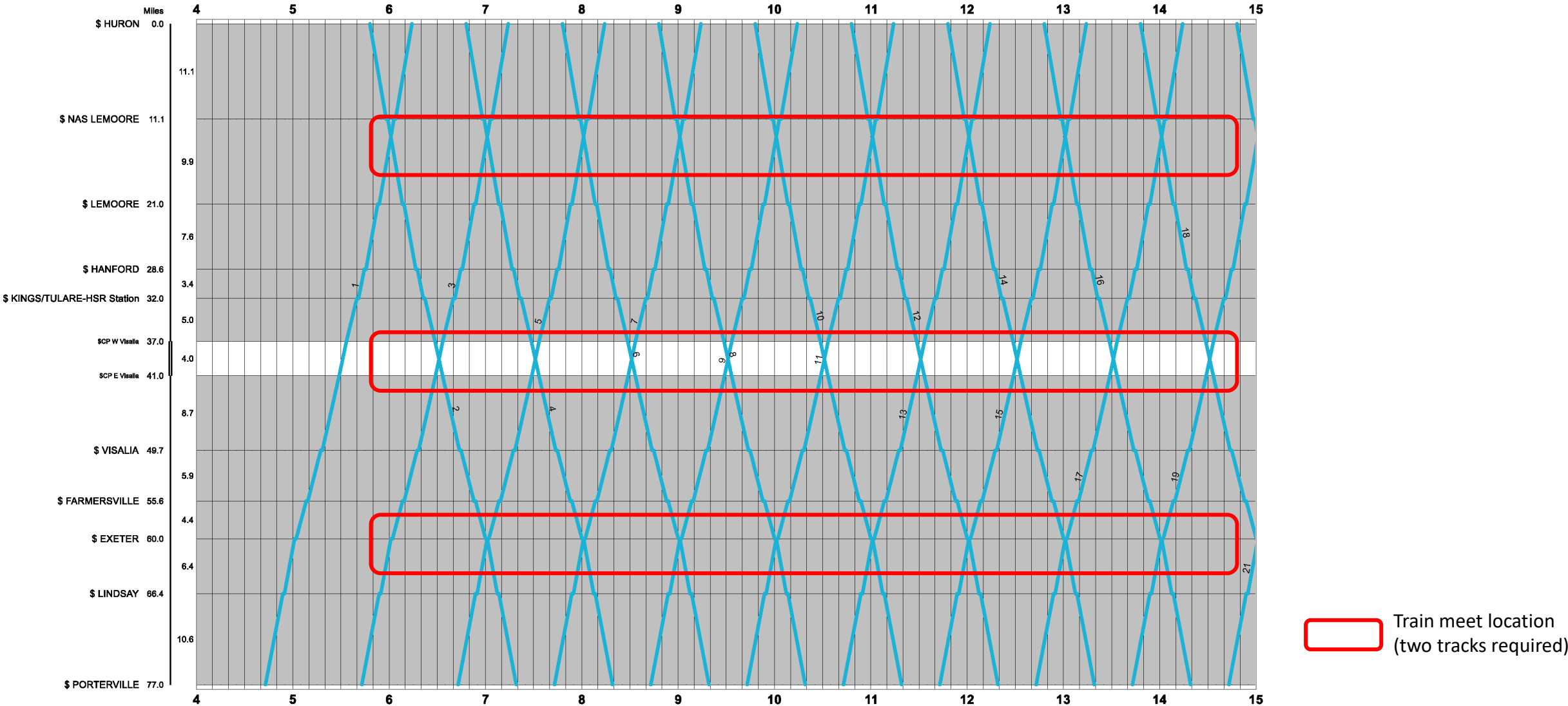


Phase 3 (Huron – Porterville) Conceptual Timetable

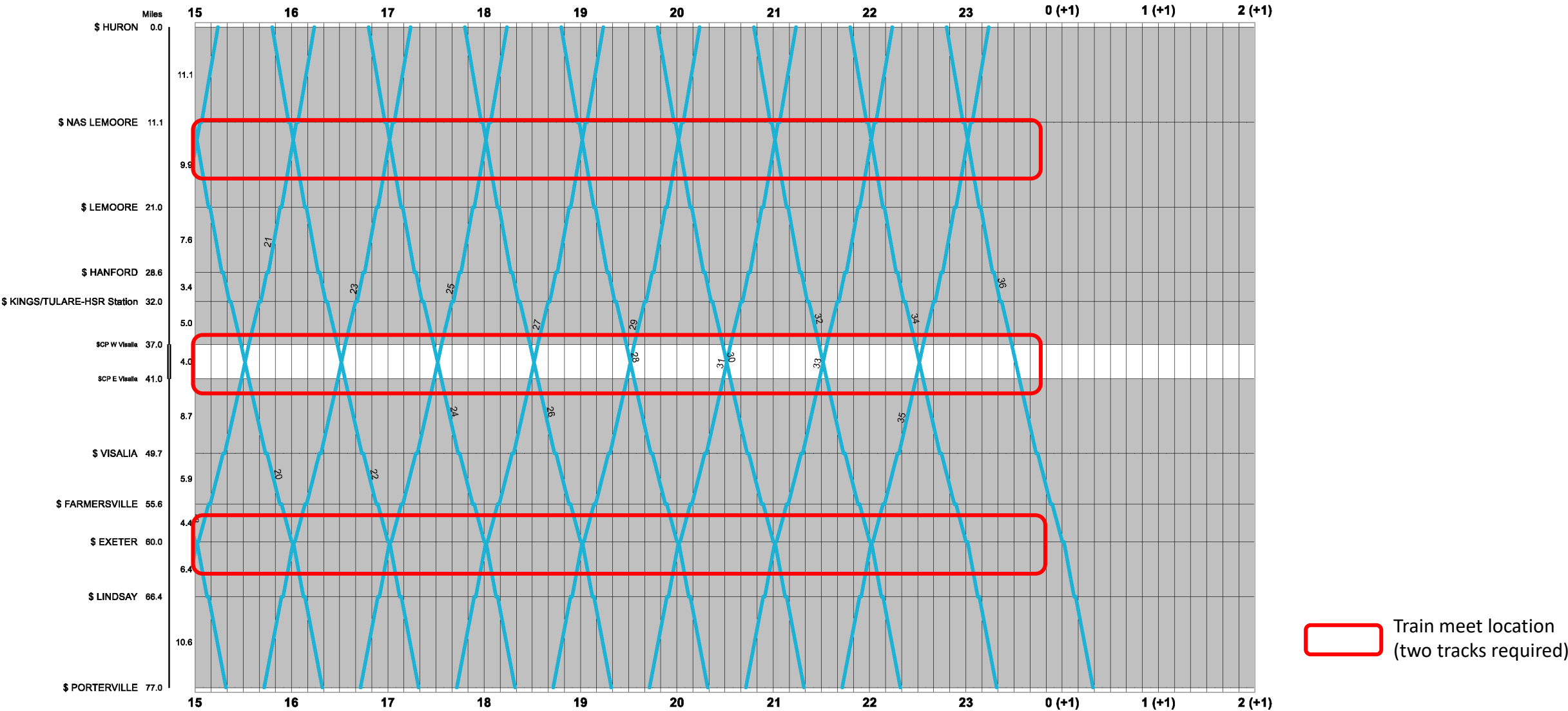
EASTBOUND																		
TRAIN NUMBER	2	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32	34	36
HURON	5:48	6:48	7:48	8:48	9:48	10:48	11:48	12:48	13:48	14:48	15:48	16:48	17:48	18:48	19:48	20:48	21:48	22:48
NAS LEMOORE	5:59	6:59	7:59	8:59	9:59	10:59	11:59	12:59	13:59	14:59	15:59	16:59	17:59	18:59	19:59	20:59	21:59	22:59
LEMOORE	6:09	7:09	8:09	9:09	10:09	11:09	12:09	13:09	14:09	15:09	16:09	17:09	18:09	19:09	20:09	21:09	22:09	23:09
HANFORD	6:17	7:17	8:17	9:17	10:17	11:17	12:17	13:17	14:17	15:17	16:17	17:17	18:17	19:17	20:17	21:17	22:17	23:17
KINGS/TULARE-HSR	6:22	7:22	8:22	9:22	10:22	11:22	12:22	13:22	14:22	15:22	16:22	17:22	18:22	19:22	20:22	21:22	22:22	23:22
VISALIA	6:44	7:44	8:44	9:44	10:44	11:44	12:44	13:44	14:44	15:44	16:44	17:44	18:44	19:44	20:44	21:44	22:44	23:44
FARMERSVILLE	6:53	7:53	8:53	9:53	10:53	11:53	12:53	13:53	14:53	15:53	16:53	17:53	18:53	19:53	20:53	21:53	22:53	23:53
EXETER	7:01	8:01	9:01	10:01	11:01	12:01	13:01	14:01	15:01	16:01	17:01	18:01	19:01	20:01	21:01	22:01	23:01	0:01
LINDSAY	7:08	8:08	9:08	10:08	11:08	12:08	13:08	14:08	15:08	16:08	17:08	18:08	19:08	20:08	21:08	22:08	23:08	0:08
PORTERVILLE	7:19	8:19	9:19	10:19	11:19	12:19	13:19	14:19	15:19	16:19	17:19	18:19	19:19	20:19	21:19	22:19	23:19	0:19

WESTBOUND																		
TRAIN NUMBER	1	3	5	7	9	11	13	15	17	19	21	23	25	27	29	31	33	35
PORTERVILLE	4:43	5:43	6:43	7:43	8:43	9:43	10:43	11:43	12:43	13:43	14:43	15:43	16:43	17:43	18:43	19:43	20:43	21:43
LINDSAY	4:54	5:54	6:54	7:54	8:54	9:54	10:54	11:54	12:54	13:54	14:54	15:54	16:54	17:54	18:54	19:54	20:54	21:54
EXETER	5:02	6:02	7:02	8:02	9:02	10:02	11:02	12:02	13:02	14:02	15:02	16:02	17:02	18:02	19:02	20:02	21:02	22:02
FARMERSVILLE	5:09	6:09	7:09	8:09	9:09	10:09	11:09	12:09	13:09	14:09	15:09	16:09	17:09	18:09	19:09	20:09	21:09	22:09
VISALIA	5:18	6:18	7:18	8:18	9:18	10:18	11:18	12:18	13:18	14:18	15:18	16:18	17:18	18:18	19:18	20:18	21:18	22:18
KINGS/TULARE-HSR	5:40	6:40	7:40	8:40	9:40	10:40	11:40	12:40	13:40	14:40	15:40	16:40	17:40	18:40	19:40	20:40	21:40	22:40
HANFORD	5:45	6:45	7:45	8:45	9:45	10:45	11:45	12:45	13:45	14:45	15:45	16:45	17:45	18:45	19:45	20:45	21:45	22:45
LEMOORE	5:53	6:53	7:53	8:53	9:53	10:53	11:53	12:53	13:53	14:53	15:53	16:53	17:53	18:53	19:53	20:53	21:53	22:53
NAS LEMOORE	6:04	7:04	8:04	9:04	10:04	11:04	12:04	13:04	14:04	15:04	16:04	17:04	18:04	19:04	20:04	21:04	22:04	23:04
HURON	6:14	7:14	8:14	9:14	10:14	11:14	12:14	13:14	14:14	15:14	16:14	17:14	18:14	19:14	20:14	21:14	22:14	23:14

Phase 3 (Huron – Porterville) Conceptual Stringline



Phase 3 (Huron – Porterville) Conceptual Stringline Continued



Contents

Background & Overview of Route	3
Planning Parameters	6
Conceptual Timetables & Stringlines	10
 Potential Infrastructure Requirements	19
Next Steps	24

The conceptual schedules assume the 2018 stations, a 79 MPH maximum speed, and identify where sidings are required

- This conceptual schedule assumes the 10 stations that are shown in Phase 3 in the 2018 plan and uses their approximate mileposts. However, there were other potential stations discussed in the 2018 plan, and some stations have multiple potential locations. Further study is needed to determine which stations will ultimately be constructed.
- As detailed in the technical parameters, this timetable assumes that the track's maximum authorized speed is 79 MPH, which is known as Class 4.
- Additionally, to enable both the conceptual Phase 2 and Phase 3 schedules, a siding would be required between the Visalia and Kings-Tulare stations. To ensure that there is physical space to accommodate this meet, and away from downtown Visalia, the stringlines show a conceptual siding location with mileposts. This is displayed as shaded white in the stringlines and shows that meet occurring between mileposts 37 and 41.
- Two tracks would also be required near NAS Lemoore and Exeter to enable the meets required for the conceptual Phase 3 timetables.

The conceptual service assumes a minimum of two trainsets for Phase 2, four for Phase 3, and servicing these trainsets must also be considered

- The Phase 2 schedule would require a minimum of two trainsets to operate, not including spares. Two trains would originate at Visalia, starting out the service day as train numbers 1 and 3. Because there is a consistent schedule, the train would make the same turns throughout the day and have 34 minutes to turn at Visalia and 16 minutes to turn at Lemoore.
- The Phase 3 schedule would require a minimum of four trainsets to operate, not including spares. Three trains would originate at Porterville, starting out the service day as train numbers 1, 3, and 5. One train would start at Huron, starting out as train number 2. Trains would have 24 minutes to turn at Porterville and 34 minutes to turn at Huron.
- To support Cross Valley Corridor service, the trainsets must be serviced. In Phase 2, a maintenance facility near Visalia may be considered, as trains are planned to start at that location.
- In Phase 3, three trains are planned to originate in Porterville, making a maintenance facility on the eastern end of the line a logical consideration. A site near Exeter, currently under review for the Fresno Regional Rail Study, could potentially be leveraged for this service as well; however, storing trains there overnight would result in additional deadhead mileage.

A comparison table shows the high-level infrastructure requirements of Phases 2 and 3

- The below table offers a comparison of the estimated infrastructure required for Phases 2 and 3 of Cross Valley Corridor Service.

Conceptual Schedule Features	Phase 2	Phase 3
Approximate Route Mileage	29	77
Daily Number of Train Runs	36	36
Number of Train Meets (Locations where 2 Tracks Required)	1	3
Number of Stations in Conceptual Timetable	4	10
Minimum Number of Trainsets Required to Operate	2	4
Train Start Locations	2 sets - Visalia	3 sets – Porterville 1 set - Huron

The project team identified potential locations that warrant further infrastructure evaluation

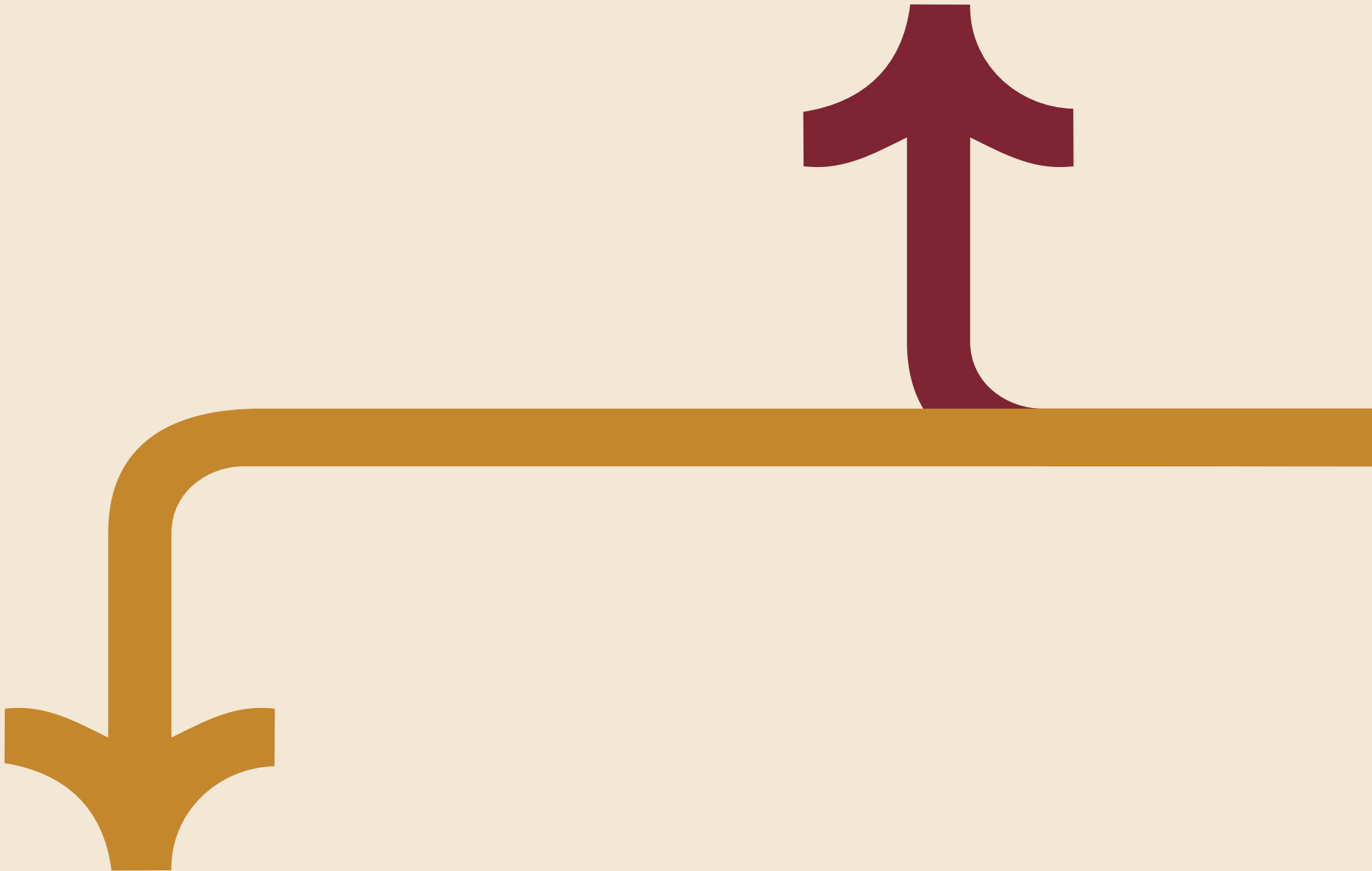
- There are locations that should be studied further for required infrastructure upgrades and enable reliable Cross Valley Corridor service:
- **Goshen junction:** Cross Valley Corridor crosses the Union Pacific Fresno Subdivision at Goshen. Previous studies have identified the need for a flyover at this location to enable Cross Valley Corridor service, and Union Pacific should be consulted in future planning phases. Additionally, future Fresno Regional Rail service could utilize the UP Fresno Subdivision and intersect Cross Valley Corridor at Goshen. This could provide a transfer location between the two services, and land requirements for a Goshen station should be evaluated as part of future planning.
- **Right-of-way curvature near Visalia and Exeter:** Cross Valley Corridor route curves at several locations, and it should be studied further if there are opportunities to mitigate these curves. After discussion with the project team, supplemental runtime was added to the conceptual schedule to account for these curves.
- **Hanford:** Cross Valley Corridor crosses the BNSF Bakersfield Subdivision in downtown Hanford. San Joaquin passenger service currently operates on this route but is not expected to still be doing so by the time Cross Valley Corridor service is implemented. However, freight volumes are expected to increase, and coordination with BNSF will be necessary to assess potential freight service impacts on Cross Valley operations and to help determine if additional infrastructure, such as a flyover, is needed.

Contents

Background & Overview of Route	3
Planning Parameters	6
Conceptual Timetables & Stringlines	10
Potential Infrastructure Requirements	19
 Next Steps	24

This conceptual service plan will be refined as planning efforts progress

- This conceptual service plan will be reviewed by regional stakeholders to gather feedback and ensure alignment with local priorities. It should be continuously updated to maintain compatibility with Fresno Regional Rail and High-Speed Rail as their planning progresses.
- The plan should be refined as planning parameters, assumptions, and operational data are updated, ensuring that future service concepts reflect the most current information and technical constraints. Future updates may also consider a potential Phase 4 extension to Coalinga to maximize corridor ridership, which would need to be incorporated into the service plan.
- The conceptual service plans should be treated as preliminary and are expected to change. They represent an initial step in developing a more detailed Cross Valley Corridor service plan, helping to guide future analysis of service design, trainset requirements, and infrastructure needs.





AGENDA STAFF REPORT

MEETING DATE: 12/16/2025	AGENDA SECTION: GENERAL BUSINESS
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SUBJECT:

Council: Receive and discuss the list of Committees and Boards that have representation appointed directly by the Council and approval of the proposed appointments through a formal vote.

RECOMMENDATION:

Recommendation: That the City Council receive and discuss the list of committees and boards that have representation appointed directly by the Council. Following this discussion, the Council is requested to approve the proposed appointments through a formal vote.

BACKGROUND:

Staff recommends that the Council review the Boards and Committees list and advise the Mayor of any specific interest in a particular committee. Interest should be expressed regardless of whether a current vacancy exists, or if a Council Member is currently a member of a particular committee and no longer wishes to serve in that capacity, the Council member should notify the Mayor that they are no longer interested.

The Mayor will then make a recommendation to the full Council regarding which representatives will serve on the various boards and committees for the 2026 term.

In addition to the assignments on various Boards and Committees, the Mayor serves as the official Council representative and is obligated to attend as the official City representative at various other meetings throughout the year, including the City Selection Committee, which meets as needed and is important in that it is the committee that appoints the City representative to LAFCO. Additionally, the Mayor is required to attend the City-County Coordinating Meeting (meets quarterly) and the South Valley San Joaquin Valley Membership meeting, which meets at various locations throughout the District and at the Cal Cities annual conference, and provide City updates to the membership during those respective meetings.

FISCAL IMPACT:

ATTACHMENTS:

1. Council Representation List



2025 COUNCIL REPRESENTATION ON BOARDS, COMMISSIONS, COMMITTEES

Organization	Primary Rep	Alternate Rep
<u>Kings Economic Development Corporation</u> (Last Monday each month – 11:30 am)	Mark Kairis	
<u>Kings County Association of Governments</u> (4th Wednesday each month – 4:30 pm)	Nancy Howze	Travis Paden
<u>Kings County Area Public Transit Agency (KART)</u> (4th Wednesday each month – 1:30 pm)	Nancy Howze	Travis Paden
<u>Kings County Abandoned Vehicle Authority</u> As needed (4th Wednesday each month – 4:30 pm)	Nancy Howze	Travis Paden
<u>Kings Community Action Organization (KCAO)</u> (3rd Wednesday each month - 4:30 pm)	Nancy Howze	Travis Paden
<u>Kings Waste and Recycling Authority (KWRA)</u> (2nd Wednesday each month - 8:00 am)	Mark Kairis	Lou Martinez
<u>Mid-Kings River Groundwater Sustainability Agency</u> (2 nd Tuesday of each month – 1:00 pm) (Alternate not required)	Kimber Regan	
<u>Kings County Area Disaster Council</u> (Meets 2-3 times a year) Director of Emergency Services, Fire Chief, or the City Manager	City Manager	Fire Chief
<u>Kings County Commission On Aging</u> (3 rd Thursday each month – 2:30 pm) Community Member The City Council's within Kings County shall appoint one person each.	Susie Chavez	
<u>Kings Mosquito Abatement District Board</u> (3 rd Thursday of each month – 9:00 am) One (1) member from each of the three (3) cities (Corcoran, Hanford, and Lemoore) 3 Year Term	Cindy Harris (Exp. 12/31/2026)	

Boards and Commissions that include Hanford City Council Members but are not appointed by the Council:

San Joaquin Joint Powers Authority: Nancy Howze, Kings County Alternate

San Joaquin Valley Air Pollution Control District, Citizens Advisory Committee: Mark Kairis, City Alternate

LAFCO: Kimber Regan, City Alternate

League of California Cities – South San Joaquin Valley Division: Nancy Howze, Kings County Primary

League of California Cities Policy Committees:

- Public Safety: Mark Kairis, Committee Chair
- Governance, Transparency, and Labor Relations: Travis Paden, Committee Member
- Environmental Quality: Nancy Howze, Committee Member



AGENDA STAFF REPORT

MEETING DATE: 12/16/2025	AGENDA SECTION: GENERAL BUSINESS
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SUBJECT:

Council: Review and Approve of the 2026 Calendar of City Council Meetings

RECOMMENDATION:

Recommendation: That the City Council review the 2026 calendar of scheduled meetings for the City Council and direct staff to cancel or reschedule any specific dates.

BACKGROUND:

Over the course of each calendar year, holidays and City events occasionally create scheduling conflicts with regular City Council meetings. In previous years, the Council has asked staff to provide a proposed meeting calendar for the upcoming year so they can review it and determine whether any meetings should be canceled or rescheduled. Providing staff with advance notice of any changes allows for better planning around anticipated deadlines and helps ensure that agenda items are prepared and scheduled efficiently.

After reviewing the initial 2026 calendar, staff recommends canceling the City Council meetings scheduled for January 6, July 7, and December 1. These dates fall immediately before or after major holidays, and many staff and Council members may be traveling, making it difficult to plan and prepare agendas. Also, the Council can call special meetings if needed, and has historically done so in the past for election years in early December to certify election results and may also reorganize (for mayor and vice-mayor) at that meeting.

FISCAL IMPACT:

None

ATTACHMENTS:

1. 2026 Meeting Calendar 12

SCHEDULED MEETINGS HANFORD CITY COUNCIL & COMMISSIONS 2026

All Meetings are held at: City Council Chambers, 400 N. Douty, Hanford, CA (Civic Auditorium)

CITY COUNCIL REGULAR MEETING @ 7:00 PM
 HOLIDAYS- CITY HALL CLOSED

PLANNING COMMISSION @ 5:30 P.M.
 PARKS & RECREATION COMMISSION @ 5:30 P.M.

JANUARY						
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FEBRUARY						
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MARCH						
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APRIL						
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MAY						
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JUNE						
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JULY						
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SEPTEMBER						
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OCTOBER						
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NOVEMBER						
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29	30					

DECEMBER						
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20	21	22	23	24	25	26
27	28	29	30	31		



Warrant Register

Check Date Range: 11/1/2025 - 11/30/2025

Report Date: 12/4/2025

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0001 GENERAL FUND	101800 IC-PARKS & COMM SERVICE	11/19/2025	186645	CITY OF HANFORD	\$1,500.00	2025WINTERWOND ERLAND	START UP CASH FOR 2025 WI
	412000 SALES TAX	11/5/2025	186394	MUNI SERVICES, LLC	\$411.10	INV06-021901	SUTA TAX Q2 2025
	412000 SALES TAX	11/19/2025	186683	MUNI SERVICES, LLC	\$500.00	INV06-021951	STARS 2025 Q2 DATA
	796000 INTEREST EXPENSE	11/19/2025	1986	U S BANK	\$139,139.08	3045061	2022 TAXABLE PENSION OBLI
	796000 INTEREST EXPENSE	11/19/2025	1986	U S BANK	\$219,663.71	3045061	2022 TAXABLE PENSION OBLI
	796000 INTEREST EXPENSE	11/19/2025	1986	U S BANK	\$106,202.97	3045061	2022 TAXABLE PENSION OBLI
	DIVISION/ORG TOTAL 0001 - GENERAL FUND				\$467,416.86		
0011 MEASURE H CAPITAL	826027 MH: FIRE COMMUNICATION UP	11/5/2025	186320	DELL MARKETING LP	\$2,266.03	10843422077	LAPTOP FOR RADIO PROGRAMM
	826631 MH: EXISTING PARKS IMPROV	11/5/2025	186310	CALIF TURF EQUIPMENT & SUPPLY INC	\$3,549.94	696238	YAC - GRASS SEED AND FERT
	826631 MH: EXISTING PARKS IMPROV	11/5/2025	186393	MOST DEPENDABLE FOUNTAINS INC	\$48,368.52	INV86413	(12) DRINKING FOUNTAINS -
	826631 MH: EXISTING PARKS IMPROV	11/14/2025	186518	CALIF TURF EQUIPMENT & SUPPLY INC	\$1,407.04	696239	YAC - GRASS SEED AND FERT
	826632 MH: EXISTING PARK MAINTEN	11/5/2025	186442	TELSTAR INSTRUMENTS, INC	\$2,048.00	128476	INSTALLATION OF PUMP @ SO
	826632 MH: EXISTING PARK MAINTEN	11/5/2025	186442	TELSTAR INSTRUMENTS, INC	\$2,922.73	128475	EMERGENCY - SOFTBALL COMP

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0011 MEASURE H CAPITAL	826632 MH: EXISTING PARK MAINTEN	11/14/2025	186512	BOGIE'S PUMP SYSTEMS, INC	\$51,664.02	20253	PURCHASE OF A WILO DUPLEX
	826635 MH: FIRE STATION IMPRO/EQ	11/14/2025	186595	VINCENT COMMUNICATIONS	\$5,770.01	91088	MEASURE H 3 HANDHELD RADI
	826635 MH: FIRE STATION IMPRO/EQ	11/19/2025	186650	J ' S COMMUNICATIONS, INC	\$325.00	72954	LABOR FOR SIGTRONIC MAINT
	826635 MH: FIRE STATION IMPRO/EQ	11/19/2025	186650	J ' S COMMUNICATIONS, INC	\$779.02	73285	REPLACEMENT FOR ENGINE 41
	DIVISION/ORG TOTAL 0011 - MEASURE H CAPITAL				\$119,100.31		
00580000 ARPA	821611 YAC CONCESSION BLDG RESTO	11/17/2025	186597	J T 2 INC	\$43,677.20	4-674456	YAC-YOUTH ATHLETIC COMPLE
	DIVISION/ORG TOTAL 00580000 - ARPA				\$43,677.20		
0265 LAD 04-3 T795 CAMBRIDGE/VINEYA	826014 PARK DRINKING FOUNTAIN	11/5/2025	186393	MOST DEPENDABLE FOUNTAINS INC	\$4,898.31	INV86413	(12) DRINKING FOUNTAINS -
	DIVISION/ORG TOTAL 0265 - LAD 04-3 T795 CAMBRIDGE/VINEYA				\$4,898.31		
0306 REFUSE OPERATIONS FUND	796000 INTEREST EXPENSE	11/19/2025	1986	U S BANK	\$31,329.33	3045061	2022 TAXABLE PENSION OBLI
	DIVISION/ORG TOTAL 0306 - REFUSE OPERATIONS FUND				\$31,329.33		
0340 BUILDING SAFETY FUND	112000 ACCOUNTS RECEIVABLE	11/5/2025	186410	ONE TIME VENDOR	\$5.00	REC-025641-2025	PAID TWICE; SYSTEM ERROR
	112000 ACCOUNTS RECEIVABLE	11/5/2025	186410	ONE TIME VENDOR	\$35.00	REC-025641-2025	PAID TWICE; SYSTEM ERROR
	112000 ACCOUNTS RECEIVABLE	11/5/2025	186410	ONE TIME VENDOR	\$50.00	REC-025641-2025	PAID TWICE; SYSTEM ERROR
	112000 ACCOUNTS RECEIVABLE	11/5/2025	186410	ONE TIME VENDOR	\$105.00	REC-025641-2025	PAID TWICE; SYSTEM ERROR
	796000 INTEREST EXPENSE	11/19/2025	1986	U S BANK	\$6,409.29	3045061	2022 TAXABLE PENSION OBLI

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0340	DIVISION/ORG TOTAL 0340 - BUILDING SAFETY FUND				\$6,604.29		
03401340 BUILDING SAFETY	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$110.40	187764676-0	PHONE SERVICE 10/23-11/22
	732000 COMMUNICATIONS	11/14/2025	186588	T-MOBILE USA INC	\$125.40	995871713 2025-10	ACCT 995871713 BLDG VANS/
	732000 COMMUNICATIONS	11/19/2025	186727	VERIZON WIRELESS	\$291.79	6127438412	ACCT 771937214-00003
	744000 OFFICE EXPENSE MISC	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$62.97	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	749500 PROF AND SPEC SERVICES	11/14/2025	186578	ROD CARSEY	\$3,528.32	25-10	BPO/PLAN REVIEW SERVICES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$185.14	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	825620 CD REMODEL	11/5/2025	186333	FRANEY FLOOR COVERING INC	\$1,070.00	25-0421	CD REMODEL/CARPET FOR CON
	825620 CD REMODEL	11/5/2025	186333	FRANEY FLOOR COVERING INC	\$357.00	25-0421	CD REMODEL/CARPET FOR CON
	DIVISION/ORG TOTAL 03401340 - BUILDING SAFETY				\$5,731.02		
0358 STORM DRAINAGE OPER FUND	796000 INTEREST EXPENSE	11/19/2025	1986	U S BANK	\$6,293.70	3045061	2022 TAXABLE PENSION OBLI
	DIVISION/ORG TOTAL 0358 - STORM DRAINAGE OPER FUND				\$6,293.70		
0361 WASTEWATER OPER FUND	796000 INTEREST EXPENSE	11/19/2025	1986	U S BANK	\$17,099.13	3045061	2022 TAXABLE PENSION OBLI
	DIVISION/ORG TOTAL 0361 - WASTEWATER OPER FUND				\$17,099.13		
0390 WATER OPERATIONS FUND	112300 CONSUMER ACCTS RECEIVABLE	11/5/2025	186401	ONE TIME VENDOR	\$13.19	88955	UB 09687734 2272 MIYA CT
	112300 CONSUMER ACCTS RECEIVABLE	11/5/2025	186402	ONE TIME VENDOR	\$497.54	88954	UB 10533000 1893 HARRISON
	112300 CONSUMER ACCTS RECEIVABLE	11/5/2025	186403	ONE TIME VENDOR	\$244.55	88979	UB 11027700 735 MANOR AVE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0390 WATER OPERATIONS FUND	112300 CONSUMER ACCTS RECEIVABLE	11/5/2025	186404	ONE TIME VENDOR	\$246.55	89236	UB 08717000 277 ORANGE CT
	112300 CONSUMER ACCTS RECEIVABLE	11/5/2025	186405	ONE TIME VENDOR	\$28.59	88953	UB 14901005 423 1/2 FLORI
	112300 CONSUMER ACCTS RECEIVABLE	11/5/2025	186406	ONE TIME VENDOR	\$82.37	88952	UB 14901004 423 FLORINDA
	112300 CONSUMER ACCTS RECEIVABLE	11/5/2025	186407	ONE TIME VENDOR	\$68.90	89293	UB 11501600 1411 BROWN ST
	112300 CONSUMER ACCTS RECEIVABLE	11/5/2025	186408	ONE TIME VENDOR	\$436.78	89294	UB 08249200 1913 WAUKENA
	112300 CONSUMER ACCTS RECEIVABLE	11/5/2025	186411	ONE TIME VENDOR	\$10.87	89292	UB 14501117 2250 DOUTY ST
	112300 CONSUMER ACCTS RECEIVABLE	11/5/2025	186412	ONE TIME VENDOR	\$25.24	89291	UB 12030574 1895 MERRITT
	112300 CONSUMER ACCTS RECEIVABLE	11/19/2025	186686	ONE TIME VENDOR	\$24.23	85930	UB 08215400 404 MAGNOLIA
	112300 CONSUMER ACCTS RECEIVABLE	11/19/2025	186687	ONE TIME VENDOR	\$106.38	85055	UB 08931169 1450 GREENFIE
	112300 CONSUMER ACCTS RECEIVABLE	11/19/2025	186688	ONE TIME VENDOR	\$295.59	83190	UB 08650049 2880 SPALDING
	112300 CONSUMER ACCTS RECEIVABLE	11/19/2025	186689	ONE TIME VENDOR	\$278.00	89483	UB 09687734 2272 MIYA CT
	112300 CONSUMER ACCTS RECEIVABLE	11/19/2025	186690	ONE TIME VENDOR	\$30.07	83985	UB 14701236 1219 REDINGTO
	112300 CONSUMER ACCTS RECEIVABLE	11/19/2025	186691	ONE TIME VENDOR	\$20.75	85048	UB 14601345 1845 10TH AVE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0390 WATER OPERATIONS FUND	112300 CONSUMER ACCTS RECEIVABLE	11/19/2025	186692	ONE TIME VENDOR	\$149.88	89477	UB 09071165 1002 6TH ST
	112300 CONSUMER ACCTS RECEIVABLE	11/19/2025	186693	ONE TIME VENDOR	\$200.58	84068	UB 14601048 330 MAGNOLIA
	112300 CONSUMER ACCTS RECEIVABLE	11/19/2025	186694	ONE TIME VENDOR	\$43.15	89476	UB 09028327 1382 WINTERCR
	112300 CONSUMER ACCTS RECEIVABLE	11/19/2025	186695	ONE TIME VENDOR	\$208.12	89478	UB 11435900 1074 JORDAN W
	796000 INTEREST EXPENSE	11/19/2025	1986	U S BANK	\$27,696.26	3045061	2022 TAXABLE PENSION OBLI
	DIVISION/ORG TOTAL 0390 - WATER OPERATIONS FUND				\$30,707.59		
0400 CITY PAYROLL REVOL FUND	205704 INSUR-P/R DED LIFE	11/5/2025	186315	COLONIAL LIFE & ACCIDENT INSURANCE CO	\$54.56	54087030805497	2025-08 PAYROLL DEDUCTION
	205704 INSUR-P/R DED LIFE	11/14/2025	186519	COLONIAL LIFE & ACCIDENT INSURANCE CO	\$54.56	54087030905532	SEPT. 2025
	205704 INSUR-P/R DED LIFE	11/19/2025	1978	LINCOLN LIFE ASSURANCE CO OF BOSTON	\$5,945.56	5375581	SEPTEMBER 2025 ACHPY14333
	205900 EMPLOYEES ASSOCNS PAYABLE	11/14/2025	186500	G E M A 1121211070	\$690.00	290152	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/14/2025	186501	H M E A 0000129193	\$13.00	291165	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/14/2025	186502	H P O A 3242162141	\$4,887.00	292166	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/14/2025	186503	I A F F, LOCAL 3898 A/C#9129026	\$2,025.00	293152	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/14/2025	186505	S E I U LOCAL 521	\$2,560.52	295171	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/28/2025	186733	G E M A 1121211070	\$690.00	290153	PAYROLL DEDUCTIONS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0400 CITY PAYROLL REVOL FUND	205900 EMPLOYEES ASSOCNS PAYABLE	11/28/2025	186734	H M E A 0000129193	\$13.00	291166	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/28/2025	186735	H P O A 3242162141	\$4,887.00	292167	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/28/2025	186736	I A F F, LOCAL 3898 A/C#9129026	\$2,025.00	293153	PAYROLL DEDUCTIONS
	205900 EMPLOYEES ASSOCNS PAYABLE	11/28/2025	186738	S E I U LOCAL 521	\$2,568.78	295172	PAYROLL DEDUCTIONS
	206300 EMPLOYEES ATTACHMENT PAY	11/14/2025	186498	EMPLOYMENT DEVELOPMENT DEPT	\$162.00	28833	PAYROLL DEDUCTIONS
	206300 EMPLOYEES ATTACHMENT PAY	11/14/2025	186499	FRANCHISE TAX BOARD	\$335.76	289141	PAYROLL DEDUCTIONS
	206300 EMPLOYEES ATTACHMENT PAY	11/14/2025	186504	KINGS COUNTY SHERIFF'S OFFICE	\$233.81	6281101	PAYROLL DEDUCTIONS
	206300 EMPLOYEES ATTACHMENT PAY	11/28/2025	186731	EMPLOYMENT DEVELOPMENT DEPT	\$162.00	28834	PAYROLL DEDUCTIONS
	206300 EMPLOYEES ATTACHMENT PAY	11/28/2025	186732	FRANCHISE TAX BOARD	\$360.61	289142	PAYROLL DEDUCTIONS
	206300 EMPLOYEES ATTACHMENT PAY	11/28/2025	186737	KINGS COUNTY SHERIFF'S OFFICE	\$233.81	6281102	PAYROLL DEDUCTIONS
	207400 TRANSAMERICA	11/14/2025	186590	TRANSAMERICA LIFE INSURANCE CO	\$1,083.90	2505806516	2025-08 PREMIUM PAYMENT G
	207400 TRANSAMERICA	11/14/2025	186590	TRANSAMERICA LIFE INSURANCE CO	\$1,083.90	2505831830	2025-09 PREMIUM PAYMENT G
	207400 TRANSAMERICA	11/14/2025	186590	TRANSAMERICA LIFE INSURANCE CO	\$1,083.90	2505854852	2025-10 PREMIUM PAYMENT G
	207700 LEGAL SHIELD	11/5/2025	186373	PRE PAID LEGAL SERVICE, INC	\$447.65	2025-08	2025-08 PREMIUM PAYMENT G
	207700 LEGAL SHIELD	11/14/2025	186564	PRE PAID LEGAL SERVICE, INC	\$515.45	2025-09	2025-09 PREMIUM PAYMENT G

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
0400 CITY PAYROLL REVOL FUND	210100 VOYA	11/5/2025	186461	RELIASTAR LIFE INSURANCE CO	\$2,626.80	12A8236577	2025-08 VOYA PREMIUMS
	210100 VOYA	11/19/2025	186730	RELIASTAR LIFE INSURANCE CO	\$2,571.24	12A8650609	2025-09 VOYA PREMIUMS
	DIVISION/ORG TOTAL 0400 - CITY PAYROLL REVOL FUND				\$37,314.81		
0405 MEDICAL FUND	207500 LANE HEALTH	11/4/2025	1963	LIVELY, INC.	\$225.00	CY25 PP022	HEALTH SAVINGS ACCT
	207500 LANE HEALTH	11/18/2025	1979	LIVELY, INC.	\$16,931.46	CY25 PP023	HEALTH SAVINGS ACCT
	300504 INSURANCE-RETIRED EMPLOYE	11/6/2025	1988	COMPASS HEALTH ADMINISTRATORS	\$223.27	20251105	COMPASS/RETIREE
	300504 INSURANCE-RETIRED EMPLOYE	11/12/2025	1989	COMPASS HEALTH ADMINISTRATORS	\$98.22	NVCOH-CP-103125	COMPASS RETIREE/PHARMACY
	300504 INSURANCE-RETIRED EMPLOYE	11/13/2025	1987	COMPASS HEALTH ADMINISTRATORS	\$873.73	20251112A	COMPASS/RETIREE/ADMIN FEE
	300504 INSURANCE-RETIRED EMPLOYE	11/20/2025	1972	COMPASS HEALTH ADMINISTRATORS	\$2,943.11	20251119	COMPASS/RETIREE/ADMIN FEE
	719603 SELF INS MEDICAL	11/6/2025	1988	COMPASS HEALTH ADMINISTRATORS	\$16,951.46	20251105	COMPASS/RETIREE
	719603 SELF INS MEDICAL	11/13/2025	1987	COMPASS HEALTH ADMINISTRATORS	\$27,644.83	20251112A	COMPASS/RETIREE/ADMIN FEE
	719603 SELF INS MEDICAL	11/20/2025	1972	COMPASS HEALTH ADMINISTRATORS	\$93,474.17	20251119	COMPASS/RETIREE/ADMIN FEE
	719603 SELF INS MEDICAL	11/20/2025	1973	COMPASS HEALTH ADMINISTRATORS	\$7,150.13	20251112	COMPASS
	719604 SELF INS PRESCRIPTIONS	11/12/2025	1989	COMPASS HEALTH ADMINISTRATORS	\$24,807.61	NVCOH-CP-103125	COMPASS RETIREE/PHARMACY
	749503 WELLNESS	11/5/2025	186326	ELITE CORPORATE MEDICAL SERVICES, INC	\$14,971.92	9697	FY26 EMPLOYEE SHARED HEAL
	749503 WELLNESS	11/5/2025	186326	ELITE CORPORATE MEDICAL SERVICES, INC	\$3,093.75	9717	FY26 EMPLOYEE SHARED HEAL
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186467	FRANK ALVISO	\$119.00	1142865	RETIREE INSURANCE-CITY CO

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0405 MEDICAL FUND	749600 GRP INSUR ADM EXPENSE	11/5/2025	186468	FRANKIE BERNAL	\$119.00	4320536	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186469	RICHARD BUTTS	\$119.00	1142965	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186470	JOHN M CAIN	\$119.00	1143165	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186471	NICHOLAS CARDARAS	\$119.00	1143265	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186472	TERRY CARR	\$119.00	1143365	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186473	JERRY CHOW	\$119.00	1143765	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186474	SIDNEY DAVIS	\$119.00	4894032	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186475	BRIAN DECUIR	\$119.00	1143865	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186476	MARK DILLON	\$119.00	1142665	RETIREE INSURANCE- CITY C
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186477	DOLORES GALLEGOS	\$119.00	1143965	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186478	DAVID E GARCIA	\$119.00	1144065	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186479	JOHN L GOMES	\$119.00	1144165	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186480	DON GREEN	\$119.00	1144265	RETIREE INSURANCE-CITY CO

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0405 MEDICAL FUND	749600 GRP INSUR ADM EXPENSE	11/5/2025	186481	CATHY GREGORY	\$119.00	1144365	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186482	ROBERT HERNANDEZ	\$119.00	1144465	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186483	TIMOTHY L IERONIMO	\$119.00	1144665	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186484	CHRIS JORDAN	\$119.00	1144765	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186486	JOHN LOBOA	\$119.00	1144965	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186487	GLORIA LOPEZ	\$119.00	1145165	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186488	MARY MATA	\$119.00	1145265	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186489	MANUEL MEDRANO	\$119.00	1145465	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186490	PETER M MOES	\$119.00	1145665	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186491	LUIS M NAVARRO	\$119.00	1145765	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186492	JOE H RAMSEY	\$119.00	1145865	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186493	DAVID REBELO	\$119.00	1145964	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186494	JAN REYNOLDS	\$119.00	1146165	RETIREE INSURANCE-CITY CO

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0405 MEDICAL FUND	749600 GRP INSUR ADM EXPENSE	11/5/2025	186495	SCOTT, DAVID	\$119.00	1146265	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186496	GEORGE SEPEDA	\$119.00	1146465	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/5/2025	186497	WES YEARY	\$119.00	1146565	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/12/2025	1993	LIVELY, INC.	\$430.70	1437042	OCTOBER 2025
	749600 GRP INSUR ADM EXPENSE	11/13/2025	1987	COMPASS HEALTH ADMINISTRATORS	\$5.45	20251112A	COMPASS/RETIREE/ADMIN FEE
	749600 GRP INSUR ADM EXPENSE	11/14/2025	186567	DAREN MATTESON	\$119.00	89001	RETIREE INSURANCE-CITY CO
	749600 GRP INSUR ADM EXPENSE	11/14/2025	186567	DAREN MATTESON	\$119.00	89002	OCT. RETIREE INSURANCE-CI
	749600 GRP INSUR ADM EXPENSE	11/20/2025	1972	COMPASS HEALTH ADMINISTRATORS	\$14.83	20251119	COMPASS/RETIREE/ADMIN FEE
	DIVISION/ORG TOTAL 0405 - MEDICAL FUND				\$213,647.64		
0415 INFORMATION TECH SERV FUND	796000 INTEREST EXPENSE	11/19/2025	1986	U S BANK	\$3,077.41	3045061	2022 TAXABLE PENSION OBLI
	DIVISION/ORG TOTAL 0415 - INFORMATION TECH SERV FUND				\$3,077.41		
0416 BUILDING MAINTENANCE FUND	796000 INTEREST EXPENSE	11/19/2025	1986	U S BANK	\$7,306.72	3045061	2022 TAXABLE PENSION OBLI
	DIVISION/ORG TOTAL 0416 - BUILDING MAINTENANCE FUND				\$7,306.72		
0447 FLEET MAINT OPER FUND	796000 INTEREST EXPENSE	11/19/2025	1986	U S BANK	\$10,345.60	3045061	2022 TAXABLE PENSION OBLI
	DIVISION/ORG TOTAL 0447 - FLEET MAINT OPER FUND				\$10,345.60		
0511 MISC CASH DEP TRUST FUND	112000 ACCOUNTS RECEIVABLE	11/5/2025	186410	ONE TIME VENDOR	\$1.00	REC-025641-2025	PAID TWICE; SYSTEM ERROR

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0511 MISC CASH DEP TRUST FUND	300500 KC-EL RANCHO DEBT SERVICE	11/5/2025	186359	KINGS CO PUBLIC WORKS	\$2,957.05	2025-09	DEBT SVC COLL SEPTEMBER
	300500 KC-EL RANCHO DEBT SERVICE	11/19/2025	186660	KINGS CO PUBLIC WORKS	\$2,947.35	2025-10	DEBT SVC COLL OCTOBER
	DIVISION/ORG TOTAL 0511 - MISC CASH DEP TRUST FUND				\$5,905.40		
11000000 CITY COUNCIL	732000 COMMUNICATIONS	11/5/2025	186440	T-MOBILE USA INC	\$92.05	997828401 2025-10	2025-10 ACCT 997828401 PH
	749500 PROF AND SPEC SERVICES	11/14/2025	186570	NIELSON MERKSAMER PARRINELLO	\$6,050.00	296912	LEGISLATIVE ADVOCACY SERV
	749500 PROF AND SPEC SERVICES	11/14/2025	186574	ROGERS, ANDERSON, MALODY & SCOTT, LLP	\$21,000.00	79036	FY25 AUDIT SERVICES
	749500 PROF AND SPEC SERVICES	11/14/2025	186589	THORN RUN PARTNERS LLC	\$5,500.00	229777	BPO/ GOVERNMENT RELATIONS
	777001 TRAVEL-DISTRICT A	11/14/2025	186542	ENTERPRISE RENT A CAR	\$198.00	40323608	2025-10 CAR RENTAL
	777001 TRAVEL-DISTRICT A	11/19/2025	186699	TRAVIS PADEN	\$192.00	TRV 10/07-10 2025	TRV LONG BEACH 2025 10/07
	777002 TRAVEL-DISTRICT B	11/14/2025	186542	ENTERPRISE RENT A CAR	\$198.00	40323608	2025-10 CAR RENTAL
	777005 TRAVEL-DISTRICT E	11/14/2025	186542	ENTERPRISE RENT A CAR	\$198.00	40323608	2025-10 CAR RENTAL
	DIVISION/ORG TOTAL 11000000 - CITY COUNCIL				\$33,428.05		
11100000 CITY MANAGER-CITY CLERK	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$96.60	187764676-0	PHONE SERVICE 10/23-11/22
	744000 OFFICE EXPENSE MISC	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$58.56	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	749500 PROF AND SPEC SERVICES	11/5/2025	186303	GVP VENTURES, INC	\$10,000.00	11290	RECRUITMENT AGENCY - CITY
	749500 PROF AND SPEC SERVICES	11/14/2025	186548	HAWK ON HAND	\$5,200.00	HAN1980	2025-10 CROW ABATEMENT

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
11100000 CITY MANAGER-CITY CLERK	777000 TRAINING/TRAVEL/MEETING	11/5/2025	186314	COLLEGE OF THE SEQUOIAS	\$2,500.00	0110-SDL-2346	MANAGING CHANGE WORKSHOP
	777000 TRAINING/TRAVEL/MEETING	11/5/2025	186441	CHRISTOPHER TAVAREZ	\$134.00	TRV 2025 11/04-07	TRV PASADENA 2025 11/04-0
	777000 TRAINING/TRAVEL/MEETING	11/19/2025	186624	NATALIE CORRAL	\$170.00	TRV 2025 11/12-14	TRV LA 2025 11/12-14 - LE
	DIVISION/ORG TOTAL 11100000 - CITY MANAGER-CITY CLERK				\$18,159.16		
11102020 AIRPORT OPERATIONS	732000 COMMUNICATIONS	11/5/2025	186273	A T & T	\$31.41	24192155	ACCT#9391033910 CALNET- P
	749500 PROF AND SPEC SERVICES	11/14/2025	186515	BRANDLEY ENGINEERING, INC.	\$1,222.50	11593	Hanford Airport Pavement
	778500 UTILITIES-GAS	11/7/2025	1996	SOUTHERN CALIF GAS CO	\$6.57	2025-10	2025-10 GAS SERVICE
	DIVISION/ORG TOTAL 11102020 - AIRPORT OPERATIONS				\$1,260.48		
11102021 AIRPORT CAPITA	826652 RPL 70FT SEWER LINE AT AI	11/19/2025	186648	HOLLOWAY CONSTRUCTION, INC	\$328.19	1454	UHAUL CONCRETE FOR AIRPOR
	DIVISION/ORG TOTAL 11102021 - AIRPORT CAPITA				\$328.19		
11110000 HUMAN RESOURCES	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$55.20	187764676-0	PHONE SERVICE 10/23-11/22
	744000 OFFICE EXPENSE MISC	11/5/2025	186399	OFFICE DEPOT (CONTRACT)	\$141.64	37898151	2025-09 - CONSOLIDATED FO
	745000 PUBLICATIONS AND DUES	11/5/2025	186396	GOVERNMENTJOBS.COM, INC	\$2,307.58	INV-147034	RECRUITMENT SUBSCRIPTION
	749500 PROF AND SPEC SERVICES	11/4/2025	1965	UKG INC	\$1,074.00	I01100084068	2025-09 SUBSCRIPTION FEES
	749500 PROF AND SPEC SERVICES	11/5/2025	186349	I C M A RETIREMENT CORP #303617	\$125.00	20250930-109-320501A	RETIREMENT QUARTERLY PLAN
	749501 LIVE SCAN	11/5/2025	186308	CALIF DEPT OF JUSTICE	\$196.00	852058	2025-09 LIVESCAPS

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11110000 HUMAN RESOURCES	749501 LIVE SCAN	11/5/2025	186363	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$1,227.00	307674	PRE EMPLOYMENT PHYSICALS
	749501 LIVE SCAN	11/5/2025	186364	KINGS MEDICAL CENTERS	\$309.00	306805	PRE EMPLOYMENT PHYSICALS
	749501 LIVE SCAN	11/14/2025	186573	PLEXUS GLOBAL LLC	\$114.00	19282	BPO/RANDOM DRUG SCREENING
	749503 WELLNESS	11/5/2025	186306	BRIENO, BRIANA	\$35.00	2025 Q3-GYM-BRIENO,B	2025 Q3 GYM REIMBURSEMENT
	749503 WELLNESS	11/5/2025	186317	NATALIE CORRAL	\$35.00	2025 Q3-GYM-CORRAL,N	2025 Q3 GYM REIMBURSEMENT
	749503 WELLNESS	11/5/2025	186318	STACIE COSTA	\$35.00	2025 Q3-GYM	2025 Q3 GYM REIMBURSEMENT
	749503 WELLNESS	11/5/2025	186330	MADDISON FARIA	\$35.00	2025 Q3-GYM	2025 Q3 GYM REIMBURSEMENT
	749503 WELLNESS	11/5/2025	186340	DAVID W GREEN	\$35.00	2025 Q3-GYM	2025 Q3 GYM REIMBURSEMENT
	749503 WELLNESS	11/5/2025	186354	JOEL DAVID BARBA	\$35.00	2025 Q3-GYM-BARBA,J	2025 Q3 GYM REIMBURSEMENT
	749503 WELLNESS	11/5/2025	186374	SANDRA LERMA-MARTINEZ	\$30.00	2025 Q3-GYM	2025 Q3 GYM REIMBURSEMENT
	749503 WELLNESS	11/5/2025	186422	ZACHARY RAPP	\$35.00	2025 Q3-GYM-RAPP,Z	2025 Q3 GYM REIMBURSEMENT
	749503 WELLNESS	11/5/2025	186430	CESAR SALAS-LEMUS	\$35.00	2025 Q3-GYM	2025 Q3 GYM REIMBURSEMENT
	749503 WELLNESS	11/5/2025	186452	VALENCIA, LISA	\$31.00	2025 Q3 GYM	2025 Q3 GYM REIMBURSEMENT
	749503 WELLNESS	11/5/2025	186460	VIVIANA GALVAN	\$35.00	2025 Q3-GYM	2025 Q3 GYM REIMBURSEMENT
	749503 WELLNESS	11/5/2025	186462	WESLEY CORRAL	\$35.00	2025 Q3-GYM-CORRAL,W	2025 Q3 GYM REIMBURSEMENT
DIVISION/ORG TOTAL 11110000 - HUMAN RESOURCES					\$5,960.42		
12010000 FINANCE-ACCOUNTING	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$96.60	187764676-0	PHONE SERVICE 10/23-11/22
	744000 OFFICE EXPENSE MISC	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$112.96	1V61-374K-T9L3	2025-10 AMAZON PURCHASES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
12010000 FINANCE-ACCOUNTING	749500 PROF AND SPEC SERVICES	11/4/2025	1965	UKG INC	\$5,383.61	I01100084068	2025-09 SUBSCRIPTION FEES
	749500 PROF AND SPEC SERVICES	11/5/2025	186324	EIDE BAILLY LLP	\$254.25	EI01953447	FY25 YEAR-END SERVICES-OC
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$42.09	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186409	ONE TIME VENDOR	\$64.00	REC-023459-2025	DUP BL CC PAYMENT REFUND
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186508	ARC FRESNO/MADERA COUNTIES, THE	\$101.70	14994	SHREDDING SERVICES-FINANC
	DIVISION/ORG TOTAL 12010000 - FINANCE-ACCOUNTING				\$6,055.21		
12100000 FINANCE-UTILITY BILLING	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$10.98	5031639228	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$10.98	5031642204	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$10.98	5031645185	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$10.98	5031630274	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/19/2025	186720	STADRI EMBLEMS	\$17.53	483493	COH LOGO UNIFORM PATCHES
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$8.53	27594642	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$14.22	27580032	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$4.05	27563693	UNIFORM BLUE JACKETS
	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$96.60	187764676-0	PHONE SERVICE 10/23-11/22
	732000 COMMUNICATIONS	11/5/2025	186440	T-MOBILE USA INC	\$107.85	995770698 2025-10	2025-10 ACCT 995770698 iP
	744000 OFFICE EXPENSE MISC	11/5/2025	186399	OFFICE DEPOT (CONTRACT)	\$81.60	37898151	2025-09 - CONSOLIDATED FO

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
12100000 FINANCE-UTILITY BILLING	745500 POSTAGE AND FREIGHT	11/14/2025	186553	INFOSEND, INC.	\$10,739.74	297323	BPO/UBS & FINANCE PRINTIN
	747000 PRINTING	11/14/2025	186553	INFOSEND, INC.	\$1,639.34	297323	BPO/UBS & FINANCE PRINTIN
	749500 PROF AND SPEC SERVICES	11/19/2025	186637	GARDA CL WEST INC	\$1,081.15	10830945	2025-11 TRANSPORT TO WELL
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186414	PRE-SORT CENTER OF STOCKTON INC	\$62.68	4100110931	BPO/UBS & FINANCE PRINTIN
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186414	PRE-SORT CENTER OF STOCKTON INC	\$62.19	410110457	BPO/UBS & FINANCE PRINTIN
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186414	PRE-SORT CENTER OF STOCKTON INC	\$54.33	410110538	BPO/UBS & FINANCE PRINTIN
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186414	PRE-SORT CENTER OF STOCKTON INC	\$54.19	410110635	BPO/UBS & FINANCE PRINTIN
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186553	INFOSEND, INC.	\$741.08	297323	BPO/UBS & FINANCE PRINTIN
	DIVISION/ORG TOTAL 12100000 - FINANCE-UTILITY BILLING				\$14,809.00		
13000000 CITY ATTORNEY/LEGAL SVCS	749000 CONTRACTED LEGAL SERVICES	11/5/2025	186341	GRISWOLD, LASALLE, COBB, DOWD & GIN	\$68,752.91	2025-09	2025-09 LEGAL SVC
	751800 SPECIAL LEGAL SERVICES	11/5/2025	186341	GRISWOLD, LASALLE, COBB, DOWD & GIN	\$1,532.99	2025-09	2025-09 LEGAL SVC
	751900 LIABILITY RISK MANAGEMENT	11/5/2025	186341	GRISWOLD, LASALLE, COBB, DOWD & GIN	\$16,696.51	2025-09	2025-09 LEGAL SVC
	DIVISION/ORG TOTAL 13000000 - CITY ATTORNEY/LEGAL SVCS				\$86,982.41		
13090000 LIABILITY INSURANCE	733000 LIABILITY INSURANCE	11/5/2025	186292	ALLIANT INSURANCE SERVICES INC	\$2,123.00	3286805	MOTOR VEHICLE PROGRAM
	733000 LIABILITY INSURANCE	11/5/2025	186336	GEORGE HILLS COMPANY INC	\$4,332.00	INV1033100	2025-11 CLAIMS MGMT FLAT
	733800 SPECIAL-LITIGATION EXPENS	11/5/2025	186375	LIEBERT CASSIDY WHITMORE	\$4,501.00	307234	LITIGATION FEES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
13090000 LIABILITY INSURANCE	733800 SPECIAL-LITIGATION EXPENS	11/5/2025	186375	LIEBERT CASSIDY WHITMORE	\$14,283.50	307235	LITIGATION FEES
	733800 SPECIAL-LITIGATION EXPENS	11/5/2025	186375	LIEBERT CASSIDY WHITMORE	\$1,862.00	307236	LITIGATION FEES
	733800 SPECIAL-LITIGATION EXPENS	11/5/2025	186375	LIEBERT CASSIDY WHITMORE	\$29,998.65	307237	LITIGATION FEES
	733800 SPECIAL-LITIGATION EXPENS	11/5/2025	186375	LIEBERT CASSIDY WHITMORE	\$5,189.50	307233	LITIGATION FEES
	DIVISION/ORG TOTAL 13090000 - LIABILITY INSURANCE				\$62,289.65		
13100000 WORKERS' COMPENSATION	707169 WORKERS' COMP INSURANCE	11/19/2025	1977	ACCLAMATION INSURANCE MGMT SVC-WC	\$119,354.99	2025-10	AIMS TRUST REPLENISHMENT
	DIVISION/ORG TOTAL 13100000 - WORKERS' COMPENSATION				\$119,354.99		
13140000 COMPUTER REPL RESERVE	800121 COMPUTER/MDT/MONITOR	11/14/2025	186539	DELL MARKETING LP	\$16,989.79	10837652839	FY26 DESKTOP REPLACEMENTS
	DIVISION/ORG TOTAL 13140000 - COMPUTER REPL RESERVE				\$16,989.79		
13150000 I T S INFORMATIONAL TECH SERV	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$69.00	187764676-0	PHONE SERVICE 10/23-11/22
	743000 COMPUTER MAINTENANCE	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$826.45	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	749500 PROF AND SPEC SERVICES	11/5/2025	186320	DELL MARKETING LP	\$133,692.21	10840750712	FY26 MICROSOFT ENTERPRISE
	749500 PROF AND SPEC SERVICES	11/5/2025	186447	TYLER TECHNOLOGIES INC	\$993.52	045-539888	CITIZEN SELF SERVICE
	749500 PROF AND SPEC SERVICES	11/19/2025	186616	COMCAST BUSINESS	\$6,182.60	254540069	2025-10 ETHERNET SERVICES
	749500 PROF AND SPEC SERVICES	11/19/2025	186617	COMCAST BUSINESS	\$6,182.60	251959672	2025-09 ETHERNET SERVICES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
13150000 I T S INFORMATIONAL TECH SERV	749500 PROF AND SPEC SERVICES	11/19/2025	186618	COMCAST BUSINESS	\$6,083.63	249518619	2025-08 ETHERNET SERVICES
	749500 PROF AND SPEC SERVICES	11/19/2025	186619	COMCAST BUSINESS	\$390.03	254540274	2025-10 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/19/2025	186620	COMCAST BUSINESS	\$384.27	251959624	2025-09 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/19/2025	186621	COMCAST BUSINESS	\$384.27	249518674	2025-08 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/19/2025	186727	VERIZON WIRELESS	\$40.01	6127438412	ACCT 771937214-00003
	778500 UTILITIES-GAS	11/7/2025	1996	SOUTHERN CALIF GAS CO	\$15.78	2025-10	2025-10 GAS SERVICE
DIVISION/ORG TOTAL 13150000 - I T S INFORMATIONAL TECH SERV					\$155,244.37		
14110000 PLANNING OPERATIONS	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$69.00	187764676-0	PHONE SERVICE 10/23-11/22
	749500 PROF AND SPEC SERVICES	11/5/2025	186271	4CREEKS INC	\$2,383.50	4C009891	ON-CALL PLANNING SERVICES
	749500 PROF AND SPEC SERVICES	11/5/2025	186271	4CREEKS INC	\$7,827.50	4C009383	ON-CALL PLANNING SERVICES
	749500 PROF AND SPEC SERVICES	11/5/2025	186335	GEOINOVO SOLUTIONS INC.	\$1,516.25	487	ON-CALL GIS IMPLEMENTATIO
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$21.56	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
DIVISION/ORG TOTAL 14110000 - PLANNING OPERATIONS					\$11,817.81		
14120000 CODE COMPLIANCE	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$69.00	187764676-0	PHONE SERVICE 10/23-11/22
	732000 COMMUNICATIONS	11/19/2025	186727	VERIZON WIRELESS	\$175.33	6127438412	ACCT 771937214-00003

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
14120000 CODE COMPLIANCE	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$21.57	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	DIVISION/ORG TOTAL 14120000 - CODE COMPLIANCE				\$265.90		
14120001 MEAS H CODE COMPLIANCE	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186588	T-MOBILE USA INC	\$1,061.19	995871713 2025-10	ACCT 995871713 BLDG VANS/
	DIVISION/ORG TOTAL 14120001 - MEAS H CODE COMPLIANCE				\$1,061.19		
14130000 CITY HFD PUBLIC HSG AUTH	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$41.40	187764676-0	PHONE SERVICE 10/23-11/22
	744000 OFFICE EXPENSE MISC	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$386.80	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	749500 PROF AND SPEC SERVICES	11/5/2025	186334	G M S, INC	\$380.00	5257	2025-09 GMS LICENSE/SERVI
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$21.57	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	DIVISION/ORG TOTAL 14130000 - CITY HFD PUBLIC HSG AUTH				\$829.77		
14310000 CENTRAL PARKING & IMPRV OPER	790400 CITY CONTRIBUTIONS TO	11/5/2025	186379	MAIN STREET HANFORD	\$5,501.42	2025-11	MAIN STREET HANFORD PASS
	DIVISION/ORG TOTAL 14310000 - CENTRAL PARKING & IMPRV OPER				\$5,501.42		
14500200 CDBG ENTITLEMENT	792311 KCAO FOOD BANK SVC CENTER	11/5/2025	186362	KINGS COMMUNITY ACTION ORGANIZTN	\$176,034.50	#6	KCAO-FOOD BANK SERV. CENT
	DIVISION/ORG TOTAL 14500200 - CDBG ENTITLEMENT				\$176,034.50		
15110000 POLICE-SUPPORT SERVICE	732000 COMMUNICATIONS	11/5/2025	186281	A T & T	\$189.17	24192170	5595854700 LONG DIST
	732000 COMMUNICATIONS	11/5/2025	186282	A T & T	\$38.93	24192171	9391033927-PRIMARY STATIO
	732000 COMMUNICATIONS	11/5/2025	186283	A T & T	\$61.27	24192172	9391033927-PRIMARY STATIO
	732000 COMMUNICATIONS	11/5/2025	186284	A T & T	\$31.41	24192299	ACCT#9391053005 CALNET- P

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15110000 POLICE-SUPPORT SERVICE	732000 COMMUNICATIONS	11/5/2025	186285	A T & T	\$86.55	24192350	ACCT#9391054245 CALNET- P
	732000 COMMUNICATIONS	11/5/2025	186289	A T & T	\$285.94	24227131	9391063992-DOJ
	732000 COMMUNICATIONS	11/5/2025	186290	A T & T	\$450.18	287334182267X101025	2025-10 DEPARTMENT CELLPH
	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$963.19	187764676-0	PHONE SERVICE 10/23-11/22
	732000 COMMUNICATIONS	11/5/2025	186440	T-MOBILE USA INC	\$3,815.22	206082578	2025-10 ACCT. 206082578 C
	732000 COMMUNICATIONS	11/5/2025	186455	MCI NETWORK SERV, INC	\$912.29	73473948	2025-08 CALNET3 SYSTEM &
	732000 COMMUNICATIONS	11/5/2025	186456	MCI NETWORK SERV, INC	\$919.39	73497940	BPO/CALNET3 SYSTEM & MOBI
	749500 PROF AND SPEC SERVICES	11/5/2025	186308	CALIF DEPT OF JUSTICE	\$1,402.00	849771	BPO/CUSTOMER #142069 FOR
	749500 PROF AND SPEC SERVICES	11/5/2025	186328	EMPLOYEE RELATIONS INC	\$8.00	99985	BPO/PRE-EMPLOYMENT CREDIT
	749500 PROF AND SPEC SERVICES	11/5/2025	186378	RAYMOND C MADRIGAL	\$700.00	2025-023	BPO/PRE EMPLOYMENT BACKGR
	749500 PROF AND SPEC SERVICES	11/5/2025	186435	SPEAKWRITE LLC	\$381.00	255560ba	2025-10 SPEAKWRITE DICTAT
	749500 PROF AND SPEC SERVICES	11/7/2025	1991	COMCAST CABLE COMMUNICATIONS, INC	\$199.95	0695141 10/25	ACCT 8155 50 039 0695141
	749500 PROF AND SPEC SERVICES	11/7/2025	1992	COMCAST CABLE COMMUNICATIONS, INC	\$263.90	0704471 10/25	ACCT 8155 50 039 0704471
	749500 PROF AND SPEC SERVICES	11/14/2025	186516	CALIFORNIA FORENSIC INSTITUTE	\$700.00	1721	BPO/WELLNESS CHECKS
	749500 PROF AND SPEC SERVICES	11/14/2025	186516	CALIFORNIA FORENSIC INSTITUTE	\$400.00	HPD014	BPO/PRE EMPLOYMENT PSYCHS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15110000 POLICE-SUPPORT SERVICE	749500 PROF AND SPEC SERVICES	11/14/2025	186523	COMCAST BUSINESS	\$244.18	254540226	2025-10 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/14/2025	186524	COMCAST BUSINESS	\$240.57	251959543	2025-09 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/14/2025	186525	COMCAST BUSINESS	\$240.57	249518651	2025-08 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/14/2025	186526	COMCAST BUSINESS	\$296.17	254540273	2025-10 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/14/2025	186527	COMCAST BUSINESS	\$291.79	251959623	2025-09 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/14/2025	186528	COMCAST BUSINESS	\$291.79	249518673	2025-08 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/14/2025	186529	COMCAST BUSINESS	\$249.39	254540746	2025-10 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/14/2025	186530	COMCAST BUSINESS	\$245.70	251959814	2025-09 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/14/2025	186531	COMCAST BUSINESS	\$245.70	249519076	2025-09 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/19/2025	186611	CALIF DEPT OF JUSTICE	\$1,013.00	002392	2025-10 CUST#142069 FOR L
	749500 PROF AND SPEC SERVICES	11/19/2025	186611	CALIF DEPT OF JUSTICE	\$1,876.98	000860	CY26 Q3 CLETS SERVICES #5
	749500 PROF AND SPEC SERVICES	11/19/2025	186622	COMCAST CABLE COMMUNICATIONS, INC	\$27.44	0146699 11/25	ACCT 8155 50 039 0146699
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$47.90	1V61-374K-T9L3	2025-10 AMAZON PURCHASES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15110000 POLICE-SUPPORT SERVICE	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186319	DAVID MATTOS	\$910.00	8850	PAL BLDG - SEPT. & OCT S
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186319	DAVID MATTOS	\$220.00	9434	2025-11 SERVICE
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186376	LIVE ACTION SAFETY	\$239.25	190074	15 BASIC IFAK BAGS
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186431	SAN DIEGO POLICE EQUIP CO	\$4,036.11	666021	TRAINING/ OFFICER AMMO
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186458	VESTIS GROUP, INC.	\$22.62	2580620075	BPO/PD & FIRE FLOOR MATS
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186593	VESTIS GROUP, INC.	\$129.70	2580623229	BPO/PD & FIRE FLOOR MATS
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186593	VESTIS GROUP, INC.	\$22.62	2580626268	BPO/PD & FIRE FLOOR MATS
	760300 SWAT EXPENSES	11/19/2025	186713	SAN DIEGO POLICE EQUIP CO	\$1,995.87	666883	SWAT AMMO
	777000 TRAINING/TRAVEL/MEETING	11/5/2025	186390	MICHAEL CRAWMER	\$225.00	TRV 2025 11/17-21	TRV FRES 2025 11/17-21 -
	777000 TRAINING/TRAVEL/MEETING	11/5/2025	186416	SEANNAH PICAZO	\$301.00	TRV 2025 11/16-19	TRV SAN CLEM 2025 11/16-1
	777000 TRAINING/TRAVEL/MEETING	11/5/2025	186432	SANTA ROSA JR COLLEGE	\$67.50	AR26-00586	TRAINING MANAGER COURSE -
	777000 TRAINING/TRAVEL/MEETING	11/14/2025	186542	ENTERPRISE RENT A CAR	\$1,461.50	40323608	2025-10 CAR RENTAL
	777000 TRAINING/TRAVEL/MEETING	11/19/2025	186615	COLLEGE OF THE SEQUOIAS	\$500.00	777	DRG/ALC RECO-11550#2-LOPE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15110000 POLICE-SUPPORT SERVICE	777000 TRAINING/TRAVEL/MEETING	11/19/2025	186633	ERNEST ESCALERA	\$225.00	TRV 2025 12/01-05	TRV FRES 2025 12/1-5 - IC
	777000 TRAINING/TRAVEL/MEETING	11/19/2025	186636	FRESNO CITY COLLEGE	\$210.00	19649677-79	INTERVIEW/INTERROGATION A
	777000 TRAINING/TRAVEL/MEETING	11/19/2025	186641	JASON GUSTIN	\$301.00	TRV 2025 12/01-04	TRV SD 2025 12/01-04 - CA
	777000 TRAINING/TRAVEL/MEETING	11/19/2025	186653	ROLANDO JAIME	\$301.00	TRV 2025 12/14-17	TRV GARDEN GROVE 2025 12/
	777000 TRAINING/TRAVEL/MEETING	11/19/2025	186654	ROLANDO JAIME	\$135.00	TRV 2025 12/08-10	TRV FRES 2025 12/08-10 -
	777000 TRAINING/TRAVEL/MEETING	11/19/2025	186671	JAMES LUTZ	\$301.00	TRV 2025 12/01-04	TRV SD 2025 12/1-4 - CATO
	777000 TRAINING/TRAVEL/MEETING	11/19/2025	186672	JAMES LUTZ	\$301.00	TRV 2025 12/07-10	TRV ANA 2025 12/7-10 - IA
	777000 TRAINING/TRAVEL/MEETING	11/19/2025	186677	CHAD MEDEIROS	\$135.00	TRV 2025 12/08-10	TRV FRES 2025 12/08-10 -
	777000 TRAINING/TRAVEL/MEETING	11/19/2025	186696	JORGE OROSCO	\$506.00	TRV 2025 11/30-12/05	TRV MONT 2025 11/30-12/05
	777000 TRAINING/TRAVEL/MEETING	11/19/2025	186697	JORGE OROSCO	\$506.00	TRV 2025 12/07-12	TRV MONT 2025 12/07-12 -
	777000 TRAINING/TRAVEL/MEETING	11/19/2025	186726	JUSTIN VALLIN	\$301.00	TRV 2025 12/07-10	TRV ANA 2025 12/7-10 - IA
	778500 UTILITIES-GAS	11/7/2025	1996	SOUTHERN CALIF GAS CO	\$144.36	2025-10	2025-10 GAS SERVICE
	800121 COMPUTER/MDT/MONITOR	11/5/2025	186320	DELL MARKETING LP	\$1,760.09	10841335510	LAPTOP 1511 LT - DELL PRO

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15110000 POLICE-SUPPORT SERVICE	826022 EVIDENCE 3D SCANNING MACH	11/5/2025	186331	FARO TECHNOLOGIES INC	\$54,781.15	91871922	FARO MACHINE
	826022 EVIDENCE 3D SCANNING MACH	11/5/2025	186331	FARO TECHNOLOGIES INC	\$9,600.00	91871703	FARO MACHINE
	826022 EVIDENCE 3D SCANNING MACH	11/5/2025	186331	FARO TECHNOLOGIES INC	\$8,738.00	91871702	FARO MACHINE
	DIVISION/ORG TOTAL 15110000 - POLICE-SUPPORT SERVICE				\$105,496.34		
15121000 POLICE-RECORDS	745500 POSTAGE AND FREIGHT	11/19/2025	186704	QUADIENT FINANCE USA INC	\$362.36	2025-10/24	BPO/ACCT 7900044081162129
	749500 PROF AND SPEC SERVICES	11/14/2025	186582	STERICYCLE, INC.	\$143.22	8012540194	BPO/DOCUMENT SHREDDING
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$87.86	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	DIVISION/ORG TOTAL 15121000 - POLICE-RECORDS				\$593.44		
15122000 POLICE-COMMUNICATIONS	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$114.63	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	DIVISION/ORG TOTAL 15122000 - POLICE-COMMUNICATIONS				\$114.63		
15130000 POLICE-OPERATIONS	730000 UNIFORM EXPENSE	11/19/2025	186632	ED JONES CO	\$1,133.40	59316	SERGEANT BADGES - JAIME/M
	741300 SOFTWARE MAINTENANCE	11/5/2025	186316	COPWARE, INC	\$1,270.00	87334	LEGAL SOURCEBOOK SITE LIC
	741300 SOFTWARE MAINTENANCE	11/5/2025	186463	THOMSON REUTERS- WEST OR WEST	\$623.44	852602962	BPO/SOFTWARE MAINTENANCE
	744000 OFFICE EXPENSE MISC	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$70.34	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	744000 OFFICE EXPENSE MISC	11/5/2025	186399	OFFICE DEPOT (CONTRACT)	\$455.13	37898151	2025-09 - CONSOLIDATED FO
	749500 PROF AND SPEC SERVICES	11/5/2025	186435	SPEAKWRITE LLC	\$948.00	255560ba	2025-10 SPEAKWRITE DICTAT

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15130000 POLICE-OPERATIONS	749500 PROF AND SPEC SERVICES	11/14/2025	186565	LEMOORE SPORTSMANS CLUB	\$8,830.00	1203-2025	RANGE MEMBERSHIP
	749502 TUITION	11/19/2025	186629	RAYMOND DIAS	\$567.25	89554	TUITION REIMBURSEMENT - I
	759000 RENTS AND LEASES - VEHICL	11/20/2025	1974	ENTERPRISE FM TRUST	\$3,359.57	FBN5483203	LEASE CHARGES/UNIT 2684HT
	759000 RENTS AND LEASES - VEHICL	11/20/2025	1975	ENTERPRISE FM TRUST	\$23,705.86	FBN5469978	26QZWW/ZWV/ZX4/ZX6/ZXB/ZX
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$590.56	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	826026 LESS LETHAL SHOTGUNS	11/5/2025	186368	L C ACTION POLICE SUPPLY	\$14,224.27	60567	LESS LETHAL SHOTGUNS
	DIVISION/ORG TOTAL 15130000 - POLICE-OPERATIONS				\$55,777.82		
15130001 MEAS H PD OPERATIONS	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$37.77	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186297	AXON ENTERPRISES INC	\$3,125.91	INUS390091	MEAS H CSO BODY CAMERAS -
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186368	L C ACTION POLICE SUPPLY	\$2,844.85	60517	MEAS H LESS LETHAL SHOTGU
	DIVISION/ORG TOTAL 15130001 - MEAS H PD OPERATIONS				\$6,008.53		
15140000 POLICE-TRAFFIC ENFORCEMNT	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186385	BRENT MCCREARY	\$162.02	FY26-PPE	MOTOR UNIT GLASSES&GLOVES
	DIVISION/ORG TOTAL 15140000 - POLICE-TRAFFIC ENFORCEMNT				\$162.02		
15180000 POLICE-ANIMAL CONTROL	749500 PROF AND SPEC SERVICES	11/14/2025	186546	HANFORD VETERINARY HOSPITAL, INC	\$105.58	1309367	BPO/ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	11/14/2025	186546	HANFORD VETERINARY HOSPITAL, INC	\$369.81	1309380	BPO/ANIMAL CONTROL VET SE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15180000 POLICE-ANIMAL CONTROL	749500 PROF AND SPEC SERVICES	11/14/2025	186546	HANFORD VETERINARY HOSPITAL, INC	\$173.00	1309381	BPO/ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	11/14/2025	186546	HANFORD VETERINARY HOSPITAL, INC	\$109.99	1309564	BPO/ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	11/14/2025	186546	HANFORD VETERINARY HOSPITAL, INC	\$199.99	1309565	BPO/ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	11/14/2025	186546	HANFORD VETERINARY HOSPITAL, INC	\$139.99	1309686	BPO/ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	11/14/2025	186546	HANFORD VETERINARY HOSPITAL, INC	\$189.99	1309791	BPO/ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	11/14/2025	186546	HANFORD VETERINARY HOSPITAL, INC	\$139.99	1310111	BPO/ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	11/14/2025	186546	HANFORD VETERINARY HOSPITAL, INC	\$139.99	1310112	BPO/ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	11/14/2025	186546	HANFORD VETERINARY HOSPITAL, INC	\$189.99	1310115	BPO/ANIMAL CONTROL VET SE
	749500 PROF AND SPEC SERVICES	11/19/2025	186644	HANFORD VETERINARY HOSPITAL, INC	\$400.00	1310114	BPO/ANIMAL CONTROL VET SE
DIVISION/ORG TOTAL 15180000 - POLICE-ANIMAL CONTROL					\$2,158.32		
15190001 MEAS H PD HART	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186368	L C ACTION POLICE SUPPLY	\$2,844.86	60517	MEAS H LESS LETHAL SHOTGU
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186538	CORE BUSINESS INTERIORS	\$12,417.02	35013	HART BUILDING FURNITURE
	DIVISION/ORG TOTAL 15190001 - MEAS H PD HART					\$15,261.88	
15200000 POLICE-CANINE	749500 PROF AND SPEC SERVICES	11/5/2025	186338	K-9 SERVICES LLC	\$1,500.00	HPD-11	BPO/MONTHLY K9 TRAINING

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
15200000 POLICE-CANINE	749500 PROF AND SPEC SERVICES	11/14/2025	186546	HANFORD VETERINARY HOSPITAL, INC	\$55.99	1309370	BPO/K9 VET SERVICES
	749500 PROF AND SPEC SERVICES	11/14/2025	186546	HANFORD VETERINARY HOSPITAL, INC	\$928.23	1309385	BPO/K9 VET SERVICES AND F
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186338	K-9 SERVICES LLC	\$321.75	HPD-12	MUZZLE FOR K9 ACE
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186546	HANFORD VETERINARY HOSPITAL, INC	\$172.00	1309385	BPO/K9 VET SERVICES AND F
	DIVISION/ORG TOTAL 15200000 - POLICE-CANINE				\$2,977.97		
16100000 FIRE- ADMIN/SUPPRESSION	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$317.40	187764676-0	PHONE SERVICE 10/23-11/22
	732000 COMMUNICATIONS	11/14/2025	186587	T-MOBILE USA INC	\$1,005.99	206883295 2025-10	2025-10 ACCT 206883295 CE
	732000 COMMUNICATIONS	11/19/2025	186598	A T & T	\$349.45	287301186711X110225	BPO/ACCT 287301186711 INT
	732000 COMMUNICATIONS	11/19/2025	186721	TARGET SOLUTIONS LEARNING LLC	\$848.70	INV120667	TRAINING CATALOG FOR FIRE
	741200 EQUIPMENT MAINTENANCE	11/14/2025	186560	L N CURTIS & SONS	\$477.88	INV1001561	BPO/FIRE EQUIPMENT MAINTENANCE
	741200 EQUIPMENT MAINTENANCE	11/14/2025	186586	T S I INC	\$1,478.24	91989400	BPO/MAINTENANCE, SERVICE
	741200 EQUIPMENT MAINTENANCE	11/19/2025	186605	BAUER COMPRESSORS INC	\$476.30	0000342518	CHEMICALS FOR EXTRACTOR
	741400 BUILDING MTCE INTERNAL CO	11/5/2025	186344	RUSSELL DEAN HAYES	\$225.00	793099	MAINTENANCE ON GARAGE DOOR
	741400 BUILDING MTCE INTERNAL CO	11/14/2025	186507	AMERICAN INCORPORATED	\$999.96	7192520	BPO/ A.C & ICE MACHINE EQ
	741400 BUILDING MTCE INTERNAL CO	11/14/2025	186566	LOWE'S	\$71.90	2025-09	2025-09 - CONSOLIDATED FO

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
16100000 FIRE- ADMIN/SUPPRESSION	744000 OFFICE EXPENSE MISC	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$1,273.44	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	744000 OFFICE EXPENSE MISC	11/5/2025	186399	OFFICE DEPOT (CONTRACT)	\$83.08	37898151	2025-09 - CONSOLIDATED FO
	745000 PUBLICATIONS AND DUES	11/19/2025	186718	SKYFIRE AI, INC	\$1,500.00	1029	HFD CERTIFICATE OF AUTHOR
	749500 PROF AND SPEC SERVICES	11/5/2025	186335	GEOINOVO SOLUTIONS INC.	\$23,277.50	487	ON-CALL GIS IMPLEMENTATIO
	749500 PROF AND SPEC SERVICES	11/5/2025	186458	VESTIS GROUP, INC.	\$109.53	2580616943	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	11/5/2025	186458	VESTIS GROUP, INC.	\$131.31	2580616950	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	11/14/2025	186575	ORKIN SERVICES OF CALIFORNIA, INC.	\$48.00	283168761	2025-10 PEST CONTROL ST#2
	749500 PROF AND SPEC SERVICES	11/14/2025	186575	ORKIN SERVICES OF CALIFORNIA, INC.	\$48.00	283173038	2025-10 PEST CONTROL ST#3
	749500 PROF AND SPEC SERVICES	11/14/2025	186593	VESTIS GROUP, INC.	\$132.22	2580619540	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	11/14/2025	186593	VESTIS GROUP, INC.	\$50.00	2580620076	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	11/14/2025	186593	VESTIS GROUP, INC.	\$126.54	2580620071	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	11/14/2025	186593	VESTIS GROUP, INC.	\$131.31	2580623232	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	11/14/2025	186593	VESTIS GROUP, INC.	\$109.53	2580623225	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	11/14/2025	186593	VESTIS GROUP, INC.	\$132.22	2580625793	BPO/PD & FIRE FLOOR MATS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
16100000 FIRE- ADMIN/SUPPRESSIO N	749500 PROF AND SPEC SERVICES	11/14/2025	186593	VESTIS GROUP, INC.	\$126.54	2580626265	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	11/14/2025	186593	VESTIS GROUP, INC.	\$50.00	2580626269	BPO/PD & FIRE FLOOR MATS
	749500 PROF AND SPEC SERVICES	11/19/2025	186657	KENT M KAWAGOE, PH D	\$1,225.00	HFD-OCT2025	PSYCH EVALUATIONS FOR NEW
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$226.57	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186550	HD SUPPLY, INC.	\$80.41	872040472	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186550	HD SUPPLY, INC.	\$223.92	894002682	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186550	HD SUPPLY, INC.	\$152.47	894826882	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186550	HD SUPPLY, INC.	\$155.19	894969757	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186550	HD SUPPLY, INC.	\$555.11	900727371	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186550	HD SUPPLY, INC.	\$138.39	900948118	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186551	HD SUPPLY, INC.	\$8.04	893086413	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186566	LOWE'S	\$520.35	2025-08	2025-08SUPPLIES - CONSOLI
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186664	TIM J LAW	\$800.00	25-185	3 MEAS H FIREFIGHTERS & 1

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
16100000 FIRE-ADMIN/SUPPRESSION	767100 CERT/EXPLORERS EXPENSE	11/14/2025	186585	STATIM TECHNOLOGIES LLC	\$5,250.00	1104251	POLARBREEZE MACHINE - CER
	767100 CERT/EXPLORERS EXPENSE	11/19/2025	186646	MSTS (AKA HARBOR FREIGHT COMMERCIAL)	\$1,779.89	ca44d244	GENERATOR AND ACCESSORIES
	777000 TRAINING/TRAVEL/MEETING	11/14/2025	186541	ELITE COMMAND TRAINING CORP	\$14,998.00	55	ELITE COMMAND TRAINING
	777000 TRAINING/TRAVEL/MEETING	11/19/2025	186640	GREEN BOX RENTALS, INC	\$412.50	26014	SHIPPING OF TRAINING CONT
	777000 TRAINING/TRAVEL/MEETING	11/19/2025	186682	MORGAN & SLATES	\$240.67	1851603	MATERIAL FOR ACADEMY TRAI
	777000 TRAINING/TRAVEL/MEETING	11/19/2025	186711	MATTHEW ROWE	\$67.00	REFUND FOR GAS CONF	REFUND FOR M ROWE GAS TRV
	778500 UTILITIES-GAS	11/7/2025	1996	SOUTHERN CALIF GAS CO	\$391.52	2025-10	2025-10 GAS SERVICE
	799500 OPERATIONAL CAPITAL OUTLA	11/5/2025	186351	J ' S COMMUNICATIONS, INC	\$2,461.43	72887	Batteries for portable ra
	799500 OPERATIONAL CAPITAL OUTLA	11/14/2025	186511	BAUER COMPRESSORS INC	\$6,191.91	0000342754	FIREFIGHTING GLOVES
	799500 OPERATIONAL CAPITAL OUTLA	11/19/2025	186601	ALLSTAR FIRE EQUIPMENT INC	\$579.08	268596	TURN OUT BOOTS FOR SUPPRE
	826021 AUTO EXTRICATION EQ	11/14/2025	186560	L N CURTIS & SONS	\$4,185.38	INV992654	HURST- 2 AUTO EXTRICATION
DIVISION/ORG TOTAL 16100000 - FIRE-ADMIN/SUPPRESSION					\$74,222.87		
16100001 MEAS H FIRE ADMIN/SUPPRESSION	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186657	KENT M KAWAGOE, PH D	\$1,225.00	HFD-OCT2025	PSYCH EVALUATIONS FOR NEW
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186664	TIM J LAW	\$2,400.00	25-185	3 MEAS H FIREFIGHTERS & 1
	DIVISION/ORG TOTAL 16100001 - MEAS H FIRE ADMIN/SUPPRESSION				\$3,625.00		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
16110000 FIRE-FIRE PREVENTION	732000 COMMUNICATIONS	11/19/2025	186598	A T & T	\$93.19	287301186711X110225	BPO/ACCT 287301186711 INT
	744000 OFFICE EXPENSE MISC	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$42.50	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	744000 OFFICE EXPENSE MISC	11/14/2025	186584	STAPLES DEPT11-0007061138	\$265.70	7007493697	OFFICE SUPPLIES
	745000 PUBLICATIONS AND DUES	11/19/2025	186610	CALIF CONF OF ARSON INVESTIGATORS	\$400.00	HCFD2025-26	MEMBERSHIP RENEWAL COSTA
	777000 TRAINING/TRAVEL/MEETING	11/19/2025	186625	DAN JENNINGS	\$135.00	TRV 2025 10/21-23	TRV FRESNO 2025 10/21-23
	777000 TRAINING/TRAVEL/MEETING	11/19/2025	186663	GARCIA, LARRY	\$135.00	TRV 2025 10/21-23	TRV FRESNO 2025 10/21-23
	800123 SOFTWARE/LICENSES	11/5/2025	186447	TYLER TECHNOLOGIES INC	\$6,292.00	025-474950	MOBILE EYES ANNUAL SAAS F
	800123 SOFTWARE/LICENSES	11/5/2025	186447	TYLER TECHNOLOGIES INC	\$6,292.00	025-523187	MOBILE EYES ANNUAL SAAS F
	800123 SOFTWARE/LICENSES	11/5/2025	186447	TYLER TECHNOLOGIES INC	(\$12,584.00)	025-527617	CREDIT REF. INV#025-47495
	DIVISION/ORG TOTAL 16110000 - FIRE-FIRE PREVENTION				\$1,071.39		
17100000 PARKS & COMM SERV-ADMIN	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$55.20	187764676-0	PHONE SERVICE 10/23-11/22
	744000 OFFICE EXPENSE MISC	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$403.90	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	744000 OFFICE EXPENSE MISC	11/5/2025	186399	OFFICE DEPOT (CONTRACT)	\$230.53	37898151	2025-09 - CONSOLIDATED FO
	777000 TRAINING/TRAVEL/MEETING	11/14/2025	186542	ENTERPRISE RENT A CAR	\$517.41	40323608	2025-10 CAR RENTAL
	DIVISION/ORG TOTAL 17100000 - PARKS & COMM SERV-ADMIN				\$1,207.04		
17110000 PARKS & COMM SERV-SPORTS	749500 PROF AND SPEC SERVICES	11/5/2025	186312	JESSE CHAVARRIA	\$192.00	89355	SOFTBALL COMPLEX UMPIRE 1
	749500 PROF AND SPEC SERVICES	11/5/2025	186323	EVAN DUTRA	\$1,435.50	89354	SOFTBALL COMPLEX MAINTENA

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17110000 PARKS & COMM SERV-SPORTS	749500 PROF AND SPEC SERVICES	11/5/2025	186332	KEYSHAWN FIGUEROA-LANE	\$354.75	89379	SOFTBALL CONCESSIONS 10.1
	749500 PROF AND SPEC SERVICES	11/5/2025	186337	GILBERT ESCALANTE	\$96.00	89353	SOFTBALL UMPIRE 10.21
	749500 PROF AND SPEC SERVICES	11/5/2025	186353	JARROD KING	\$990.00	89350	SOFTBALL COMPLEX MAINTENA
	749500 PROF AND SPEC SERVICES	11/5/2025	186370	RODNEY LAWRENCE	\$64.00	89359	SOFTBALL UMPIRE 10.21
	749500 PROF AND SPEC SERVICES	11/5/2025	186381	PRADO, MARTIN	\$96.00	89364	SOFTBALL UMPIRE 10.21
	749500 PROF AND SPEC SERVICES	11/5/2025	186382	AIKO MASUDA	\$1,200.00	89369	SOFTBALL CONCESSIONS 10.1
	749500 PROF AND SPEC SERVICES	11/5/2025	186383	AVALYNN MASUDA	\$445.50	89378	SOFTBALL CONCESSIONS 10.1
	749500 PROF AND SPEC SERVICES	11/5/2025	186387	BRANDEN MEDINA	\$478.50	89384	SOFTBALL CONCESSIONS 10.1
	749500 PROF AND SPEC SERVICES	11/5/2025	186388	BRIANNA MEDINA	\$561.00	89383	SOFTBALL CONCESSIONS 10.1
	749500 PROF AND SPEC SERVICES	11/5/2025	186418	PRADO, SAL	\$315.00	89352	SOFTBALL COMPLEX UMPIRE 1
	749500 PROF AND SPEC SERVICES	11/5/2025	186419	PRESTON LEE KING	\$1,501.50	89376	SOFTBALL MAINTENANCE 10.1
	749500 PROF AND SPEC SERVICES	11/5/2025	186423	SYDNEY REIS	\$346.50	89381	SOFTBALL CONCESSIONS 10.1
	749500 PROF AND SPEC SERVICES	11/5/2025	186424	RODRIGUEZ, CHRISTIAN	\$214.50	89374	SOFTBALL CONCESSIONS 10.1

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17110000 PARKS & COMM SERV-SPORTS	749500 PROF AND SPEC SERVICES	11/5/2025	186426	TRISTAN RODRIGUEZ	\$198.00	89372	SOFTBALL CONCESSIONS 10.1
	749500 PROF AND SPEC SERVICES	11/5/2025	186444	TIMOTHY MC WEBSTER JR	\$2,106.00	89361	SOFTBALL COMPLEX MAINTENA
	749500 PROF AND SPEC SERVICES	11/19/2025	186607	BENJAMIN JAMES GRAHAM	\$128.00	89645	SOFTBALL UMPIRE 10.28-11.
	749500 PROF AND SPEC SERVICES	11/19/2025	186614	JESSE CHAVARRIA	\$96.00	89644	SOFTBALL UMPIRE 10.27
	749500 PROF AND SPEC SERVICES	11/19/2025	186627	DAYON L. DILLIHUNT	\$192.00	89647	SOFTBALL UMPIRE 10.28-11.
	749500 PROF AND SPEC SERVICES	11/19/2025	186630	DUSTIN PEST CONTROL INC	\$75.00	223755456	BPO/PEST CONTROL SVC MULT
	749500 PROF AND SPEC SERVICES	11/19/2025	186631	EVAN DUTRA	\$1,650.00	89637	SOFTBALL MAINTENANCE AND
	749500 PROF AND SPEC SERVICES	11/19/2025	186634	LUKE FAGUNDES	\$800.00	89628	SOFTBALL CONCESSIONS 11.0
	749500 PROF AND SPEC SERVICES	11/19/2025	186635	KEYSHAWN FIGUEROA-LANE	\$462.00	89638	SOFTBALL CONCESSIONS 11.0
	749500 PROF AND SPEC SERVICES	11/19/2025	186638	GILBERT ESCALANTE	\$576.00	89643	SOFTBALL 10.23-11.06
	749500 PROF AND SPEC SERVICES	11/19/2025	186655	JARROD KING	\$990.00	89642	SOFTBALL MAINTENANCE 10.2
	749500 PROF AND SPEC SERVICES	11/19/2025	186667	RODNEY LAWRENCE	\$96.00	89639	SOFTBALL UMPIRE 11.04
	749500 PROF AND SPEC SERVICES	11/19/2025	186668	CODY SKAGGS	\$576.00	89641	SOFTBALL UMPIRE 10.27-11.

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17110000 PARKS & COMM SERV-SPORTS	749500 PROF AND SPEC SERVICES	11/19/2025	186673	PRADO, MARTIN	\$96.00	89640	SOFTBALL UMPIRE 10.28
	749500 PROF AND SPEC SERVICES	11/19/2025	186674	AIKO MASUDA	\$1,180.00	89633	SOFTBALL CONCESSIONS 10.2
	749500 PROF AND SPEC SERVICES	11/19/2025	186675	AVALYNN MASUDA	\$544.50	89634	SOFTBALL CONCESSIONS 11.0
	749500 PROF AND SPEC SERVICES	11/19/2025	186678	BRANDEN MEDINA	\$544.50	89635	SOFTBALL CONCESSIONS 10.2
	749500 PROF AND SPEC SERVICES	11/19/2025	186679	BRIANNA MEDINA	\$544.50	89636	SOFTBALL CONCESSIONS 10.2
	749500 PROF AND SPEC SERVICES	11/19/2025	186701	PRADO, SAL	\$630.00	89648	SOFTBALL UMPIRE 10.27-11.
	749500 PROF AND SPEC SERVICES	11/19/2025	186702	PRESTON LEE KING	\$1,617.00	89649	SOFTBALL MAINTENANCE 10.2
	749500 PROF AND SPEC SERVICES	11/19/2025	186707	SYDNEY REIS	\$412.50	89627	SOFTBALL CONCESSIONS 11.0
	749500 PROF AND SPEC SERVICES	11/19/2025	186709	RODRIGUEZ, CHRISTIAN	\$132.00	89632	SOFTBALL CONCESSIONS 10.3
	749500 PROF AND SPEC SERVICES	11/19/2025	186710	TRISTAN RODRIGUEZ	\$165.00	89630	SOFTBALL CONCESSIONS 11.0
	749500 PROF AND SPEC SERVICES	11/19/2025	186724	TIMOTHY MC WEBSTER JR	\$2,376.00	89629	SOFTBALL PREP 10.27-11.09
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186566	LOWE'S	\$782.82	2025-09	2025-09 - CONSOLIDATED FO
	767500 SOFTBALL COMPLEX EXPENSES	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$61.02	1V61-374K-T9L3	2025-10 AMAZON PURCHASES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17110000 PARKS & COMM SERV-SPORTS	767500 SOFTBALL COMPLEX EXPENSES	11/5/2025	186310	CALIF TURF EQUIPMENT & SUPPLY INC	\$211.04	686296	GOPHER TRAPS FOR SOFTBALL
	767500 SOFTBALL COMPLEX EXPENSES	11/5/2025	186347	HD SUPPLY, INC.	\$78.46	898260245	FOAM PINK LOTION SOAP
	767500 SOFTBALL COMPLEX EXPENSES	11/5/2025	186369	SCHAUB RENTAL AND SALES INC	\$25.00	33123	LABOR
	767500 SOFTBALL COMPLEX EXPENSES	11/5/2025	186464	WEST VALLEY SUPPLY INC	\$229.86	120211	SUPPLIES FOR SB COMPLEX
	767500 SOFTBALL COMPLEX EXPENSES	11/14/2025	186518	CALIF TURF EQUIPMENT & SUPPLY INC	\$1,619.16	692753	SEASONAL SEEDING FOR THE
	767500 SOFTBALL COMPLEX EXPENSES	11/14/2025	186550	HD SUPPLY, INC.	\$78.46	900334202	FOAM PINK LOTION SOAP
	767500 SOFTBALL COMPLEX EXPENSES	11/19/2025	186612	CALIF TURF EQUIPMENT & SUPPLY INC	\$394.26	686707	ABI FORCE FIELD MACHINE T
	768000 CONCESSION SUPPLIES	11/5/2025	186305	BOTTLING GROUP, LLC	\$636.58	19091506	SOFTBALL CONCESSIONS DRIN
	768000 CONCESSION SUPPLIES	11/5/2025	186438	SYSCO CENTRAL CALIFORNIA, INC.	\$2,149.65	484708369	SOFTBALL CONCESSION FOOD
	768000 CONCESSION SUPPLIES	11/5/2025	186438	SYSCO CENTRAL CALIFORNIA, INC.	\$1,697.38	484690401	SOFTBALL CONCESSION FOOD
	768000 CONCESSION SUPPLIES	11/5/2025	186438	SYSCO CENTRAL CALIFORNIA, INC.	\$2,331.15	484725268	SOFTBALL CONCESSION FOOD
	768000 CONCESSION SUPPLIES	11/5/2025	186438	SYSCO CENTRAL CALIFORNIA, INC.	\$1,369.04	484717098	SOFTBALL CONCESSION FOOD
	768000 CONCESSION SUPPLIES	11/14/2025	186581	US FOODS, INC.	\$634.92	3612365	SOFTBALL COMPLEX. CONCESS
	768000 CONCESSION SUPPLIES	11/19/2025	186609	BOTTLING GROUP, LLC	\$457.28	10430002	PEPSI PRODUCT FOR SOFTBAL
	768000 CONCESSION SUPPLIES	11/19/2025	186609	BOTTLING GROUP, LLC	\$487.13	10866005	PEPSI PRODUCT FOR SOFTBAL
	768000 CONCESSION SUPPLIES	11/19/2025	186609	BOTTLING GROUP, LLC	\$457.28	73289005	PEPSI PRODUCT FOR SOFTBAL

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17110000 PARKS & COMM SERV-SPORTS	768000 CONCESSION SUPPLIES	11/19/2025	186609	BOTTLING GROUP, LLC	\$417.90	38053003	PEPSI PRODUCT FOR SOFTBAL
	768000 CONCESSION SUPPLIES	11/19/2025	186609	BOTTLING GROUP, LLC	\$546.67	40908008	PEPSI PRODUCT FOR SOFTBAL
	768000 CONCESSION SUPPLIES	11/19/2025	186719	SMART & FINAL CORP	\$2,543.69	2025-10	SB COMPLEX CONCESSION STA
	DIVISION/ORG TOTAL 17110000 - PARKS & COMM SERV-SPORTS				\$41,686.50		
17160000 PARKS & COMM SERV-FACILITIES	732000 COMMUNICATIONS	11/5/2025	186274	A T & T	\$33.38	24192157	ACCT#9391033912 COE/LONGF
	741400 BUILDING MTCE INTERNAL CO	11/19/2025	186643	HANFORD GLASS, INC	\$10,491.00	026385	REPLACE STORE FRONT DOORS
	749500 PROF AND SPEC SERVICES	11/5/2025	186311	CALIFITNESS INC	\$295.00	43423	LONGFIELD FITNESS CENTER
	749500 PROF AND SPEC SERVICES	11/7/2025	1980	COMCAST CABLE COMMUNICATIONS, INC	\$269.04	0714199 11/25	ACCT 8155 50 039 0714199
	749500 PROF AND SPEC SERVICES	11/14/2025	186532	COMCAST BUSINESS	\$185.08	254540021	2025-10 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/14/2025	186533	COMCAST BUSINESS	\$182.34	251959540	2025-09 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/14/2025	186534	COMCAST BUSINESS	\$182.34	249518585	2025-08 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/14/2025	186535	COMCAST BUSINESS	\$150.61	254540023	2025-10 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/14/2025	186536	COMCAST BUSINESS	\$148.38	251959544	2025-09 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/14/2025	186537	COMCAST BUSINESS	\$148.38	249518587	2025-08 INTERNET SERVICE-
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$64.94	1V61-374K-T9L3	2025-10 AMAZON PURCHASES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17160000 PARKS & COMM SERV-FACILITIES	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186347	HD SUPPLY, INC.	\$945.47	897718425	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186347	HD SUPPLY, INC.	\$107.60	897849089	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186457	VESTIS GROUP, INC.	\$101.01	5031639216	BPO/CUST 890041001 LONGFI
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186592	VESTIS GROUP, INC.	\$101.01	5031645173	BPO/CUST 890041001 LONGFI
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186665	SCHAUB RENTAL AND SALES INC	\$3,084.10	33699	EMERGENCY-DISPATCH GENERA
	778500 UTILITIES-GAS	11/7/2025	1996	SOUTHERN CALIF GAS CO	\$109.66	2025-10	2025-10 GAS SERVICE
	DIVISION/ORG TOTAL 17160000 - PARKS & COMM SERV-FACILITIES				\$16,599.34		
17190000 PARKS & COMM SER- YOUTH SERVICE	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$41.40	187764676-0	PHONE SERVICE 10/23-11/22
	732000 COMMUNICATIONS	11/5/2025	186440	T-MOBILE USA INC	\$70.48	210044613 2025-10	2025-10 ACCT. #210044613
	749500 PROF AND SPEC SERVICES	11/5/2025	186425	CINDY LYNN RODRIGUEZ	\$336.00	89316	OCT. AEROBICS INSTRUCTION
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$764.07	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	767604 B&GC 04 NGO CONTRACTS PRO	11/14/2025	186514	BOYS & GIRLS CLUBS OF TULARE COUNTY	\$14,351.42	11051	BOYS AND GIRLS CLUB NGO S
	767611 B&GC 11 INDIRECT COSTS PR	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$1,401.00	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	767611 B&GC 11 INDIRECT COSTS PR	11/5/2025	186399	OFFICE DEPOT (CONTRACT)	\$502.52	37898151	2025-09 - CONSOLIDATED FO
DIVISION/ORG TOTAL 17190000 - PARKS & COMM SER-YOUTH SERVICE					\$17,466.89		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17210000 PARKS & COMM SERV-COMM PROM/EV	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$13.80	187764676-0	PHONE SERVICE 10/23-11/22
	756000 ADVERTISING & PUBLIC REL	11/14/2025	186545	SANTA MARIA CALIFORNIA NEWS MEDIA INC	\$320.00	10251044	OCTOBER FRONT PAGE AD AGR
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$426.36	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186719	SMART & FINAL CORP	\$828.36	2025-10	SB COMPLEX CONCESSION STA
	761100 RENAISSANCE FAIRE EXPENSE	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$10.70	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	761110 ICE RINK EXPENSES	11/5/2025	186294	AMARQUEZDESIGN	\$3,500.00	3BPMATWM-0001	WINTER WONDERLAND WEBSITE
	761110 ICE RINK EXPENSES	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$5,721.12	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	761110 ICE RINK EXPENSES	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$732.85	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	761110 ICE RINK EXPENSES	11/5/2025	186313	MICHAL CHRISSAKIS	\$400.00	89070	WINTER WONDERLAND DESIGN
	761110 ICE RINK EXPENSES	11/5/2025	186357	PHILLIP J GAPEN	\$10.83	10813	KEY COPIES. WWL.
	761110 ICE RINK EXPENSES	11/7/2025	1996	SOUTHERN CALIF GAS CO	\$14.79	2025-10	2025-10 GAS SERVICE
	761110 ICE RINK EXPENSES	11/14/2025	186544	GRAINGER, INC	\$366.71	9702556383	BALLOON WORK LIGHT
	DIVISION/ORG TOTAL 17210000 - PARKS & COMM SERV-COMM PROM/EV				\$12,345.52		
17220000 PARKS & COMM SERV-PARKS	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$82.63	5031639226	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186513	BOOT BARN	\$219.20	INV00535217	FY26 SAFETY SHOES/JOSHUA
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$77.11	5031642202	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/19/2025	186720	STADRI EMBLEMS	\$184.22	483520	DEPARTMENT UNIFORM PATCHE

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17220000 PARKS & COMM SERV-PARKS	730000 UNIFORM EXPENSE	11/19/2025	186720	STADRI EMBLEMS	\$70.13	483493	COH LOGO UNIFORM PATCHES
	730000 UNIFORM EXPENSE	11/19/2025	186728	VESTIS GROUP, INC.	\$57.11	5031645183	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/19/2025	186728	VESTIS GROUP, INC.	\$54.41	5031630272	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$34.12	27594642	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$56.87	27580032	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$16.20	27563693	UNIFORM BLUE JACKETS
	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$13.80	187764676-0	PHONE SERVICE 10/23-11/22
	732000 COMMUNICATIONS	11/5/2025	186440	T-MOBILE USA INC	\$471.33	992424539 2025-10	ACCT#992424539 P&CS CELL
	744000 OFFICE EXPENSE MISC	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$200.64	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	749502 TUITION	11/5/2025	186466	LEVI E WINEBRENNER	\$1,364.00	FY26 TUITION Q1	TUITION REIMBURSEMENT MG
	755000 OTHER CONTRACTUAL SERVICE	11/14/2025	186559	KINGS REHABILITATION CENTER, INC	\$2,500.00	1064	2025-07 MOWING SOC-COM
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186347	HD SUPPLY, INC.	\$940.15	899275523	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186347	HD SUPPLY, INC.	\$651.88	899413173	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186348	HOFMANS NURSERY	\$165.62	12188	NURSERY SUPPLIES FOR PARK
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186369	SCHAUB RENTAL AND SALES INC	\$44.00	833475	BPO/PARKS EQUIPMENT PARTS
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186558	KINGS CO PIPE & SUPPLY	\$2.90	2032160	BPO IRRIGATION SUPPLIES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17220000 PARKS & COMM SERV-PARKS	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186558	KINGS CO PIPE & SUPPLY	\$12.25	2032186	BPO IRRIGATION SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186561	SCHAUB RENTAL AND SALES INC	\$438.22	33681	BPO/PARKS EQUIPMENT PARTS
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186566	LOWE'S	\$166.46	2025-08	2025-08SUPPLIES - CONSOLI
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186566	LOWE'S	\$1,495.59	2025-09	2025-09 - CONSOLIDATED FO
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186682	MORGAN & SLATES	\$159.27	1845270	BPO/PARK REPAIR SUPPLIES
	795500 TAXES	11/5/2025	186360	KINGS CO TAX COLLECTOR	\$3,243.24	89341	PROPERTY TAX
	822649 HEROES PARK	11/5/2025	186389	MELTON DESIGN GROUP, INC.	\$75,930.00	6840	concept design consultant
	825613 HANFORD GOES GREEN PROJEC	11/5/2025	186322	DUDEK	\$22,611.25	202508663	TREE CANOPY AND INVENTORY
	825613 HANFORD GOES GREEN PROJEC	11/20/2025	1975	ENTERPRISE FM TRUST	\$1,517.75	FBN5469978	26QZWW/ZWV/ZX4/ZX6/ZXB/ZX
DIVISION/ORG TOTAL 17220000 - PARKS & COMM SERV-PARKS					\$112,780.35		
17502091 INTERMODAL FACILITY OPER	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186277	A T & T	\$59.71	24192161	9391033917-TRAIN STATION
	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186319	DAVID MATTOS	\$1,225.00	9429	2025-11 WKND& HOLIDAY CLE
	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186457	VESTIS GROUP, INC.	\$14.00	5031636202	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186457	VESTIS GROUP, INC.	\$44.81	5031639218	BPO/WWTP & BLG MAINT FLOO

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17502091 INTERMODAL FACILITY OPER	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186457	VESTIS GROUP, INC.	\$14.00	5031642194	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186728	VESTIS GROUP, INC.	\$44.81	5031633242	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186728	VESTIS GROUP, INC.	\$14.00	5031648150	BPO/WWTP & BLG MAINT FLOO
	DIVISION/ORG TOTAL 17502091 - INTERMODAL FACILITY OPER				\$1,416.33		
17502100 BUILDING MAINTENANCE	730000 UNIFORM EXPENSE	11/5/2025	186366	JASON ALLEN BRANDON DBA	\$225.00	41543	FY26 SAFETY SHOES - STEPH
	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$23.02	5031639227	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$23.02	5031642203	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$23.02	5031645184	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$19.50	5031630273	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/19/2025	186720	STADRI EMBLEMS	\$29.22	483493	COH LOGO UNIFORM PATCHES
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$14.22	27594642	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$23.69	27580032	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$6.75	27563693	UNIFORM BLUE JACKETS
	732000 COMMUNICATIONS	11/5/2025	186275	A T & T	\$59.71	24192160	9391033915-CORP YARD ALAR
	732000 COMMUNICATIONS	11/5/2025	186276	A T & T	\$61.27	24211726	ACCT#9391033916 CITY HALL
	732000 COMMUNICATIONS	11/5/2025	186280	A T & T	\$61.27	24192168	ACCT#9391033924 CALNET- P
	732000 COMMUNICATIONS	11/5/2025	186288	A T & T	\$61.27	24192173	ACCT#9391033930 CALNET- P
	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$41.40	187764676-0	PHONE SERVICE 10/23-11/22

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17502100 BUILDING MAINTENANCE	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186296	AMERICAN INCORPORATED	\$474.38	7191134	REPAIR WORK CITY HALL ICE
	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186296	AMERICAN INCORPORATED	\$2,450.00	5337472	REPAIR CITY HALL HVAC UNI
	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186327	MESA ENERGY SYSTEMS, INC.	\$2,225.00	962026403	BOILER MAINTENANCE CONTRA
	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186397	NICK CHAMPI ENTERPRISES INC	\$1,250.00	29173	REPAIR DAMAGED TRACK PAD
	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186397	NICK CHAMPI ENTERPRISES INC	\$4,250.00	29174	INSTALL NEW SENSOR LOOPS
	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186445	TOTAL FILTRATION SERVICES, INC	\$114.04	2822420-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186445	TOTAL FILTRATION SERVICES, INC	\$376.06	2822437-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186445	TOTAL FILTRATION SERVICES, INC	\$406.38	2822439-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186445	TOTAL FILTRATION SERVICES, INC	\$262.60	2822441-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186445	TOTAL FILTRATION SERVICES, INC	\$132.73	2822401-00	BPO/FILTRATION SUPPLIES A
	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186457	VESTIS GROUP, INC.	\$57.72	5031642190	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186457	VESTIS GROUP, INC.	\$70.78	5031642193	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186465	WILSON FIRE SPRINKLER CO, INC.	\$500.00	10877	ANNUAL FIRE SP INSP CORP

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17502100 BUILDING MAINTENANCE	755000 OTHER CONTRACTUAL SERVICE	11/14/2025	186592	VESTIS GROUP, INC.	\$70.78	5031630263	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186599	ALARM PROGRAM SYSTEMS LLC	\$75.00	INV-25-5539361	ALARM FEES
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186599	ALARM PROGRAM SYSTEMS LLC	\$50.00	INV-25-5539343	ALARM FEES
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186599	ALARM PROGRAM SYSTEMS LLC	\$15.00	INV-25-5610796	ALARM FEES
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186602	AMERICAN INCORPORATED	\$3,714.44	5337784	REPAIR UNIT 18
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186602	AMERICAN INCORPORATED	\$1,960.00	5337801	REPAIR UNIT #16 CITY HALL
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186602	AMERICAN INCORPORATED	\$1,320.00	5337774	REPAIR PD AC UNIT
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186602	AMERICAN INCORPORATED	\$779.58	7193273	REPAIR AC UNIT #14
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186630	DUSTIN PEST CONTROL INC	\$20.00	223738088	BPO/PEST CONTROL SVC MULT
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186630	DUSTIN PEST CONTROL INC	\$35.00	223741641	BPO/PEST CONTROL SVC MULT
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186630	DUSTIN PEST CONTROL INC	\$35.00	223742854	BPO/PEST CONTROL SVC MULT
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186630	DUSTIN PEST CONTROL INC	\$35.00	223741549	BPO/PEST CONTROL SVC MULT
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186630	DUSTIN PEST CONTROL INC	\$55.00	223742896	BPO/PEST CONTROL SVC MULT

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17502100 BUILDING MAINTENANCE	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186630	DUSTIN PEST CONTROL INC	\$35.00	223767253	BPO/PEST CONTROL SVC MULT
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186630	DUSTIN PEST CONTROL INC	\$35.00	223766964	BPO/PEST CONTROL SVC MULT
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186630	DUSTIN PEST CONTROL INC	\$35.00	223767508	BPO/PEST CONTROL SVC MULT
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186630	DUSTIN PEST CONTROL INC	\$35.00	223768276	BPO/PEST CONTROL SVC MULT
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186630	DUSTIN PEST CONTROL INC	\$90.00	223770403	BPO/PEST CONTROL SVC MULT
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186656	JONES-WALBAUM CORPORATION	\$2,209.97	835921	EQUIPMENT ADD ON FOR SURE
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186728	VESTIS GROUP, INC.	\$57.72	5031648146	BPO/WWTP & BLG MAINT FLOO
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$1,709.32	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186339	GRAINGER, INC	\$94.18	9687961889	BPO/SUPPLIES FOR REPAIRIN
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186339	GRAINGER, INC	\$218.41	9689647262	BPO/SUPPLIES FOR REPAIRIN
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186343	MSTS (AKA HARBOR FREIGHT COMMERCIAL)	(\$75.75)	428eecd6	REF. INVOICE #f7c460a4
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186343	MSTS (AKA HARBOR FREIGHT COMMERCIAL)	\$490.85	b2f44f85	BPO/SUPPLIES/TOOLS NEEDED
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186346	HD SUPPLY, INC.	\$162.27	895005007	HOME DEPOT SUPPLIES

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17502100 BUILDING MAINTENANCE	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186346	HD SUPPLY, INC.	(\$205.03)	895003689	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186346	HD SUPPLY, INC.	\$58.24	897076139	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186346	HD SUPPLY, INC.	\$82.70	897321246	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186346	HD SUPPLY, INC.	\$52.63	895644706	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186346	HD SUPPLY, INC.	\$430.84	896037215	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186346	HD SUPPLY, INC.	\$204.56	896037272	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186346	HD SUPPLY, INC.	\$646.25	896217817	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186346	HD SUPPLY, INC.	\$36.78	896217858	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186346	HD SUPPLY, INC.	\$24.00	897700217	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186346	HD SUPPLY, INC.	\$25.03	897733770	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186346	HD SUPPLY, INC.	\$59.51	898169545	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186346	HD SUPPLY, INC.	\$32.42	898487442	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186347	HD SUPPLY, INC.	\$1,315.06	896888427	BPO/HOME DEPOT SUPPLIES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
17502100 BUILDING MAINTENANCE	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186347	HD SUPPLY, INC.	\$56.64	897043287	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186358	KINGS CO PIPE & SUPPLY	\$82.35	10714	BPO/PIPES & SUPPLIES NEED
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186361	BRANDON K AINSWORTH	\$86.60	20260	ENGINEERS NAME PLATES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186386	CONSOLIDATED ELEC DIST, INC	\$307.96	2877-1050259	BPO/ELECTRICAL SERVICES R
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186547	MSTS (AKA HARBOR FREIGHT COMMERCIAL)	\$66.00	2d49c1ed	BPO/SUPPLIES/TOOLS NEEDED
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186549	HD SUPPLY, INC.	\$57.13	900563701	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186552	HD SUPPLY, INC.	\$127.62	901349282	BPO/HOME DEPOT SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186568	CONSOLIDATED ELEC DIST, INC	\$97.75	2877-1050369	BPO/ELECTRICAL SERVICES R
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186568	CONSOLIDATED ELEC DIST, INC	\$183.87	2877-1050388	BPO/ELECTRICAL SERVICES R
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186568	CONSOLIDATED ELEC DIST, INC	\$326.48	2877-1050456	BPO/ELECTRICAL SERVICES R
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186676	CONSOLIDATED ELEC DIST, INC	\$45.43	2877-1050261	BPO/ELECTRICAL SERVICES R
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186676	CONSOLIDATED ELEC DIST, INC	\$11.02	2877-1050479	BPO/ELECTRICAL SERVICES R
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186676	CONSOLIDATED ELEC DIST, INC	\$10.83	2877-1050526	BPO/ELECTRICAL SERVICES R

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17502100 BUILDING MAINTENANCE	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186706	REFRIGERATION SUPPLIES DISTRIBUTOR	\$297.80	35385193-00	BPO/HVAC SUPPLIES & EQUIP
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186706	REFRIGERATION SUPPLIES DISTRIBUTOR	\$64.10	35385195-00	BPO/HVAC SUPPLIES & EQUIP
	778500 UTILITIES-GAS	11/7/2025	1996	SOUTHERN CALIF GAS CO	\$499.90	2025-10	2025-10 GAS SERVICE
	826032 (32)8FT FOLDING/ (18)ROUND	11/19/2025	186681	MITY-LITE, INC	\$17,071.16	00194252	REPLACE TABLE INVENTORY F
	DIVISION/ORG TOTAL 17502100 - BUILDING MAINTENANCE				\$48,659.45		
17502131 COURTHOUSE SQUARE FACIL	749500 PROF AND SPEC SERVICES	11/5/2025	186278	A T & T	\$31.41	24192163	ACCT#9391033919 COURT HOU
	749500 PROF AND SPEC SERVICES	11/5/2025	186384	MATSON ALARM COMPANY, INC	\$107.04	6845236	COH-COURTHOUSE SERVICE CA
	749500 PROF AND SPEC SERVICES	11/19/2025	186630	DUSTIN PEST CONTROL INC	\$35.00	223739208	BPO/PEST CONTROL SVC MULT
	778500 UTILITIES-GAS	11/7/2025	1996	SOUTHERN CALIF GAS CO	\$60.88	2025-10	2025-10 GAS SERVICE
	DIVISION/ORG TOTAL 17502131 - COURTHOUSE SQUARE FACIL				\$234.33		
20100000 ENGINEERING	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$8.28	5031639220	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$8.28	5031642196	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/19/2025	186720	STADRI EMBLEMS	\$17.53	483493	COH LOGO UNIFORM PATCHES
	730000 UNIFORM EXPENSE	11/19/2025	186728	VESTIS GROUP, INC.	\$40.00	5031645177	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/19/2025	186728	VESTIS GROUP, INC.	\$8.28	5031630266	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$8.53	27594642	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$14.22	27580032	UNIFORM BLUE JACKETS

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20100000 ENGINEERING	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$4.05	27563693	UNIFORM BLUE JACKETS
	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$248.40	187764676-0	PHONE SERVICE 10/23-11/22
	733800 SPECIAL-LITIGATION EXPENS	11/5/2025	186437	STENO AGENCY, INC.	\$694.00	2112911	ESTATE OF LUZ A. SOTO V.
	740000 FLEET MAINTENANCE	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$313.30	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	744000 OFFICE EXPENSE MISC	11/5/2025	186399	OFFICE DEPOT (CONTRACT)	\$261.22	37898151	2025-09 - CONSOLIDATED FO
	747000 PRINTING	11/19/2025	186626	DATAFLOW BUSINESS SYSTEMS, INC	\$8.62	437476	BPO/ACCT CO0000-071 OKI P
	749500 PROF AND SPEC SERVICES	11/5/2025	186335	GEOINOVO SOLUTIONS INC.	\$172.50	487	ON-CALL GIS IMPLEMENTATIO
	749500 PROF AND SPEC SERVICES	11/5/2025	186350	INTERWEST CONSULTING GROUP	\$3,737.50	2516252	2025-09 CITY SURVEYOR SER
	749500 PROF AND SPEC SERVICES	11/5/2025	186350	INTERWEST CONSULTING GROUP	\$8,797.50	2448816	CITY SURVEYOR SERVICES
	749500 PROF AND SPEC SERVICES	11/19/2025	186649	INTERWEST CONSULTING GROUP	\$2,070.00	2684459	CITY SURVEYOR SERVICES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$416.33	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186716	STERICYCLE, INC.	\$117.02	8012539591	BPO/DOCUMENT SHREDDING
	800121 COMPUTER/MDT/MONITOR	11/5/2025	186320	DELL MARKETING LP	\$2,776.01	10841335537	LAPTOP - DELL PRO MAX 16
	DIVISION/ORG TOTAL 20100000 - ENGINEERING				\$19,721.57		
20110000 PW-STREET MAINTENANCE	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$45.87	5031639221	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$45.87	5031645178	BPO/ACCT 2322940000 UNIFO

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20110000 PW-STREET MAINTENANCE	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$45.87	5031630267	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/19/2025	186720	STADRI EMBLEMS	\$184.22	483520	DEPARTMENT UNIFORM PATCHE
	730000 UNIFORM EXPENSE	11/19/2025	186720	STADRI EMBLEMS	\$70.13	483493	COH LOGO UNIFORM PATCHES
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$34.12	27594642	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$56.87	27580032	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$16.20	27563693	UNIFORM BLUE JACKETS
	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$27.60	187764676-0	PHONE SERVICE 10/23-11/22
	744000 OFFICE EXPENSE MISC	11/5/2025	186399	OFFICE DEPOT (CONTRACT)	\$507.68	37898151	2025-09 - CONSOLIDATED FO
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$10.81	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186355	K R C SAFETY CO INC	\$349.32	71158	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186355	K R C SAFETY CO INC	\$2,031.12	71157	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186355	K R C SAFETY CO INC	\$539.03	70844	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186391	MILLER'S RENTALAND	\$67.81	833635	PARTS & SUPPLIES-PROPANE
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186436	STATEWIDE TRAFFIC SAFETY & SIGNS INC	\$3,565.22	04012855	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186566	LOWE'S	\$145.65	2025-08	2025-08SUPPLIES - CONSOLI

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20110000 PW-STREET MAINTENANCE	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186566	LOWE'S	\$662.42	2025-09	2025-09 - CONSOLIDATED FO
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186651	J A MOMANEY SERVICES INC	\$3,464.00	196795	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186651	J A MOMANEY SERVICES INC	\$2,533.05	196796	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186682	MORGAN & SLATES	\$62.10	1850819	BPO/PARTS & SUPPLIES
	772000 STREET CONST & MAINT MTRL	11/5/2025	186329	ENNIS PAINT INC	\$3,446.02	486366	BPO/PAINT & MATERIALS
	772000 STREET CONST & MAINT MTRL	11/5/2025	186380	MARTIN MARIETTA MATERIALS INC	\$4,738.55	47569909	BPO/MATERIAL/ASPHALT
	778000 UTILITIES-ELECTRICITY	11/5/2025	186309	CALIF DEPT OF TRANSPORTATION	\$8,166.37	SL260051	BPO/SIGNAL & LIGHTING
	DIVISION/ORG TOTAL 20110000 - PW-STREET MAINTENANCE				\$30,815.90		
20310000 REFUSE OPERATIONS	730000 UNIFORM EXPENSE	11/5/2025	186304	BOOT BARN	\$225.00	INV00535211	FY26 SAFETY SHOES/JOHN BA
	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$115.59	5031639222	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$114.73	5031642198	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/5/2025	186459	VESTIS GROUP, INC.	\$8.73	5031639219	BPO/ACCT 890172782 REFUSE
	730000 UNIFORM EXPENSE	11/5/2025	186459	VESTIS GROUP, INC.	\$8.73	5031642195	BPO/ACCT 890172782 REFUSE
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$114.73	5031645179	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$140.87	5031630268	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186594	VESTIS GROUP, INC.	\$8.73	5031645176	BPO/ACCT 890172782 REFUSE

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20310000 REFUSE OPERATIONS	730000 UNIFORM EXPENSE	11/14/2025	186594	VESTIS GROUP, INC.	\$8.73	5031630265	BPO/ACCT 890172782 REFUSE
	730000 UNIFORM EXPENSE	11/19/2025	186720	STADRI EMBLEMS	\$184.21	483520	DEPARTMENT UNIFORM PATCHE
	730000 UNIFORM EXPENSE	11/19/2025	186720	STADRI EMBLEMS	\$163.65	483493	COH LOGO UNIFORM PATCHES
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$79.62	27594642	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$132.69	27580032	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$37.79	27563693	UNIFORM BLUE JACKETS
	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$55.20	187764676-0	PHONE SERVICE 10/23-11/22
	732000 COMMUNICATIONS	11/5/2025	186440	T-MOBILE USA INC	\$522.76	993747413 2025-10	PUBLIC WORKS CELL CHARGES
	732000 COMMUNICATIONS	11/14/2025	186588	T-MOBILE USA INC	\$6.66	995871713 2025-10	ACCT 995871713 BLDG VANS/
	732000 COMMUNICATIONS	11/19/2025	186727	VERIZON WIRELESS	\$38.37	6127438412	ACCT 771937214-00003
	741200 EQUIPMENT MAINTENANCE	11/19/2025	186682	MORGAN & SLATES	\$83.08	1852339	BPO/EQUIPMENT MTCE
	741200 EQUIPMENT MAINTENANCE	11/19/2025	186682	MORGAN & SLATES	\$11.43	1852330	BPO/EQUIPMENT MTCE
	741200 EQUIPMENT MAINTENANCE	11/19/2025	186682	MORGAN & SLATES	\$81.13	1852266	BPO/EQUIPMENT MTCE
	744000 OFFICE EXPENSE MISC	11/5/2025	186399	OFFICE DEPOT (CONTRACT)	\$507.67	37898151	2025-09 - CONSOLIDATED FO
	749500 PROF AND SPEC SERVICES	11/5/2025	186363	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$100.00	310601	PHYSICAL EXAM DOT
	749500 PROF AND SPEC SERVICES	11/5/2025	186428	S C A OF CA, LLC	\$89,005.64	2025-010094	BPO/COH STREET SWEEPING S

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20310000 REFUSE OPERATIONS	749500 PROF AND SPEC SERVICES	11/19/2025	186705	R3 CONSULTING GROUP, INC.	\$23,892.50	124914	REF RATE STUDY & OPERATIO
	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186367	KINGS WASTE & RECYCLE AUTHORITY	\$256,652.30	2025-09	2025-09 TIPPING FEES
	755000 OTHER CONTRACTUAL SERVICE	11/19/2025	186661	KINGS WASTE & RECYCLE AUTHORITY	\$269,109.41	2025-10	TIPPING FEES
	758000 RENTS AND LEASES-EQUIP	11/5/2025	186342	HAAKER EQUIP CO	\$9,742.50	INV20003	REFUSE TRUCK EQ RENTAL
	758000 RENTS AND LEASES-EQUIP	11/19/2025	186642	HAAKER EQUIP CO	\$9,742.50	INV15152	REFUSE TRUCK EQ RENTAL
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$37.55	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186357	PHILLIP J GAPEN	\$8.66	10755	BPO/KEYS
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186357	PHILLIP J GAPEN	\$108.25	10791	BPO/KEYS
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186357	PHILLIP J GAPEN	\$12.99	10799	BPO/KEYS
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186566	LOWE'S	\$492.63	2025-08	2025-08SUPPLIES - CONSOLI
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186566	LOWE'S	\$249.68	2025-09	2025-09 - CONSOLIDATED FO
	DIVISION/ORG TOTAL 20310000 - REFUSE OPERATIONS				\$661,804.71		
20370000 REFUSE CAPITAL & RESERVES	825001 REF SOLAR COMPACTORS	11/5/2025	186302	BIG BELLY SOLAR LLC	\$15,329.05	59723	REFUSE RECYCLING COMPACTO
	DIVISION/ORG TOTAL 20370000 - REFUSE CAPITAL & RESERVES				\$15,329.05		

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$46.30	5031639223	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$46.30	5031642199	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$46.30	5031645180	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$46.30	5031630269	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$46.30	5031627300	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/19/2025	186720	STADRI EMBLEMS	\$184.22	483520	DEPARTMENT UNIFORM PATCHE
	730000 UNIFORM EXPENSE	11/19/2025	186720	STADRI EMBLEMS	\$40.91	483493	COH LOGO UNIFORM PATCHES
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$19.90	27594642	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$33.17	27580032	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$9.45	27563693	UNIFORM BLUE JACKETS
	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$41.40	187764676-0	PHONE SERVICE 10/23-11/22
	741100 RADIO MAINTENANCE	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$372.32	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	743300 FUEL AND LUBE MAINTENANCE	11/5/2025	186365	KINGS PETROLEUM LLC	\$27,558.13	455640	BPO/FUEL SERVICES
	743300 FUEL AND LUBE MAINTENANCE	11/14/2025	186579	ROE OIL COMPANY	\$93.25	280021CT	BPO/FUEL COSTS
	743300 FUEL AND LUBE MAINTENANCE	11/19/2025	186717	SILVAS OIL CO INC	\$28,377.13	857784	BPO/FUEL SERVICES
	743400 TIRES AND TUBES	11/5/2025	186299	BADASCI TIRE CO, INC	\$766.94	204778	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	11/5/2025	186299	BADASCI TIRE CO, INC	\$2,620.91	204794	BPO/TIRES, TUBES, PARTS A

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	743400 TIRES AND TUBES	11/5/2025	186299	BADASCI TIRE CO, INC	\$3,240.34	204620	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	11/5/2025	186299	BADASCI TIRE CO, INC	\$2,056.99	204646	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	11/5/2025	186299	BADASCI TIRE CO, INC	\$406.57	204894	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	11/5/2025	186299	BADASCI TIRE CO, INC	\$1,802.79	204841	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	11/5/2025	186321	DELRAY TIRE & RETREADING, INC	\$285.36	750066238	BPO/TIRES AND TUBES
	743400 TIRES AND TUBES	11/5/2025	186321	DELRAY TIRE & RETREADING, INC	\$860.78	750067757	BPO/TIRES AND TUBES
	743400 TIRES AND TUBES	11/14/2025	186510	BADASCI TIRE CO, INC	\$1,164.85	205006	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	11/14/2025	186510	BADASCI TIRE CO, INC	\$1,456.06	205081	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	11/14/2025	186510	BADASCI TIRE CO, INC	\$340.00	205084	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	11/14/2025	186540	DELRAY TIRE & RETREADING, INC	\$135.94	750067814	BPO/TIRES AND TUBES
	743400 TIRES AND TUBES	11/19/2025	186604	BADASCI TIRE CO, INC	\$2,657.92	204983	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	11/19/2025	186604	BADASCI TIRE CO, INC	\$631.42	205201	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	11/19/2025	186604	BADASCI TIRE CO, INC	\$310.94	205260	BPO/TIRES, TUBES, PARTS A
	743400 TIRES AND TUBES	11/19/2025	186628	DELRAY TIRE & RETREADING, INC	\$283.46	750067958	BPO/TIRES AND TUBES
	749500 PROF AND SPEC SERVICES	11/5/2025	186272	A & E INDUSTRIAL CLEANING EQUIPMENT CORP	\$743.75	55736	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	11/5/2025	186356	J V A C INC	\$1,880.00	696582	BPO/VEHICLE PARTS AND SUP
	749500 PROF AND SPEC SERVICES	11/5/2025	186400	OIL CHANGERS INC	\$101.96	2025-09	2025-09 CAR WASH-SEPTEMBE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	749500 PROF AND SPEC SERVICES	11/5/2025	186421	QUINN COMPANY	\$4,147.73	WON50034754	FY26 PM LEVEL 2 & PM LEVE
	749500 PROF AND SPEC SERVICES	11/5/2025	186421	QUINN COMPANY	\$863.00	WON50034568	FY26 PM LEVEL 2 & PM LEVE
	749500 PROF AND SPEC SERVICES	11/5/2025	186421	QUINN COMPANY	\$630.00	WON50034572	FY26 PM LEVEL 2 & PM LEVE
	749500 PROF AND SPEC SERVICES	11/5/2025	186429	SAGER AUTOMOTIVE GROUP	\$0.00	102972	BPO / PARTS & LABOR
	749500 PROF AND SPEC SERVICES	11/5/2025	186429	SAGER AUTOMOTIVE GROUP	\$0.00	CHCS301159	BPO / PARTS & LABOR
	749500 PROF AND SPEC SERVICES	11/5/2025	186429	SAGER AUTOMOTIVE GROUP	\$0.00	103007	BPO / PARTS & LABOR
	749500 PROF AND SPEC SERVICES	11/14/2025	186557	KINGS CO GLASS	\$65.00	I085123	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	11/19/2025	186623	COOK'S COMMUNICATIONS CORP	\$990.00	162242	BPO/PARTS AND SUPPLIES
	749500 PROF AND SPEC SERVICES	11/19/2025	186658	J V A C INC	\$460.00	697239	BPO/VEHICLE PARTS AND SUP
	749500 PROF AND SPEC SERVICES	11/19/2025	186669	LITTLE CORPORATION	\$35.00	68263	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	11/19/2025	186669	LITTLE CORPORATION	\$35.00	68237	BPO/VEHICLE PARTS AND LAB
	749500 PROF AND SPEC SERVICES	11/19/2025	186680	CAR WASH PARTNERS LLC	\$1,218.00	237774	BPO CAR WASHES
	749500 PROF AND SPEC SERVICES	11/19/2025	186698	PACIFIC TOWING & TRANSPORT	\$825.00	13828	#341 REFUSE TRUCK TOW SER

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	749500 PROF AND SPEC SERVICES	11/19/2025	186714	SAWTELLE & ROSPRIM MACHINE SHOP	\$8,118.06	14450	BPO PARTS/LABOR
	749500 PROF AND SPEC SERVICES	11/19/2025	186714	SAWTELLE & ROSPRIM MACHINE SHOP	\$19.44	14450	BPO PARTS/LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186272	A & E INDUSTRIAL CLEANING EQUIPMENT CORP	\$662.39	55736	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186291	CENTRAL VALLEY GMC	\$179.08	F00383588101	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186291	CENTRAL VALLEY GMC	\$907.03	F00383601601	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186291	CENTRAL VALLEY GMC	\$311.76	F00383534701	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186291	CENTRAL VALLEY GMC	\$18.22	F00383624001	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186291	CENTRAL VALLEY GMC	\$81.82	F00383629801	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186291	CENTRAL VALLEY GMC	\$74.18	F00383601602	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186293	ALPHA HYDRAULICS INC	\$57.49	3579	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$760.26	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186301	BETTS COMPANY	\$1,404.09	08P44219	BPO / PARTS
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186325	THE ELBERT GROUP INC	\$706.75	25213080	BPO/FUEL AND PARTS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186339	GRAINGER, INC	\$22.97	9684361281	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186356	J V A C INC	\$1,613.95	696582	BPO/VEHICLE PARTS AND SUP
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186371	LAWSON PRODUCTS, INC	\$55.12	9312872009	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186371	LAWSON PRODUCTS, INC	\$277.92	9312847536	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186371	LAWSON PRODUCTS, INC	\$53.88	9312828049	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186371	LAWSON PRODUCTS, INC	\$66.22	9312828048	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186371	LAWSON PRODUCTS, INC	\$195.72	9312847537	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186371	LAWSON PRODUCTS, INC	\$99.91	9312847538	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186371	LAWSON PRODUCTS, INC	\$36.70	9312894125	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186395	CENCAL AUTO & TRUCK PARTS INC	\$48.68	497662	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186395	CENCAL AUTO & TRUCK PARTS INC	\$83.42	497357	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186395	CENCAL AUTO & TRUCK PARTS INC	\$148.89	497382	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186395	CENCAL AUTO & TRUCK PARTS INC	\$5.40	497393	BPO / PARTS & SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186395	CENCAL AUTO & TRUCK PARTS INC	\$55.03	497528	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186395	CENCAL AUTO & TRUCK PARTS INC	\$7.37	497484	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186395	CENCAL AUTO & TRUCK PARTS INC	\$77.67	497529	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186395	CENCAL AUTO & TRUCK PARTS INC	\$349.90	497869	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186395	CENCAL AUTO & TRUCK PARTS INC	\$132.05	497897	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186395	CENCAL AUTO & TRUCK PARTS INC	\$33.43	498031	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186398	O'REILLY AUTOMOTIVE STORES INC	\$35.59	3632-416432	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$5.46	298-231161	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$11.81	064-397176	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$405.70	062-829439	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$28.28	298-231198	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$589.96	298-231257	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$394.38	298-231269	BPO/PARTS & SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$274.96	298-231465	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$94.17	298-231463	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$261.11	298-231457	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$149.94	064-407198	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$415.60	298-231358	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$34.50	298-231686	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$4.76	298-231682	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$37.84	298-231634	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$274.96	298-231633	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$60.27	298-231703	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$219.68	062-856577	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$193.81	064-411437	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$226.35	298-231701	BPO/PARTS & SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$149.94	062-857244	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$87.73	298-231720	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$138.78	298-231710	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$29.11	064-410674	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$33.46	298-231663	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$38.28	298-231965	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$62.76	064-416993	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$34.09	064-416754	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$20.66	064-412150	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$12.12	064-411952	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$42.35	064-411991	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$48.51	064-324381	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$63.85	064-324488	BPO/PARTS & SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	\$63.85	298-227324	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186415	PARTS AUTHORITY LLC	(\$87.69)	298-106264	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186421	QUINN COMPANY	\$723.53	WON50034754	FY26 PM LEVEL 2 & PM LEVE
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186421	QUINN COMPANY	\$511.91	WON50034568	FY26 PM LEVEL 2 & PM LEVE
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186421	QUINN COMPANY	\$1,009.81	WON50034572	FY26 PM LEVEL 2 & PM LEVE
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186427	RUCKSTELL CALIF SALES CO	\$103.03	718963	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186429	SAGER AUTOMOTIVE GROUP	\$111.95	102972	BPO / PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186429	SAGER AUTOMOTIVE GROUP	\$3,654.51	CHCS301159	BPO / PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186429	SAGER AUTOMOTIVE GROUP	\$58.31	103007	BPO / PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186433	SHIELDS HARPER & CO, INC	\$1,685.99	3395553	FUEL CARDS FOR MISC FLEET
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186434	SMITH AUTO PARTS, INC	\$56.51	255338	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186506	CENTRAL VALLEY GMC	\$351.19	F00383734201	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186506	CENTRAL VALLEY GMC	\$170.50	F00383789201	BPO/VEHICLE PARTS & LABOR

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186506	CENTRAL VALLEY GMC	\$41.27	F00383799901	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186506	CENTRAL VALLEY GMC	\$764.16	F00383846301	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186506	CENTRAL VALLEY GMC	\$193.83	F00383810101	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186506	CENTRAL VALLEY GMC	(\$193.83)	F00383906301	BPO/VEHICLE PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186555	JACK B MARTIN	\$330.88	31209	BPO/ PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186555	JACK B MARTIN	\$238.27	31227	BPO/ PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186555	JACK B MARTIN	\$202.18	31205	BPO/ PARTS & LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186556	J V A C INC	\$876.67	50268717	BPO/VEHICLE PARTS AND SUP
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186557	KINGS CO GLASS	\$212.58	I085123	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186562	LAWRENCE TRACTOR CO	\$63.80	774324	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186562	LAWRENCE TRACTOR CO	\$508.55	774323	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186562	LAWRENCE TRACTOR CO	\$1,399.90	773381	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186563	LAWSON PRODUCTS, INC	\$99.25	9312945694	BPO/PARTS AND SUPPLIES

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20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186563	LAWSON PRODUCTS, INC	\$151.79	9312945695	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186563	LAWSON PRODUCTS, INC	\$19.50	9312929199	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186563	LAWSON PRODUCTS, INC	\$214.68	9312905300	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186569	CENCAL AUTO & TRUCK PARTS INC	\$376.04	498887	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186569	CENCAL AUTO & TRUCK PARTS INC	\$15.13	498742	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186569	CENCAL AUTO & TRUCK PARTS INC	\$29.47	498417	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186569	CENCAL AUTO & TRUCK PARTS INC	\$70.06	498340	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186569	CENCAL AUTO & TRUCK PARTS INC	\$35.48	498336	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186569	CENCAL AUTO & TRUCK PARTS INC	\$16.82	498292	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186571	O'REILLY AUTOMOTIVE STORES INC	\$164.48	3632-417729	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186571	O'REILLY AUTOMOTIVE STORES INC	\$4.96	3632-418051	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186571	O'REILLY AUTOMOTIVE STORES INC	(\$164.48)	3632-418090	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186572	PARTS AUTHORITY LLC	\$22.85	298-232274	BPO/PARTS & SUPPLIES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186572	PARTS AUTHORITY LLC	\$224.29	298-232333	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186572	PARTS AUTHORITY LLC	\$124.58	064-426327	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186572	PARTS AUTHORITY LLC	\$31.38	062-882031	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186572	PARTS AUTHORITY LLC	\$13.55	062-880716	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186572	PARTS AUTHORITY LLC	\$42.20	064-421821	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186572	PARTS AUTHORITY LLC	\$385.15	298-232171	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186572	PARTS AUTHORITY LLC	\$470.35	062-869561	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186572	PARTS AUTHORITY LLC	\$985.94	298-232050	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186572	PARTS AUTHORITY LLC	\$44.37	062-875010	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186572	PARTS AUTHORITY LLC	\$7.58	298-232129	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186572	PARTS AUTHORITY LLC	\$21.55	064-427788	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186576	RENEWELL FLEET SERVICE LLC	\$221.48	8376	BPO / PARTS
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186576	RENEWELL FLEET SERVICE LLC	\$767.00	8459	BPO / PARTS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186580	RUCKSTELL CALIF SALES CO	\$562.29	719083	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186583	SMITH AUTO PARTS, INC	\$317.82	256213	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186623	COOK'S COMMUNICATIONS CORP	\$2,357.36	162242	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186642	HAAKER EQUIP CO	\$706.81	INV20849	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186658	J V A C INC	\$35.57	697239	BPO/VEHICLE PARTS AND SUP
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186666	LAWRENCE TRACTOR CO	\$252.98	774604	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186684	CENCAL AUTO & TRUCK PARTS INC	\$168.24	499006	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186684	CENCAL AUTO & TRUCK PARTS INC	\$26.55	499026	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186684	CENCAL AUTO & TRUCK PARTS INC	\$4.51	498943	BPO / PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186700	PARTS AUTHORITY LLC	\$69.41	298-232653	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186700	PARTS AUTHORITY LLC	\$11.89	064-430186	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186700	PARTS AUTHORITY LLC	\$36.21	298-232648	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186700	PARTS AUTHORITY LLC	\$300.51	064-430719	BPO/PARTS & SUPPLIES

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186700	PARTS AUTHORITY LLC	\$294.82	298-232613	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186700	PARTS AUTHORITY LLC	\$26.75	298-232617	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186700	PARTS AUTHORITY LLC	\$25.31	298-232618	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186700	PARTS AUTHORITY LLC	(\$146.15)	298-107350	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186700	PARTS AUTHORITY LLC	\$55.71	064-430852	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186700	PARTS AUTHORITY LLC	\$136.32	064-430668	BPO/PARTS & SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186708	RENEWELL FLEET SERVICE LLC	\$3,916.85	8456	BPO / PARTS
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186708	RENEWELL FLEET SERVICE LLC	\$367.90	8560	BPO / PARTS
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186712	RUCKSTELL CALIF SALES CO	\$4,969.61	719135	BPO/VEHICLE PARTS AND LAB
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186714	SAWTELLE & ROSPRIM MACHINE SHOP	\$297.09	14450	BPO PARTS/LABOR
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186715	SCELZI EQUIPMENT INC	\$725.95	F15923	BPO/PARTS AND SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/19/2025	186719	SMART & FINAL CORP	\$36.38	2025-10	SB COMPLEX CONCESSION STA
	778500 UTILITIES-GAS	11/7/2025	1996	SOUTHERN CALIF GAS CO	\$699.55	2025-10	2025-10 GAS SERVICE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20400000 FLEET MAINTENANCE OPER	826031 FLEET SHOP EQUIPMENT	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$382.13	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	826031 FLEET SHOP EQUIPMENT	11/5/2025	186395	CENCAL AUTO & TRUCK PARTS INC	\$2,257.01	498792	DRILLPRESS FOR MISC FLEET
	826031 FLEET SHOP EQUIPMENT	11/5/2025	186448	ULINE, INC	\$3,585.50	199194304	QUICK RELEASE DUMP HOPPER
	826031 FLEET SHOP EQUIPMENT	11/19/2025	186639	GRAINGER, INC	\$335.60	9699340205	MACHINE VISE FOR FLEET
	826031 FLEET SHOP EQUIPMENT	11/19/2025	186684	CENCAL AUTO & TRUCK PARTS INC	\$8,972.83	498538	FLEET SHOP KEY MACHINE
	941500 SUBROGATION EXPENSE	11/5/2025	186429	SAGER AUTOMOTIVE GROUP	\$179.75	103032	MOULDING FOR #6 * ACCIDEN
	941500 SUBROGATION EXPENSE	11/14/2025	186543	FIRST CHOICE AUTO BODY	\$1,647.76	2438	#34 ACCIDENT H2503394 REP
	941500 SUBROGATION EXPENSE	11/19/2025	186608	BORBA'S AUTO BODY INC	\$18,327.51	29132	PD TRUCK UNIT 117 ACCIDEN
	941500 SUBROGATION EXPENSE	11/19/2025	186652	JACK B MARTIN	\$1,028.89	31132	#34 ACCIDENT H2503394 DEC
DIVISION/ORG TOTAL 20400000 - FLEET MAINTENANCE OPER					\$179,542.99		
20500000 FLEET REPLACEMENT RESERVE	825300 BATTALION CHIEF PICKUP (N	11/5/2025	186356	J V A C INC	\$55,089.96	362263	FIRE BATTALION CHIEF TRUC
	825300 BATTALION CHIEF PICKUP (N	11/19/2025	186623	COOK'S COMMUNICATIONS CORP	\$660.00	161993	LABOR FOR OPTICOM ON NEW
	826002 REFUSE AUTOMATED TRUCK/RP	11/5/2025	186342	HAAKER EQUIP CO	\$509,007.17	SO10663	PETERBILT 520 SIDE LOAD R
	826004 REFUSE AUTOMATED TRUCK/RP	11/5/2025	186342	HAAKER EQUIP CO	\$509,007.17	SO10724	PETERBILT 520 SIDE LOAD R

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20500000	DIVISION/ORG TOTAL 20500000 - FLEET REPLACEMENT RESERVE				\$1,073,764.30		
20610000 STORM DRAINAGE OPERATIONS	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$30.34	5031639224	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$30.34	5031642200	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$30.34	5031645181	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$46.34	5031630270	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/19/2025	186720	STADRI EMBLEMS	\$52.60	483493	COH LOGO UNIFORM PATCHES
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$25.59	27594642	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$42.65	27580032	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$12.15	27563693	UNIFORM BLUE JACKETS
	732000 COMMUNICATIONS	11/5/2025	186286	A T & T	\$32.37	24192162	ACCT#9391033918 CALNET- P
	732000 COMMUNICATIONS	11/14/2025	186588	T-MOBILE USA INC	\$35.24	209600409 2025-10	ACCT. #209600409 - UTILIT
	DIVISION/ORG TOTAL 20610000 - STORM DRAINAGE OPERATIONS				\$337.96		
20710000 WASTEWATER OPERATIONS	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$59.92	5031639230	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$57.42	5031642206	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$57.43	5031645187	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$57.42	5031630276	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/19/2025	186720	STADRI EMBLEMS	\$40.91	483493	COH LOGO UNIFORM PATCHES
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$19.90	27594642	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$33.17	27580032	UNIFORM BLUE JACKETS

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20710000 WASTEWATER OPERATIONS	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$9.45	27563693	UNIFORM BLUE JACKETS
	732000 COMMUNICATIONS	11/5/2025	186279	A T & T	\$153.61	24192164	9391033920-WASTE WATER FA
	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$138.00	187764676-0	PHONE SERVICE 10/23-11/22
	741200 EQUIPMENT MAINTENANCE	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$925.19	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	741200 EQUIPMENT MAINTENANCE	11/5/2025	186345	HD SUPPLY, INC.	\$253.61	INV00796237	BPO/TOOLS AND TESTING EQU
	741200 EQUIPMENT MAINTENANCE	11/5/2025	186446	TURNUPSEED ELECTRIC	\$2,541.09	237312	BPO/EQUIPMENT MTCE
	741200 EQUIPMENT MAINTENANCE	11/5/2025	186446	TURNUPSEED ELECTRIC	\$374.07	99667	BPO/EQUIPMENT MTCE
	741200 EQUIPMENT MAINTENANCE	11/14/2025	186517	CALIFORNIA INDUSTRIAL RUBBER	\$348.24	T-077195	BPO/VARIOUS PROCESS HOSES
	741200 EQUIPMENT MAINTENANCE	11/14/2025	186544	GRAINGER, INC	\$731.76	9699691789	BPO/EQUIPMENT
	741200 EQUIPMENT MAINTENANCE	11/19/2025	186647	HD SUPPLY, INC.	\$217.38	INV00876063	BPO/TOOLS AND TESTING EQU
	741200 EQUIPMENT MAINTENANCE	11/19/2025	186722	TELSTAR INSTRUMENTS, INC	\$8,459.99	129313	BPO/EQUIPMENT MTCE
	741200 EQUIPMENT MAINTENANCE	11/19/2025	186722	TELSTAR INSTRUMENTS, INC	\$512.00	129496	BPO/EQUIPMENT MTCE
	749500 PROF AND SPEC SERVICES	11/5/2025	186372	LECHOWICZ & TSENG MUNICIPAL CONSULTANTS	\$11,020.00	#1	UTILITY RATE STUDY 05/01-
	749500 PROF AND SPEC SERVICES	11/5/2025	186457	VESTIS GROUP, INC.	\$83.53	5031642192	BPO/WWTP & BLG MAINT FLOO

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20710000 WASTEWATER OPERATIONS	749500 PROF AND SPEC SERVICES	11/14/2025	186577	RESOURCE COMPLIANCE INC	\$750.00	INV5480	2025-11 PROCESS SAFETY CO
	749500 PROF AND SPEC SERVICES	11/19/2025	186630	DUSTIN PEST CONTROL INC	\$70.00	223801198	BPO/PEST CONTROL SVC MULT
	749500 PROF AND SPEC SERVICES	11/19/2025	186728	VESTIS GROUP, INC.	\$83.53	5031648148	BPO/WWTP & BLG MAINT FLOO
	755000 OTHER CONTRACTUAL SERVICE	11/5/2025	186451	UNWIRED BROADBAND INC	\$69.99	INV02519039	2025-11 INTERNET SERVICE
	755100 WWTP EFFLUENT DISPOSAL	11/19/2025	186662	LAKE SIDE IRRIGATION WATER DISTRICT	\$7,920.00	2025-09	2025-09 WWTP EFFLUENT
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186295	AMAZON CAPITAL SERVICE, INC.	\$23.08	1V61-374K-T9L3	2025-10 AMAZON PURCHASES
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186392	MORGAN & SLATES	\$58.53	1849595	PARTS AND SUPPLIES
	765000 CHEMICAL AND CHEMICAL SUP	11/5/2025	186443	THATCHER CO OF CALIF INC	\$23,739.36	2025250105784	BPO/CHEMICALS/CHEM SUPP
	765000 CHEMICAL AND CHEMICAL SUP	11/5/2025	186443	THATCHER CO OF CALIF INC	(\$6,000.00)	2025250901169	BPO/CHEMICALS/CHEM SUPP
	765000 CHEMICAL AND CHEMICAL SUP	11/14/2025	186554	J C LANS DOWNE DIST INC	\$1,871.31	312185	BPO/CHEMICALS
	765000 CHEMICAL AND CHEMICAL SUP	11/19/2025	186685	NUTRIEN AG SOLUTIONS INC	\$1,565.86	58234600	BPO/CHEMICAL SUPPLIES
	765000 CHEMICAL AND CHEMICAL SUP	11/19/2025	186723	THATCHER CO OF CALIF INC	\$23,702.16	2025250105971	BPO/CHEMICALS/CHEM SUPP
	765000 CHEMICAL AND CHEMICAL SUP	11/19/2025	186723	THATCHER CO OF CALIF INC	(\$6,000.00)	2025250901206	BPO/CHEMICALS/CHEM SUPP

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20710000 WASTEWATER OPERATIONS	765000 CHEMICAL AND CHEMICAL SUP	11/19/2025	186723	THATCHER CO OF CALIF INC	(\$6,000.00)	2025250901245	BPO/CHEMICALS/CHEM SUPP
	778500 UTILITIES-GAS	11/7/2025	1996	SOUTHERN CALIF GAS CO	\$1,140.71	2025-10	2025-10 GAS SERVICE
	795500 TAXES	11/5/2025	186360	KINGS CO TAX COLLECTOR	\$65,926.70	89341	PROPERTY TAX
	DIVISION/ORG TOTAL 20710000 - WASTEWATER OPERATIONS				\$135,015.32		
20720000 SANITARY SEWER COLLECTION	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$23.61	5031636213	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$23.61	5031639229	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$23.61	5031645186	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$84.61	5031630275	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/19/2025	186720	STADRI EMBLEMS	\$35.07	483493	COH LOGO UNIFORM PATCHES
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$17.06	27594642	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$28.43	27580032	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$8.10	27563693	UNIFORM BLUE JACKETS
	732000 COMMUNICATIONS	11/5/2025	186440	T-MOBILE USA INC	\$18.20	210251314 2025-10	210251314 COLLECTIONS ON-
	732000 COMMUNICATIONS	11/7/2025	1981	COMCAST CABLE COMMUNICATIONS, INC	\$54.04	0439763 11/25	ACCT 8155 50 039 0439763
	732000 COMMUNICATIONS	11/14/2025	186588	T-MOBILE USA INC	\$15.23	210251314 2025-09	2025-09 ACCT. #210251314
	741200 EQUIPMENT MAINTENANCE	11/19/2025	186722	TELSTAR INSTRUMENTS, INC	\$512.00	129495	BPO/EQUIPMENT
	749000 CONTRACTED LEGAL SERVICES	11/5/2025	186341	GRISWOLD, LASALLE, COBB, DOWD & GIN	\$701.50	2025-09	2025-09 LEGAL SVC

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20720000 SANITARY SEWER COLLECTION	749500 PROF AND SPEC SERVICES	11/5/2025	186363	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$100.00	307674	PRE EMPLOYMENT PHYSICALS
	778000 UTILITIES-ELECTRICITY	11/13/2025	1990	P G & E	\$355.19	6359810294-OCT 2025	SWR LFT STA#1/10514 INDUS
	778000 UTILITIES-ELECTRICITY	11/21/2025	1985	P G & E	\$534.23	5401477022-11/25	LIFT STATION/NW COR RR TR
	DIVISION/ORG TOTAL 20720000 - SANITARY SEWER COLLECTION				\$2,534.49		
20730000 WASTEWATER CAPITAL & RESV	824302 WW PICKUP TRUCK (NEW)	11/20/2025	1975	ENTERPRISE FM TRUST	\$41.34	FBN5469978	26QZWW/ZWV/ZX4/ZX6/ZXB/ZX
	825621 WW ENERGY PROJECT	11/19/2025	186613	CAROLLO ENGINEERS, INC	\$3,408.00	FB73625	WWTF UPGRADE PROJECT-OWNE
	DIVISION/ORG TOTAL 20730000 - WASTEWATER CAPITAL & RESV				\$3,449.34		
20810000 WATER OPERATIONS	730000 UNIFORM EXPENSE	11/5/2025	186457	VESTIS GROUP, INC.	\$93.51	5031639225	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$93.51	5031642201	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$122.99	5031645182	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/14/2025	186592	VESTIS GROUP, INC.	\$91.97	5031630271	BPO/ACCT 2322940000 UNIFO
	730000 UNIFORM EXPENSE	11/19/2025	186720	STADRI EMBLEMS	\$184.22	483520	DEPARTMENT UNIFORM PATCHE
	730000 UNIFORM EXPENSE	11/19/2025	186720	STADRI EMBLEMS	\$99.37	483493	COH LOGO UNIFORM PATCHES
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$48.34	27594642	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$80.57	27580032	UNIFORM BLUE JACKETS
	730000 UNIFORM EXPENSE	11/19/2025	186729	VESTIS GROUP, INC.	\$22.94	27563693	UNIFORM BLUE JACKETS
	732000 COMMUNICATIONS	11/5/2025	186287	A T & T	\$31.41	24192166	ACCT#9391033922 SCADA AUT
	732000 COMMUNICATIONS	11/5/2025	186439	U S TELEPACIFIC CORP	\$83.24	187764676-0	PHONE SERVICE 10/23-11/22

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20810000 WATER OPERATIONS	732000 COMMUNICATIONS	11/7/2025	1981	COMCAST CABLE COMMUNICATIONS, INC	\$54.05	0439763 11/25	ACCT 8155 50 039 0439763
	741200 EQUIPMENT MAINTENANCE	11/5/2025	186453	VALLEY PUMP & DAIRY SYSTEMS INC	\$2,499.99	15970A	VALVE REPLACEMENT ON BOOS
	745000 PUBLICATIONS AND DUES	11/5/2025	186307	CALIF STATE WATER RESOURCE CTL BRD	\$60.00	B. FRANCEFY26	WTR TREATMNT-LICENSE RENE
	749500 PROF AND SPEC SERVICES	11/5/2025	186298	B S K & ASSOCIATES INC	\$1,250.32	AI27635	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/5/2025	186298	B S K & ASSOCIATES INC	\$67.89	AI27716	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/5/2025	186298	B S K & ASSOCIATES INC	\$125.78	AI27717	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/5/2025	186298	B S K & ASSOCIATES INC	\$109.20	AI27294	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/5/2025	186298	B S K & ASSOCIATES INC	\$456.40	AI27298	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/5/2025	186363	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$100.00	307674	PRE EMPLOYMENT PHYSICALS
	749500 PROF AND SPEC SERVICES	11/5/2025	186363	KINGS INDUSTRIAL OCCUP MEDICAL CTR	\$100.00	310601	PHYSICAL EXAM DOT
	749500 PROF AND SPEC SERVICES	11/5/2025	186442	TELSTAR INSTRUMENTS, INC	\$13,613.00	129287	BPO/SCADA MNTC
	749500 PROF AND SPEC SERVICES	11/5/2025	186442	TELSTAR INSTRUMENTS, INC	\$784.00	129286	BPO/SCADA MNTC
	749500 PROF AND SPEC SERVICES	11/5/2025	186442	TELSTAR INSTRUMENTS, INC	\$328.00	129285	BPO/SCADA MNTC

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20810000 WATER OPERATIONS	749500 PROF AND SPEC SERVICES	11/14/2025	186509	B S K & ASSOCIATES INC	\$456.40	AI28100	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/14/2025	186509	B S K & ASSOCIATES INC	\$109.20	AI28098	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/14/2025	186520	COMCAST BUSINESS	\$109.52	254539955	2025-10 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/14/2025	186521	COMCAST BUSINESS	\$109.52	251959700	2025-09 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/14/2025	186522	COMCAST BUSINESS	\$109.52	249518521	2025-08 INTERNET SERVICE-
	749500 PROF AND SPEC SERVICES	11/19/2025	186603	B S K & ASSOCIATES INC	\$67.89	AI29210	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/19/2025	186603	B S K & ASSOCIATES INC	\$67.89	AI29212	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/19/2025	186603	B S K & ASSOCIATES INC	\$125.78	AI29211	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/19/2025	186603	B S K & ASSOCIATES INC	\$109.20	AI29324	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/19/2025	186603	B S K & ASSOCIATES INC	\$456.40	AI29323	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/19/2025	186603	B S K & ASSOCIATES INC	\$134.00	AI28953	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/19/2025	186603	B S K & ASSOCIATES INC	\$109.20	AI28728	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/19/2025	186603	B S K & ASSOCIATES INC	\$456.40	AI28727	BPO/WATER SAMPLING

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20810000 WATER OPERATIONS	749500 PROF AND SPEC SERVICES	11/19/2025	186603	B S K & ASSOCIATES INC	\$158.80	AI28825	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/19/2025	186603	B S K & ASSOCIATES INC	\$92.69	AI29308	BPO/WATER SAMPLING
	749500 PROF AND SPEC SERVICES	11/19/2025	186659	KINGS CO COMMUNITY DEVELOPMENT	\$25.08	1089	2025-09 GSA WEBSITE
	756000 ADVERTISING & PUBLIC REL	11/19/2025	186600	ALL VALLEY PRINTING	\$539.09	2500691	WATER DPT- IMPORTANT NOTI
	760000 SPECIAL DEPARTMENTAL EXP	11/5/2025	186417	JOSEPH G POLLARD CO INC	\$340.01	0298540	BPO/SUPPLIES
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186566	LOWE'S	\$130.03	2025-08	2025-08SUPPLIES - CONSOLI
	760000 SPECIAL DEPARTMENTAL EXP	11/14/2025	186566	LOWE'S	\$235.41	2025-09	2025-09 - CONSOLIDATED FO
	765000 CHEMICAL AND CHEMICAL SUP	11/5/2025	186450	UNIVAR SOLUTIONS USA INC	\$1,742.24	53418545	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/5/2025	186450	UNIVAR SOLUTIONS USA INC	\$967.91	53418547	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/5/2025	186450	UNIVAR SOLUTIONS USA INC	\$387.17	53424239	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/5/2025	186450	UNIVAR SOLUTIONS USA INC	\$1,041.78	53424234	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/5/2025	186450	UNIVAR SOLUTIONS USA INC	\$696.89	53424235	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/5/2025	186450	UNIVAR SOLUTIONS USA INC	\$774.32	53424237	BPO/CHLORINE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20810000 WATER OPERATIONS	765000 CHEMICAL AND CHEMICAL SUP	11/5/2025	186450	UNIVAR SOLUTIONS USA INC	\$1,158.12	53432369	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/5/2025	186450	UNIVAR SOLUTIONS USA INC	\$503.31	53432371	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/5/2025	186450	UNIVAR SOLUTIONS USA INC	\$367.80	53432372	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/14/2025	186591	UNIVAR SOLUTIONS USA INC	\$851.77	53452944	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/14/2025	186591	UNIVAR SOLUTIONS USA INC	\$678.08	53452943	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/14/2025	186591	UNIVAR SOLUTIONS USA INC	\$1,277.64	53452942	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/14/2025	186591	UNIVAR SOLUTIONS USA INC	\$925.14	53449720	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/14/2025	186591	UNIVAR SOLUTIONS USA INC	\$232.29	53449723	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/14/2025	186591	UNIVAR SOLUTIONS USA INC	\$271.01	53449721	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/14/2025	186591	UNIVAR SOLUTIONS USA INC	\$542.03	53443942	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/14/2025	186591	UNIVAR SOLUTIONS USA INC	\$271.01	53443941	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/14/2025	186591	UNIVAR SOLUTIONS USA INC	\$774.32	53443940	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/14/2025	186591	UNIVAR SOLUTIONS USA INC	\$890.48	53443939	BPO/CHLORINE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20810000 WATER OPERATIONS	765000 CHEMICAL AND CHEMICAL SUP	11/14/2025	186591	UNIVAR SOLUTIONS USA INC	\$1,004.10	53443928	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/14/2025	186591	UNIVAR SOLUTIONS USA INC	\$433.35	53443392	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/14/2025	186591	UNIVAR SOLUTIONS USA INC	\$1,753.86	53439883	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/14/2025	186591	UNIVAR SOLUTIONS USA INC	\$890.48	53439882	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/19/2025	186725	UNIVAR SOLUTIONS USA INC	\$1,645.44	53471494	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/19/2025	186725	UNIVAR SOLUTIONS USA INC	\$959.39	53464055	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/19/2025	186725	UNIVAR SOLUTIONS USA INC	\$464.60	53464054	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/19/2025	186725	UNIVAR SOLUTIONS USA INC	\$542.03	53459861	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/19/2025	186725	UNIVAR SOLUTIONS USA INC	\$542.03	53459862	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/19/2025	186725	UNIVAR SOLUTIONS USA INC	\$891.09	53459858	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/19/2025	186725	UNIVAR SOLUTIONS USA INC	\$774.32	53459859	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/19/2025	186725	UNIVAR SOLUTIONS USA INC	\$1,183.38	53475084	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/19/2025	186725	UNIVAR SOLUTIONS USA INC	\$1,079.45	53476858	BPO/CHLORINE

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
20810000 WATER OPERATIONS	765000 CHEMICAL AND CHEMICAL SUP	11/19/2025	186725	UNIVAR SOLUTIONS USA INC	\$696.89	53476859	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/19/2025	186725	UNIVAR SOLUTIONS USA INC	\$967.91	53476860	BPO/CHLORINE
	765000 CHEMICAL AND CHEMICAL SUP	11/19/2025	186725	UNIVAR SOLUTIONS USA INC	\$774.32	53476857	BPO/CHLORINE
	799000 MATERIALS/SUPP'S/INVENTORY	11/5/2025	1968	BADGER METER INC	\$6,913.27	1760307	BPO/WATER METERS FOR NEW
	799000 MATERIALS/SUPP'S/INVENTORY	11/5/2025	186413	PACE SUPPLY CORP	\$3,722.72	1910870302	BPO/PARTS AND SUPPLIES
	799000 MATERIALS/SUPP'S/INVENTORY	11/5/2025	186413	PACE SUPPLY CORP	\$20.97	1910747673-2	BPO/PARTS AND SUPPLIES
	799000 MATERIALS/SUPP'S/INVENTORY	11/5/2025	186413	PACE SUPPLY CORP	\$426.18	1910590880	BPO/PARTS AND SUPPLIES
	DIVISION/ORG TOTAL 20810000 - WATER OPERATIONS				\$64,481.82		
21040000 ACCUM CAPITAL OUTLAY	822609 YAC CONCESSION BLDG RESTO	11/17/2025	186597	J T 2 INC	\$83,342.74	4-674456	YAC-YOUTH ATHLETIC COMPLE
	DIVISION/ORG TOTAL 21040000 - ACCUM CAPITAL OUTLAY				\$83,342.74		
21810000 TRANSPORTN FACLTY IMP FEE	823619 LACEY WIDEN/RECON/10TH-SI	11/5/2025	186420	QUAD KNOFF, INC	\$10,200.43	129521	Eng. & Design Services Ea
	823619 LACEY WIDEN/RECON/10TH-SI	11/5/2025	186449	UNION PACIFIC RAILROAD	\$2,219.80	90149768	FOR E LACEY RAILROAD CROS
	825617 TRAFFIC IMPACT STUDY	11/19/2025	186670	LSA ASSOCIATES INC	\$1,250.00	201701	TRAFFIC IMPACT STUDY
	DIVISION/ORG TOTAL 21810000 - TRANSPORTN FACLTY IMP FEE				\$13,670.23		
26670000 T D A - TRANSPORTATION	826018 RADAR FEEDBACK SIGNS (22)	11/5/2025	186352	J A MOMANEY SERVICES INC	\$94,827.00	196229	(16) CARMANAH SOLAR-POWER

DIVISION/ORG CODE	ACCOUNT/OBJECT CODE	CHECK DATE	CHECK NUMBER	VENDOR NAME	AMOUNT	INVOICE	INVOICE DESCRIPTION
26670000 T D A - TRANSPORTATION	826614 RRFB CROSSWALKS RADAR SIG	11/5/2025	186352	J A MOMANEY SERVICES INC	\$274,738.50	196440	(36) CARMANAH R920-MX RAP
	DIVISION/ORG TOTAL 26670000 - T D A - TRANSPORTATION				\$369,565.50		
29100000 WATER CAPITAL & RESERVE	823637 NEW WATER SUPPLY WELL	11/5/2025	186300	BEDROCK ENGINEERING, INC	\$3,705.00	25-8821-1	WELL 51 & 52 CONSTRUCTION
	823637 NEW WATER SUPPLY WELL	11/19/2025	186606	BEDROCK ENGINEERING, INC	\$1,140.00	25-8821-2	WELL 51 & 52 CONSTRUCTION
	823637 NEW WATER SUPPLY WELL	11/19/2025	186703	PROVOST & PRITCHARD CONSULTING GRP	\$1,866.10	124775	Site Facility Design: Wel
	825600 BADGER METER REPLACEMENT	11/5/2025	1964	BADGER METER INC	\$230,453.00	1760819	COH METER REPLACEMENT PRO
	825600 BADGER METER REPLACEMENT	11/5/2025	1966	BADGER METER INC	\$249,408.00	1760306	COH METER REPLACEMENT PRO
	825600 BADGER METER REPLACEMENT	11/5/2025	1967	BADGER METER INC	\$2,464.68	80212145	COH METER REPLACEMENT PRO
	DIVISION/ORG TOTAL 29100000 - WATER CAPITAL & RESERVE				\$489,036.78		
37500200 2015 RFD SWR REV BD	751300 BANKING/INVESTMENT FEES	11/19/2025	1976	U S BANK	\$1,749.00	7944597	WASTEWATER BOND 2015 INTE
	DIVISION/ORG TOTAL 37500200 - 2015 RFD SWR REV BD				\$1,749.00		
		TOTAL AMOUNTS FOR CHECKS:			\$5,390,855.29		

Council Future Agenda Items				
Originated Date	Item	Originator	Staff Lead	Date Estimate
11/26/2025	Main Street Hanford Annual Report	City Manager	Chris Tavaréz	1/20/2026
11/4/2025	Artificial Intelligence Policy Discussion	City Council	Chris Tavaréz	TBD
11/18/2025	RFP for City Attorney Services	City Council	Chris Tavaréz	2027